The Cheshire East Neighbourhood Plan Landscape & Settlement Character Toolkit

A Supplementary Planning Document

March 2016

e*SCAPE
urbanists

Cheshire East
Council

Contents:

Introduction

"Our landscapes are extremely important to us, they are part of our cultural heritage. With sympathetic planning, design and management they offer an opportunity to provide a more harmonious link between man and the natural world, for the benefit of both. Sensitive, informed, and integrated approaches should help us all to conserve, enhance, restore and regenerate landscapes that are attractive,diverse and publically valued,showing that environmental, social and economic benefits can go hand in hand."

An Approach to Landscape Character Assessment 2014: Christine Tudor, Natural England

01   Cheshire East Council (CEC) have commissioned e*SCAPE Urbanists to prepare a Neighbourhood Plan Landscape and Settlement Character Assessment Toolkit to assist parishes in formulating their baseline assessments for their Neighbourhood Plan.

02   The toolkit will be available online on the CEC website to enable communities to download as and when required. The primary aim is to provide a simple and easy to understand guide that will point parishes in the direction of assessing the value contained within their towns, villages and surrounding landscape.

03   Neighbourhood Planning was introduced in 2011 through the Localism Act. The unique natural beauty of an area can be described in a Landscape Character Assessment, which is then used to inform other planning policies. Landscape Character Assessment is a process to identify and understand the elements and features that give character to the landscape.

04   Understanding the character of an area is the vital first step in making almost any landscape or design related decision, whether it is for a village street or an entire region.

05   There is a wealth of information available online, mostly spread across various agencies websites as well as documents and information found on the CEC website. This document has pulled together a number a links so that they can be found in one document and these are found in the relevant chapters.

06   It will be obvious from the historical appreciation of the settlements, evolution through time in response to events, changes in economic activity, disease or war, hamlets grow into villages, villages grow into larger villages or eventually into towns and some

settlements are indeed lost in the mists of time.

07 Settlements will continue to evolve and will need to adapt to the environment in which they are located. In a time of an increasingly ageing, yet still active population and high house prices, some settlements are in danger of losing their vibrancy through a loss of a younger generation. Inevitably, there is pressure on communities to accept certain levels of development to enable affordable/starter and family homes to be built, along with the need to provide the associated shops, jobs and community facilities.

08 Therefore, this should not be considered as an 'anti-development' toolkit but more as an 'appropriate development toolkit'.

09 The purpose of this toolkit is as follows:

- To be used by groups developing their Neighbourhood Plans

- The toolkit provides guidance on preparing baseline studies relating to landscape and urban design

- Provides the evidence base to assist in identifying landscape and settlement (physical) issues in the Neighbourhood Plan area

- Steers the groups in using the issues to inform objectives and thus the Neighbourhood Plan policies

- Aims to not just develop general policies, but also spatial policies supported by spatial plans

10 The following sections have been set out in order of the recommended approach that can be taken to undertake the character assessments of the parishes.
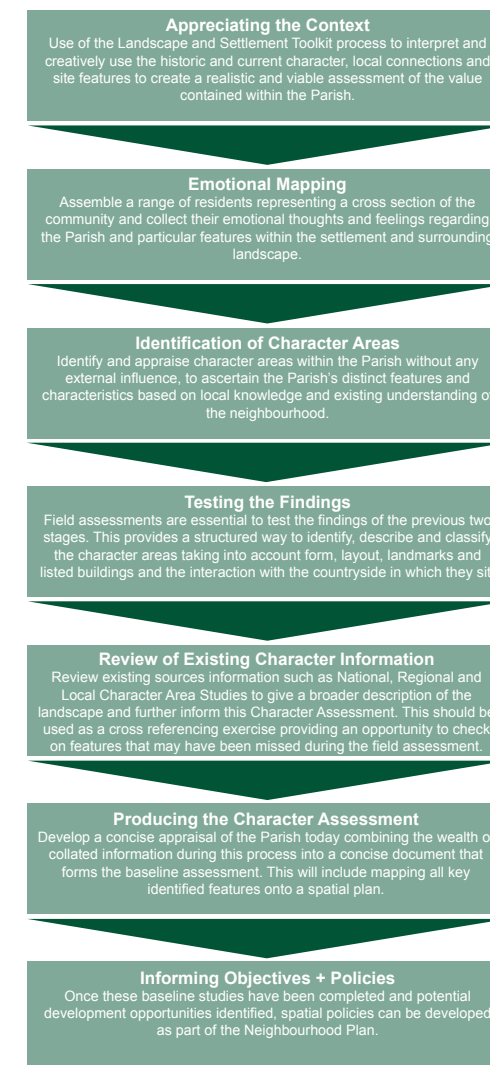
11 The first stage is about assembling the parish residents emotional thoughts and feelings regarding the area that they live in.

12 The second stage outlines how this then can translated and utilised to identify distinct character areas within the parish, both in terms of settlement and the landscape

13 The third stage is about testing the emotional mapping and characters areas in the field and advice is offered on how to do this using survey sheets and guide notes.

14 The fourth stage offers advice on where to find existing landscape and settlement character assessments and other related information and includes active links to various sources of online information.

15 The fifth stage is concerned with compiling the wealth of collected and diverse information into a legible format and character document to form the baseline evidence that will inform the objectives and policies of the Development Neighbourhood Plan.

16 The final stage sets out how to inform the objectives and policies and how to graphically represent the ideas and thoughts using computer software.

Appreciating the Context
Use of the Landscape and Settlement Toolkit process to interpret and creatively use the historic and current character, local connections and site features to create a realistic and viable assessment of the value contained within the Parish.

