

Cheshire West and Chester Local Plan (Part Two)

Local Landscape Designation Review

Advisory Position Paper

February 2016



Part 2:

*Identification of Key Settlement Gaps Outside the Green Belt
in Cheshire West and Chester*

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St Winifred's Parish Church, Davenham, © PES Ltd

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Advisory Position Paper

PART 2:

Identification of Key Settlement Gaps Outside the Green Belt

1. Introduction

1.1 This *Advisory Position Paper* is the **second** element of a **two-part** policy review paper in relation to Local Landscape Designations and related settlement identity policy for consideration in the preparation of the Cheshire West and Chester Local Plan (Part Two). **This paper** addresses the specific issue of **Key Settlement Gaps** policy, as proposed within the Local Plan (Part One) *Strategic Policies*. Part One of the advisory paper proposes an overall approach to a rationalisation of *local landscape designations* policy within the Local Plan (as a whole), following the establishment of the Borough and its legacy planning policy documents that remained in place thereafter.

1.2 This study examines and proposes a positive approach and spatial application for policy principles established within the Cheshire West and Chester Local Plan (Part One) *Strategic Policies* in respect of Key Gaps between settlements across the borough. It sets out the context for the report, the method adopted in undertaking the study and proposes a series of defined areas between settlements across the borough where a set of principles for the protection of local character, distinctiveness and separation would be applied when considering proposals for development.

1.3 **The study proposes a network of 9 discrete areas between settlements across Cheshire West and Chester (CWaC) where a threat of coalescence or erosion of settlement identity is likely as a consequence of growth over the plan period. It is important to recognise that for these areas, the policy principles proposed in section 6 would not operate as an absolute restriction on development proposals, but rather ensure that such proposals would only be appropriate (notwithstanding other policy matters), where issues of settlement identity and separation are fully considered and recognised distinctiveness conserved.**

2. Context

2.1 The Cheshire West and Chester Local Plan (Part One) *Strategic Policies* establishes at Policy ENV2 'Landscape' that 'key gaps' will be identified within the Local Plan (Part Two) *Land Allocations and Detailed Policies Plan*, that serve to

protect and maintain those settlements' character. It confirms that such gaps will not be identified within the Green Belt. The policy states:

'ENV2: Landscape'

The Local Plan will protect and, wherever possible, enhance landscape character and local distinctiveness. This will be achieved by:

- *The identification of key gaps in the Local Plan (Part Two) Land Allocations and Detailed Policies Plan between settlements outside the Green Belt that serve to protect and maintain their character*
- *Supporting the designation of Local Green Space*
- *Protecting the character of the borough's estuaries and undeveloped coast.*

Development should:

- *Take full account of the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site.*
- *Recognise, retain and incorporate features of landscape quality into the design.'*

2.2 Supporting text to the policy is not extensive but notes that:

'The quality of local distinctiveness in the borough is an essential landscape asset. In order to protect local distinctiveness the Council will identify key gaps between settlements outside the Green Belt which will maintain and preserve their individual character.'

2.3 The Council's requirements for the wider landscape designations review (of which this work is an integral part), reconfirms that the study should include:

'the identification of potential Key Gaps that serve to protect and maintain the character of settlements, in line with policy ENV2 of the Cheshire West and Chester Local Plan (Part One)'.

2.4 Drivers for a Key Settlement Gap policy mechanism are evident from the functionality of legacy plans' policies and increasingly in light of widespread speculative planning applications for (primarily) new housing developments on the peripheries of settlements. Significant development pressure has (at the time of this study), been exerted upon settlement edge sites with inherent potential for settlement identity and distinctiveness being eroded.

2.5 The need to consider the functionality and value of open land between settlements has been manifested historically in past development plans. Vale Royal Local Plan (2006) presented a policy (NE12) for Areas of Significant Local Environmental Value (ASLEV), spatially defined on the Proposals Map. Whilst the

policy applied to a broad spectrum of locally valued environmental characteristics and features (which did not benefit from any 'higher tier' protections or designations), ASLEV designation included 13 specific areas where protection of important open land between settlements was established. The particular functions of these ASLEV 'open areas' were stated to be:

- Maintenance of identity and integrity of villages;
- Avoidance of coalescence;
- Important areas of landscape in their own right;
- Contribute to character through giving relief to urban areas as environmental buffers;
- Allowing for important views.
- Act as wildlife havens and corridors;
- Open space and recreation functions.

2.6 *Part 1* of this advisory paper considers the issues pertaining to ASLEVs in more detail.

2.7 Pressure for housing development on the periphery of settlements across the whole of CWaC, and significantly across the greater Northwich area has continued in the period following the adoption of the former authorities' Local Plans. Many parts of CWaC remain under intense pressure for housing delivery on 'green field' sites as evidenced by successful and pending proposals across the Local Plan area. This pressure is particularly evident for those areas in the east and south of the borough outside the significant Green Belt designation that covers most of CWaC's northern half.

2.8 The Council recognises that the functional value of such spaces is a valid planning matter, and indeed has been heightened as a consequence of recent developments, but past policy frameworks have proved inadequate to effectively resist development that may promote coalescence and serve to erode local settlement character, distinctiveness, landscape setting and amenity value. This paper seeks to set out up-to-date evidence as to where such functionality exists across CWaC, and sets out a series of principles upon which a policy and Key Settlement Gap (KSG) designation can be embedded within the Local Plan (Part Two), as required by the adopted Local Plan (Part One) *Strategic Policies*.

3. Key Settlement Gaps: Value, Functions and Attributes

3.1 This study takes the position that the space between settlements, when in close proximity or with inter-visible settlement edges, can and often is important in defining the specific individuality, distinctiveness and character of each settlement (or spatially distinct neighbourhoods in relation to larger towns). The

absence of inter-visibility between settlements (i.e. the ability to clearly perceive the proximity of another settlement from within it or on its immediate edge) is an important contributor to settlement identity and sense of place. The *extent* of such space between neighbouring settlements in itself is not necessarily the primary indicator of its functional value (i.e. the smaller the separation, the greater the retained value to settlement identity), but as such spaces narrow or are eroded, the threat to loss of identity and associated character and cultural/community value is normally increased.

- 3.2 Maintenance of simply a clear degree of physical separation on its own, will in many instances be unlikely to be sufficient to maintain or protect a more important *perceived* sense of setting, character and identity which define the individuality of settlements. The ASLEV policy approach within the former Vale Royal plan area has been effectively weakened by planning and appeal decisions that have permitted built development that can be seen to have eroded (or will in time erode) the perceived degree and value of open space between settlements - even though *some* degree of physical separation may have been retained.
- 3.3 It is therefore important that development plan policy for Key Settlement Gaps is clear as to what the valued functions (individually and cumulatively) of land between neighbouring settlements constitute. In accordance with the proposed methodology for the study and following agreement with the project team, identification of a two-tier hierarchy of Key Settlement Gap Functions has been established.
- 3.4 **Primary Key Settlement Gap Functions** are identified as the physical and perceptual characteristics of land between settlements that principally serve to separate them, maintain individual settlement identity and partially establish a landscape context to that town or village. These are defined in **Table 1**. Such functionality is afforded the highest importance in identifying KSGs (the following *Study Method* section establishes that **only** Primary Key Settlement Gap Functions are used to identify candidate KSGs). **Secondary Key Settlement Gap Functions** relate to wider environmental and amenity value of those spaces which afford particular quality-of-life benefits to local communities. These functions can be recognised to (potentially) add multiple layers of community or environmental value to where principal KSG functionality is identified and can potentially then be managed, protected or enhanced to maintain that value. These do **not** however influence the *identification* of candidate KSGs. Secondary Key Settlement Gap functions are listed following table 1.
- 3.5 The following Table 1 sets out KSG assessment criteria:

Primary KSG Functionality

Table 1: Primary KSG Functionality Tests:

Does space beyond settlement limits within the PKSGA constitute:
Open space between inter-visible settlement edges (<i>i.e. where both settlements are clearly visible in vistas from either settlement, emphasising a sense of 'gap'</i>);
Open space which if developed would diminish perceptual separation and/or create new inter-visibility between settlements;
Open spaces which if developed would lead to a high risk of coalescence;
Prominent landscape areas between settlements which if developed would disproportionately diminish any sense of settlement separation and erode landscape context;
Spaces where settlement proximity is apparent but which present a distinct, established/historic edge to settlements or which relate well to landscape features such as woodland or changes in topography/relief;
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing established development of low visual prominence;
Spaces where scattered or low density development has encroached between existing settlements, blurring delineation, separation and identity where further built consolidation would exacerbate loss of identity;
Spaces across which important vistas out of settlements help define separation and identity.

3.6

Secondary Key Settlement Gap Functionality occurs where:

- Space is important for community access and amenity;
- Spaces important for environmental value, such as habitats (whether designated or important as part of habitat networks), or ecosystem services such as high quality soils and food production, woodland, water supply or functional flood plain;
- Particularly characteristic or representative areas of landscape character and individual landscape features occur as identified within the LCA;
- Scenic quality; or
- Spaces and landscape features of heritage or cultural association value (if any).

3.7 In recognising the specific attributes of open land between neighbouring settlements and neighbourhoods, areas can be identified across which specific policy for the protection and possible enhancement of these valued characteristics can be applied.

4. Study Method

4.1 A two-stage approach has been developed to identify and verify areas falling between neighbouring settlements that display Primary Key Settlement Gap functionality and characteristics. Whilst it is important to examine a consistent set of factors to area assessment (as set out below), a systematic 'scoring-based' system has not been developed to inform KSG selection. This reflects contrast in the specific characteristics of each settlement's landscape context that would be expected to be varied, and the identification of detailed KSGs should be attributed on localised context and relative functionality, rather than a comparative approach across the whole borough. Furthermore it could be reasonably expected that some potential KSGs will be identified because of a distinct *separation* functionality alone, but where other environmental and amenity functionality might 'score' very lowly. Such sites may nevertheless clearly justify KSG designation, possibly more so than some other sites where environmental quality, and hence a derived cumulative 'score' could be higher. Consequently, whilst a systematic and structured approach is set out in the following paragraphs, final identification of candidate KSGs entails a degree of objective professional judgement. It should be noted that in general, best practice guidance, including the Guidelines for Landscape and Visual Assessment¹, specifically discourages score-based assessments as these can underplay the value of professional judgement and afford spurious degree of rigour and sophistication to outputs.

4.2 Study Stage One

This initial stage of the study comprised a desk-based sieve-mapping process of identification of broad *areas of search* of land falling outside the Green Belt but between settlements within a reasonable degree of proximity to one another, such that they – or parts of them, *might* be considered to present areas potentially appropriate to be subject to a Key Settlement Gap policy within the Local Plan (Part Two). These first sieve locations are referred to as **Potential Key Settlement Gap Areas (PKSGAs)**. PKSGAs are simply a more focused area of study for the possible identification of KSG functionality. On their own, PKSGAs do not carry any proposed policy weight.

¹ Guidelines for Landscape & Visual Impact Assessment, 3rd Edition, LI & IEMA, 2013.

4.3 **Potential Key Settlement Gap Areas** identify areas of land outside existing settlement limits which present the potential to separate and define those settlements and afford a distinctive and sometimes (but not necessarily) valued landscape context to them. Primary reference materials within this sieve mapping stage included Ordnance Survey 1:25,000 scale maps, aerial imagery, GIS designation datasets and the Local Plan (Part One) Key Diagram and Policies Map amendments.

4.4 At this stage it was also necessary and appropriate to identify the set of settlements across CWaC that the Local Plan might reasonably be expected to present a positive policy framework for new development on their peripheries, and in doing so *potentially* affect erosion of settlement separation and identity.

4.5 The Local Plan (Part One) establishes a spatial strategy and settlement hierarchy across CWaC through which more sustainable patterns of growth might be secured. This hierarchy comprises:

- **4 Urban Areas** (Chester; Ellesmere Port; Northwich; and Winsford);
- **10 Key Service Centres** (Cuddington & Sandiway; Farndon, Frodsham; Helsby; Kelsall; Malpas; Neston & Parkgate; Tarporley; Tarvin; and Tattenhall); and
- **Local Service Centres** (not listed in the Local Plan (Part One)).

4.6 The identification of the lowest tier of the hierarchy, *Local Service Centres* was not included within the Local Plan (Part One). This category will be set out within the emerging Local Plan (Part Two), but at the time of this study not yet confirmed. A provisional list of small local settlements under consideration as part of the Local Service Centre Consultation has been included in **Appendix 1**. This list forms the basis of the initial assessment. It should be noted that this list may be subject to change, with settlements added, or potentially removed, upon the results of the consultation. **Table 2** sets out the settlements on this list not within the Green Belt

Table 2: Potential Local Service Centres Outside the Green Belt

Settlement			
Aldford	Clutton	Hargrave	Sproston Green
Allostock	Coddington	Lach Dennis	Stanthorne
Barton	Cotebrook	Little Budworth	Swan Green
Bostock Green	Duddon	Moulton	Tilston
Broxton	Eaton (nr.	No Mans Heath	Tilstone Fearnall
Churton	Tarporley)	Oakmere	Tiverton
Clotton	Ebnal	Rushton	Utkinton
	Huxley	Shocklach	Wimboldsley

4.7 The Local Plan (Part One) directs new development (and particularly new housing) to within and around the settlements listed within the settlement hierarchy, commensurate in scale to the role they play within that hierarchy. The Key Service Centres will account for at least half of the needed housing numbers in the Rural Area across the plan period. Local Service Centres will be formally identified within the Local Plan (Part Two), and any development here will be expected to '*reflect the scale and character of the settlement concerned and the availability of services, facilities and public transport*'. The Local Plan (Part Two) will not allocate sites, or identify expected levels of development in Local Service Centres. Instead, it is considered that local communities will be best placed to understand local needs, delivering any needed development through neighbourhood plans, Community Right to Build Orders, and rural exception housing. This strategic policy context affords a good basis of understanding of the potential scale of development likely to be permitted over the plan period and hence partly informs the ability to predict the potential scale of edge-of-settlement expansion at a strategic level.

4.8 The identification of PKSGA therefore is restricted to land between these settlements (or appropriate parts thereof) where their relative proximity and scale was found to present any reasonably likely potential for erosion of settlement identity through further development.

4.9 However, not all land between *any* combination of two or more neighbouring settlements are identified as PKSGAs. Sieve mapping was used to identify where (proportionate to Local Plan status and scale) the space between settlements in combination with their relative size would be highly unlikely to lead to development scenarios where a material threat to settlement identity might arise, and hence be omitted from closer examination. Where any doubt existed, a precautionary approach was adopted whereby Potential Key Settlement Gap Areas were included for consideration under Stage 2 of the methodology.

4.10 To be identified as a PKSGA, land must therefore be seen to:

- Fall between an Urban Area and *any* other settlement within a proximity potentially affected by urban extensions (or smaller scale extensions commensurate with settlement status);
Or
- Fall between a Key Service Centre and *any* other settlement within a proximity potentially affected by minimum growth levels planned by the Local Plan (Part One) (or smaller scale extensions commensurate with settlement status);
Or

- Fall between two or more closely situated *potential* Local Service Centres within a proximity potentially affected by commensurate scale local needs rural housing / employment sites;
Or
- Fall within 'saved' designations specifically in relation to 'settlement gap' functions (i.e. specific ASLEV designations across the former Vale Royal plan area);
And
- Not fall within the Green Belt;

4.11 In considering settlement identity, the Northwich conurbation is considered by the Local Plan as a single Urban Area settlement in hierarchy terms, but in actuality it is comprised of a complex settlement form with distinct geographical neighbourhoods, sometimes with clear separation and delineation by open space between, or other physical separations (such as major infrastructure). The Local Plan (Part One) policy STRAT 5 identifies Northwich Urban Area as the town of Northwich itself with the neighbourhoods of Anderton, Barnton, Davenham (including Mere Heath), Hartford, Lostock Gralam, Lower Marston, Lower Wincham, Rudheath and Weaverham. For clarity this study also identifies Leftwich and Kingsmead as discrete areas of Northwich. It is considered appropriate for this study, consistent with the former ASLEV designations, to recognise the vulnerability of neighbourhood identity and separation in and around parts of Northwich, despite its categorisation as a single urban body. This has no bearing on the strategic consideration of Northwich as a discrete Urban Area settlement.

4.12 For clarity, significant areas of industrial development that fall outside the Green Belt were considered to constitute 'settlement' in the context of policy ENV2 aspirations. This study therefore included consideration of industrial and large-scale commercial development areas outside the Green Belt particularly around Winsford.

4.13 Conversely, across CWaC very small and often loosely knit groups of dwellings, farmsteads or rural businesses are characteristic of settlement pattern, particularly in the south and west of the borough. A number of those settlements listed within Table 2 display very weak 'settlement' identity or spatial delineation characteristics and/or are of a small population with extremely limited levels of community facility or spatial focal points. Even where these are included within Table 2 as potential Local Service Centres the likelihood of new development being permitted outside their current physical extent (however best perceived) must be seen to be limited in terms of affecting key

gaps with other settlements and therefore not included as candidates for PKSGA identification (unless the potential for growth lies adjacent to a neighbouring settlement). In such cases the most likely threat to character would be 'infill' development that might consolidate such loose knit character, and be considered under separate local plan policy. The settlements listed within Table 2 that by virtue of scale and relative separation from other settlements or heritage or environmental constraints (woodland, open water etc.) have not been considered to present potential for PKSGAs on their periphery are set out in **Table 3**.

Table 3: Potential Local Service Centres *Screened Out* from PKSGA Inclusion

Possible Local Service Centre	Reason for Screening Out as PKSGA
Aldford	Distance from other settlement/heritage constraints
Allostock	Distance from other settlement/environmental constraints
Barton	Distance from other settlement/heritage constraints
Broxton	Distance from other settlement
Clutton	Distance from other settlement
Coddington	Distance from other settlement
Cotebrook	Distance from other settlement
Hargrave	Distance from other settlement
Huxley	Distance from other settlement
Little Budworth	Distance from other settlement
No Mans Heath	Distance from other settlement
Oakmere	Green Belt separates from nearby Delamere
Rushton	Distance from other settlement/Scale of Rushton
Shocklach	Distance from other settlement
Sproston Green	Distance from other settlement
Swan Green	Distance from other settlement
Tilston	Distance from other settlement
Tiverton	Distance from other settlement
Utkinton	Distance from other settlement
Wimboldsley	Distance from other settlement

4.14 Development pressure from settlement growth beyond the CWaC boundary is a valid consideration in assessing threats to settlement identity and character. The 'Duty to Cooperate' between neighbouring Local Planning Authorities potentially increases the possibility of housing or employment space allocations within development plans including cross-boundary sites. In the CWaC context it is pertinent to consider growth pressures arising from Middlewich in Cheshire East, lying close to the eastern boundary of CWaC. Local Plan (Part One) policy STRAT 7 recognises this potential for accommodating a proportion of its planned

growth within parts of the borough and therefore is taken into account within this study. Farndon lies on the western CWaC border with Wales and has an immediate spatial relationship with Holt. However, the separation by the River Dee and absence of separating ground removes the need for closer examination in this case.

