

Policy CH17: Saughall Massie Conservation Area

In relation to Saughall Massie Conservation Area the principal planning objectives for the area will be to:

- (i) preserve the rural setting, scale and character of the old Village core;***
- (ii) preserve a compact settlement form which is separate and distinct from the modern, built-up areas nearby; and***
- (iii) retain unifying features such as stone walls, narrow lanes enclosed by mature hedgerows, a courtyard layout to building groups and construction materials.***

Reasoned justification:

Saughall Massie Village Conservation Area was designated in January 1974. It contains a small, agricultural settlement as well as some of the surrounding fields which continue to provide an appropriate rural setting for the Village. While the original settlement is of mediaeval origin, most of the historic buildings which remain date from the early to mid seventeenth century.

Two farms still operate from the Village and while some buildings have been converted, the primarily agricultural character of the Area has been retained. This is reinforced by the setting of the Area, the character, scale, and form of the buildings themselves, and other characteristic features such as stone walls, mature hedgerows and narrow roads and lanes. The objective of Policy CH17 is, therefore, to preserve the historic layout, small scale and essentially agricultural nature of the Village and its buildings. Policy CH17 also provides for the Village to continue to remain separate and distinct from the urban area nearby.