Emotional Mapping
Assemble a range of residents representing a cross section of the community and collect their emotional thoughts and feelings regarding the Parish and particular features within the settlement and surrounding landscape.

Identification of Character Areas
Identify and appraise character areas within the Parish without any external influence, to ascertain the Parish's distinct features and characteristics based on local knowledge and existing understanding of the neighbourhood.

Testing the Findings
Field assessments are essential to test the findings of the previous two stages. This provides a structured way to identify, describe and classify the character areas taking into account form, layout, landmarks and listed buildings and the interaction with the countryside in which they sit.

Review of Existing Character Information
Review existing sources information such as National, Regional and Local Character Area Studies to give a broader description of the landscape and further inform this Character Assessment. This should be used as a cross referencing exercise providing an opportunity to check on features that may have been missed during the field assessment.

Producing the Character Assessment
Develop a concise appraisal of the Parish today combining the wealth of collated information during this process into a concise document that forms the baseline assessment. This will include mapping all key identified features onto a spatial plan.

Informing Objectives + Policies
Once these baseline studies have been completed and potential development opportunities identified, spatial policies can be developed as part of the Neighbourhood Plan.

Figure 02 - Process involved in developing a Landscape and Settlement Character Assessment

i Emotional Mapping

i|01   The first stage in the process is to organise the parish residents into round table group workshops. There may be a number of community members who have skills useful in the preparation of the landscape assessment such as landscape architects, historians, architects, artists, writers etc. However, it is important to emphasise that the views and feelings of every member is to be considered equally important.

Creating an emotional response to your parish

i|02   Create a map recording how the individual or group within the community feel about their parish. Particular emphasis should be paid to the emotions, such as love, hate, fear, anger etc and consider what generates these emotions.

i|03   This exercise can be used to engage all age groups and types within a community and the examples opposite illustrate how the maps could be presented in a useful manner to collate the findings of the exercise.
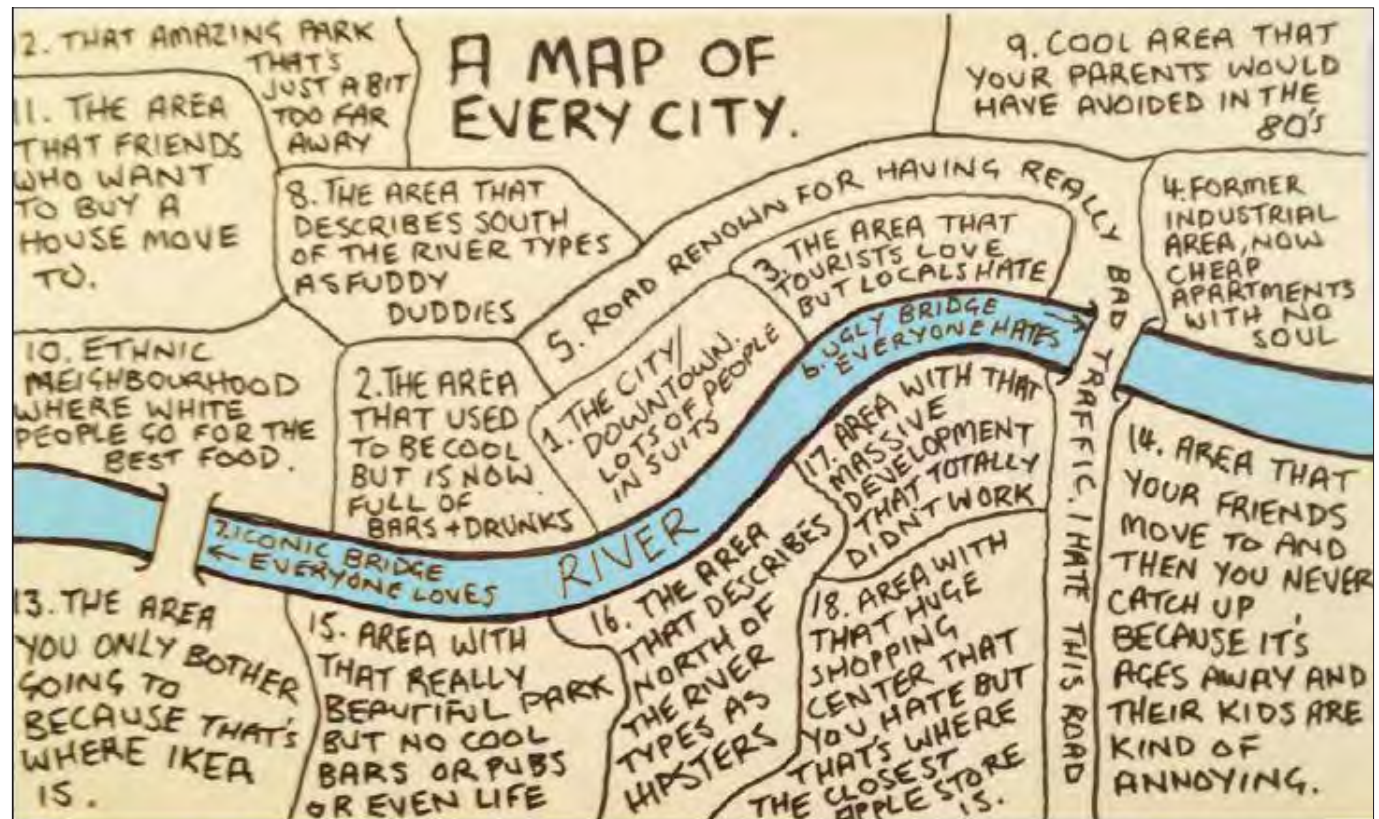