4.15 Reflecting these complex factors and influences, the Stage 1 process entailed a degree of professional judgement given the unique characteristics of each area's relationship to the examined settlements. It was not considered appropriate to devise fixed-distances of separation as a threshold for consideration and identification of the study's Stage 2 areas (below) given the other significant topographical, land cover and historic characteristics which potentially affect perceptual separation and functionality of Key Settlement Gaps (paragraph 3.5).

4.16 From this process PKSGAs were identified as listed at **Table 4** and shown indicatively at **Figures 1A and Figure 1B**. *Where no PKSGA is set out, it should be taken that the likelihood of land elsewhere presenting important settlement separation and identity functions was considered to be **highly unlikely**.*

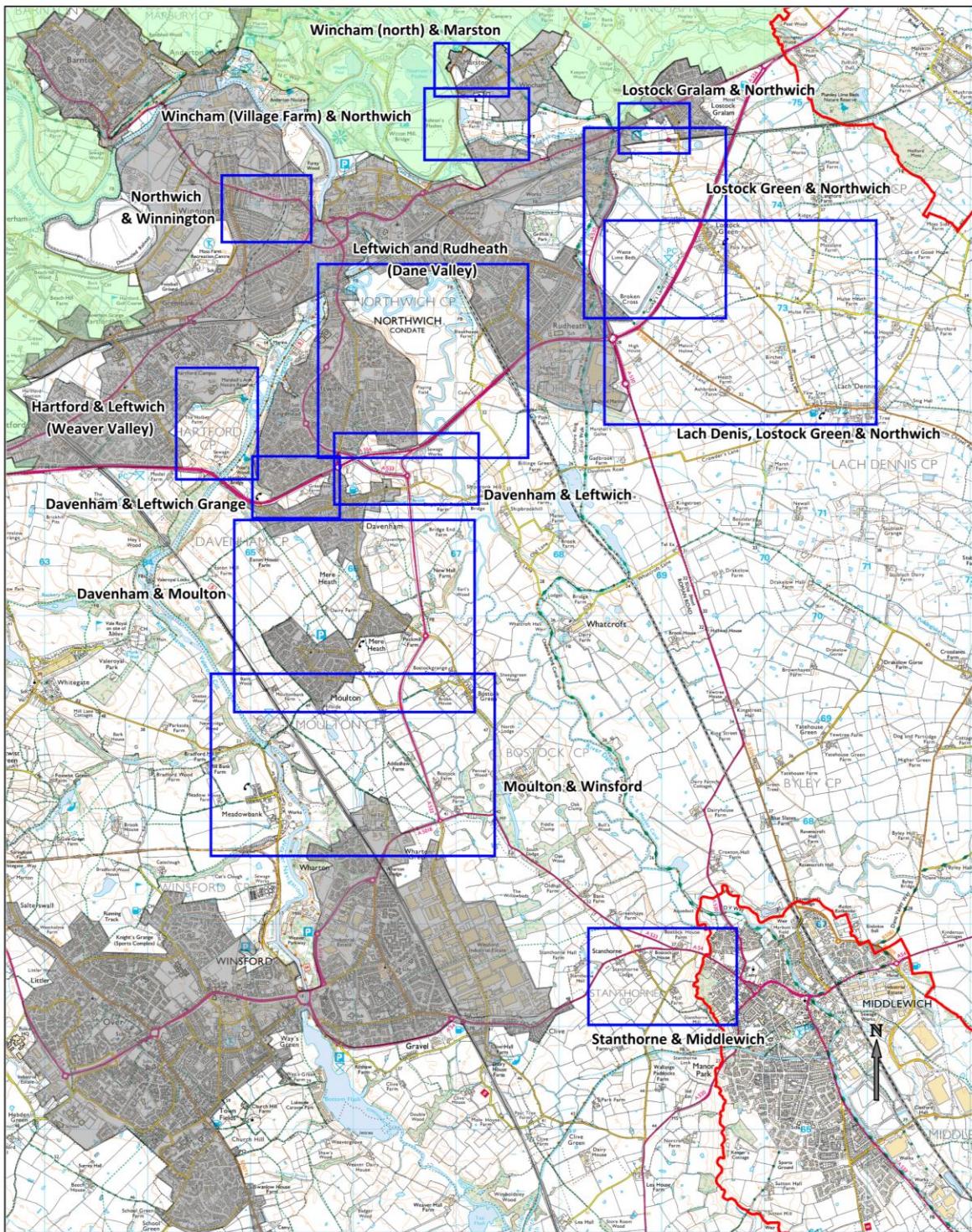
Table 4: Settlements between which PKSGAs are identified

1.	Lostock Gralam and Northwich
2.	Lostock Green & Northwich
3.	Lach Dennis, Lostock Green & Northwich
4.	Wincham (North) and Marston
5.	Wincham South, (Village Farm) and Northwich
6.	Northwich and Winnington
7.	Leftwich and Rudheath (Dane Valley)
8.	Hartford and Leftwich (Weaver Valley)
9.	Davenham and Leftwich
10.	Davenham Village and Leftwich Grange (Kingsmead)
11.	Davenham and Moulton
12.	Moulton & Winsford
13.	Stanhorne and Middlewich
14.	Kelsall & Willington Corner
15.	Duddon & Clotton
16.	Tarvin and Oscroft
17.	Tarporley & Eaton
18.	Tarporley & Tilstone Fearnall with Four Lane Ends
19.	Tattenhall & Newton-by-Tattenhall
20.	Farndon and Churton
21.	Ebnal and Malpas

4.17 For clarity, **Figure 1c** illustrates those Areas of Significant Local Environmental Value (ASLEVs) designated within the Vale Royal Local Plan for their settlement separation functions, but which fall within the Green Belt and are therefore omitted from the scope of this study.

4.18 At the time of the study the planning status of several sites within PKSGAs was uncertain, in that planning applications were lodged and pending determination by the Local Planning Authority, or were subject to an appeal but as yet undetermined. The study has therefore assumed that sites with existing permissions will be implemented as proposed, and where appropriate the *indicative urban areas* on figures within Section 5 amended to include areas with permitted schemes. It should be noted, however, that this assessment was undertaken at a fixed point in time. Planning permissions may continue to be granted after this assessment was made. As such, there may need to be alterations to the proposed KSG when it comes to their inclusion in the Local Plan (Part Two).

Figure 1A: Potential Key Settlement Gap Areas - Eastern Area



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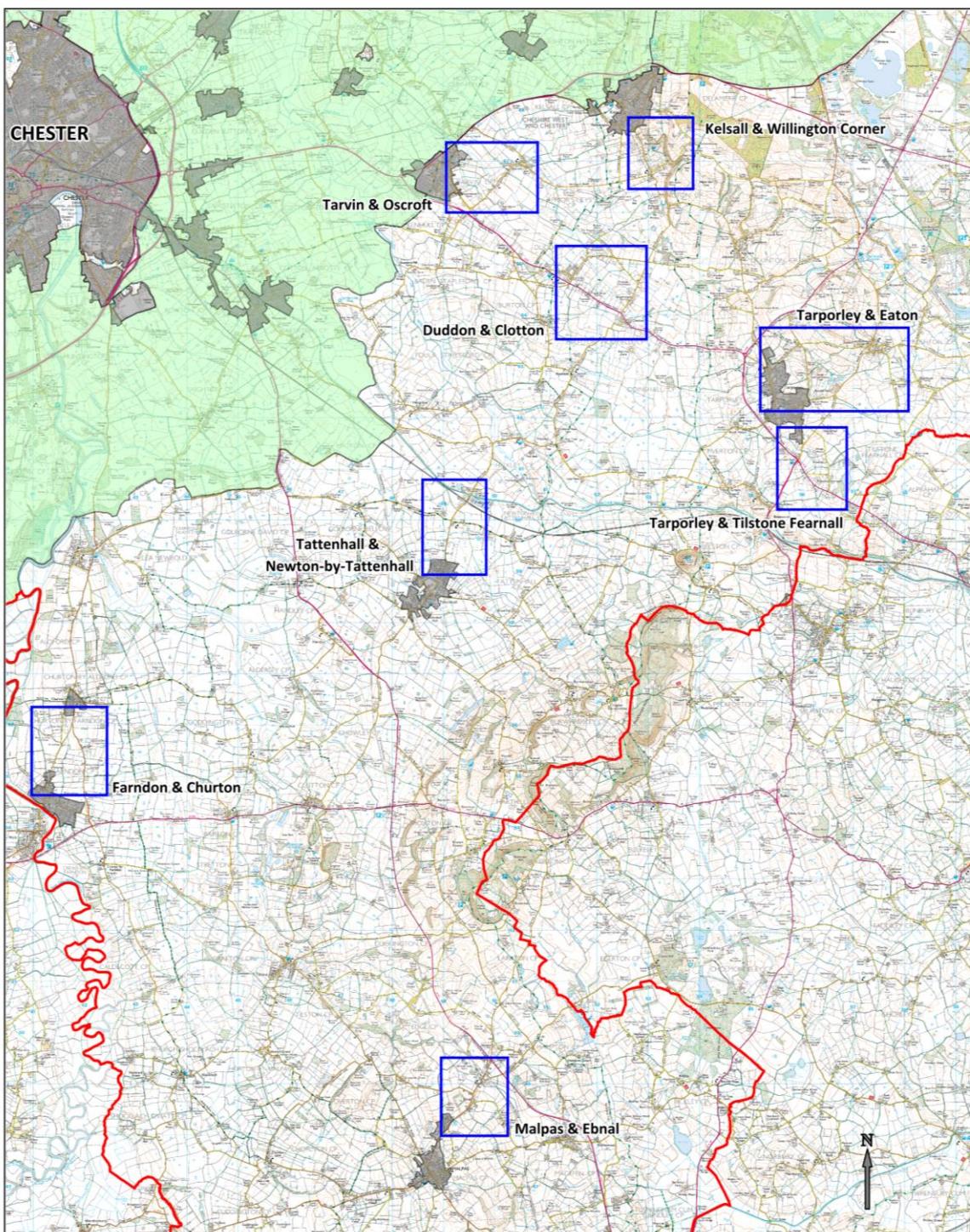
Not to a recognised scale

■ Potential Key Settlement Gap Area

Cheshire West & Chester Boundary

Main Areas of Settlement (indicative) (CWaC)

Green Belt

Figure 1B: Potential Key Settlement Gap Areas - Western Area

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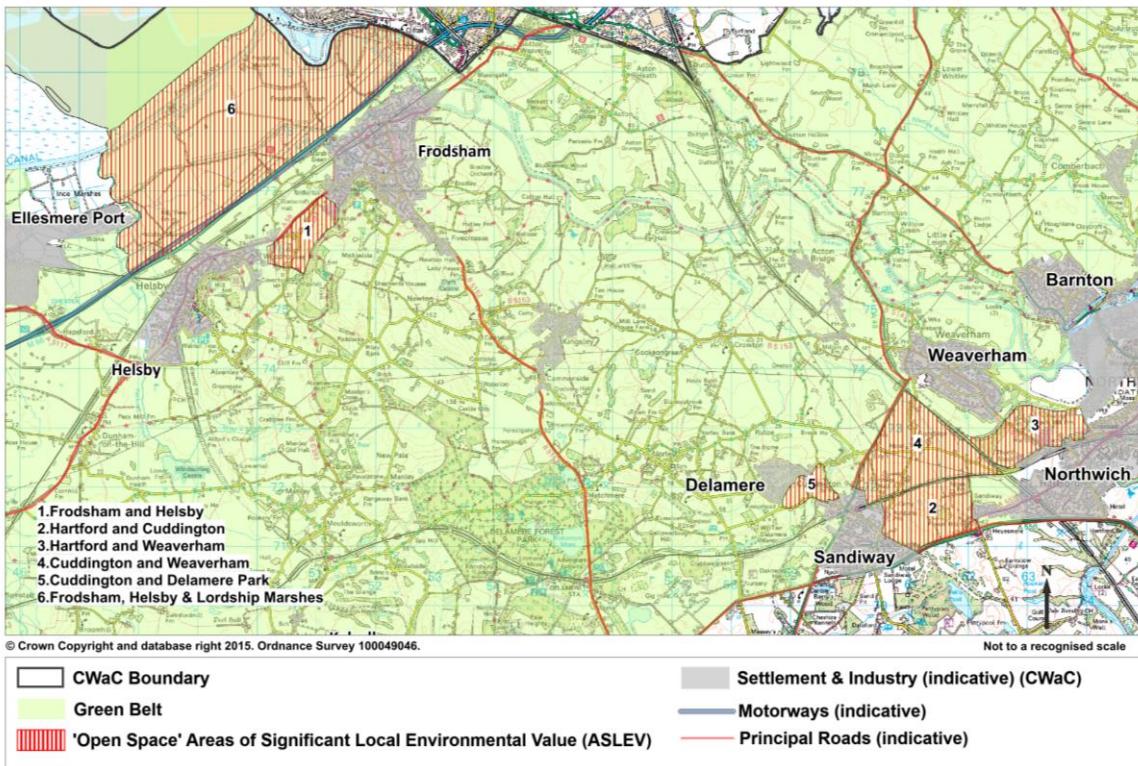
Not to a recognised scale

 Potential Key Settlement Gap Areas

 Cheshire West & Chester Boundary

 Main Areas of Settlement (indicated) (CWaC)

 Green Belt

Figure 1C: Open Space ASLEVs in the Green Belt

4.19 Study Stage 2

On identification of PKSGAs, the study progressed to ground-truthing / field survey and systematic recording of whether/how those PKSGAs include land with Primary KSG functionality (paragraph 3.5 Table 1) and if so, any secondary KSG functionality (paragraph 3.6). In doing so, visual, landscape and perceptual functionality of the inter-relationships between settlements and intervening open space were assessed and recorded. This was undertaken through assessment on-the-ground of characteristics from key settlement edge public space, sites, roads or paths, and wherever possible from Public Rights of Way within and particularly on the periphery of those PKSGA areas. Photographic records were taken and field record sheets completed to aid consistency.

4.20 Where field survey confirmed identification of Primary KSG characteristics within parts of a PKSGA, more specific ***Candidate KSGs*** (CKSGs) were mapped (see section 5 below) to identify spatially where important separation and settlement identity functions were being performed. Where possible and appropriate, mapping of CKSG boundaries used recognisable and permanent features within the landscape. The term *Candidate* is used so as to clarify and recognise that this study's findings present proposals for policy inclusion within the Local Plan (Part Two), but these may not be adopted into the plan in all cases, consequent to

subsequently granted permissions and alterations, detailed public consultation and examination processes.

4.21 It is important to recognise that a CKSG as proposed by this study do not always need to be fully contiguous with the existing indicative urban boundary. This is because some undeveloped areas would not necessarily serve to erode separation or identity functions if the settlement was extended, even where a CKSG is proposed locally, because adjacent urban areas may already extend 'closer' to the neighbouring settlement. An example of where this is apparent is found within the following *Findings* section at Figure 2.11 for the CKSG at Davenham and Moulton. Such considerations have been taken into account in examining those areas that were identified as 'open space' ASLEV designations across the former Vale Royal, and consequently CKSGs may not reflect precisely ASLEV boundaries in all case.

5. Findings

5.1 **Table 5** sets out summary functionality and identification of Candidate Key Settlement Gaps following from Stage Two site survey of all PKSGAs. This should be considered alongside the Field Record Sheets for each PKSGA at **Appendix 2**.

5.2 It can be seen that of the 21 PKSGAs, **9** CKSGs are proposed for inclusion within the Local Plan (Part Two). **Figures 2.1 to 2.21**² which follow Table 5, set out a spatial expression of where the Key Settlement Gap Local Plan (Part Two) policy would be applied in the consideration of development proposals therein. It should be noted that the *indicative urban areas* shown on the maps **do not** represent existing or proposed settlement boundaries for spatial policy purposes, but are used only to help illustrate the issues considered by this report. Principles for how such policy may apply are examined in Section 6.

5.3 12 PKSGAs have been found **not** to present appreciable *Primary KSG functionality* (and hence CKSG delineation) primarily as a consequence of newly consented development which will imminently serve to remove that functionality (e.g. Hartford & Leftwich - Weaver Valley), or through consideration of detailed site survey findings (e.g. Farndon and Churton).

5.4 **Appendix 3** sets out where former Vale Royal ASLEVs (specifically for open spaces between settlements) have been **disregarded** as PKSGA and consequently CKSGs as a consequence of their location within the Green Belt.

² Figures 2.1 to 2.21 are not sequentially continuous but cross-refer to the PKSGA number set out in Table 4. Hence where a CKSG is proposed for example at Lostock Gralam and Northwich, the CKSG is numbered 2.1. Where no CKSG is proposed, for example at Northwich & Winnington, there is no 'Figure 2.6'.

5.5 This identification of CKSG presents a spatial context for the application of KSG policy considered within the following **Section 6**.

Table 5: Candidate Key Settlement Gaps (CKSG): Assessment and Selection.

