Cornes, Joshua

From: SEILER, John
Sent: 28 August 2026 15:10
To: REDMOND, Jo
Subject: Nr 25/01764/OUT Greenlands, Tattenhall - Landscape Response

Hi Jo,

Application **Nr 25/01764/OUT – Landscape Response**

Outline planning application for the erection of up to 110 residential dwellings (including affordable housing), introduction of structural planting and landscaping, public open space, sustainable urban drainage system and associated works (all matters reserved except for access).
Address: Land rear 15-38 Greenlands, Tattenhall

Landscape Response
Thank you for sending the above-named outline application to Landscape for comment.

The application is supported by a Design and Access Statement (DAS), Landscape and Visual Appraisal (LVA) and Illustrative Layout Plan/ Development Framework Plan.
The outline application is for up to 110 dwellings on open countryside on the north boundary of Tattenhall. Comments are predominantly related to the principle of development on this site for housing. A landscape and Visual Appraisal (LVA) has been submitted with the application, with which the site is accurately described. The LVA provides analysis and assessment of the landscape and visual effects of the site. However, the magnitude of the development could be subject to change at reserved matters, therefore the submitted assessment is only illustrative. The proposed development will result in a change of use, loss of open countryside and extension to the existing settlement boundary of Tattenhall.

Planning History
The site has been the subject of previous applications, including references 12/02552/OUT and 13/01329/OUT. Whilst the layout and design approach have varied between submissions, the underlying development principles remain similar. Accordingly, previous landscape comments remain relevant to the assessment of the current proposal.

Key Issues
- Loss of open countryside and change of land use.
- Impacts arising from the extension of development north of Keys Brook.
- Effects on landscape character and settlement pattern.
- Visual impacts on surrounding receptors.
- Design quality, placemaking and integration with existing development.
- Potential cumulative impacts in conjunction with other development proposals

The Site
The site and its boundaries comprise of a large open broadly rectangular single field (6.3ha Grade 3 Agricultural Land) presently used for pastoral agriculture and horse grazing. There are level differences across the site, gently sloping down towards Keys Brook. Keys Brook currently forms the northern edge of Tattenhall. This vegetated watercourse provides a clearly defined settlement edge on both sides of Tattenhall Road.

Beyond the site to the northeast and west the land is gently undulating and generally flat and is described as low lying plain.

The southern boundary is defined by the Keys Brook that is coincidental with the present northern boundary of the village. The boundary (south of the brook) is residential in character with 70's styled dorma houses. The boundary is largely vegetated and includes some mature trees.

Tattenhall Road forms the east boundary that is edged with a mature field hedgerow including occasional trees. Further eastwards is the impressive backdrop of the Peckforton sandstone ridge.

The north boundary is open, demarcated by an access Track to Greaves Farm and the west boundary comprises a field hedgerow that has gaps in places.

Public Rights of Way

There are no Public Rights of Way within the site, however there are several PROW in close proximity to the site which afford views towards the site including FP8 to the west, FP11 east, Bishop Bennett's Way north and Tattenhall Road Footpath directly adjacent.

Landscape Character Area

The site falls within LCT 9: Cheshire Plain West, LCA 9b: Hargrave, Hoofield & Beeston Plain of the 2016 Landscape Strategy.

The key characteristics of this area include

- A broad and gently undulating plain landscape characterised by hedges and hedgerow trees providing limited vistas.
- a cohesive and un-fragmented regionally significant historic landscape with extremely well preserved late medieval field systems and extensive ridge and furrow; abundant hedgerows and hedgerow trees creating a characteristic patchwork with preserved elements of the earlier medieval open fields and common land (which is sometimes associated with dispersed settlement).
- The Sandstone Ridge presents a more elevated skyline to the east of the LCA
- Low density settlement and limited woodland cover.

Issues affecting the character area include the erosion of built environment character through incremental development –pressure for expansion of existing settlement, ribbon development and in-fill (particularly Tattenhall area including Newton-By-Tattanhall)

Layout

The illustrative layout indicates development set back from Keys Brook and from the site boundaries. Existing landscape features, including boundary hedgerows, trees and the brook corridor, are proposed to be retained and enhanced where possible, although a section of hedgerow would be removed to facilitate access from Tattenhall Road.