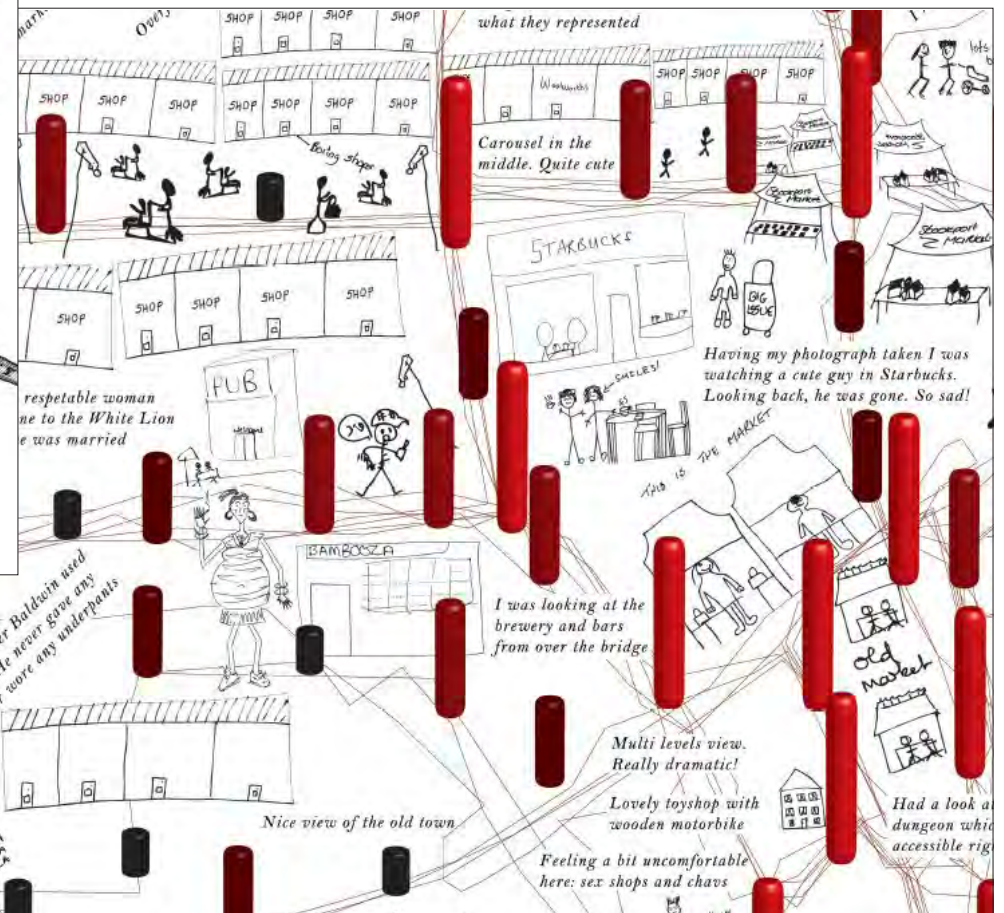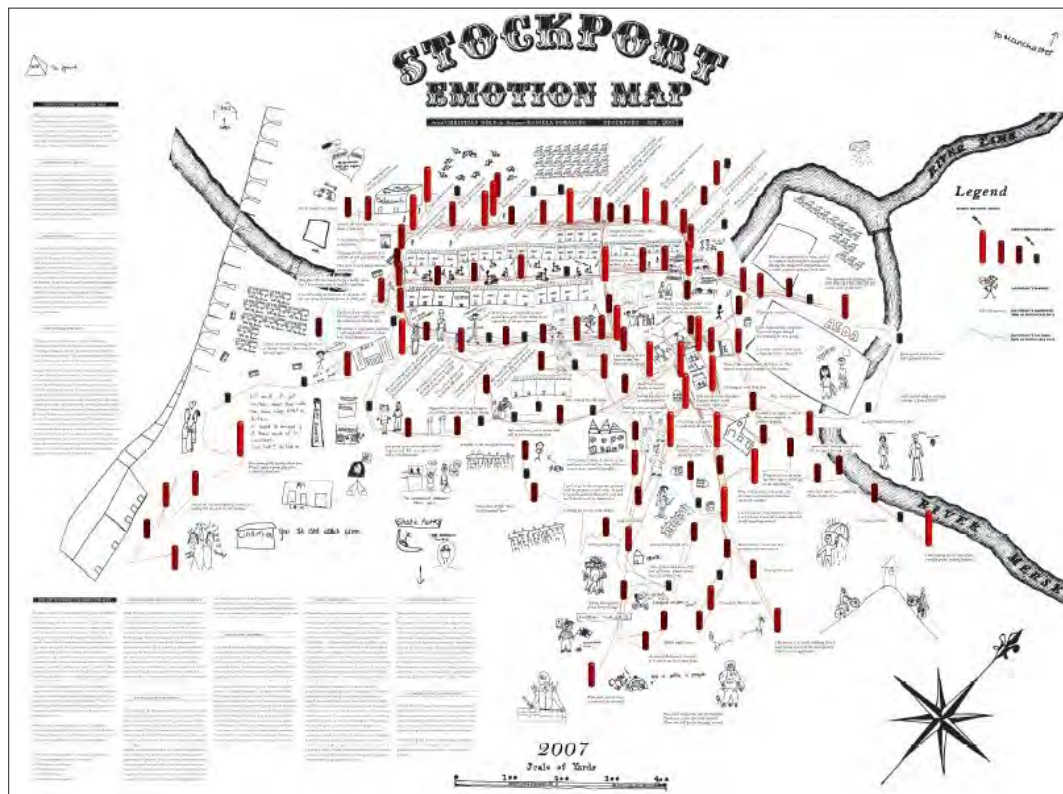
Figure 03 - Examples of Emotional Maps