PKSGA (See Figures 1A & 1B)	Existing 'separation' designation and justification ?	Summary of KSG Functionality (See Appendix 2: field sheets)	Candidate KSG ?
(Formerly) Vale Royal	ASLEV (Separation Function)?		
1. Lostock Gralam and Northwich	<p>Yes</p> <p><i>'Lostock Gralam is a separate community to Northwich and it is important to maintain a gap between the two to maintain the identity of the settlements. The gap is relatively small and even a small amount of development could result in the coalescence of Northwich and Lostock Gralam.'</i></p>	<p>Proposed development(s) being discussed/negotiated across the site at time of study.</p> <p>The perceptual separation between settlements is not particularly strong or visually prominent from some approaches yet clear in others and more apparent cartographically.</p> <p>From the A559 between Lostock Gralam and Northwich (which defines its main public edge) the break is defined by around 200m of dense garden boundary trees/shrubs with no views into the site/space. To the north of the A559 is Green Belt. From the south-east the site is prominent from Station Road bridge over the railway. Here some open space is visible and characterised by a flat area of horse grazing and associated equine related facilities and equipment. A large <i>leylandii</i> hedge bisects the site west-to-east blocking views beyond. The area is not prominent in wider landscape. The western edge of Lostock Gralam is clearly defined by settlement edge. Eastern boundary of Northwich far less well defined.</p>	<p>Yes. See figure 2.1</p> <p>However, dependent upon pending planning application outcomes at time of this study.</p> <p>It is proposed to define the CKSG to south of the railway line, hence slightly expanding the area covered by ASLEV (separation) designation in the Vale Royal Local Plan. This is to have regard to the potential impact on settlement separation of</p>

PKSGA (See Figures 1A & 1B)	Existing 'separation' designation and justification ?	Summary of KSG Functionality (See Appendix 2: field sheets)	Candidate KSG ?
		The area does perform a clear separation function between Lostock Gralam and Northwich. However the extent and perceptibility of the gap from the main route between the settlements (A559) is very limited. Key functionality will be valued primarily by residents of dwellings west of Station Road in Lostock Gralam.	expansion of Northwich in an easterly direction from the existing industrial area on Griffiths Road.
2. Lostock Green & Northwich	No	Performs a limited separation function between Lostock Green and Northwich. However the extent of separation, industrial and flood risk constraints and very limited inter-visibility between the settlements presents limited threat to settlement identity from future development.	No Limited potential threat of coalescence or identity loss
3. Lach Dennis, Lostock Green & Northwich	No	Extent of the separation between Lach Dennis and Lostock Green, in combination with potential scale of future development around these settlements does not justify designation of KSG. Distance from Lach Dennis to Northwich (Rudheath) to the west, combined with major road infrastructure (A556 and A530) which present strong delineation of the larger settlement, is unlikely to present a threat to settlement identity through future development.	No Limited potential threat of coalescence or identity loss
4. Wincham (North) and Marston	No	New development is under construction across the whole site serving to remove potential KSG functionality as identified at <i>stage one</i> study.	No.

PKSGA (See Figures 1A & 1B)	Existing 'separation' designation and justification ?	Summary of KSG Functionality (See Appendix 2: field sheets)	Candidate KSG ?
5. Wincham South, (Village Farm) and Northwich	No	New development is permitted across the site serving to remove potential KSG functionality as identified at <i>stage one</i> study.	No.
6. Northwich and Winnington	Yes <i>'The ASLEV provides a gap between Northwich and Winnington in order to prevent the settlements' coalescence.'</i>	The site is an anomaly within the ASLEV 'open space' designations. Effectively the area is an open public park within a wholly developed and enclosed boundary, clearly within the same built/urban context, and defining separation of neighbourhoods in a most tenuous way. The site benefits from other policy protection, justified because of urban open space and community value, but falls outside the scope of robust Key Settlement Gap policy intent.	No. Other plan policy/designations will provide protection as a public open space/park.
7. Leftwich and Rudheath (Dane Valley)	Yes <i>'Development pressures within the ASLEV threaten the existence of the environment al buffer</i>	The area represents a clear landscape unit (as reflected within past and emerging Landscape Character Assessments) serving to distinctly and effectively separate a general 'horseshoe' of 'facing' southern neighbourhoods of Northwich. The river valley and pronounced valley sides afford the area a significant degree in integrity as landscape unit with distinct	Yes. See figure 2.7 Site presents a strong and valued open space affording distinct separation of large

PKSGA (See Figures 1A & 1B)	Existing 'separation' designation and justification ?	Summary of KSG Functionality (See Appendix 2: field sheets)	Candidate KSG ?
	<p><i>between Leftwich and Rudheath. The area is important as it provides vital open space and a recreational function along the River Dane.'</i></p>	<p>multiple valued environmental components therein. The area presents a significant visual and possibly even stronger perceptual break between major residential areas.</p> <p>Extant planning permissions to the west and south-east of the area (if implemented) will present a significant erosion of that KSG functionality, but significant value is likely to remain in remnant open space. The remaining area is identified as being at risk from fluvial flooding, but this alone cannot be found to present a robust defence from further erosion given proximity to the large urban area it is enclosed by.</p>	<p>neighbourhoods of Northwich. Extant planning consents are likely to begin to erode this separation function as well as local landscape value and ecosystem functions.</p>
<p>8. Hartford and Leftwich (Weaver Valley)</p>	<p>Yes</p> <p><i>'The ASLEV forms an important gap between the settlements of Hartford and Leftwich and the expanding Leftwich Grange (Kingsmead). The ASLEV plays an important role in maintaining</i></p>	<p>A significant and relatively scenic area of pronounced topography of the river valley on the edge of Northwich. The open space currently presents significant primary and secondary KSG functionality and hence multiple public benefits. Despite proximity to residential estates, the shoulders of the valley generally remain free from prominent built development, further emphasising its landscape value and separation functions.</p> <p>However, extant consent for significant housing development will be highly likely to materially erode the separation and identity functions of the valley at this point.</p>	<p>No.</p> <p>Consented development will effectively remove the separation functionality of the area west of the river. Protected/designated natural environment assets and features to the east valley side will preclude further development of Kingsmead.</p>

PKSGA (See Figures 1A & 1B)	Existing 'separation' designation and justification ?	Summary of KSG Functionality (See Appendix 2: field sheets)	Candidate KSG ?
	<p><i>the views across the River Weaver Valley.</i></p> <p><i>The area is under particular pressure for further housing development. The ASLEV prevents the erosion of this important gap and assists in the prevention of the coalescence of the settlements.'</i></p>	<p>Consequently the area is unlikely to present long-term separation and identity functionality.</p>	
9. Davenham And Leftwich	<p>Yes</p> <p><i>This ASLEV ensures that an environmental buffer remains between Davenham and the A556 /Leftwich. The construction</i></p>	<p>The area is heavily characterised by a blend of Cheshire Plain hedges, trees and pasture whilst bisected by significant modern road infrastructure and associated structural planting. The space does serve to separate the settlements perceptually, as do the roads, although in a harsh physical barrier sense rather than perception of space. Area is partly characterised by periods of road noise through the daytime and peak periods.</p>	<p>Yes. See figure 2.9</p> <p>Despite the significant influence of road infrastructure the area performs strong separation and identity functions.</p>

PKSGA (See Figures 1A & 1B)	Existing 'separation' designation and justification ?	Summary of KSG Functionality (See Appendix 2: field sheets)	Candidate KSG ?
	<p><i>of the Davenham By-pass has bisected the land and any further development would reduce its effectiveness as a green wedge.'</i></p>	<p>Area serves to retain the attractive screened northern edge of Davenham village, particularly the undiluted views of the Church of St Winifred.</p>	
<p>10. Davenham Village and Leftwich Grange (Kingsmead)</p>	<p>Yes <i>'The function of this ASLEV is to provide an environment al buffer between the development at Leftwich Grange and Davenham village.'</i></p>	<p>Relatively small, narrow linear green space south of major road infrastructure which does afford a perceptual break, particularly for residents of Green Lane area. Strongly influenced by major road infrastructure. Currently experiencing development to eastern parts, with separation functions being eroded consequently. Limited other KSG functionality. Development proposals for the remainder of the site pending decision.</p>	<p>Yes. See figure 2.10 If (at time of study) pending development proposals are refused planning permission across the site. Otherwise functionality will be effectively removed and KSG designation not appropriate.</p>

PKSGA (See Figures 1A & 1B)	Existing 'separation' designation and justification ?	Summary of KSG Functionality (See Appendix 2: field sheets)	Candidate KSG ?
11. Davenham, Moulton & Bostock Green	<p>Yes</p> <p><i>'Development in the past has led to the villages of Davenham and Moulton almost coalescing. In order that the identity and integrity of the two villages are maintained it is essential that the gap between the settlements is protected. The land to the south of Davenham forms part of the very narrow gap between the southern extent of Davenham and the village of Moulton. This narrow gap is sensitive as</i></p>	<p>Area of relatively flat and low-lying Cheshire Plain pasture falling between extensive residential areas. Locally the extent of separation is fragile. Recent development consents will serve to further erode the extent of an open break between settlements when constructed, without fully removing the perception of break and separation.</p> <p>A perception of clear separation is however becoming eroded, and whilst partial development of the area may be accommodated in places which would not further erode that identity, other areas would be likely to remove a sense of clear separation and hence settlement identity if lost to development. Inter-visibility is mitigated to some extent by hedgerows and hedgerow trees from ground level, but from upper floor views this will be quite pronounced, particularly to the southern edge of Davenham. In places urban edges are visually abrupt.</p> <p>The physical and perceptual separation of Davenham (Mere Heath area) with Bostock Green is limited in distance but strengthened particularly by major road infrastructure which provides a clear barrier to many reasonably likely growth around Davenham. Tree cover to the south of Davenham also reinforces this separation and suggests development beyond would be poorly</p>	<p>Yes. See figure 2.11</p> <p>Valued separation functions remain across the area and development pressures remain acute between Davenham and Moulton.</p> <p>(Separation between Davenham and Bostock Green remains significant and strengthened by significant road infrastructure, limiting the need for KSG delineation.)</p>

PKSGA (See Figures 1A & 1B)	Existing 'separation' designation and justification ?	Summary of KSG Functionality (See Appendix 2: field sheets)	Candidate KSG ?
	<p><i>from the edge of Moulton and the southern edge of Davenham is clearly visible.'</i></p> <p><i>[Davenham to Bostock Green area falls within Moulton to Winsford ASLEV]</i></p> <p><i>'The village of Moulton and the industrial town of Winsford are very different areas and should be kept separate to maintain their identity.'</i></p>	<p>related to the Mere Heath area. Any growth immediately west of Bostock Green is unlikely to alter the balance of separation as a consequence of settlement status and spatial strategy limiting growth to that necessary to reflect local needs.</p>	

PKSGA (See Figures 1A & 1B)	Existing 'separation' designation and justification ?	Summary of KSG Functionality (See Appendix 2: field sheets)	Candidate KSG ?
12. Moulton and Winsford	<p>Yes</p> <p><i>'The village of Moulton and the industrial town of Winsford are very different areas and should be kept separate to maintain their identity.'</i></p>	<p>Development across the northern and southern fringes (settlement edges) are highly unlikely to result in significant erosion of settlement identity or loss of separation. Inter-visibility from existing edges is extremely limited in summer, and not significant/fleeting in winter. Minor settlement edge planning consents at Moulton may serve to slightly erode the extent of the former ASLEV. However proposals for strategic scale settlement expansion between the 2 Urban Areas present some potential for erosion of settlement identity and CKSG application reflecting the former ASLEV remains appropriate.</p>	<p>No.</p> <p>Although ASLEV designation was established to maintain separation between the two settlements (of differing character), the extent of the separation and limited existing inter-visibility suggests a low level of risk to settlement character and identity over the plan period. This study's tests for Primary KSG functionality suggest the designation should be removed.</p>

PKSGA (See Figures 1A & 1B)	Existing 'separation' designation and justification ?	Summary of KSG Functionality (See Appendix 2: field sheets)	Candidate KSG ?
13. Stanthorne and Middlewich	No	<p>Relatively narrow extent of farmland and steep valley-side woodland separates this small hamlet of scattered housing and farmsteads from the significantly larger Middlewich that falls outside CWaC in Cheshire East. Topography allows for views across parts of the separation, but hedgerows and treescape helps to limit inter-visibility. This visual buffering is likely to be diminished within winter months.</p> <p>The borough boundary lies close to the western fringe of Middlewich and is defined in part by a small watercourse, and is in close proximity to the River Dane and the Trent and Mersey Canal. Consequently a combination of important influences including natural and historic water features, established woodland, settlement scale and flood risk suggest that significant built development between the settlements would be unlikely and more natural constrained through their environmental context.</p>	<p>No. Natural features, and acknowledged flood risk will be likely to curtail westward expansion of Middlewich to the extent it may threaten the identity of Stanthorne.</p>
(Formerly) Chester District			
14. Kelsall & Willington Corner	No	The consideration of the value of the PKSGA is dependent upon whether the distinctive established pattern of dwellings and paddock/pasture along Willington Road constitutes a 'valued characteristic' or simply a consequence of long-established loose-knit low density development.	<p>Yes. See figure 2.14 The designation would effectively serve to alert the LPA to coalescence</p>

PKSGA (See Figures 1A & 1B)	Existing 'separation' designation and justification ?	Summary of KSG Functionality (See Appendix 2: field sheets)	Candidate KSG ?
		<p>Some open space between Kelsall and Willington is discernible south of Quarry Lane and Green Lane, but is tightly limited in extent, with this pattern of house/garden/paddock then repeated multiple times in the remaining space between the two settlements. Development within this area would be highly likely to erode this established density of development, and consolidate a greater perception of settlement along Willington Road, and in doing so erode any remaining sense of settlement separation. This development pattern, in as far as it serves to define a perceived break between Kelsall and Willington is most apparent immediately east of Kelsall. Beyond Boothsdale a subtle change is perceived where the sense of settlement (i.e. Willington) is slightly more dominant and therefore not appropriate as KSG.</p>	and character implications from even relatively small-scale infill development along Willington Road. Such development could quite easily serve to alter the balance of development from loose-knit to effectively coalescence.
15. Duddon & Clotton	No	<p>The twin small neighbouring rural settlements along and to the north of the A51 are separated by an area of typical pastoral farmed landscape across low lying topography where inter-visibility is not clearly apparent. The likely scale of development permitted within either settlement would be highly unlikely to significantly close the gap and challenge settlement identity and thus justify KSG designation.</p>	No.

PKSGA (See Figures 1A & 1B)	Existing 'separation' designation and justification ?	Summary of KSG Functionality (See Appendix 2: field sheets)	Candidate KSG ?
16. Tarvin and Oscroft	No	<p>The area between Tarvin and Oscroft retains a strong and historic separation functionality, given the relatively significant scale of Tarvin and relatively limited distance of separation.</p> <p>Absence of built development across a typical Cheshire Plain hedge and hedgerow tree landscape (which significantly foreshortens views) serve to present an effective break between settlements that should be maintained.</p> <p>The area to the north-east of Tarvin between the village towards Shay Lane is an important open space in <i>landscape terms</i> but does not contribute to the separation between the two settlements and therefore not included within the CKSG.</p>	<p>Yes. See figure 2.16</p> <p>Open space between the settlements is limited in extent and provides an important and historic separation function.</p> <p>Although flood risk areas partly separate the settlements this is limited in extent and not an effective break on development.</p>
17. Tarporley & Eaton	<p>No</p> <p>Although the area is covered in part by Area of Special County Value (ASCV) & Tarporley Conservation Area</p>	<p>The area between Tarporley and Eaton is clearly separated by both distance and topography, with elevated topography between the settlements characterised by former parkland, and now extensive leisure and golf facilities.</p> <p>The planned scale of development for either settlement is highly unlikely to challenge this clear physical separation and identity.</p>	<p>No</p>

PKSGA (See Figures 1A & 1B)	Existing 'separation' designation and justification ?	Summary of KSG Functionality (See Appendix 2: field sheets)	Candidate KSG ?
18. Taporley & Tilstone Fearnall	No	<p>Separation between Taporley and Tilstone Fearnall is relatively narrow, with the delineation of Tilstone Fearnall particularly weak, with no clear settlement edge appreciable and a settlement form which is particularly low density. It can be seen to include within it areas such as Four Lane Ends. Relative levels of growth from Tilstone Fearnall is likely to be at a very small scale only and would not justify the need for KSG designation itself.</p> <p>Potential growth for Taporley is however more significant under the Local Plan spatial strategy, and recent development along Brook Road has served to expand the town on its south-eastern fringe. This, combined with localised changes in relief offering localised vistas provides some potential for settlement identity of Tilstone Fearnall (i.e. the 'Four Lane Ends' outlying area) to be diminished.</p>	<p>Yes. See figure 2.18</p> <p>Specifically to protect the outlying settlement character and identity from southerly expansion of Taporley.</p>
19. Tattenhall & Newton-by- Tattenhall	No	<p>Separation between Tattenhall and Newton-by-Tattenhall is clearly perceptible but with some sporadic development which punctuates the landscape along Tattenhall Road. Landscape is predominantly flat and consequently hedgerows and treelines further limit vistas between the settlements. The character of Tattenhall is of a relatively dense nucleated settlement, whereas Newton is small and fragmented in scale and</p>	<p>No.</p> <p>Even if a majority of planned growth for Tattenhall would be to its northern edge, the degree of separation and limited inter-visibility</p>

PKSGA (See Figures 1A & 1B)	Existing 'separation' designation and justification ?	Summary of KSG Functionality (See Appendix 2: field sheets)	Candidate KSG ?
		form. Its focus could be seen to be towards the canal which itself is perceptually separated from Tattenhall by the railway line as well as distance.	between the settlements would be likely to remain significant and distinct.
20. Farndon and Churton	No	Marginally raised elevation of both settlements above the River Dee valley floor, with wide open landscape characteristics presents potential for some inter-visibility issues arising through further expansion. However the scale of separation and intervening landscape components is likely to limit issues of erosion of settlement identity and separation arising.	No. Relative scale of settlements and extent of separation is unlikely to be detrimentally affected by development proposals such that settlement identity is threatened.
21. Ebnal and Malpas	No	Significant variation in the size of the two settlements with Hampton Heath (Ebnal area) a small agricultural hamlet. A clear separation exists for most parts of the area between, significantly influenced by the crest of higher ground immediately south west of the hamlet. However, development beyond <i>Bishop Heber High School</i> would be highly likely to significantly erode the perceptual and historic separation that persists, being likely to bridge this farmland crest, and this area is highly sensitive to development accordingly.	Yes. Figure 2.21 Small but prominent brow of farmland. Development could close the open gap between settlements and should be protected from incongruous development.

