



# PEOVER SUPERIOR DESIGN GUIDE

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Parish Council

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# Introduction

# Introduction

This document provides design guidance for new development within the Parish of Peover Superior. It is not intended to replace but to supplement the guidance prepared by Cheshire East Council (CEC). It seeks to provide greater detail as to how good design should be implemented within the Parish of Peover Superior, specifically within the villages of Over Peover and Peover Heath, which is washed over with Green Belt.

With this in mind, this document complements and provides greater detail to the guidance within CEC's Design Guide Supplementary Planning Document and should be regarded as a 'daughter' document to be read as part of a family of design documents.

Development is defined in the Town and Country Planning Act (1990) as 'the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any building or other land'. Development can include the building of a single house or a larger number of dwellings, alterations or extensions to existing properties, changes to or installation of front boundary treatments or works to the public realm. Development does not always require planning permission. Certain works or changes of use can be undertaken without permission in accordance with the General Permitted

Development Order (2015). The Design Guide should still be consulted as a guide for proposals which may not require planning permission because they fall within Permitted Development Rights.

Appendix 1 of this Design Guide contains a Glossary providing a description of the relevant terms included within this document. Words included within the Glossary are underlined.

## Purpose

The planning system requires all new development to be 'contextually responsive'. This means that schemes should consider context and address the physical, economic, and environmental opportunities and constraints that the surroundings provide. In terms of the design of new development, this involves defining the character of the surrounding landscape and built features and ensuring that new development makes use of local design characteristics and does not detract from the attractive visual character of the Parish.

This Design Guide is neutral on whether new development should take place, it does not resist development, nor does it encourage it. Where development requires planning permission, the Design Guide, together with the Peover Superior Neighbourhood Plan and relevant CEC planning policies, establishes

specific criteria to be observed by applicants. The criteria within these documents should be considered by all new development, including small scale proposals such as extensions and remodelling of existing buildings.

This Design Guide aims to:

- Ensure a high quality of all new development within the Parish of Peover Superior;
- Set the design agenda to inform applicants and residents alike and enhance the understanding of what constitutes good design within the Parish;
- Set out the expectations of the Parish and CEC for good, contextually responsive design;
- Avoid inconvenience and expense associated with inappropriate planning proposals likely to be refused.

Given the characteristics of the location and the development constraints resulting from the Parish's Green Belt designation, this Design Guide is primarily focused towards small scale residential or employment development. It is considered that large scale commercial or retail development will not be acceptable in the majority of locations. Where applications such as this are proposed, applicants may wish to undertake a similar process to that set out in this document to inform discussions with the Parish Council and CEC.

## How to Use this Document

This document is split into three chapters:

**Chapter One: Context** This chapter explains the relevant planning and conservation context of the Parish and the specific villages in terms of design and the legislative parameters that these require of new development. New buildings should accord with the design development plan policies unless material considerations indicate otherwise, alongside a requirement to preserve and enhance the setting and character of 'heritage assets'.

**Chapter Two: Features** This chapter goes on to explore the character and context of the Parish and the villages in terms of its landscape character, vegetation and land form and local distinctiveness (buildings and materials). It will identify and provide a series of design cues for each of these topic areas which new development should respond to.

**Chapter Three: Approach** This chapter concludes the document by exploring the approach to, and scale of, development that should be undertaken within the Parish, and particularly those which affect the settlements and historical assets in order to preserve their overarching character.

Applications within the Parish will need to demonstrate how they have responded to the contextual elements set out in Chapter

One. Furthermore, applicants will also need to demonstrate that they have addressed the summary bullet points and design cues at the end of Chapters Two and Three. Applications that fail to acknowledge these points are unlikely to achieve the support of the Parish Council and local community, thus reducing the prospect of securing planning approval.