Figure 03 - Examples of Emotional Maps

ii Identifying Character Areas

ii|01   Following on from the emotional mapping exercise the next stage is identify character areas within the parish. This will focus distinctions between the characteristics both within the settlement areas as well as in the wider landscape and surrounding landscape.

ii|02   All of Cheshire East apart from urban areas has been assessed for landscape character at a national (National Character Area Profiles by Natural England) and county (Cheshire Landscape Assessment 2008 published by the former Cheshire County Council) level. These can provide a useful overview on the relevant Parishes landscape character and will set the context within which locally specific features and areas might be identified.

ii|03   In this toolkit we are advising that neighbourhood plan groups should discover their own distinct features and characteristics through the process outlined, whilst recognising in their conclusions that such features or sub-areas will form a smaller part of a larger landscape unit described by the existing studies. Policy conclusions should reflect this in your final neighbourhood plan.

ii|04   Some groups may find it helpful to establish the existing landscape character of their parish at the outset of the exercise but, the first mapping stages of the process can be undertaken without any prior knowledge of landscape or local character designations.

ii|05   It is important to recognise that where small scale local landscape areas or features are identified, they do sit within a larger context and form a small part of an extensive landscape unit, the boundaries of which are likely to extend over significant distances beyond the parish itself. Building your evidence base is an iterative process and at Stage Four a cross checking exercise should be undertaken to ascertain if the exercise has helped to discover distinct features and characteristics in more detail than held in other existing documents. At this stage it's advisable to share your study with the Neighbourhood Planning Team and to seek advice on forming the objectives and policies of the Neighbourhood Plan.

ii|06   The exercise should be open to as many people that wish to partake as possible, however, it may be more practical to facilitate the existing steering group to assist in managing and co-ordinating the assessments to identify character areas within the parish. These can change at a later date should the field study highlight any anomalies or other features.

Figure 04 - Examples of Emotional Maps

ii|07 If your organisation is signed up to the Public Sector Mapping Agreement, then Cheshire East Council can share mapped information with you. Mapping information can be sourced at the following link:

CEC Neighbourhood Plan Mapping Information

Identify character areas within your settlement

ii|08 The exercise involves identifying character areas within your settlement and loosely recording them on a map. Character areas are areas that have their own distinctive, individual character or 'sense of place' and have a similar feel and appearance. The map should be detailed enough to show buildings layout and prominent landmarks. Figure 05 opposite illustrates an example of how to initially record the different character areas you identify within the settlements in the Parish.

ii|09 A criteria for dividing your settlement up into areas should be based on your local knowledge and existing understanding of your neighbourhood area. Consideration can be given to land uses, building types, eras when they were constructed. Rivers, roads, railway lines, woodlands, topography could inform the boundaries of character areas.

ii|10 Use of Google and Bing Aerial Maps will be a useful tool in this exercise.
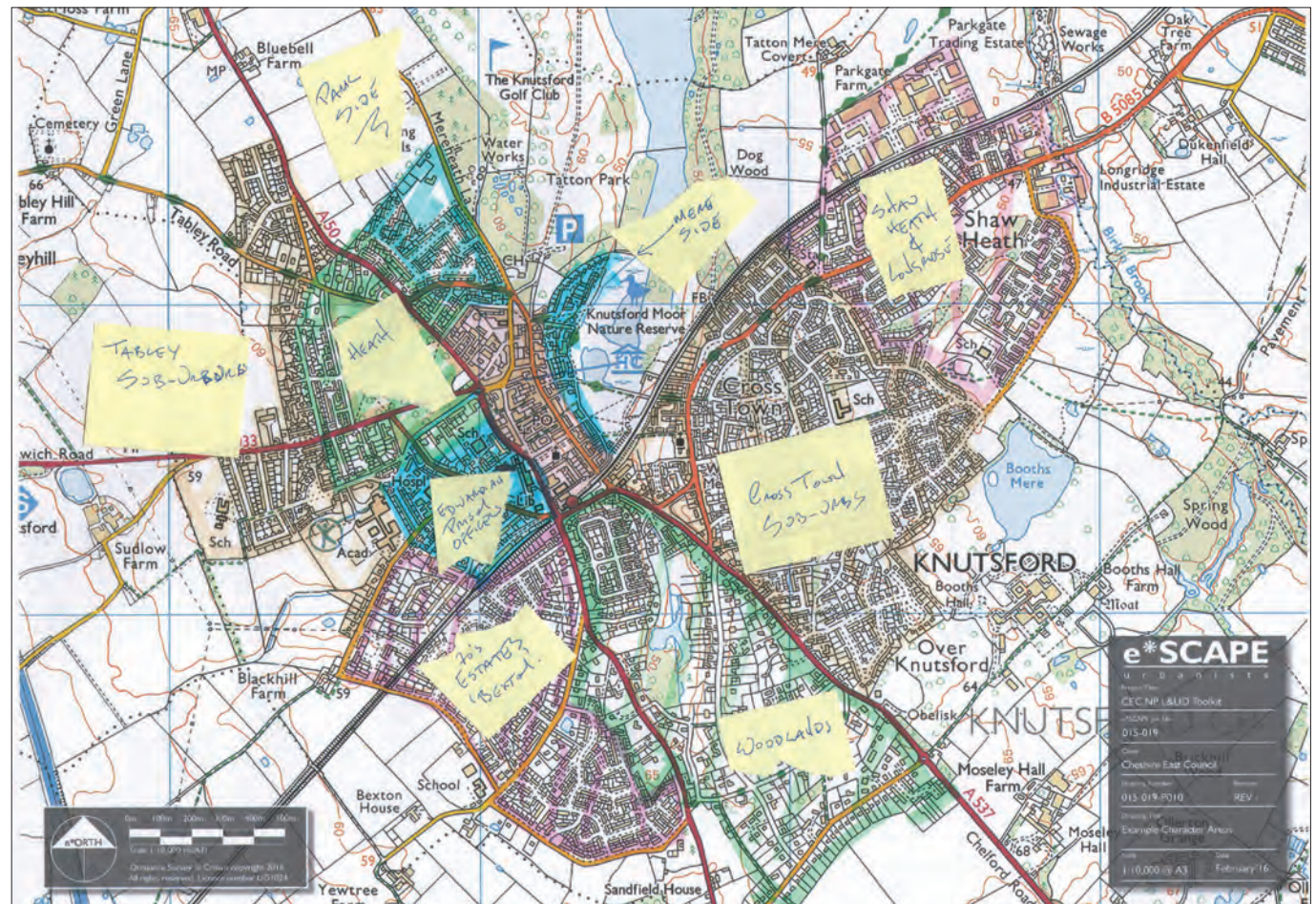
Figure 05 - Character mapping exercise