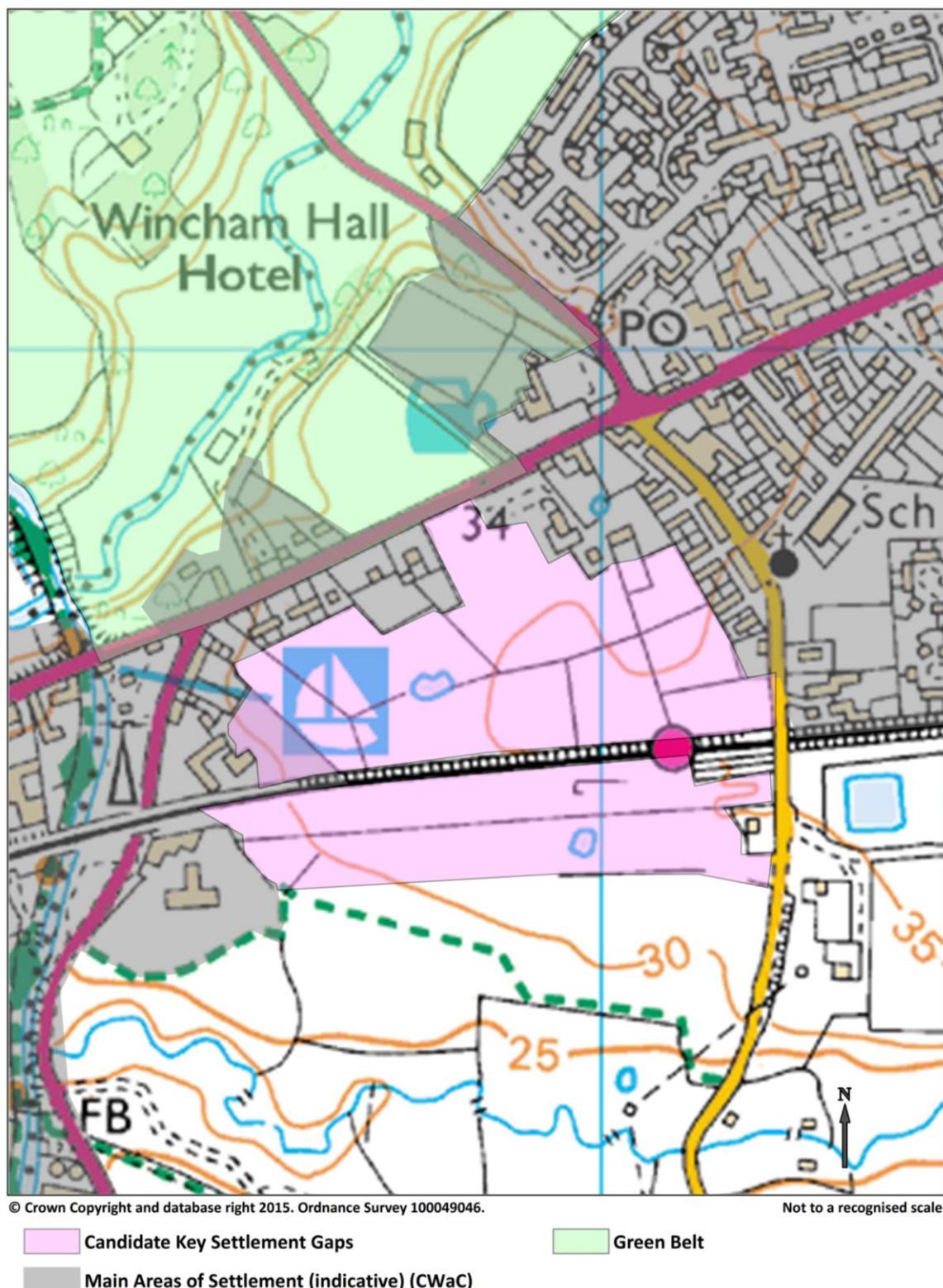
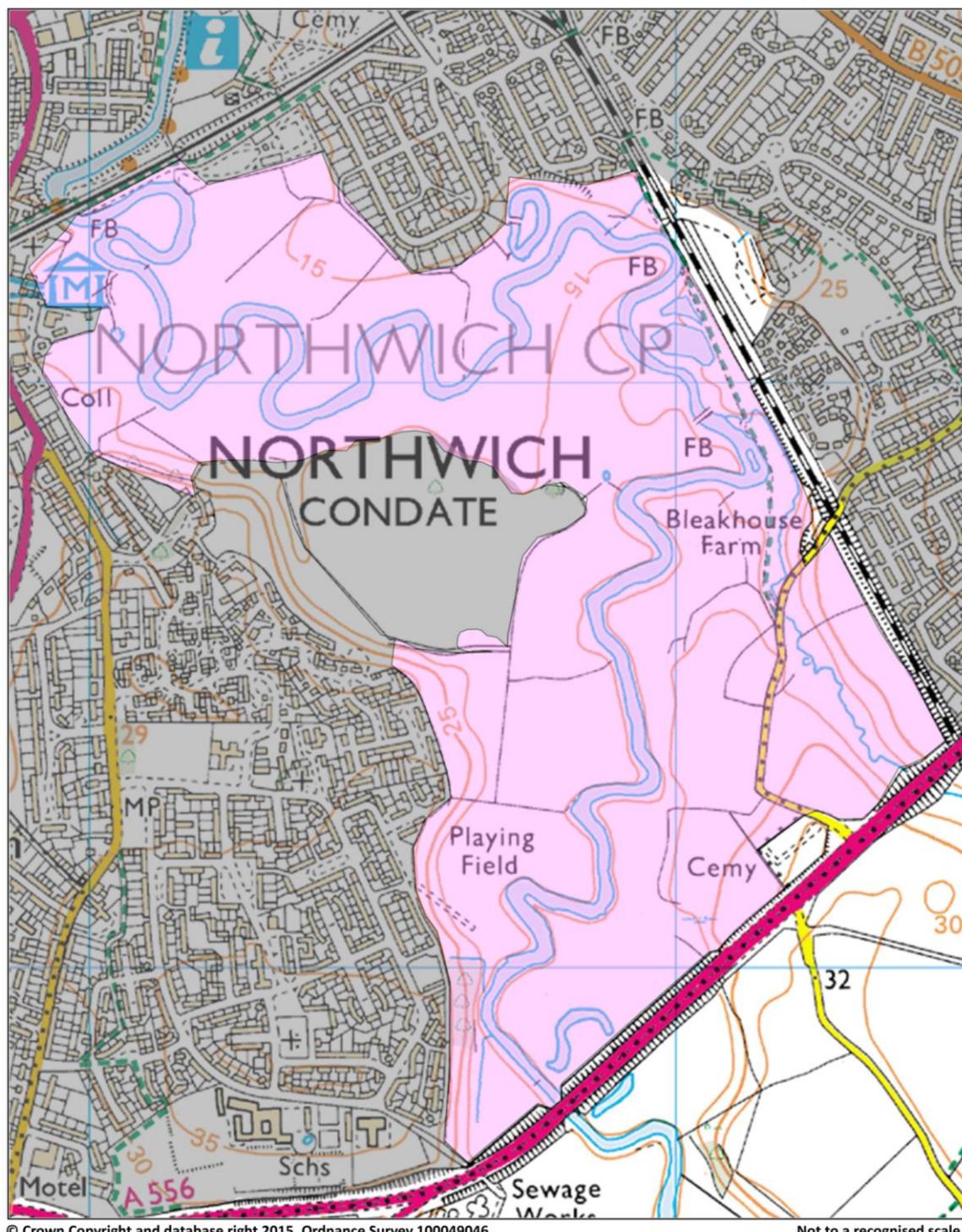
Figure 2.1 - Candidate Key Settlement Gaps - Lostock Gralam & Northwich

Figure 2.7 - Candidate Key Settlement Gaps - Leftwich & Rudheath (Dane Valley)



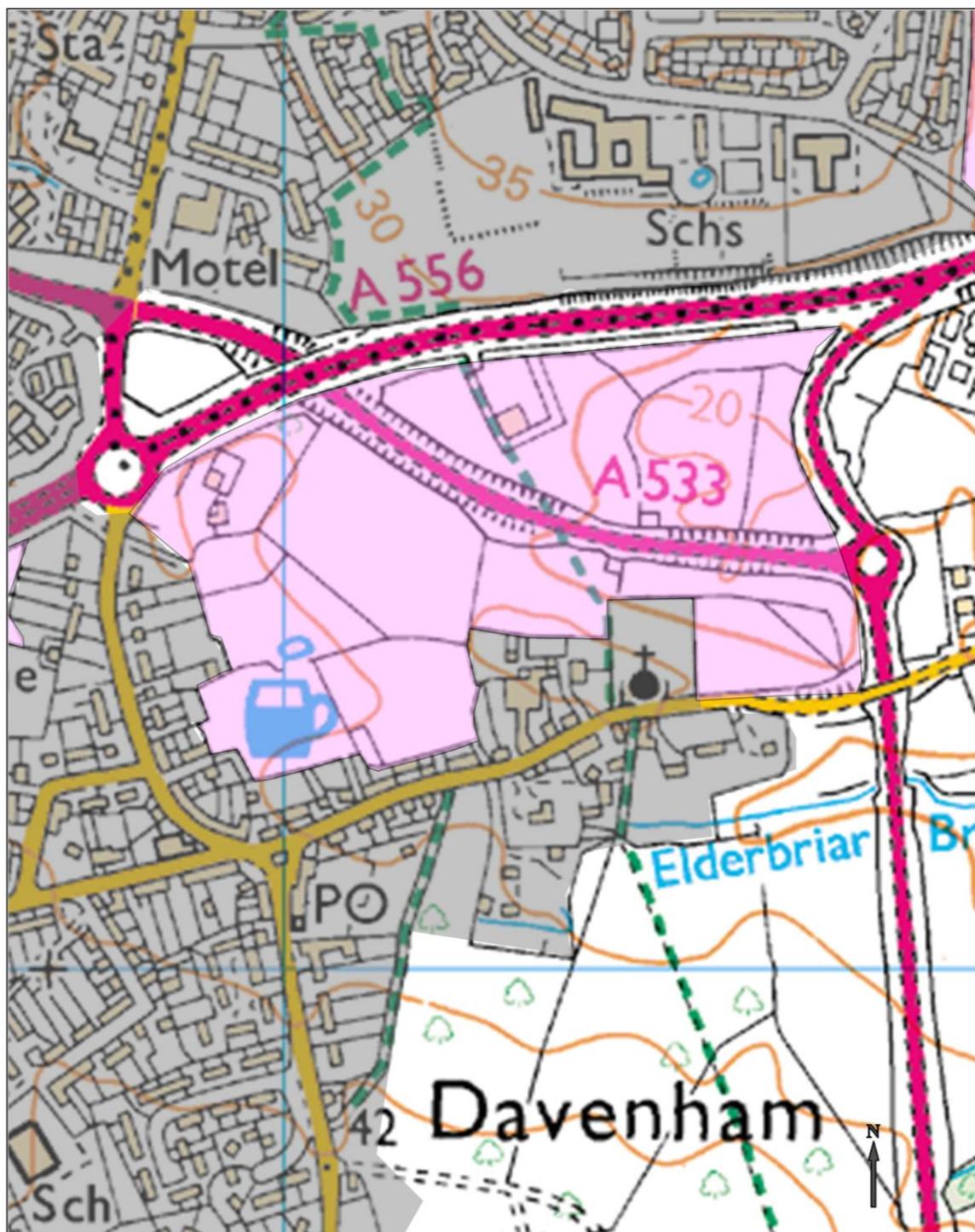
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Not to a recognised scale

Candidate Key Settlement Gaps

Main Areas of Settlement (indicative) (CWaC)

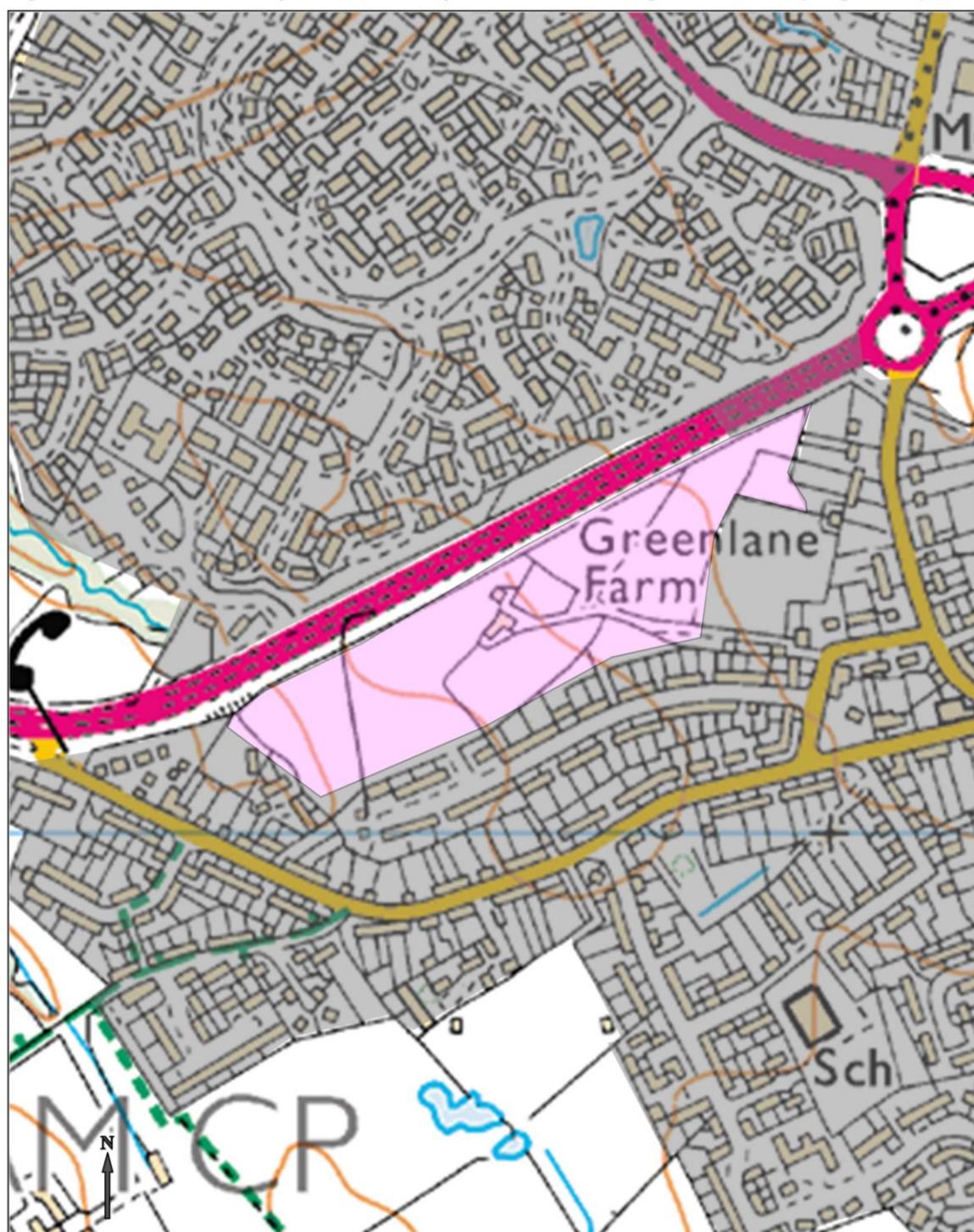
Figure 2.9 - Candidate Key Settlement Gaps - Leftwich & Davenham



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Not to a recognised scale

- Candidate Key Settlement Gaps
- Main Areas of Settlement (indicative) (CWaC)

Figure 2.10 - Candidate Key Settlement Gaps - Davenham Village & Leftwich (Kingsmead)

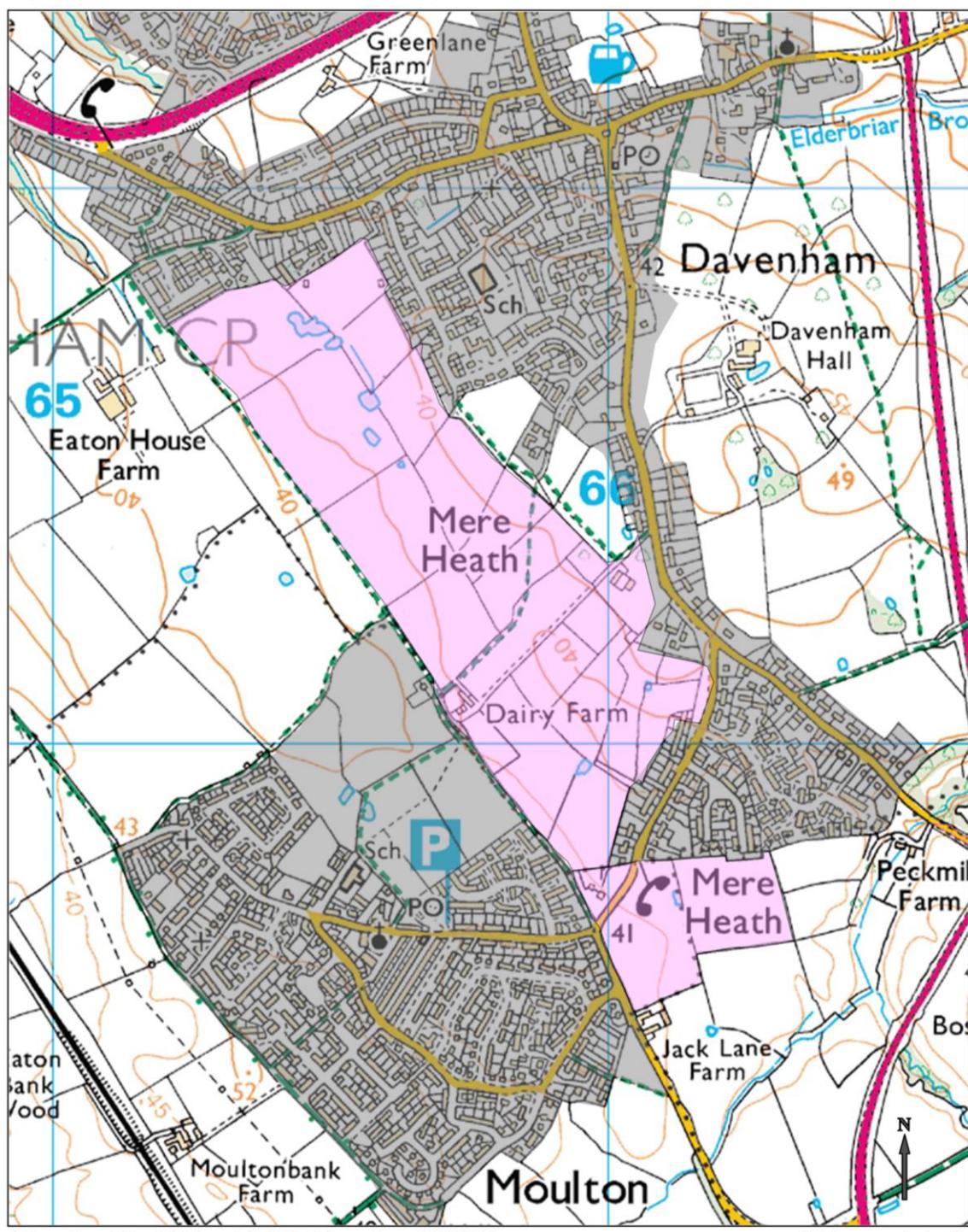
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Not to a recognised scale