Chapter One  
**Context**

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## Planning Policy Context

- 1.1. The following chapter is not intended to be a comprehensive review of planning policy affecting the Parish of Peover Superior. Applicants should demonstrate consideration of the development plan within their applications.
- 1.2. Instead this chapter simply seeks to identify the key design messages and drivers from the relevant plans and documents. Applicants are strongly encouraged to demonstrate how they have addressed the policies and documents set out in this section within their Planning, Design and Access Statements.
- 1.3. Collectively, the clear message taken from these policies is that high quality, contextually responsive design, should be the goal for all development regardless of scale or location.
- 1.4. Given the presence of a number of listed buildings and heritage assets identified in Appendix 2: Listed Heritage Assets (and accompanying map), the importance of preserving the setting and character of these areas is fundamental to delivering good design.



## National Planning Policy Framework (2012)

- 1.5. The National Planning Policy Framework (hereafter known as 'The Framework') sets out central government's planning guidance for the United Kingdom. It views the delivery of sustainable development as central to the planning system. Indeed, within the Framework, there is a 'presumption in favour of sustainable development'.

## Achieving Sustainable Development

- 1.6. The Framework identifies three core principles that the Government considers the planning system should achieve in delivering sustainable development. These are:
  - An Economic role;
  - A Social role;
  - An Environmental role.
- 1.7. This guidance is replicated in the Cheshire East Local Plan Strategy 2017 under policy MP1 – Presumption in Favour of Sustainable Development.
- 1.8. The Framework identifies a set of core land use planning principles (para.17) which should underpin the preparation of local plans and the making of decisions by Local Planning Authorities.

The principles considered relevant for this design guide include:

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Take into account the different roles and character of different areas, promoting the viability of our urban areas and recognising the intrinsic character and beauty of the countryside;
- Encourage the effective use of land by reusing land that has been previously developed;
- Conserve heritage assets in a manner appropriate to their significance.

## Requiring Good Design

- 1.9. Paragraph 64 stresses the need for any development to demonstrate good design that takes opportunity available to improve the character and quality of the area. Developments should aim to ensure that they should function well and enhance the overall quality of the area, respond to the local character and history, optimise the potential of the site and are visually attractive as a result of good architecture and appropriate landscaping.

## Protecting the Green Belt

- 1.10. Peover Superior is entirely washed over by the Cheshire East Green Belt. Development in the Green Belt is considered inappropriate unless it meets the criteria set out in paragraph 89 of the Framework. This includes limited infilling or the partial/complete redevelopment of previously developed land (whether redundant or still in use) that do not have an adverse effect on the openness of the Green Belt.

## Cheshire East Local Plan Strategy (CELPS, 2017)

- 1.11. The Cheshire East Local Plan was formally adopted in July 2017 and sets out the planning policies for the borough. The specific policies that are relevant to the design guide are listed below.

### Policy MP1 - Presumption in Favour of Sustainable Development

- 1.12. When considering development proposals the Council must take a positive approach which reflects the presumption in favour of sustainable development. This is to secure development that improves the economic, social and environmental conditions in the area.

### Policy PG 3 - Green Belt

- 1.13. Within designated Green Belt land, development proposals must not conflict with the five purposes of the Green Belt, these are set out below. The five purposes are directly taken from the Framework:
1. Check unrestricted sprawl of large built up areas;
  2. Prevent neighbouring towns from merging into one another;
  3. Safeguard the countryside from encroachment;

4. Preserve the setting and special character of historic towns; and
5. Assist urban regeneration by encouraging the recycling of derelict and other urban land.

1.14. The policy reiterates the national planning policy position that development within the Green Belt is inappropriate. There are however, a number of exceptions to this (set out within paragraph 89 of the Framework) which include limited infilling in villages and the redevelopment of previously developed sites subject to there being no negative impact on the openness of the Green Belt.

### **Policy SD1 – Sustainable Development in Cheshire East**

1.15. This policy sets out several criteria which all proposals must comply with in order to be considered sustainable development in Cheshire East. Development proposals must contribute to protecting and enhancing the natural, built, historic and cultural environment, make efficient use of land, protect agricultural land and make best use of previously developed land where possible. Proposals should also provide safe access to properties and to local services and support the health, safety and social wellbeing of residents.