iii Field Assessments

iii|01 In order to assess the character areas that were identified in section ii, a field assessment should take place. Natural England state that

> *'Field work is essential to capture aesthetic, perceptual and experiential qualities of landscapes. Sometimes field survey might identify issues that need to be clarified by further desk study, and this then may require more than one field survey stage to draft the character types and / areas.'*

iii|02 In order to assist with this exercise, a character assessment form has been developed as part of the toolkit and the Landscape and Settlement Character Assessment Form (Appendix 1) could be used.

iii|03 The assessment forms are designed to provide a structured way of identifying, describing and classifying the distinctive character and context of a landscape character or settlement area. With regards to the landscape the assessments are designed to be a supplement to the existing documents outlined in Section Four and the main role is to help identify any unique or additional features that are found at a localised scale and possibly not included in the broader descriptions found in the published documents.

iii|04 The findings can be combined with the existing baseline evidence to help formulate objectives and policies that specifically relate to the Parish. However, the findings should not undermine or conflict with the published evidence base. The Parish should seek advice from Cheshire East Landscape Department if they do find anomalies or seeming conflicts as a result of the assessment exercise.

Landscape Settlement and Character Appraisal

Townscape and Village Appraisal

iii|05 As stated above the Landscape Character of Cheshire is well documented in documents and references to these are found in Section Four of this document, however, most of these documents descriptions and character areas stop at the settlement boundaries. Therefore this Guide is recommending that a townscape / villagescape appraisal should be undertaken which takes special account of settlements within the plan area in terms of character, form, layout, landmarks and listed buildings etc. and how these settlements successfully, or not, interact with the countryside in which they sit.

iii|06 Reference should be made to Volume 1 of Cheshire East Council's (CEC) Residential Design Guide for a wider appreciation of the typical settlement forms found in the relevant settlement character areas, which will also aid in the writing of the townscape/villagescape appraisal. Volume 1, Chapter ii of the Residential Design Guide provides a useful reference in terms of the geographic coverage of each settlement character area (Figure ii:04, Page 17), this chapter more generally sets out what settlement types are found in the borough, typically how they've evolved and changed through geographical, social and economic influences over the centuries.

Cheshire Residential Design Guide [link to be included when formally online]

iii|07 Indeed each settlement character area within Volume 1 is supported by a series of vernacular assessments of 'sample settlements', which provides additional cues to writing the townscape/villagescape appraisals. Indeed Volume 1, Chapter ii of the Residential Design Guide should be read prior to writing the settlement appraisal, as a vernacular study may already have been undertaken for the settlement, which can be referenced directly as part of the appraisal.

Townscape & Village Appraisal Form (Appendix 1)

iii|08 The pre-prepared appraisal form for the assessment of the settlements in the Neighbourhood Plan area has evolved from the ones used in assessing the sample settlements in the Residential Design Guide.

iii|09 The assessment form can be used in the field to record the features of the village and as a checklist to ensure all features are covered when writing the appraisal.

iii|10 The assessment form is self-explanatory, especially if used in conjunction with the Residential Design Guide. The form starts with overarching character traits of the settlement, such as Settlement Type (related to size), Settlement Layout (related to density) and Settlement Form (related to evolution) and by the end is looking at specific details around materials and the detailing of the built form and streetscape.

iii|11 The form also invites the reviewers to consider how the settlement relates to the surrounding countryside and landscape. There is a section to identify which landscape character area the parish sits within and key views and vistas can be recorded.

Landmarks/Distinguishing Features

iii|12 Landmarks are iconic, distinctive features and elements within an area that contribute significantly to its character. They are recognisable by all, often

Flat topography

Agricultural fields with key views to the church

Sloping topography

Visual analysis identifying the Village green as key open space

Figure 06 - Examples of elements addressed the Landscape Appraisal

a meeting point or point of reference. Examples of landmarks:

- A distinct or prominent building e.g. church, town hall, pub etc.

- A structure e.g. bridge, windmill, water tower etc.

- Public art, sculpture, statue or monument

- A natural feature e.g. distinctive tree, clump of trees, hillside

- An historic monument or feature e.g. castle ruin, stone marker, remnants of settlement walls

Landscape Features

iii|13   These predominantly play a positive role in shaping the character of an area, softens built edges and contributes to the overall feeling of an area. These could include: Trees and woodland, Hedgerows and private planting, Lakes and ponds, Rivers and streams.

Views

iii|14   Record the location and relevance of key views and vistas so that they can be identified within the Character Assessment and used to inform policy as to whether they are valuable in retaining the character of the area. This can be done in photographic or hand drawn format.