Candidate Key Settlement Gaps

Main Areas of Settlement (indicative) (CWaC)

Figure 2.11- Candidate Key Settlement Gaps - Davenham & Moulton



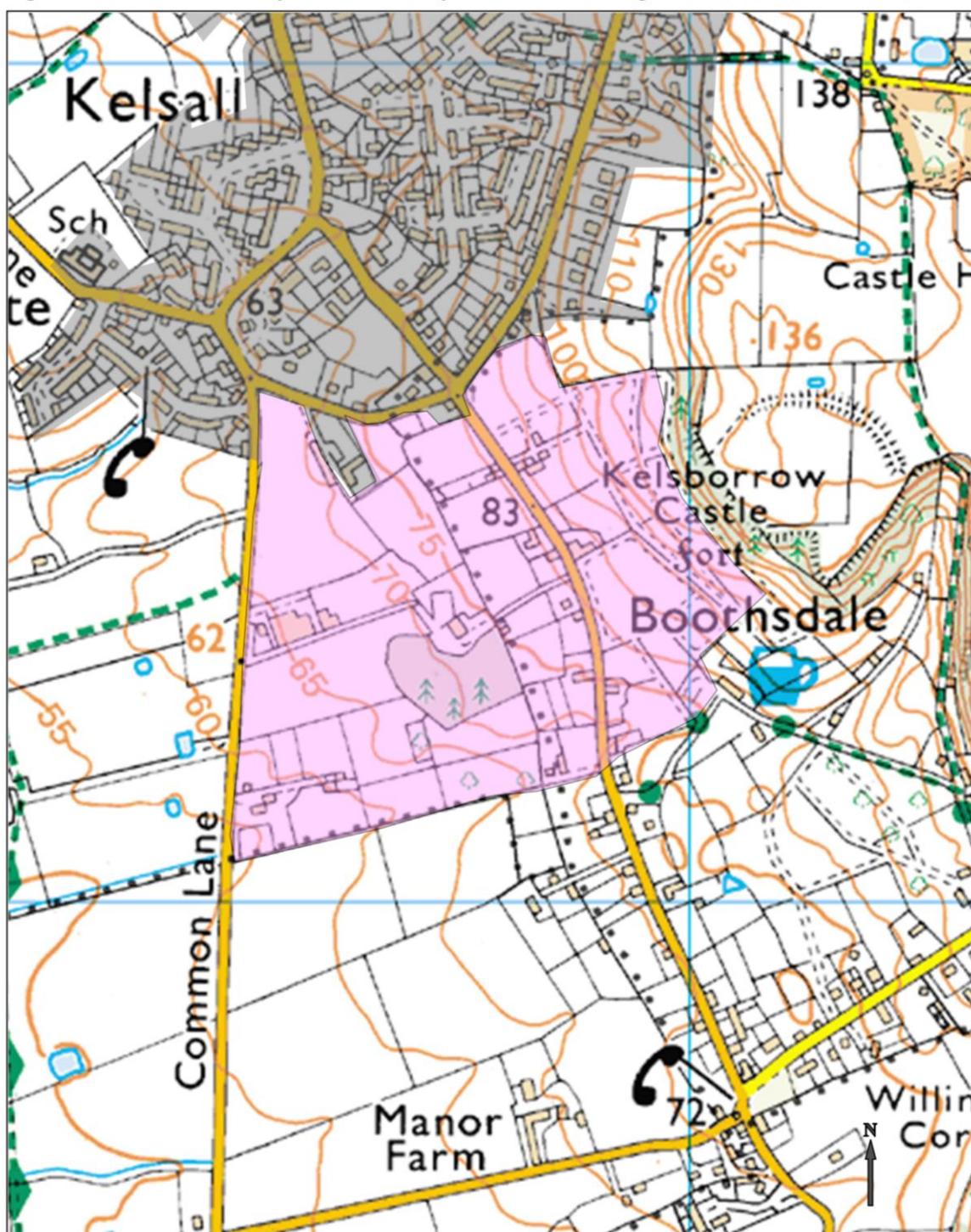
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Not to a recognised scale

Candidate Key Settlement Gaps

Main Areas of Settlement (indicative) (CWaC)

Figure 2.14 - Candidate Key Settlement Gaps - Kelsall & Willington Corner

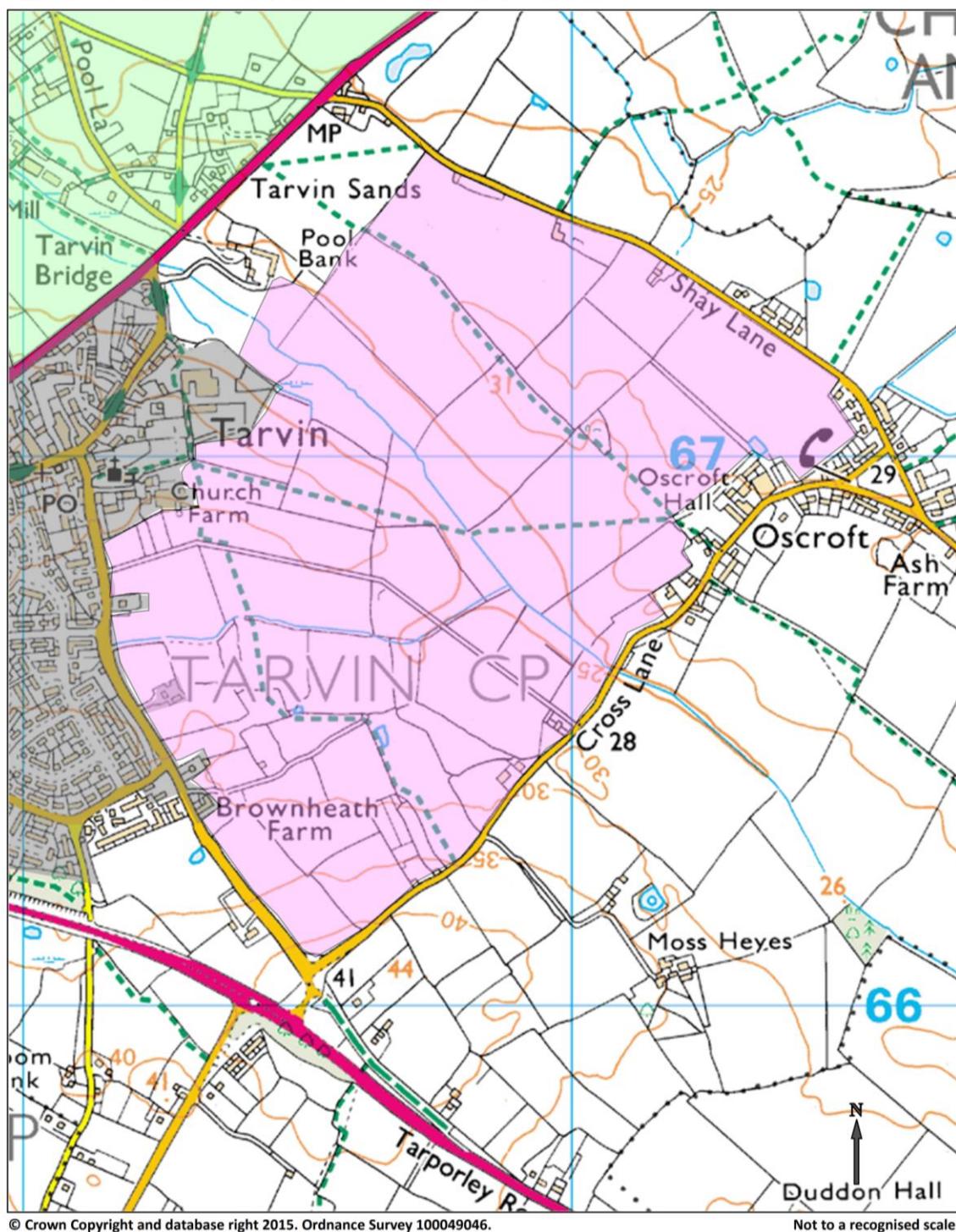


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- Candidate Key Settlement Gaps
- Main Areas of Settlement (indictive) (CWaC)

Figure 2.16- Candidate Key Settlement Gaps - Tarvin & Oscroft



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Not to a recognised scale

 Candidate Key Settlement Gaps

 Green Belt

 Main Areas of Settlement (indicative) (CWaC)

Figure 2.18- Candidate Key Settlement Gaps - Tarporley & Tilstone Fearnall

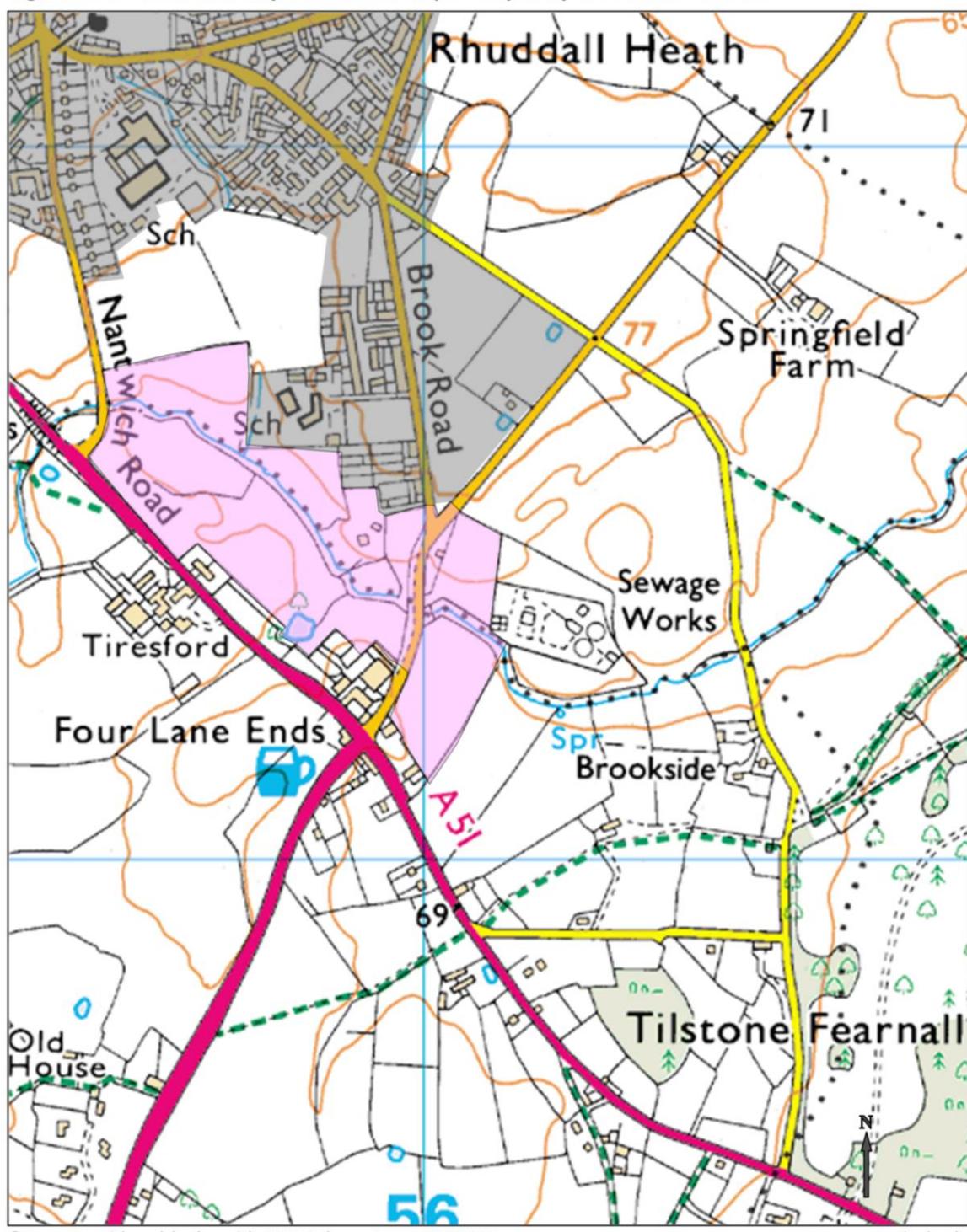
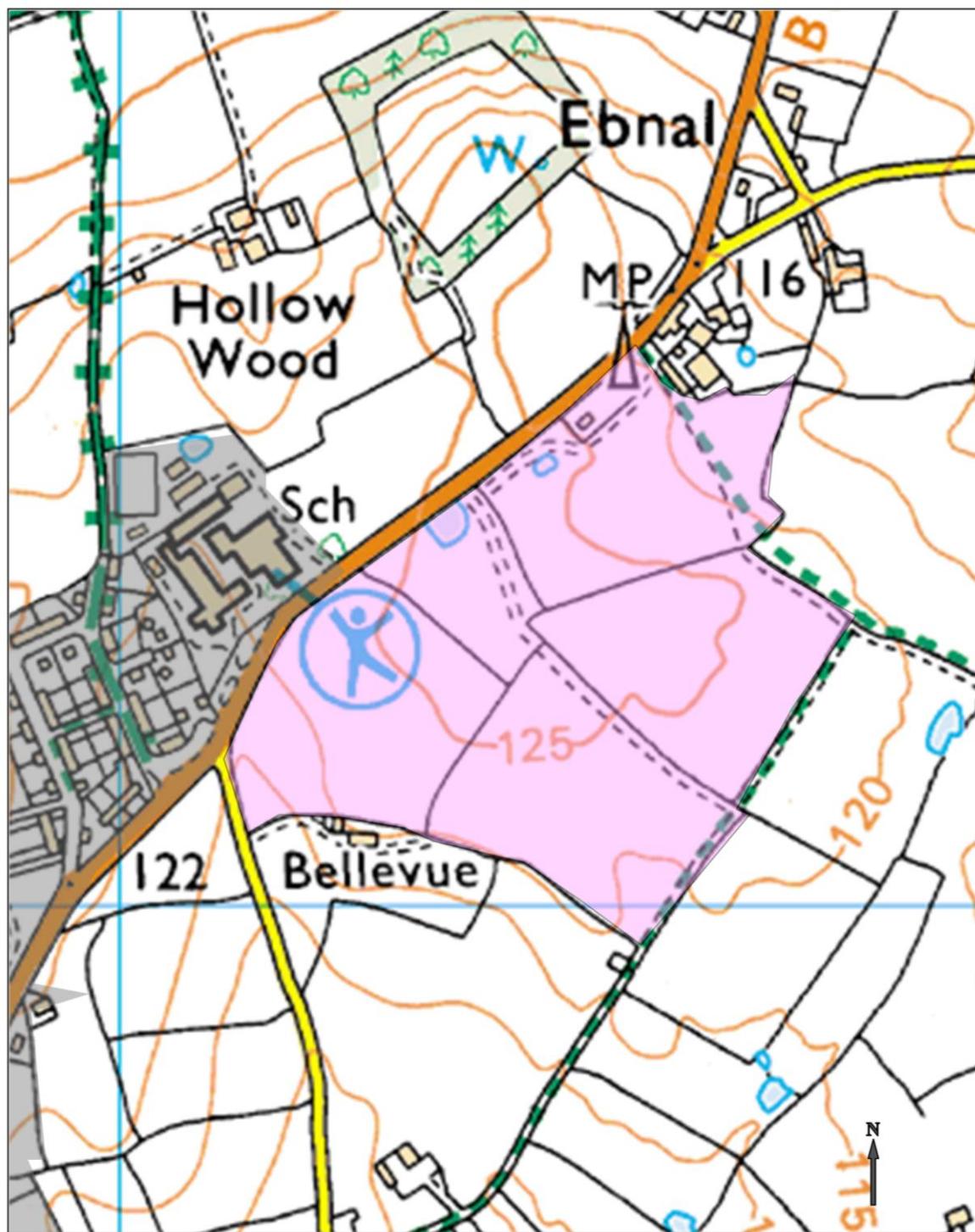


Figure 2.21 - Candidate Key Settlement Gaps - Ebnal & Malpas



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Not to a recognised scale

 Candidate Key Settlement Gaps

 Main Areas of Settlement (indicative) (CWaC)

6. Towards a Key Settlement Gap Policy Approach

6.1 It is evident that settlement identity and separation has been (and continues to be through recent planning permissions and appeal decisions) partly eroded over the plan area, although not all such erosion of identity and separation is a consequence of recent development alone. However, at the time of this study housing growth across the Local Plan period is expected to be high in comparison to historic rates for housing completions, and greenfield sites may be included within the Local Plan (Part Two), depending on remaining need. In such circumstances, areas of open land on the periphery of main settlements may be under pressure for development. This study has reconfirmed that a network of areas on the edge of existing towns and villages currently help define those settlements' separation and their extent of urban frameworks and thus influence their character and individual identities, and as such should be protected from development which would serve to erode those characteristics.

6.2 The preceding section presents a series of Candidate Key Settlement Gaps across the CWaC Local Plan area. This report suggests that these spaces should comprise the *starting point* for the application of an area-specific policy mechanism within the emerging Local Plan (Part Two) that can serve to help protect settlement identity from further erosion and avoid settlement coalescence.