### **Policy SD2 – Sustainable Development Principles**

1.16. This policy states that all development must contribute positively to local character and identity, creating or reinforcing local distinctiveness in terms of the following:

- Height, scale, and form;
- Materials;
- Design features;
- Massing of development;
- Green infrastructure;
- Relationship with neighbouring properties.

### **Policy SE1 – Design**

1.17. This policy contains five tests with which development proposals must comply to make a positive contribution with their surroundings:

1. Sense of place;
2. Managing design quality;
3. Sustainable urban, architectural and landscape design;
4. Liveability / workability;
5. Designing in safety.

### **Policy SE2 – Efficient Use of Land**

1.18. Policy SE2 promotes the redevelopment or re-use of previously developed land. This complies with the Framework,

which encourages efficient use of land, provided that it is not of high environmental value.

### **Policy SE14 – Jodrell Bank**

1.19. As defined on the Cheshire East Local Plan Proposals Map, developments which may impact the operation of the Jodrell Bank telescope and/or have an impact on the historic and visual landscape setting will not be permitted. Albeit not necessarily a design policy, the southern portion of the Parish is within the Jodrell Bank consultation zone. Developments within this zone must consult with Jodrell Bank prior to a decision.

## Cheshire East Design Guide SPD (2017)

- 2.1. This document provides the most up to date and detailed design guidance for new development and applies to the whole borough. The document includes specific sections on key towns and settlements. The following section provides a brief summary of the document:
- 2.2. Volume 1 sets the scene by dividing the borough into character areas by identifying architectural styles, landscape character, materials used and colour palettes which sets out the design cues for each area of the borough.
- 2.3. Volume 2 sets out practical guidance on how to implement the best practice approach to design set out in volume 1.
- 2.4. Peover Superior falls within the North Cheshire Fringe Settlement Character Area. Pages 28-32 outline the positive and negative forms of development which may take place within this area. Examples of positive transitions include:
  - Terraces set back behind long front gardens, bordered by hedgerows with parking typically to the rear;
  - Properties fronting informal lanes with a mixture of privet hedges and railings.



## Saved Policies – Macclesfield Borough Local Plan (2004)

- 2.5. Prior to the adoption of the Cheshire East Local Plan Strategy Part 1 in 2017, the Macclesfield Local Plan (2004) was the statutory development plan document for the Parish of Over Peover. There are a few legacy policies that have been saved which still manage development within the Parish, these will in time be replaced by the second part of the Cheshire East Local Plan which is currently being prepared.

### NE1 – Landscape Protection and Enhancement

- 2.6. Saved policy NE1 seeks to conserve the quality of the landscape within an area of Special County Value and will protect it from development that will likely have an adverse effect on its character and appearance.

### NE2 – Protection of Local Landscapes and NE3 – Landscape Conservation

- 2.7. This policy outlines the Council's commitment to conserving the diversity of the landscape character areas by ensuring that new development respects local character. NE3 seeks to conserve



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and enhance the rural landscape through the creation and restoration of hedgerows and other natural features, especially native species.

### NE11 - Nature Conservation

- 2.8. This policy explains how the Council will seek to protect and enhance nature conservation interests. Development proposals which would adversely affect nature conservation interests will not normally be permitted.
- 2.9. This policy is considered due to the several sites south of Blackden and Grotto Lane and the area around the Peover Eye that have been identified as sites of nature conservation importance.

### H13 – Protecting Residential Areas

- 2.10. Policy H13 explains how the Council aims to protect residential areas. The policy states that applications which adversely affect the character of a housing area or the amenities of the occupiers of adjoining or nearby houses will not normally be permitted.

## Over Peover SPD (2011)

- 2.11. This document was prepared to provide a link between the objectives set out in the Parish Plan (2008) and the formal planning policies in the Macclesfield Borough Local Plan (2004) to assist with consideration of planning proposals within the Parish.

## Parish Plan (2008)

- 2.12. The Parish Plan sets out the Parish profile in relation to the environment, village amenities, services, law and order, communications, and an implementation plan. Although the Parish Plan is now 10 years old it has helped identify specific characteristics of the Parish and outline potential elements to be addressed in this Design Guide.