The indicative scheme incorporates:

- Structural tree planting.
- Reinforced hedgerows.
- Public open space.
- Informal recreation routes.
- Children's play facilities.
- SuDS features.
- A linear park associated with Keys Brook.

The supporting Development Framework refers to providing a high-quality development, which respects the existing settlement pattern and character of the village, including for 3.11 ha of residential development and 3.16 ha of high-quality open space and green infrastructure throughout the site.

The Framework indicates:

- Development set back approx. 30m landscape buffers fronting western and northern boundaries with native tree and woodland planting and naturalistic open space to provide a wildlife corridor and form a new attractive settlement edge

- Wildlife pond with marginal aquatic planting as a replacement pond twice the size of the original
- Informal pedestrian routes at the site edges for recreation
- Allotments with parking provisions to the northern buffer zone.
- Vehicle access from Tattenhall Road with new pedestrian crossing.
- Tree lined avenue within the development
- Semi natural open space linear park fronting Keys Brook with native tree planting and opportunities for wildlife and recreation. This would include an area for drainage attenuation including wetland meadow grassland and planting to enhance biodiversity.

The layout plan indicates predominantly outward-facing development, which is supported in principle. However, several plots adjacent to Keys Brook appear side-on to the proposed open space. These areas should be revised to ensure development fronts the linear park and provides active surveillance and a stronger sense of place.

Should this application, together with adjoining development proposals, be approved, consideration should be given to providing enhanced pedestrian connections that contribute towards a wider network of circular recreational routes around the village.

Although the Illustrative masterplan offers a well-considered approach to the site context, the principle of development on this side of keys brook still remains. Development would form an extension of modern settlement. Should the principle of development be approved, the quality of built form and proposed landscaping would be mitigating factors, which would require further detailing.

Site Access

Access is proposed from Tattenhall Road and would require the removal of a section of existing roadside hedgerow. Mitigation and replacement planting should be secured as part of any future landscaping proposals.

Cumulative Impacts

Consideration should be given to the cumulative effects of this proposal alongside other proposed residential developments around Tattenhall.

Whilst this application is substantial in its own right, the combined effect of multiple developments could result in a significant expansion of the village, particularly north of Keys Brook. Consequently, the assessment of the proposal should consider not only the landscape and visual effects of the development in isolation, but also the wider cumulative implications for settlement form, landscape character and visual amenity.

Reference should also be made to the Tattenhall Neighbourhood Plan when considering the acceptability of this scale and distribution of growth.

Landscape and Visual Impacts

The Landscape and Visual Appraisal (LVA) accurately describes the site and Landscape Character Area in relation to the CWAC Landscape Strategy.

In regard to Landscape impacts the development will result in a change of use and the loss of undeveloped open countryside. There is agreement with the LVA that the development will generate adverse harm on the site and its immediate surroundings including LCA 9b. As noted in the report, the site offers community value.

The LVA includes for seven viewpoints surrounding the site for which there is broad agreement.

There is agreement that the proposed embedded landscape mitigation will help to reduce visual effects and integrate the site into the wider landscape over a period of time. There is also agreement that the impacts could be considered contained to the site setting and its surroundings.

In regard to visual impacts there is agreement that for users of FP 8 on higher ground looking towards the Sandstone Ridge, the development will generate adverse impacts. However, the assessment is considered to underplay the magnitude of harm, whereby it assesses the impacts at both year 1 and year 15 as minor adverse harm. Furthermore, this elevated viewpoint (Viewpoint 4) is assessed to only have medium sensitivity to change. This elevated public footpath with expansive views across the site and beyond would be considered of high sensitivity to change.

Furthermore, this important viewpoint should be supported with a photomontage to demonstrate the findings of the assessment. For many other viewpoints there is general agreement that the visual impacts will be localised.