6.3 **CKSGs do not simply delineate areas within which any further development would serve to significantly erode the valued separation and settlement identity roles those areas play in every case, but rather where the *potential* for such harm manifestly exists.**

6.4 In consultation with the borough's project team, a flexible policy approach is proposed comprising a criteria-based assessment of whether such harm and erosion would be judged to occur as a consequence of individual development proposals. This allows for each proposal being considered on its own merits, whilst having particular regards to those locally acute threats. The spatial element of this approach (as opposed to a plan area-wide policy for settlement separation issues) serves simply to focus attention on such valued functionality of settlement edge areas where the potential for harm has been systematically assessed and thus supporting and reflecting a spatial, plan-led approach.

6.5 Hence, CKSGs present a spatial delineation where the application of a new Local Plan (Part Two) policy for Key Settlement Gaps should be exercised, but where that policy offers a specific set of criteria against which applications will be assessed, rather than a 'blanket' restriction on further development. It would be possible for development to be permitted within CKSGs where policy criteria are met. Provisional principles for this policy approach are set out below.

6.6 Having regard to the primary KSG functions which underpin this study, the following policy **elements** should be afforded consideration as a **starting point** for the inclusion of a detailed Local Plan (Part Two) Key Settlement Gap policy in accordance with ENV2.

KSG functionality is defined as:

The role that undeveloped space performs in maintaining the distinct and/or remaining separation between a town or village with one or more other settlement(s) (whether or not within CWaC itself), and in doing so helping define settlement identity, character, sense of place or historic settlement form. Undeveloped areas between settlements may also perform important roles as open spaces close to residential areas, present recreational or relaxation opportunities, habitat value or ecosystem services benefits.

Policy Objectives for KSGs

Within those areas identified on the Local Plan Policies Map as Key Settlement Gaps, development proposals which would serve to remove or reduce perceived settlement separation and identity functions of those areas, or features that contribute to a sense of separation and identity will not be supported by the Council/will be refused.

Development may be permitted within Key Settlement Gaps where:

- The development would not result in coalescence of settlements or neighbourhoods previously/historically separate/unconnected;
- The development would not result in a significant increase in intervisibility between settlement edges where this has been absent or limited historically, either by the extension of development or the loss of screening features such as woodland;
- The development would not harm the perception of openness previously characterising a separation between settlements or neighbourhoods, including through individual or cumulative impacts of isolated small developments;
- The development would not serve to materially alter any historic form of the settlements such as its relationship to topographical features, open spaces, roads or important buildings

Appropriate Development in KSGs

Development proposals which may be supported by the Council on a case-by-case basis within Key Settlement Gaps will be restricted to those which do not serve to erode KSG functionality and meet other plan policy, such as:

- Small scale agricultural development or appropriate rural development;
- Development which results in a net increase in the openness of the KSG;
- Proposals which seek to improve the environmental value and permanence of KSGs whilst maintaining its undeveloped character; or
- Proposals for the use of land for outdoor recreational or community use.'

APPENDICES

APPENDIX 1.**CWaC identified small settlements examined for potential Local Service Centre status (early 2016):**

Acton Bridge	Duddon	Mollington
Aldersley	Dunham-on-the-Hill	Mouldsworth
Aldford	Eaton nr Tarporley	Moulton
Allostock	Ebnal	Newton by Tattenhall
Alvanley	Eccleston	No Mans Heath
Antrobus	Elton	Norley
Ashton Hayes	Foxwist Green	Oakmere
Aston	Fullers Moor	Occleston Green
Backford	Gatesheath	Oldcastle Heath
Barton	Great Barrow	Oscroft
Beeston	Great Budworth	Picton
Bickley Moss	Guilden Sutton	Puddington
Bickley Town	Hampton Heath	Pulford
Bostock Green	Handley	Quarrybank
Bridge Trafford	Hapsford	Rowton
Brown Knowl	Hargrave	Rushton
Broxton	Harthill	Saighton
Bruera	Hatchmere	Saughall
Bry	Hatton Heath	Shocklach
Burton nr Duddon	Hebden Green	Shotwick
Burton nr Ness	Higher Marston	Sproston Green
Burwardsley	Higher Whitley	Stanhorne
Byley	Higher Wincham	Stoak
Capenhurst	Higher Wych	Stretton
Childer Thornton	Hooton	Sutton Weaver
Chorlton Lane	Horton Green	Swan Green
Chowley	Huxley	Thornton-Le-Moors
Christelton	Ince	Threapwood
Churton	Kingsley	Tilston
Clotton	Lach Dennis	Tilstone Fearnall
Clutton	Ledsham	Tiverton
Coddington	Little Budworth	Tushingham
Comberbach	Little Leigh	Utkinton
Coteback	Little Stanney	Waverton
Crewe-by-Farndon	Littleton	Wervin
Crowton	Lostock Green	Whitegate
Cuddington Heath	Lower Kinnerton	Willaston
Delamere	Lower Whitley	Willington Corner
Delamere Park	Manley	Wimbolds Trafford
Dodleston	Mickle Trafford	Wimboldsley
Duckington	Milton Green	

APPENDIX 2.

KSG Field Sheets

Settlements: **Lostock Gralam and Northwich**

Date: May 2015

Primary KSG Functionality	Comment
Open space between inter-visible settlement edges;	Yes Although views west from Lostock Gralam to Northwich over level ground with intermittent hedges serve to reduce prominence.
Open space which if developed would diminish settlement identity and perceptual separation and/or increase inter-visibility between settlements;	Yes Potentially.
Open spaces which if developed would lead to coalescence;	Potentially dependent upon scale of proposals or allocations over this relative small area of separation.
Spaces which would be prominent in the wider landscape and so diminish the sense of openness in the wider settlement context if developed;	No Level, low lying ground with limited views in.
Spaces which present a distinct, established/historic edge to settlements which afford a good landscape fit;	No Settlement edge to Lostock Gralam relatively well defined by 19 th Century workers' terraces (?), but settlement edge to Northwich in this vicinity is characterised by mixed utilitarian, low density industrial and distribution uses which poorly defines settlement character and extent.
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing but sensitively designed development;	Partly, but incongruous in landscape character terms. Prominent line of mature <i>leylandii</i> stretches east-west across the site that dissects the wider area and provides a strong visual barrier along a north-south line.
Spaces where development has encroached between existing settlements, blurring delineation, separation and identity;	No Although equestrian land uses (temporary paddock delineation etc.) serve to visually clutter the site and influence its character.
Spaces across which important vistas out of settlements help define separation and identity.	Partly but limited to those from Lostock Gralam westwards.

Secondary KSG Functionality	Comment
Space important for community access and amenity ;	No clear community accessibility but widely used for equestrian recreation.
Spaces important for environmental value, such as habitats (whether designated or important as part of habitat networks), ecosystem services or functional flood plain ;	Not apparent No designations
Particularly characteristic or representative areas of landscape character and individual landscape features identified within the LCA;	No Flat, urban fringe paddock and domestic gardens
Scenic quality ;	No
Spaces and landscape features of heritage or cultural association value (if any).	Not apparent.

OBSERVATIONS:

Performs a clear separation function between Lostock Gralam and Northwich. However the extent and perceptibility of the gap from the main route between the settlements (A559) is very limited. Key function will be afforded to dwellings west of Station Road in Lostock Gralam.

Settlements: **Lostock Green and Northwich**

Date: September 2015

Primary KSG Functionality	Comment
Open space between inter-visible settlement edges;	No. Views west and north from Lostock Green towards Northwich and Lostock Gralam are over level ground with intermittent hedges, hedgerow trees and lime bed bund walls which serve to reduce prominence of the larger settlement, although glimpses of industrial structures are sometimes possible.
Open space which if developed would diminish settlement identity and perceptual separation and/or increase inter-visibility between settlements;	Unlikely due to scale, distance and presence of restrictive lime bed infrastructure, flood risk areas and the A556. The main A556 dual carriageway presents a significant physical and perceptual barrier between the settlements immediately west of the village.
Open spaces which if developed would lead to coalescence;	Potentially, dependent upon scale of proposals/allocations but unlikely given the extent of the separation and constraints to development over lime bed sites and flood risk area.
Spaces which would be prominent in the wider landscape and so diminish the sense of openness in the wider settlement context if developed;	Partially. Level, low lying ground with limited views in over the greater PKSGA, but slightly more expansive vistas are possible immediately within the shallow Wade Brook valley.
Spaces which present a distinct, established/historic edge to settlements which afford a good landscape fit;	Partly. The western settlement edge to Lostock Green is well defined and significantly influenced by the A556 major road. A few loosely spaced dwellings line Birches Lane west of the dual carriageway The settlement edge to Northwich in this vicinity is characterised by mixed utilitarian, low density industrial and distribution uses which poorly defines settlement character and extent.
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing but sensitively designed development;	Some screening is afforded with structural/field boundary planting to A556 corridor.
Spaces where development has encroached between existing	Partly to the edge of Northwich, through industrial structures, particularly overhead

settlements, blurring delineation, separation and identity;	wires and pylon network. Lime beds provide a significant artificial landscape feature but are low and open features and generally have grassed bund walls which softens their visual impact.
Spaces across which important vistas out of settlements help define separation and identity.	Limited to short views over the Wade Brook south of Lostock Gralam.

Secondary KSG Functionality	Comment
Space important for community access and amenity ;	No. Limited accessibility on 2 PRoW.
Spaces important for environmental value, such as habitats (whether designated or important as part of habitat networks), ecosystem services or functional flood plain ;	Partly, in relation to Wade Brook shallow valley as habitat and functional flood plain.
Particularly characteristic or representative areas of landscape character and individual landscape features identified within the LCA;	Yes, but of limited amenity value. Flat, transitional pastoral, urban fringe/industrial landscape
Scenic quality ;	No
Spaces and landscape features of heritage or cultural association value (if any).	Strong industrial heritage significance.

OBSERVATIONS:

Performs a limited separation function between Lostock Green and Northwich. However the extent of separation, industrial and flood risk constraints and very limited inter-visibility between the settlements presents limited threat to settlement identity from future growth.

Settlements: **Lach Dennis with Lostock Green & Northwich (Rudheath)**

Date: September 2015

Primary KSG Functionality	Comment
Open space between inter-visible settlement edges;	No. Distance of separation and intervening land cover (hedgerows and hedgerow trees) restrict any inter-visibility.
Open space which if developed would diminish settlement identity and perceptual separation and/or increase inter-visibility between settlements;	Unlikely due to distance of separation and land cover influences.
Open spaces which if developed would lead to coalescence;	Highly unlikely.
Spaces which would be prominent in the wider landscape and so diminish the sense of openness in the wider settlement context if developed;	No. Level, low lying ground with limited views due to land cover.
Spaces which present a distinct, established/historic edge to settlements which afford a good landscape fit;	No. Lach Dennis is principally a linear settlement along the B5082 and Common lane, not significantly influenced by landscape components.
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing but sensitively designed development;	Not significant.
Spaces where development has encroached between existing settlements, blurring delineation, separation and identity;	No.
Spaces across which important vistas out of settlements help define separation and identity.	No.

Secondary KSG Functionality	Comment
Space important for community access and amenity;	No. Sparse PRoW network.
Spaces important for environmental value, such as habitats (whether designated or important as part of	Not significant.

habitat networks), ecosystem services or functional flood plain;	
Particularly characteristic or representative areas of landscape character and individual landscape features identified within the LCA;	Yes. Transitional pastoral –urban fringe landscape.
Scenic quality;	Not significant
Spaces and landscape features of heritage or cultural association value (if any).	Strong industrial heritage significance.

OBSERVATIONS:

Extent of the separation between Lach Dennis and Lostock Green, in combination with potential scale of future development around these settlements does not justify designation of KSG. Distance from Lach Dennis to Rudheath to the west, combined with major road infrastructure (A556 and A530) which present strong delineation of the larger settlement is unlikely to present a threat to settlement identity through future development.

CWAC LLD Study**KSG Field Sheet**Settlements: **Wincham (North) and Marston**

Date: May 2015

Primary KSG Functionality	Comment
Open space between inter-visible settlement edges;	Site under development
Open space which if developed would diminish settlement identity and perceptual separation and/or increase inter-visibility between settlements;	Site under development
Open spaces which if developed would lead to coalescence;	Site under development
Spaces which would be prominent in the wider landscape and so diminish the sense of openness in the wider settlement context if developed;	Site under development
Spaces which present a distinct, established/historic edge to settlements which afford a good landscape fit;	Site under development
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing but sensitively designed development;	Site under development
Spaces where development has encroached between existing settlements, blurring delineation, separation and identity;	Site under development
Spaces across which important vistas out of settlements help define separation and identity.	Site under development

Secondary KSG Functionality	Comment
Space important for community access and amenity ;	Site under development
Spaces important for environmental value, such as habitats (whether designated or important as part of habitat networks), ecosystem services	Site under development

or functional flood plain;	
Particularly characteristic or representative areas of landscape character and individual landscape features identified within the LCA;	Site under development
Scenic quality;	Site under development
Spaces and landscape features of heritage or cultural association value (if any).	Site under development

OBSERVATIONS:

Developers on site, construction of residential development well advanced. Local separation function lost.

CWAC LLD Study**KSG Field Sheet**Settlements: **Wincham South, (Village Farm) and Northwich.**

Date: May 2015

Primary KSG Functionality	Comment
Open space between inter-visible settlement edges;	No inter-visibility at time of survey
Open space which if developed would diminish settlement identity and perceptual separation and/or increase inter-visibility between settlements;	Potentially dependent upon extent of development.
Open spaces which if developed would lead to coalescence;	Potentially dependent upon extent of development.
Spaces which would be prominent in the wider landscape and so diminish the sense of openness in the wider settlement context if developed;	No Relatively enclosed by vegetation and bund to New Warrington Road (to west), existing structures (Witton Albion Football Club and mixed industrial uses) to the east and topography (gentle crest) to the south.
Spaces which present a distinct, established/historic edge to settlements which afford a good landscape fit;	Partly Defines southern most residential point of Wincham (mixed 19 th and 20 th century dwellings) along Chapel Street.
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing but sensitively designed development;	Yes Vegetated boundaries to west and south of the area provide a soft degree of enclosure with limited longer views out.
Spaces where development has encroached between existing settlements, blurring delineation, separation and identity;	To east of the lane mixed industrial uses and football ground blur the southern boundary of Wincham but inter-visibility restricted.
Spaces across which important vistas out of settlements help define separation and identity.	Yes. As described, unremarkable but appreciable open green space between settlements. Important views south of Chapel Lane.

Secondary KSG Functionality	Comment
Space important for community access and amenity;	Yes/Partly PRoW south through the site.
Spaces important for environmental value, such as habitats (whether	Some, although localised to established boundary vegetation including moderate sized

designated or important as part of habitat networks), ecosystem services or functional flood plain ;	pond to south west sector with established bankside environs.
Particularly characteristic or representative areas of landscape character and individual landscape features identified within the LCA;	Partly but unremarkable. Pond characteristic of Cheshire West landscape as are mature hedges.
Scenic quality;	Not significant
Spaces and landscape features of heritage or cultural association value (if any).	None apparent.

OBSERVATIONS:

Semi-enclosed site affords tranquil green buffer between Wincham and Northwich. Development to southern parts of the site most likely to present inter-visibility of settlements where non-currently exist.

CWAC LLD Study**KSG Field Sheet**Settlements: **Northwich & Winnington**

Date: September 2015

Primary KSG Functionality	Comment
Open space between inter-visible settlement edges;	Urban green space – no detailed assessment made
Open space which if developed would diminish settlement identity and perceptual separation and/or increase inter-visibility between settlements;	Urban green space – no detailed assessment made
Open spaces which if developed would lead to coalescence;	Urban green space – no detailed assessment made
Spaces which would be prominent in the wider landscape and so diminish the sense of openness in the wider settlement context if developed;	Urban green space – no detailed assessment made
Spaces which present a distinct, established/historic edge to settlements which afford a good landscape fit;	Urban green space – no detailed assessment made
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing but sensitively designed development;	Urban green space – no detailed assessment made
Spaces where development has encroached between existing settlements, blurring delineation, separation and identity;	Urban green space – no detailed assessment made
Spaces across which important vistas out of settlements help define separation and identity.	Urban green space – no detailed assessment made

Secondary KSG Functionality	Comment
Space important for community access and amenity;	Urban green space – no detailed assessment made
Spaces important for environmental value, such as habitats (whether designated or important as part of habitat networks), ecosystem services or functional flood plain;	Urban green space – no detailed assessment made

Particularly characteristic or representative areas of landscape character and individual landscape features identified within the LCA;	Urban green space – no detailed assessment made
Scenic quality;	Urban green space – no detailed assessment made
Spaces and landscape features of heritage or cultural association value (if any).	Urban green space – no detailed assessment made

OBSERVATIONS:

This area was designated as an 'Open Space' ASLEV within the Vale Royal Local Plan. On survey it is clear that the space does not serve to potentially or actually separate and/or define distinct settlements/neighbourhoods appropriate to the purpose or application of the Key Settlement Gap policy.

However the site is patently a valued urban space/park within the wider Northwich Urban Area. Commensurate protection of its amenity and environmental value should be afforded to it but under separate spatial policy to that for Key Settlement Gaps.

CWAC LLD Study**KSG Field Sheet**Settlements: **Leftwich and Rudheath (Dane Valley)**

Date: May 2015

Primary KSG Functionality	Comment
Open space between inter-visible settlement edges;	Yes Seasonally affected. Significant vegetation screening to elevated valley rim for most of the site limits views of development from within.
Open space which if developed would diminish settlement identity and perceptual separation and/or increase inter-visibility between settlements;	The space separates neighbourhoods/districts of Northwich and consideration needs to be given to whether the space separates 'settlements', or partly defines the boundary of 'greater' Northwich. River valley and flood plain presents marked and well defined separation between the neighbourhoods of Leftwich and Rudheath. Erosion of this open space would serve to diminish separation although river itself should always maintain a degree of separation.
Open spaces which if developed would lead to coalescence;	Not physically likely due to river, but perceptually the potential exists dependent upon scale of development.
Spaces which would be prominent in the wider landscape and so diminish the sense of openness in the wider settlement context if developed;	Yes. Whilst site has limited extensive vistas into and across it due to riparian vegetation and field boundaries, some elevated views exist from Leftwich in particular where the valley floor is visible as an extensive and integral tract with a developed edge visible along valley lip in most parts of its topographical limits.
Spaces which present a distinct, established/historic edge to settlements which afford a good landscape fit;	Partly. Historically development has extended to the valley lip, but not beyond. However that boundary is predominantly mid 20 th century onwards and as such has limited 'historic' significance.
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing but sensitively designed development;	Yes. Significant tree and hedgerow cover, occasionally pronounced as riparian environs. Views across and into the site frequently foreshortened. Seasonally influenced.
Spaces where development has encroached between existing settlements, blurring delineation,	No The open space stands retains significant degree of integrity in relation to its

separation and identity;	undeveloped valley sides and floor character. However significant development consented (not commenced at time of study) which will significantly erode this integrity.
Spaces across which important vistas out of settlements help define separation and identity.	Yes but intermittent. Particularly from edge of Leftwich. Some PRoW along site edges and informal access to upper reaches of valley sides at Leftwich.