Spaces

iii|15   Some typical examples of spaces are usually found within a character area are:

- Playing fields and recreation grounds

- Children's play grounds

- Cemeteries and graveyards

- Public parks

- Allotments

- Gaps between buildings, which allow for glimpses and views through to other areas within the area.

Field Assessment

iii|16   A physical route should be chosen through the village prior to commencing the field assessment, to ensure all areas are assessed and that the surveyor does not go back over old ground. Normally the assessment should be undertaken as if one is a visitor to the settlement and a route should therefore be planned which starts with the major approaches to the settlement, followed by the main streets, then secondary approaches and streets, down to lanes and footpaths, as if one is discovering the settlement for the first time. This approach to the assessment will also then be carried over into the narrative, as described later.

iii|17   The completed forms will be used in the evidence character assessment document as described in section 5.

Rural Interface - Cottages front road with small front gardens bound by drystone walls. Native hedgerow fronts fields on opposite side of road.
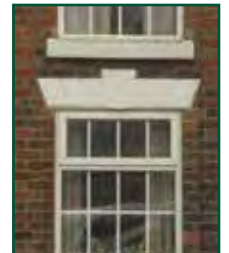

Front boundary treatments.

Key Focal Building

Residential streets

Traditional detailing on buildings

Figure 07 - Examples of elements addressed the Settlement Appraisal

iv National & Local Character Area & Designations

iv|01 Once you have conducted the field assessment and recorded the key features and characteristics of each character area you should now look at other potential sources of existing information to further inform your character assessment.

iv|02 Background information and contextual studies review the National, Regional and Local character areas that the Parish falls within to give a broader description of the landscape.

iv|03 This should be used as a cross referencing exercise and provide an opportunity to check on features that may have been missed during the field assessment.

National Character Areas

iv|04 According to Natural England *'Landscape Character assessments is the process of identifying and describing variation in character of the landscape. The character assessment documents identify and explain the unique combination of elements and features that make landscapes distinctive by mapping and describing character types and areas. They also show how the landscape is perceived, experienced and valued by people.'*

iv|05 There are 159 distinct Natural Character Areas (NCA) within England. Each is defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity. NCA Assessments for North West England can be found on the Natural England website :

National Character Areas

Cheshire Landscape Character Assessment

iv|06 The character descriptions within the NCAs tend to be very broad as it focuses at a regional level. Therefore focus should be on the Cheshire County Councils local character study.

The Cheshire Landscape Character Assessment

Local Landscape Designation Study

iv|07 To further augment the Cheshire Landscape Character Assessments, Cheshire East have identified nine areas of special character and qualities. These Local Landscape Designations were previously known as Areas of Special County Value (ASCVs) and provide additional information of the special qualities of these nine locally designated landscapes.

Local Landscape Designation Study

Designation and Landscape Policies

iv|08 Cheshire East is currently in the process of preparing a new Local Plan that will provide guidance on landscape related planning policies. Please visit the link below to see the Local Plan. Policy SE4 deals with The Landscape.

Cheshire East Local Plan

iv|09 Please note that prior to the adoption of the Local Plan the saved policies of previous Local Plans will be used. These can be found at the link below:

Saved policies

iv|10 Research should also be conducted into assessing whether the relevant local town/village has developed a design statement. These can be used to further inform any strategy and give design cues that ensure the development integrates into its environment and a true understanding of its character can be gained.

iv|11 Developers need to respect current landscape designations for example, Public rights of way, Sites of Biological Importance, Conservation Areas, Tree Preservation Orders etc. and consider the impact on any relevant designations when preparing their plans. Information regarding the site location and the areas around the Site boundaries can be found by using the Cheshire East Interactive Mapping tool and also the MAGIC website.

Cheshire East Interactive Map

MAGIC Interactive Map

Conservation Areas

iv|12 There are currently 76 designated Conservation Areas within Cheshire East. Conservation areas. CEC state that *'The designation of a conservation area does not prevent development taking place, but the Council has to pay particular attention when deciding planning applications; the council has to be mindful of the need to preserve and enhance the character and appearance of the area. Some developments that are normally allowed may need specific planning approval including the demolition of a building or structure. Written consent from the Council is also required for works to any trees.'*

Conservation Area Assessments

iv|13 Further documents and appraisals may be available from the local library providing information on historic development/maps and the evolution of the settlement and landscape etc.

Figure 08 -Existing Character Area and Designation Information

v   Producing the Character Assessment

v|01   Whilst the toolkit is focused on producing landscape and urban design inputs to the Neighbourhood Plan, the assessment work will also be able to be used in developing specific settlement design guidance, if required at a later date.

v|02   Once the field assessment is completed it is useful to first map out the key features identified in the field assessment on a suitably scaled plan. Not all of the assessment findings can be mapped, but a spatial plan would cover issues/items such as:

- • 'Figure Ground' (footprints of the buildings)

- • Listed and landmark buildings/structures

- • Key views and vistas

- • Current development limits of the settlement/ settlement gateways

- • Mix of uses (i.e. shops, homes, schools, commercial, places of worship etc.)

- • Landscape features (woodlands, focal trees, earthworks, ridges, woodlands etc.)

