

Area of Separation

The villages of Caton and Brookhouse are separated by Artle Beck and an adjacent swathe of grazed farmland, which provides an attractive rural setting to the two villages, which is characteristic of the wider Forest of Bowland AONB.

This 'Area of Separation' reflects the historic character of the settlements and creates a visual separation which is considered essential to maintaining the distinct identities of the two villages.

There is a strong visual link between Brookhouse Road and Hornby Road with far-reaching views stretching both across the valley towards Aughton Woods and up to the rising land towards Littledale. The area of separation is also distinct in views from elsewhere in the parish.

The area consists of small irregular fields bounded by mature hedgerows and trees with Artle Beck to the west, forming an important green habitat corridor between the settlements and a direct link to surrounding open countryside. This area contributes strongly to creating a pastoral feel highly characteristic of the rural nature of the settlements. The field pattern is recognised to be ancient enclosure.

Policy CL5: Area of Separation

In order to maintain the established pattern of development and conserve the character of the Forest of Bowland AONB and its distinctive villages, all future development should minimise the impact on the open character of the Area of Separation identified on **Map XXX. Development which would result in the further coalescence of Brookhouse and Caton will not be permitted.**

Development will be assessed in terms of its impact upon the Area of Separation, including any harm to the effectiveness of the gap between settlements, and, in particular, the degree to which the development proposed would compromise the function of the Area of Separation in protecting the identity and distinctiveness of settlements.

Justification for the proposed boundaries

Northern Boundary.

The field adjoining the the A683 is essential to visual amenity and the separation between the settlements especially when travelling from the East. The A643 therefore forms the Northern boundary.

Western Boundary.

The western Boundary follows the path of the Artle Beck from the A683 to most southern and westerly piece of woodland labelled Bridge End on the Map.

Southern Boundary.

Extends from the Point of the woodland where the Track moves from an East to West direction to a Southerly one. The line following the natural field boundaries and hedge lines carries on in westerly direction until it meets the field boundary of what is designated Site 39 in the LCC SHEELA.

We believe that extending the boundary to include the edge of site 39 is of great importance. There is a real possibility that Site 39 will come forward as a suitable site for development and the area to the east of the site therefore assumes greater importance in acting as a buffer between Brookhouse and Caton.

Eastern Boundary.

The eastern boundary follows the natural field boundaries and hedge lines from the A683 turning in a westerly direction before moving southwards at Lane House Farm to follow the contours of the residential properties on both sides of Brookhouse Road and then forming the western boundary of Site 39 with the importance already highlighted in the previous paragraph.

It should be noted that that this area of separation is highly visible from viewing points along the Lune Valley and from Halton Park on the other side of the River Lune.

It is also the site of the main water pipe from the Thirlemere Reservoir supplying water to the Southern areas of Brookhouse and parts of Caton.

Photographic evidence will be available in the document library at <https://www.catonvillage.org.uk/neighbourhood-plan>