Secondary KSG Functionality	Comment
Space important for community access and amenity ;	Yes (restricted areas) Playing fields and public park to south-west parts close to significant residential areas. Informal access to western valley sides. Fishing ponds and PRoW to eastern fringe.
Spaces important for environmental value, such as habitats (whether designated or important as part of habitat networks), ecosystem services or functional flood plain ;	Yes Floodplain. Riparian habitat, river, ponds, reedbeds and valley side woodlands. Relatively tranquil.
Particularly characteristic or representative areas of landscape character and individual landscape features identified within the LCA;	Important local area character of Dane Valley. Attractive mosaic of river and flood plain and undulating to steeper valley sides well wooded over parts. Strong tree and hedgerow coverage.
Scenic quality ;	Some local value.
Spaces and landscape features of heritage or cultural association value (if any).	?
	Not apparent but potential given historic growth of settlement and river valley services/functions.

OBSERVATIONS:

The area represents a clear landscape unit serving to separate twin southern neighbourhoods of Northwich. The river valley and pronounced valley sides afford the area significant degree in integrity as landscape unit with distinct multiple environmental value. The area presents a significant visual and possibly stronger perceptual break between major residential areas.

CWAC LLD Study**KSG Field Sheet**Settlements: **Hartford and Leftwich (Weaver Valley)**

Date: May 2015

Primary KSG Functionality	Comment
Open space between inter-visible settlement edges;	Yes Although generally restricted views by topography and woodland fringe to eastern valley side.
Open space which if developed would diminish settlement identity and perceptual separation and/or increase inter-visibility between settlements;	Partly The significant perceptual break of the River Weaver would remain, and assuming the nature conservation value and woodland of the eastern river valley side would remain protected from future development, some degree of settlement (neighbourhood) separation would be likely to remain.
Open spaces which if developed would lead to coalescence;	Not directly
Spaces which would be prominent in the wider landscape and so diminish the sense of openness in the wider settlement context if developed;	Yes The ASLEV area to the west bank of the Weaver presents a significant and open valley side, framed by the river, opposite valley side and significant bridge infrastructure. Views of the open space are prominent from within the valley along well used PRoW and from the A556 across the bridge.
Spaces which present a distinct, established/historic edge to settlements which afford a good landscape fit;	Yes Existing extent of both communities mostly stands back from the pronounced valley shoulders when viewed from the valley floor. This defines a distinct and relatively intact enclosed valley setting and valued landscape component within an otherwise significantly urban setting.
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing but sensitively designed development;	Topography and woodland to the eastern valley side perform a significant role in mitigating the visual and perceptual prominence of the urban areas from within the valley and its important green infrastructure components.
Spaces where development has encroached between existing settlements, blurring delineation, separation and identity;	Not to date However, extant planning permissions are expected to significantly diminish many of the special qualities and KSG functionality of the

Spaces across which important vistas out of settlements help define separation and identity.	area. Partly but mostly restricted to a few private vistas.
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Secondary KSG Functionality	Comment
Space important for community access and amenity ;	Yes Well used PRoW, multi-user trail in valley bottom
Spaces important for environmental value, such as habitats (whether designated or important as part of habitat networks), ecosystem services or functional flood plain ;	Yes River environs, riparian, wetland and woodland habitats, particularly to the eastern valley side.
Particularly characteristic or representative areas of landscape character and individual landscape features identified within the LCA;	Yes, Mid Weaver LCA
Scenic quality ;	Locally valued within otherwise close proximity to large 20 th century residential areas
Spaces and landscape features of heritage or cultural association value (if any).	Canalised river important in respect to industrial heritage of the area.

OBSERVATIONS:

A significant and relatively dramatic area of pronounced topography of the river valley on the edge of Northwich. The open space currently presents significant primary and secondary KSG functionality and hence multiple public benefits. Despite proximity to residential estates, the shoulders of the valley generally remain free from prominent built development, further emphasising its landscape and separation functions.

However, extant consent for significant housing development (despite ASLEV designation in Vale Royal Local Plan) will be highly likely to materially erode the separation and identity functions of the valley at this point.

CWAC LLD Study**KSG Field Sheet**Settlements: **Leftwich and Davenham (North)**

Date: May 2015

Primary KSG Functionality	Comment
Open space between inter-visible settlement edges;	<p>No</p> <p>Screened by trees and dissected by 2 major roads (A553 and A556) with significant boundary/structural planting. The prominent church spire of St Winifred's (Davenham) only clear indication of settlement from within most of the open space.</p> <p>Consideration may be appropriate to how development to the south-west of the area affects the settlement form and character of Davenham, although this is a separate issue to settlement separation.</p>
Open space which if developed would diminish settlement identity and perceptual separation and/or increase inter-visibility between settlements;	<p>Unlikely, although dependent upon scale of proposals. The open space between A553 and A556 presents a clearly defined open space separating the settlements. Some expansion outside this 'island' may not seriously harm separation function.</p> <p>Existing infrastructure and screening remains effective and likely to retain a separation function.</p>
Open spaces which if developed would lead to coalescence;	<p>Unlikely, although dependent on scale.</p>
Spaces which would be prominent in the wider landscape and so diminish the sense of openness in the wider settlement context if developed;	<p>No</p> <p>Topographical variation is limited and infrastructure/ screening effectively close-in the area from longer views.</p>
Spaces which present a distinct, established/historic edge to settlements which afford a good landscape fit;	<p>Partly in respect to northern edge of (east) Davenham where defined by churchyard.</p>
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing but sensitively designed development;	<p>Yes</p> <p>Considerable tree and mature hedgerow cover to north-eastern edge of Davenham and the structural planting along the A556</p>
Spaces where development has encroached between existing settlements, blurring delineation, separation and identity;	<p>No in respect to built development.</p> <p>Relatively recent road infrastructure (including street lighting and noise) is significant and partly urbanises the area, although generally well contained within planted corridors.</p>

Spaces across which important vistas out of settlements help define separation and identity.	No Generally views out of settlements foreshortened by hedges and tree cover. Apart from vistas from PRoW north of St Winifred's church, views into the site limited to private views from properties on London Road and church Street.
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Secondary KSG Functionality	Comment
Space important for community access and amenity ;	Partly Public park/play area to western fringe. PRoW across the area between settlements but significantly interrupted by road infrastructure.
Spaces important for environmental value, such as habitats (whether designated or important as part of habitat networks), ecosystem services or functional flood plain ;	Limited to ecological value of trees and hedgerows.
Particularly characteristic or representative areas of landscape character and individual landscape features identified within the LCA;	Yes Characteristic of eastern Cheshire plain but diluted by peri-urban uses and infrastructure.
Scenic quality ;	Limited but treescape of local value.
Spaces and landscape features of heritage or cultural association value (if any).	None apparent but potential importance in vicinity of St Winifred's and its setting.

OBSERVATIONS:

Area partly characterized by periods of road noise through the daytime and peak periods.

CWAC LLD Study**KSG Field Sheet**Settlements: **Davenham and Leftwich Grange (Green Lane Farm)**

Date: May 2015

Primary KSG Functionality	Comment
Open space between inter-visible settlement edges;	<p>Yes Narrow open space defined by A556 to the north and a linear strip of former farmland to south.</p>
Open space which if developed would diminish settlement identity and perceptual separation and/or increase inter-visibility between settlements;	<p>Yes Although proximity of the two settlements and separate identity is severely strained in the vicinity by expansion of Leftwich around the Kingsmead estate and encroachment into the Green Lane Farm area by new development to eastern area.</p>
Open spaces which if developed would lead to coalescence;	<p>Yes Notwithstanding the perceptual separation influence of the road.</p>
Spaces which would be prominent in the wider landscape and so diminish the sense of openness in the wider settlement context if developed;	<p>No</p>
Spaces which present a distinct, established/historic edge to settlements which afford a good landscape fit;	<p>No All existing development in the vicinity mid 20th century and later.</p>
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing but sensitively designed development;	<p>Yes From A556 towards Davenham, tree-lined site boundary screens to some degree.</p>
Spaces where development has encroached between existing settlements, blurring delineation, separation and identity;	<p>Yes Current development on the site exacerbating this.</p>
Spaces across which important vistas out of settlements help define separation and identity.	<p>no</p>

Secondary KSG Functionality	Comment
Space important for community access and amenity ;	no
Spaces important for environmental value, such as habitats (whether designated or important as part of habitat networks), ecosystem services or functional flood plain ;	Not apparent but abandonment of farming has given rise to scrub and unmanaged pasture.
Particularly characteristic or representative areas of landscape character and individual landscape features identified within the LCA;	No
Scenic quality ;	no
Spaces and landscape features of heritage or cultural association value (if any).	no

OBSERVATIONS:

Relatively small, narrow linear green space south of major road infrastructure does afford a perceptual break, particularly for residents of Green Lane area. Strongly influenced by major road infrastructure. Currently experiencing development to eastern parts, separation function being eroded. Limited other functionality.

CWAC LLD Study**KSG Field Sheet**Settlements: **Davenham (South) and Moulton**

Date: May 2015

Primary KSG Functionality	Comment
Open space between inter-visible settlement edges;	Yes
Open space which if developed would diminish settlement identity and perceptual separation and/or increase inter-visibility between settlements;	Potentially. Having regard to consented development, the proximity of the settlements continues to be eroded although with the exception of the marginally perceptible break on Jack Lane an appreciable gap remains.
Open spaces which if developed would lead to coalescence;	Potentially dependent upon scale.
Spaces which would be prominent in the wider landscape and so diminish the sense of openness in the wider settlement context if developed;	No Locally development could be prominent from neighbouring residential areas, but in the wider landscape the site is enclosed and not subject to views in.
Spaces which present a distinct, established/historic edge to settlements which afford a good landscape fit;	Existing and consented development edges present a clear if not 'historic' settlement edge. Landscape fit is not significant as topography is unremarkable and landscape features essentially limited to hedgerows and hedgerow trees.
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing but sensitively designed development;	Limited to hedgerows and hedgerow trees. Effective in reducing the visual harshness of 20 Century and later housing development edges to settlements.
Spaces where development has encroached between existing settlements, blurring delineation, separation and identity;	Partially, and continues, particularly towards Jack Lane to the east.
Spaces across which important vistas out of settlements help define separation and identity.	No Very limited changes in elevation limit any appreciable vistas.

Secondary KSG Functionality	Comment
Space important for community access and amenity;	Yes Network of PRoW and <i>de facto</i> paths. Open spaces close to significant residential

	concentrations. Public park to north edge of Moulton.
Spaces important for environmental value, such as habitats (whether designated or important as part of habitat networks), ecosystem services or functional flood plain ;	Partly Through inherent value of treescape and hedgerows. Some ecological value to ponds to north-west parts. Agricultural value inherent in pasture landscape.
Particularly characteristic or representative areas of landscape character and individual landscape features identified within the LCA;	Yes
Scenic quality;	Moderate Of immediate local value.
Spaces and landscape features of heritage or cultural association value (if any).	Not apparent.

OBSERVATIONS:

Highly pressurised area of relatively flat and low-lying pasture falling between large residential areas. Recent development consents will serve to further erode the open break between settlements when constructed but not significantly erode a retained perception of break. A perception of clear separation is however becoming eroded, and whilst partial development of the area may not further erode that identity, other areas would be likely to erode a sense of clear separation and hence identity if lost to development. Inter-visibility is mitigated to some extent by hedgerows and hedgerow trees particularly to the southern edge of Davenham, but elsewhere urban edges are visually harsh.

CWAC LLD Study**KSG Field Sheet**Settlements: **Moulton and Winsford**

Date: May 2015

Primary KSG Functionality	Comment
Open space between inter-visible settlement edges;	Very limited inter-visibility over a significant area of Cheshire plain landscape.
Open space which if developed would diminish settlement identity and perceptual separation and/or increase inter-visibility between settlements;	Unlikely due to scale of open area.
Open spaces which if developed would lead to coalescence;	Unlikely but dependent upon scale of proposals.
Spaces which would be prominent in the wider landscape and so diminish the sense of openness in the wider settlement context if developed;	No Typical level (for the most part) area dissected by mature hedgerows with trees. New settlement-edge housing may be locally prominent but limited in wider context if low heights. Industrial development likely to be prominent over longer views.
Spaces which present a distinct, established/historic edge to settlements which afford a good landscape fit;	No Settlement edges defined by modern commercial/industrial development to Winsford / Wharton(north fringe) and 20 th century housing at Moulton (southern fringe).
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing but sensitively designed development;	Yes Typical hedgerow and hedgerow trees in Cheshire plain.
Spaces where development has encroached between existing settlements, blurring delineation, separation and identity;	No
Spaces across which important vistas out of settlements help define separation and identity.	No

Secondary KSG Functionality	Comment
Space important for community access and amenity;	Limited Some PRoW access to south and east and west flanks in attractive if unremarkable landscape context.
Spaces important for environmental value, such as habitats (whether designated or important as part of	Some value in surface water features/ponds , mature hedgerows and trees. Farmland is improved pasture with little inherent ecological

habitat networks), ecosystem services or functional flood plain;	value.
Particularly characteristic or representative areas of landscape character and individual landscape features identified within the LCA;	Yes Typical Cheshire plain
Scenic quality;	Not significant but locally important as significant tranquil area.
Spaces and landscape features of heritage or cultural association value (if any).	Not apparent.

OBSERVATIONS:

Identified as a large ASLEV in Vale Royal Local Plan. Development at northern and southern fringes highly unlikely to result in significant erosion of settlement identity or separation. Inter-visibility from existing edges is extremely limited in summer, and not significant/fleeting in winter.

CWAC LLD Study**KSG Field Sheet**Settlements: **Stanthorne and Middlewich** (Cheshire East)

Date: May 2015

Primary KSG Functionality	Comment
Open space between inter-visible settlement edges;	No Steep valley and heavily wooded valley sides restricts intervisibility despite proximity.
Open space which if developed would diminish settlement identity and perceptual separation and/or increase inter-visibility between settlements;	Unlikely due to topography and land cover.
Open spaces which if developed would lead to coalescence;	Unlikely due to topography and land cover
Spaces which would be prominent in the wider landscape and so diminish the sense of openness in the wider settlement context if developed;	Potentially. Limited but attractive views towards Middlewich from Coalpit Lane – highly unlikely to be suitable for development. Seasonally variable views are possible from higher ground east of Stanthorne or Middlewich from Middlewich Road. Ground falls gently towards the town with glimpses of urban edge across rolling pastoral landscape.
Spaces which present a distinct, established/historic edge to settlements which afford a good landscape fit;	No
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing but sensitively designed development;	Yes Strong wooded edge to western fringes of Middlewich although not completely without views through. Further strengthened by hedgerows and hedgerow trees.
Spaces where development has encroached between existing settlements, blurring delineation, separation and identity;	No
Spaces across which important vistas out of settlements help define separation and identity.	Partly Some restricted but attractive pastoral views eastwards from Stanthorne towards Middlewich over pasture and mature treescape.

Secondary KSG Functionality	Comment
Space important for community access and amenity ;	Not apparent
Spaces important for environmental value, such as habitats (whether designated or important as part of habitat networks), ecosystem services or functional flood plain ;	Yes Significant treescape and stream environs, although primarily in Cheshire East area.
Particularly characteristic or representative areas of landscape character and individual landscape features identified within the LCA;	Typical pastoral landscape with wooded stream focus.
Scenic quality ;	Moderate
Spaces and landscape features of heritage or cultural association value (if any).	Not apparent

OBSERVATIONS:

Relatively narrow separation between the town of Middlewich and small rural hamlet of Stanthorne. Topography allows for views across parts of the separation, but hedgerows and treescape helps to limit. This visual buffering is likely to be diminished within winter months. Council boundary and relative scale of the settlements suggest threats to this open separation is limited.

CWAC LLD Study**KSG Field Sheet**Settlements: **Kelsall and Willington Corner**

Date: September 2015

Primary KSG Functionality	Comment
Open space between inter-visible settlement edges;	Yes However, north of Boothsdale (a minor road) Willington is characterised by an extremely loose-knit settlement form, particularly to its north where it lies in proximity to Kelsall. Consequently isolated dwellings with open gardens and pastures between result in an ill-defined settlement edge where it is difficult to determine whether buildings lie within Willington or are out-lying isolated dwellings.
Open space which if developed would diminish settlement identity and perceptual separation and/or increase inter-visibility between settlements;	Yes The distinction between settlements is already difficult to clearly delineate. Further development south of Green Lane and Quarry Lane in Kelsall would exacerbate this.
Open spaces which if developed would lead to coalescence;	Yes
Spaces which would be prominent in the wider landscape and so diminish the sense of openness in the wider settlement context if developed;	Yes. Sloping topography and characteristic openness between loose-knit dwellings present potential for prominent if small scale development.
Spaces which present a distinct, established/historic edge to settlements which afford a good landscape fit;	No Settlement edges are difficult to delineate.
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing but sensitively designed development;	No.
Spaces where development has encroached between existing settlements, blurring delineation, separation and identity;	Yes, with significant low density sporadic building along Willington Lane.
Spaces across which important vistas out of settlements help define separation and identity.	No, although some pronounced changes in relief, the existing settlement pattern blurs settlement separation even across longer vistas.

Secondary KSG Functionality	Comment
Space important for community access	No.

and amenity;	
Spaces important for environmental value, such as habitats (whether designated or important as part of habitat networks), ecosystem services or functional flood plain ;	No
Particularly characteristic or representative areas of landscape character and individual landscape features identified within the LCA;	Yes, typical of the general character of the Sandstone Ridge Fringe landscape character.
Scenic quality;	Limited by small extent, but attractive long vistas to the west over the Cheshire Plain to Wales, and southwards over Willington along the wooded sandstone ridge.
Spaces and landscape features of heritage or cultural association value (if any).	Area is in close proximity to the elevated Kelsborrow Castle fort site.