- • Positive and negative interfaces with the countryside

v|03   An example of such a plan is included is shown in Appendix 02, overlaid onto an aerial base plan. By spatially mapping the results, patterns can be identified, such as, key spaces within the settlement, the density of development, heavily wooded nature of some settlements, focal elements, interrelated uses (or the potential to interrelate uses) and perhaps most importantly the identification of potential development sites or sensitive sites which could be under threat from inappropriate development or land use.

v|04   Information on available software and graphics that can be employed is in Appendix 04.

v|05   Once the spatial mapping is completed then this and the assessment form provide the information on which to base the narrative

Developing the Character Appraisal

v|06   The narrative should be developed in such a way as to provide a concise appraisal of the settlement today, based on an appreciation of how the village has evolved over its history and what has been key in influencing its current form.

v|07   The following headings are recommended to provide the narrative within a logical structure:

- • Overview

- • History & Evolution

- • Layout and Structure

- • Vernacular Detailing

v|08   The supporting narrative should provide a quick overview of the area today in terms of geographic location, general character, area covered by the plan, population, land uses, vistas, community facilities, transport links, landscape features and tourist attractions etc. Followed by the history and evolution of the settlement/settlements in the context of the wider parish/neighbourhood and how the current settlement form has evolved from that historical evolution.

v|09   In terms of describing the current settlement layout and structure, and as highlighted earlier in planning the field assessment route through the settlement, we'd recommend developing the narrative as if one is a visitor arriving in the village for the first time,

breaking the village into those constituent parts, first looking at the overall form and layout, related back to any historical and geographical influences. This would be followed by a description of the streets and lanes in order of importance in terms of movement/use and the nature of the enclosing built form and landscape features.

v|10   The narrative should describe the form and enclosure of the street in terms of:

- • Carriageway

- • Footways (if any)

- • Width

- • Enclosure (by built form, walls, railings, hedges, trees, woodlands)

- • Identify good/poor quality spaces/buildings which enhance/detract from the streetscape

- • Unique features

v|11   The unique features would cover should issues as to whether the street or lane sweeps around a corner, providing unfolding views of the village, or, if a linear route, is there a landmark building acting as a header to the street creating a focal element, framed by the enclosing buildings or an avenue of trees etc.

v|12   A similar process should be undertaken when describing the landscape character. Figure 09 shows a completed Landscape and Settlement Character Assessment.

Figure 09 - Landscape Settlement and Character Assessment

vi Informing Policy

Planning for Future Growth

vi|01   It will be obvious from the historical appreciation of the settlements, evolution through time in response to events, changes in economic activity, disease or war, hamlets grow into villages, villages grow into lager villages or eventually into towns and some settlements are indeed lost in the mists of time.

vi|02   Settlements will continue to evolve and will need to adapt to the environment in which they are located. In a time of an increase in an ageing, yet still active population and high house prices, some settlements are in danger of losing their vibrancy through a loss of a younger generation. Inevitably, there is pressure on communities to accept certain levels of development to enable affordable/starter and family homes to be built, along with the need to provide the associated shops, jobs and community facilities.

vi|03   Popular or not the identification of potential development opportunities must be dealt with as part of the Neighbourhood Plan process to ensure the Plan is as future-proof as possible.

vi|04   As previously stated, development opportunity sites or sensitive sites under threat of development should be identified as part of the field assessment process. Such sites can then be assessed in terms of their location and sensitivity. Any such assessment must cover the following issues to ensure the appraisal process is a valid part of the neighbourhood planning process:

- Sustainably located
- Accessible
- Brownfield or greenfield
- Visibility and prominence

- Positive/negative contribution to settlement form/character
- Retention of key views/vistas
- Opportunity to 'finish' the edge of the village with a positive rural transition (see CEC Residential Design Guide, Volume 1, Chapter ii for examples)

vi|05   Once the above process has been undertaken and sites have been identified, spatial policies can be developed, based on the assessment process to protect sensitive sites and ensure potential development sites can be brought forward in a sensitive form to contribute to the settlements character.

vi|06   Identifying these sites early in the process will ensure they are an integral part of the emerging plan and not an afterthought or knee-jerk reaction to development proposals coming forward later in the process.

vi|07   Once the assessments has been completed, along with the sites assessment then issues and objectives relating specifically to the settlement will logically and naturally be drawn out of the process and be used as the basis of developing the Neighbourhood Plan spatial policies.

Issues to Objectives and Policy Formulation

vi|08   The Neighbourhood Plan Steering Group and their volunteers will need to attempt as much of the above work, prepared as a first draft baseline report prior to involving specialist consultants or the Neighbourhood Plan support team at CEC. Their input should be seen as a 'critical friend' to interrogate the baseline work, identify gaps or weaknesses in the process and refine the issues and objectives, which emerge from it.

vi|09   The supporting consultant or officers from CEC may either recommend additional work to be undertaken by the Steering Group, to fill any gaps or prepare the missing elements themselves, depending on the nature and complexity of the elements required and their agreed brief.

vi|10   For example at Marton the baseline landscape and settlement character assessment was 80% completed by the Steering Group and the consultants were required to verify the work, develop certain aspects of the landscape and settlement assessments, identify sensitive sites/potential development sites, refine the issues identified, tighten existing policy wording and develop additional policies relating to potential development sites.

vi|11   Therefore, by having the majority of the work undertaken by the community, it made these inputs more straight forward, and, whilst written by a third part were based, in the main, on community generated evidence, thus enabling the community to continue to have ownership of the Plan.

vi|12   As suggested by the example above once the baseline is completed and all parties are happy with the contents, then the policy formulation needs to be an iterative and collaborative process between the various parties. CEC officers and/or consultants will be able to bring their knowledge and expertise to bear, working alongside the local knowledge and community concerns of the Steering Group and wider community.

vi|13   Therefore, the emerging spatial policies and any supporting plans will be robust and contribute towards the delivery of a sound Neighbourhood Plan.

The Cheshire East Neighbourhood Plan Landscape & Settlement Character Toolkit

APPENDICES

The Cheshire East Neighbourhood Plan Landscape & Settlement Character Toolkit

Appendix 1: Landscape and Settlement Assessment Form
Page One

Landscape and Settlement Assessment Form

e*SCAPE urbanists

Town/Village/Hamlet Name: ....