Impact on settlement Extension

At present the north boundary of the village is defined by Keys Brook both here and to the east of Tattenhall Road. 'Jumping' this boundary undermines its boundary status;

The Keys Brook forms what may be considered a natural boundary that defines the northern extremity of development to the north village boundary. It is considered that the existing farm track that is proposed as the north boundary of the application site is an inferior and rather weaker boundary. Furthermore consideration should be taken to the potential for resulting cumulative impacts on adjoining fields north of Keys Brook.
The proposal would therefore alter the established relationship between the village and the surrounding countryside and has the potential to contribute towards future pressure for development on adjacent land north of the brook.
Therefore, it is considered that the Landscape assessment of minor adverse underplays the proposed change of use and impacts on the character of the existing settlement.

Recommendation

The principle for loss of open countryside is not supported. Should the principle for development on this site be approved and the application be subject of a consent, the following conditions apply:

- Provision of a parameters plan to condition the quantity and extent of the built form
- Provision of a landscape layout plan or plans at 1:100 indicating detailed soft and hard landscape proposals
- Hard landscape materials and specification – roads footpaths hard surfaces etc
- Planting plans including species numbers specification
- Built form should provide quality and local distinction, with information on orientation of proposed dwellings. Built form should be outward facing. Please amend masterplan to create outward facing development fronting Keys Brook Linear Park. Provide information on Placemaking. Design Officer to comment.
- Movement and Connectivity – Please look at connecting the linear Park with a wider circular path around the village.
- Site levels - existing and proposed.
- Section Drawings
- Existing trees hedgerows – locations and details of protection during works
- Boundary treatments – description and details of site boundaries gates fences hedgerows etc
- Information on SUDS, ponds and Green Infrastructure
- Street Trees -provide generous
- Boundary treatments – internal boundary treatments between dwellings other
- Site furniture/ structures – description and details where appropriate
- Signage details where appropriate
- Location and provision of Play equipment
- Section 106 requirements.
- External lighting details
- 20 Year Maintenance and management proposals to the above

The following relevant CWAC Local Plan policies apply:

Policy

- STRAT 9 Green Belt and Open Countryside
- ENV 2 Landscape
- ENV 3 Green Infrastructure
- ENV6 High quality design
- Landscape Character –Refer to Landscape Strategy 2016
- Tattenhall Neighbourhood Plan
- Tattenhall and District Neighbourhood Plan Design Code (2023)

Guidance Information - CWaC Landscape Strategy 2016

The application site is located within LCT 9: Cheshire Plain West, LCA 9b: Hargrave, Hoofield & Beeston Plain of the 2016 Landscape Strategy.

The overall management strategy for this landscape should be to conserve the regionally significant historic landscape comprising late medieval field systems and ridge and furrow, restore the historic field pattern of hawthorn hedgerows and hedgerow oak trees, and enhance the grassland and woodland network.

Landscape Management Guidelines:

- Maintain an intact hedgerow network through management of hedges and ensuring a young stock of hedgerow trees
- Encourage the retention and management of field ponds and brooks that are of wildlife importance as well as contributing to the diversity of the landscape.
- Conserve the remaining areas of ridge and furrow by restricting use of fields to pasture.
- Conserve the sense of peace and quiet away from the main roads, and conserve the rural character of the lanes. Avoid features that 'suburbanise' the landscape such as kerbs and large-scale signage

Built Development Guidelines:

- Maintain the loose-knit, low-density, scattered settlement pattern of very small villages, hamlets, halls and farmsteads and isolated cottages. Tightly control settlement expansion.
- Conserve the local vernacular-built form
- Ensure new built development is of high-quality design and responds to local materials and styles. Resist suburban style fencing, garden boundaries, kerbs and lighting.
- Soften built edges by introducing small scale planting schemes using native broadleaved species.
- Seek to integrate garden boundaries with the rural landscape through use of native hedgerows rather than close board fencing.
- Conserve rural views towards the Sandstone Ridge in the east, Beeston Castle and Peckforton Castle to the southeast, and the Welsh hills to the west.
- Maintain the rural setting to villages and farmsteads which are features of the landscape.
- Ensure the design of elements associated with new development such as boundary treatments and surfacing recognise, respond to and reflect the traditional vernacular of existing landscape elements that help to define the landscape character, in order to prevent encroaching sub-urbanisation.
- Encourage new development to include new footpath connections.

Please get in touch if you have any queries regarding the comments above.

Regards, John

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