OBSERVATIONS:

The consideration of the value of the PKSGA is dependent upon whether the distinctive established pattern of dwellings and pasture along Willington Road is a valued characteristic or simply a consequence of long established sporadic development.

Some open space between Kelsall and Willington is discernable south of Quarry Lane and Green Lane, but is highly limited in extent, with this pattern of house/garden/paddock then repeated multiple times in the remaining space between the settlements. Development within this area would be highly likely to erode this established density of development, and consolidate a sense of settlement along Willington Road, and in doing so erode any remaining sense of settlement separation.

CWAC LLD Study**KSG Field Sheet**Settlements: **Duddon and Clotton**

Date: September 2015

Primary KSG Functionality	Comment
Open space between inter-visible settlement edges;	No
Open space which if developed would diminish settlement identity and perceptual separation and/or increase inter-visibility between settlements;	Unlikely Provisional Local Service Centre status in Local Plan might result in some limited development highly unlikely to erode degree of separation.
Open spaces which if developed would lead to coalescence;	No, as a consequence of limited scale of future development.
Spaces which would be prominent in the wider landscape and so diminish the sense of openness in the wider settlement context if developed;	No. Relatively flat, low lying topography with screening provided by hedgerows and trees.
Spaces which present a distinct, established/historic edge to settlements which afford a good landscape fit;	No.
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing but sensitively designed development;	Partly, through hedgerows and trees.
Spaces where development has encroached between existing settlements, blurring delineation, separation and identity;	Not significantly.
Spaces across which important vistas out of settlements help define separation and identity.	No.

Secondary KSG Functionality	Comment
Space important for community access and amenity;	No. Limited to only one PRoW
Spaces important for environmental value, such as habitats (whether designated or important as part of habitat networks), ecosystem services or functional flood plain;	No

Particularly characteristic or representative areas of landscape character and individual landscape features identified within the LCA;	Yes, typical of the general character of the Cheshire Plain West landscape character.
Scenic quality;	Not significant, but some limited views eastwards to wooded sandstone ridge.
Spaces and landscape features of heritage or cultural association value (if any).	Not significant.

OBSERVATIONS:

The twin small neighbouring rural settlements along and to the north of the A51 are separated by an area of typical pastoral farmed landscape across low lying topography where inter-visibility is not clearly apparent. The likely scale of development permitted within either settlement would be highly unlikely to significantly close the gap and challenge settlement identity and thus justify KSG designation

CWAC LLD Study**KSG Field Sheet**Settlements: **Tarvin and Oscroft**

Date: May 2015

Primary KSG Functionality	Comment
Open space between inter-visible settlement edges;	Yes, but fleeting, limited.
Open space which if developed would diminish settlement identity and perceptual separation and/or increase inter-visibility between settlements;	Potentially. Dependent upon scale of development but increase in inter-visibility and reduction in separation would be likely.
Open spaces which if developed would lead to coalescence;	Unlikely but dependent upon scale.
Spaces which would be prominent in the wider landscape and so diminish the sense of openness in the wider settlement context if developed;	Partly. Clear open farmland across the Cheshire Plain which is visible in glimpses at distance from higher ground to the east, but not significant. At closer distances from the local road network the undulating relief may afford locally prominent short and medium views into extended settlement limits.
Spaces which present a distinct, established/historic edge to settlements which afford a good landscape fit;	Partly. Small hamlet-scale Oscroft sits comfortably within the Cheshire Plain context and is significantly softened by hedgerows and hedgerow tree landscape features.
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing but sensitively designed development;	Yes Dense hedgerows and hedgerow tree landscape features significantly reduce the inter-visibility across gently undulating area.
Spaces where development has encroached between existing settlements, blurring delineation, separation and identity;	No
Spaces across which important vistas out of settlements help define separation and identity.	No, although east of Church Street in Tarvin affords some longer views towards Oscroft.

Secondary KSG Functionality	Comment
Space important for community access and amenity;	Partly Significant footpath network between the settlements.
Spaces important for environmental value, such as habitats (whether designated or important as part of habitat networks), ecosystem services	Inherent ecological value from hedges and trees and remnant pond network. High value pasture for food production.

or functional flood plain;	
Particularly characteristic or representative areas of landscape character and individual landscape features identified within the LCA;	Yes Typical Cheshire Plain characteristics.
Scenic quality;	Moderate
Spaces and landscape features of heritage or cultural association value (if any).	Not apparent.

OBSERVATIONS:

The area between Tarvin and Oscroft retains a strong separation functionality despite the relative scale of Tarvin and relatively limited distance of separation. Absence of diluting built development and the typical Cheshire Plain hedge and hedgerow tree network which significantly foreshortens views serve to perform an effective break between settlements which should be maintained.

CWAC LLD Study**KSG Field Sheet**Settlements: **Tarporley and Eaton**

Date: September 2015

Primary KSG Functionality	Comment
Open space between inter-visible settlement edges;	No Topography presents significant barrier to inter-visibility
Open space which if developed would diminish settlement identity and perceptual separation and/or increase inter-visibility between settlements;	Unlikely in context of likely scale of growth under spatial strategy of the Local Plan
Open spaces which if developed would lead to coalescence;	No
Spaces which would be prominent in the wider landscape and so diminish the sense of openness in the wider settlement context if developed;	Yes Changes in topography present areas of prominent landscape, characterised by golf course land use.
Spaces which present a distinct, established/historic edge to settlements which afford a good landscape fit;	No.
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing but sensitively designed development;	Partly. Golf courses and historic parkland to the immediate north east of Tarporley provide an attractive green edge to the town.
Spaces where development has encroached between existing settlements, blurring delineation, separation and identity;	No
Spaces across which important vistas out of settlements help define separation and identity.	Partly

Secondary KSG Functionality	Comment
Space important for community access and amenity;	Extensive golf and leisure infrastructure between the settlements, but not necessarily community orientated.
Spaces important for environmental value, such as habitats (whether designated or important as part of habitat networks), ecosystem services	No

or functional flood plain;	
Particularly characteristic or representative areas of landscape character and individual landscape features identified within the LCA;	No Characterised by golf course landscape.
Scenic quality;	Topography and remnant parkland present an attractive landscape setting to both settlements
Spaces and landscape features of heritage or cultural association value (if any).	Yes. Conservation Area extends from Tarporley to the north east of the town across open landscape reflecting parkland heritage.

OBSERVATIONS:

The area between Tarporley and Eaton is clearly separated by both distance and topography, with rising land between the settlements characterised by former parkland, and now extensive leisure and golf facilities. The planned scale of development for either settlement is highly unlikely to challenge this clear separation and identity.

CWAC LLD Study**KSG Field Sheet**Settlements: **Tarporley and Tilstone Fearnall**

Date: September 2015

Primary KSG Functionality	Comment
Open space between inter-visible settlement edges;	No Inter-visibility not possible as a consequence of topography and land cover
Open space which if developed would diminish settlement identity and perceptual separation and/or increase inter-visibility between settlements;	Potentially between Four Lane Ends and Tarporley, but highly unlikely between Tilstone Fearnall and either Tarporley or Four Lane Ends.
Open spaces which if developed would lead to coalescence;	Potentially between Four Lane Ends and Tarporley, but highly unlikely between Tilstone Fearnall and either Tarporley or Four Lane Ends.
Spaces which would be prominent in the wider landscape and so diminish the sense of openness in the wider settlement context if developed;	Partly. Particularly between Four Lane Ends and Tarporley where a change in relief affords localised views north and south.
Spaces which present a distinct, established/historic edge to settlements which afford a good landscape fit;	No.
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing but sensitively designed development;	No
Spaces where development has encroached between existing settlements, blurring delineation, separation and identity;	Partly Between Four Lane Ends and Tilstone Fearnall where sporadic development blurs any sense of settlement edge.
Spaces across which important vistas out of settlements help define separation and identity.	Partly. Particularly between Four Lane Ends and Tarporley where a change in relief affords brief localised views north and south.

Secondary KSG Functionality	Comment
Space important for community access and amenity;	Limited to footpaths between Four Lane Ends and Tilstone Fearnall.
Spaces important for environmental value, such as habitats (whether designated or important as part of habitat networks), ecosystem services or functional flood plain;	No

Particularly characteristic or representative areas of landscape character and individual landscape features identified within the LCA;	Typical LCA components but limited significance.
Scenic quality;	No
Spaces and landscape features of heritage or cultural association value (if any).	No.

OBSERVATIONS:

Separation between Tarporley, Four Lane Ends and Tilstone Fearnall is relatively narrow, but the delineation of Tilstone Fearnall in particular is weak, with no clear settlement edge appreciable. Relative levels of growth within Four Lane Ends and Tilstone Fearnall is likely to be at only very small scales and would not justify the need for KSG designation.

Potential growth for Tarporley is however more significant under the Local Plan spatial strategy, and recent development along Brook Road has served to expand the town on its south-eastern fringe. This, combined with localised changes in relief offering localised views provides some potential for settlement identity of Four Lane Ends to be diminished (notwithstanding its status as non-settlement in the settlement hierarchy).

CWAC LLD Study**KSG Field Sheet**Settlements: **Tattenhall & Newton-by-Tattenhall**

Date: September 2015

Primary KSG Functionality	Comment
Open space between inter-visible settlement edges;	No Inter-visibility not possible as a consequence of distance and land cover
Open space which if developed would diminish settlement identity and perceptual separation and/or increase inter-visibility between settlements;	Potential inter-visibility increase could arise, but settlement identity erosion unlikely given planned levels of growth and degree of existing separation.
Open spaces which if developed would lead to coalescence;	No.
Spaces which would be prominent in the wider landscape and so diminish the sense of openness in the wider settlement context if developed;	Limited. Although a small number of isolated dwellings and farm buildings fall between the settlements, the character of the space between the settlements is relatively open. However elevated viewpoints (over dense hedge network) are generally absent. Views from railway bridge at Newton afford very limited views. Development to the northern fringe of Tattenhall would be likely to be prominent from close distance but not in the wider landscape.
Spaces which present a distinct, established/historic edge to settlements which afford a good landscape fit;	No.
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing but sensitively designed development;	No, although hedgerow and hedgerow tree cover serves to soften the abrupt 20 th century built edge to the north of Tattenhall.
Spaces where development has encroached between existing settlements, blurring delineation, separation and identity;	Partly along Tattenhall Road, but predominantly open farmland interspersed with vernacular isolated dwellings and farmsteads around the Newton Lane crossroads.
Spaces across which important vistas out of settlements help define separation and identity.	No.

Secondary KSG Functionality	Comment
Space important for community access	Limited to sparse footpath network.

and amenity;	
Spaces important for environmental value, such as habitats (whether designated or important as part of habitat networks), ecosystem services or functional flood plain ;	Limited to numerous field ponds and hedgerow network.
Particularly characteristic or representative areas of landscape character and individual landscape features identified within the LCA;	Typical LCA components but limited significance.
Scenic quality;	No
Spaces and landscape features of heritage or cultural association value (if any).	No.

OBSERVATIONS:

Separation between Tattenhall and Newton-by-Tattenhall measures around 1km, although some sporadic development punctuates the landscape along Tattenhall Road. Landscape is predominantly flat and consequently hedgerows and treelines further limit vistas between the settlements. The character of Tattenhall is of a relatively dense nucleated settlement, whereas Newton is small and fragmented in scale and form. Its focus could be seen to be towards the canal which itself is perceptually separated from Tattenhall by the railway line as well as distance.

CWAC LLD Study**KSG Field Sheet**Settlements: **Farndon and Churton**

Date: May 2015

Primary KSG Functionality	Comment
Open space between inter-visible settlement edges;	No Gentle changes in topography and heavy tree cover in places restricts views between settlements.
Open space which if developed would diminish settlement identity and perceptual separation and/or increase inter-visibility between settlements;	No Significant distance between settlements.
Open spaces which if developed would lead to coalescence;	No
Spaces which would be prominent in the wider landscape and so diminish the sense of openness in the wider settlement context if developed;	Yes Relatively open landscape on eastern bank of the River Dee with minor changes in elevation which could lead to moderately prominent development from slightly higher ground between and to the east of the settlements.
Spaces which present a distinct, established/historic edge to settlements which afford a good landscape fit;	No Settlement edges defined by 20 th century development.
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing but sensitively designed development;	Yes Well treed fringe to Churton's southern edge. Gentle topographic changes partly limit potential inter-visibility whilst occasionally increasing such potential.
Spaces where development has encroached between existing settlements, blurring delineation, separation and identity;	Partly. Southern fringe of Churton is characterized by late 20 th century speculative development with little association with the historic core of the hamlet.
Spaces across which important vistas out of settlements help define separation and identity.	Partly Northern fringe of Farndon enjoys views beyond the Barnston Monument but not highly significant.

Secondary KSG Functionality	Comment
Space important for community access and amenity;	Yes Significant PROW network across the area of separation.
Spaces important for environmental value, such as habitats (whether designated or important as part of	Limited Primarily intensive arable farmland, important for food production.

habitat networks), ecosystem services or functional flood plain;	Some inherent value of hedgerows and trees. Western fringes possibly flood plain.
Particularly characteristic or representative areas of landscape character and individual landscape features identified within the LCA;	No Dilution of Cheshire Plain characteristic within estate farmlands displaying greater incidence of arable farming with consequent reduction in field boundaries and landscape features.
Scenic quality;	Limited
Spaces and landscape features of heritage or cultural association value (if any).	Not apparent.

OBSERVATIONS:

Marginally raised elevation of both settlements present potential for some inter-visibility, although the scale of separation and intervening landscape components limit issues of identity and separation erosion arising.

CWAC LLD Study**KSG Field Sheet**Settlements: **Hampton Heath (Ebnal) and Malpas**

Date: May 2015

Primary KSG Functionality	Comment
Open space between inter-visible settlement edges;	No Due to crest in topography between the settlements.
Open space which if developed would diminish settlement identity and perceptual separation and/or increase inter-visibility between settlements;	Yes Malpas School extends close to the crest separating the settlements north of the town. To the south of the school development unlikely to affect inter-visibility.
Open spaces which if developed would lead to coalescence;	Unlikely due to settlement form and local topography
Spaces which would be prominent in the wider landscape and so diminish the sense of openness in the wider settlement context if developed;	Yes in some areas east of the school and B5069. Rolling topography and dense network of trees and hedges likely to screen development in places but be highly prominent in others.
Spaces which present a distinct, established/historic edge to settlements which afford a good landscape fit;	Yes South-west edge of Ebnal defined by historic farmsteads.
Spaces or features which provide a screening or visual 'softening' function to settlement edges, such as landform, woodland or existing but sensitively designed development;	Yes Topography and vegetation important in the landscape and contribute to limiting views between settlements and retaining separation.
Spaces where development has encroached between existing settlements, blurring delineation, separation and identity;	The school north of Malpas has extended the settlement limits along the B5069, but has not crested the important landform perceptually and physically separating the settlements.
Spaces across which important vistas out of settlements help define separation and identity.	Partly, north east of Malpas, vistas to crest in landform occasionally extensive.

Secondary KSG Functionality	Comment
Space important for community access and amenity;	Some PROW across attractive rolling landscape.
Spaces important for environmental	Yes

value, such as habitats (whether designated or important as part of habitat networks), ecosystem services or functional flood plain ;	Mature rolling farmland with extensive treescape and pond network.
Particularly characteristic or representative areas of landscape character and individual landscape features identified within the LCA;	Yes
Scenic quality ;	Moderate to High
Spaces and landscape features of heritage or cultural association value (if any).	No apparent.

OBSERVATIONS:

Significant variation in settlement size and clear separation as exists for most parts of the area between. However, development beyond the school would be highly likely to significantly erode the perceptual separation which persists because of the undeveloped crest and this areas is highly sensitive to development accordingly.

APPENDIX 3

Former Vale Royal ASLEV 'Open Space' Designations falling within the Green Belt.

Area (See Figure 1c)	Existing designation and justification (former Vale Royal only)	Green Belt?	Summary of KSG Functionality (See appendix 1)	Candidate KSG? (see Figure 2)
1. Frodsham and Helsby	'The ASLEV is an important gap between the settlements of Frodsham and Helsby and provides the means by which this locally important landscape can be controlled.'	Yes	Falls within Green Belt and excluded from Local Plan (Part Two) policy scope	No Green Belt performs appropriate function
2. Hartford and Cuddington	'There is considerable pressure for development around both Hartford and Cuddington and there is a need to maintain the openness of the area in order to protect valuable countryside. Because of this openness the landscape is particularly sensitive to change and thus should be protected to safeguard this character.'	Yes	Falls within Green Belt and excluded from Local Plan (Part Two) policy scope	No Green Belt performs appropriate function
3. Hartford and Weaverham	'The ASLEV forms an important gap between Hartford and Weaverham and assists in preventing the coalescence of these settlements.'	Yes	Falls within Green Belt and excluded from Local Plan (Part Two) policy scope	No Green Belt performs appropriate function
4. Cuddington and Weaverham	'The topography of the landscape slopes down from Cuddington to Weaverham and offers views across the landscape that need to be protected by an ASLEV.'	Yes	Falls within Green Belt and excluded from Local Plan (Part Two) policy scope	No Green Belt performs appropriate function
5. Cuddington and Delamere Park	'This ASLEV provides a strategic gap between Cuddington and Delamere Park. It protects the identity of each settlement and prevents their coalescence.'	Yes	Falls within Green Belt and excluded from Local Plan (Part Two) policy scope	No Green Belt performs appropriate function
6. Frodsham, Helsby & Lordship Marshes	'The marshes are of importance because they are the only significant open area between the heavy industry of Ellesmere Port and Halton. They provide a setting for the Frodsham and Helsby Hills and are an important landscape feature themselves and are of	Yes	Falls within Green Belt and excluded from Local Plan (Part Two) policy scope	No Green Belt performs appropriate function

international importance to migrating and wintering birds and have considerable bird breeding interest.

The Manchester Ship Canal is an important strategic waterway that needs to be maintained regularly to ensure that it remains navigable.

The Borough Council recognise the importance of the canal deposit grounds located in the Frodsham, Helsby and Lordship Marshes to the continued maintenance works required to the Canal.