Settlement Character Area: ....

Wider Landscape Character Type and Area as identified in Cheshire Landscape Character Assessment 2008: ....

Settlement Type: Hamlet / Village / Town □

Settlement Layout: Compact: □   Dispersed: □   Linear: □   Radial: □

Settlement Form: □

Settlement Location:

Valley Bottom:	Valley Side:	Ridge:	Plain	Other:
□	□	□	□	□

Architypes:

Tudor:	Elizabethan:	Georgian:	Victorian:	Edwardian:
□	□	□	□	□

Early 20th Century:	Mid 20th Century:	Late 20th Century:	Post Millennium:	Other:
□	□	□	□	□

Does the Settlement have any of the following Focal Buildings or Landmarks?

Church, Chapel or other place of worship:	Manor House:	Public House (present or former):	Villas:	Village/ Town Hall:
□	□	□	□	□

Other Institution:	Schools:	Other:		
□	□	□		

Key Settlement Landscape & Public Realm Features:

Squares:	Forecourts:	Mews:	Avenues:	Feature Trees/ Woodlands:
□	□	□	□	□

Village Greens/ Parks:	Church Yards:	Cross/ War Memorial:	Village Pond:	River/Stream frontage:
□	□	□	□	□

Settlement Interface with Countryside:

Outward facing:	Backing onto:	Damaged & weak boundaries:	Strong & well defined boundaries:	Incursions/ Extended Gardens:
□	□	□	□	□

Frontage Boundary Treatments:

Brick/Stone Walls:	Rendered Walls:	Railings:	Hedges:	Timber:
□	□	□	□	□

Materials (Walls):

Typical Cheshire Brick:	Other Brick:	Timber Frame:	Wattle & Daub:	Render:
□	□	□	□	□

White washed/ Painted Brick:	Coursed Stone:	Random Rubble:	Timber Cladding:	Other:
□	□	□	□	□

Materials (Roofs):

Slate:	Clay Pan Tile:	Concrete Pan Tile:	Stone Flag:	Thatch:
□	□	□	□	□

Corrugated Tin:	Standing Seam (Lead):	Standing Seam (Steal):	Other:	
□	□	□	□	

Unique Detailing (take photographs):

Description of unique details:

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Appendix 1: Landscape and Settlement Assessment Form
Page Two

Landscape and Settlement Assessment Form

Field Survey Team: _____ Date: _____

Location: _____ Viewpoint Ref: _____

Photo Ref: _____

Landscape Character Area _____

Do the Key Characteristics generally accord with the descriptions in the Cheshire Landscape Character Area? Yes / No

Describe below any unique or key landscape features that are also present within the Parish:

Features within the Landscape: Add Photo or sketch

Brief Description (including main elements, features, attractors and detractors):

Topography: (Place a circle around appropriate descriptions)

Flat	Plain	Dry Valley
Undulating	Rolling Lowland	Deep Gorge
Rolling	Plateau	Broad Valley
Steep	Scarp/Cliffs	Narrow Valley
Vertical	Hills	

Key Characteristics:

Distinctive features and why they are important:

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Appendix 2: Marton Village Analysis

n*ORTH

Scale 1:2,500 (@A3)
0m 20m 40m 60m 80m 100m

Ordnance Survey © Crown copyright 2015.
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Marton & District
C of E Primary
School

Golf Course

Marton Lane

Oak Lane

Oak Lane

Oak View

Local Views to
Mere Farm

Mere Farm

Views to rear
of Oak View

Long Views to Gawsworth Common

Long Views to Bosely Cloud

St James &
St Paul Church

Long Views to Pennines

School Lane

Long Views to Pennines

Courtyard
Food & Retail

Davenport
Arms

Long Views to Mow Cop Castle

Congleton Road

Local Views towards School Lane

Local Views towards Bunce Lane

Bunce Lane

Bank Farm

Davenport Lane

Key

Points of Arrival
(Primary & Secondary)

Focal Elements

Tree Cover

Hedgerows

Key Views & Vistas

Village Lane
Character Areas

Negative Interfaces

Community Spaces

Food & Retail Hub

Public Rights of Way

The Cheshire East Neighbourhood Plan Landscape & Settlement Character Toolkit

Appendix 3: Marton Spatial Policy Map

0m 20m 40m 60m 80m 100m

n*ORTH

Marton & District
C of E Primary
School

Golf Course

Marton Lane

Oak Lane

Mere Farm

Oak View

Oak Lane

School Lane

Key view to Gawsworth
Common

Key view to The Cloud

St James &
St Paul Church

Key view to Gawsworth Common

Key view to Gawsworth Common

Courtyard
Food & Retail

Davenport
Arms

Congleton Road

Key view to Mow Cop

Key view to Church Steeple
from Public Footpath

Key View to Church Steeple

Bank Farm

Davenport Lane

Birtles Lane

Key

Settlement Boundary

Focal Tree (to be retained)

Keys views to be retained and protected

Traffic Calming

Improved Links & Pedestrian Crossing

Protected setting of Church

The Cheshire East Neighbourhood Plan Landscape & Settlement Character Toolkit

Appendix 4: Information on Software Packages

Software Packages

There are wide variety of software packages available that could be used to assist in mapping the results. Adobe products such as Illustrator and Photoshop are widely used but there are free software packages available online to download including Inks-cape and Gimp.

There are also other resources available that will assist in producing the maps and graphics for you such as QGIS and Parish Online.

The type of software used will be dependant on user ability, time and resources available to the community.

QGIS
A Free and Open Source Geographic Information System

Cheshire East Council

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