## Historical Context

- 2.13. Peover Superior is an ancient Parish, human activity in the area can be traced back around 4000 years with a Bronze Age barrow located nearby at Jodrell Bank. The Parish is described in the Domesday Book as 'wasta' meaning 'abandoned' or 'useless' following the aftermath of the Norman Conquest. Following these events, land ownership was transferred to the victorious Normans. Ranulphus, believed nephew of William the Conqueror was granted the manor of Over Peover and chose a site close to the Peover Eye to build his residence.
- 2.14. Today, Over Peover is now home to three large manor houses – Peover Hall, Colshaw Hall, and Radbroke Hall. The Halls and their associated lands dominate the majority of the parish's landscape and are integral elements of Peover Superior's historical fabric. (Information has been extracted from the Over Peover Parish Plan, 2008. Further information can be found in 'Over Peover – A Cheshire Parish' published by the Peover Superior Parish Council, 2002).

## Peover Hall

- 2.15. The manor of Over Peover was held by the Mainwarings in the 13th century until 1919 when the estate was eventually sold. The Hall was refaced in 1585 by Sir Ralph Mainwaring and then was subject to a series of alterations, beginning in 1653.
- 2.16. The Hall is on the heritage register as Grade II\*, reinforcing its historical significance in the area. The house is built in Cheshire red brick with stone dressing and a stone flagged roof with the earlier parts of the house containing two storey with gables and partly three storey with flat roofs; all windows are mullioned and transomed. Much of the interior was transported and reused from Horsley Hall, Wrexham following demolition of the country house.
- 2.17. The grounds contain several historical assets (see Appendix 2: Listed Heritage Assets). The Hall's stable block was constructed in 1654 and is registered as a Grade I listed building. The stables contain Tuscan style columns at the ends of each stall and a decorated panelled ceiling. This too is built in Cheshire red brick on a stone plinth with stone dressings and a slate roof. On the roof is a cupola with a clock face. The ashlar gate piers, wrought iron gates and a mounting block are also listed at Grade II.



2.18. The formal gardens were laid out between 1890 and 1905 for Sir Philip Tatton Mainwaring. They were remodeled by Hubert Worthington during the 1920s, and were further developed in the 1960s by the Brooks. The gardens are listed as a Grade II Registered Park and Garden of Special Historic Interest in England. The gardens are open to the public at advertised times and tours of the house are available.

### Colshaw Hall

2.19. Colshaw Hall was constructed in 1903 and designed by Chester based architects Douglas and Minshull. It was constructed in Cheshire red brick with stone dressings and a slate roof in a Tudor Revival architectural style. It was later extended and altered by Percy Worthington and is now a Grade II listed building.

2.20. The Hall has been used for a variety of purposes. During WWI the house was used as an auxiliary hospital but was later destroyed by a fire in the mid-20th century. In the 1980s, the house was purchased by a property entrepreneur who restored the house, keeping the remaining original features and fittings. After purchasing a piece of adjacent land, a series of landscaping improvements followed which included a golf course, a waterfall and oriental garden.



Photo: Terry Hughes & Flickr

2.21. During the 1990s and early 2000s the Hall was used as offices under several ownerships until the Hall was purchased by new owners who restored the building to its previous use and converted several outbuildings and stables for residential use. It is now restored to a condition near to its original state, the golf course has since been removed and the Hall is now a private residence with facilities for weddings and events.

### Radbroke Hall

2.22. Radbroke Hall is a white French style chateau which takes its name from the nearby river - Red Brook that runs through the grounds. It was built between 1914 and 1917 by Claude Hardy, a Manchester business man who made his mark in the textile industry, the architect was Percy Worthington.

2.23. The Hall is made from Portland stone which was imported by train from Weymouth. The Halls' main features include a white marble staircase, a music room, and an oval dining room. Surrounding the Hall is roughly 20 acres of grounds including attractive rose gardens and areas given over to a large variety of rhododendrons. Mature beech trees flank the driveway.

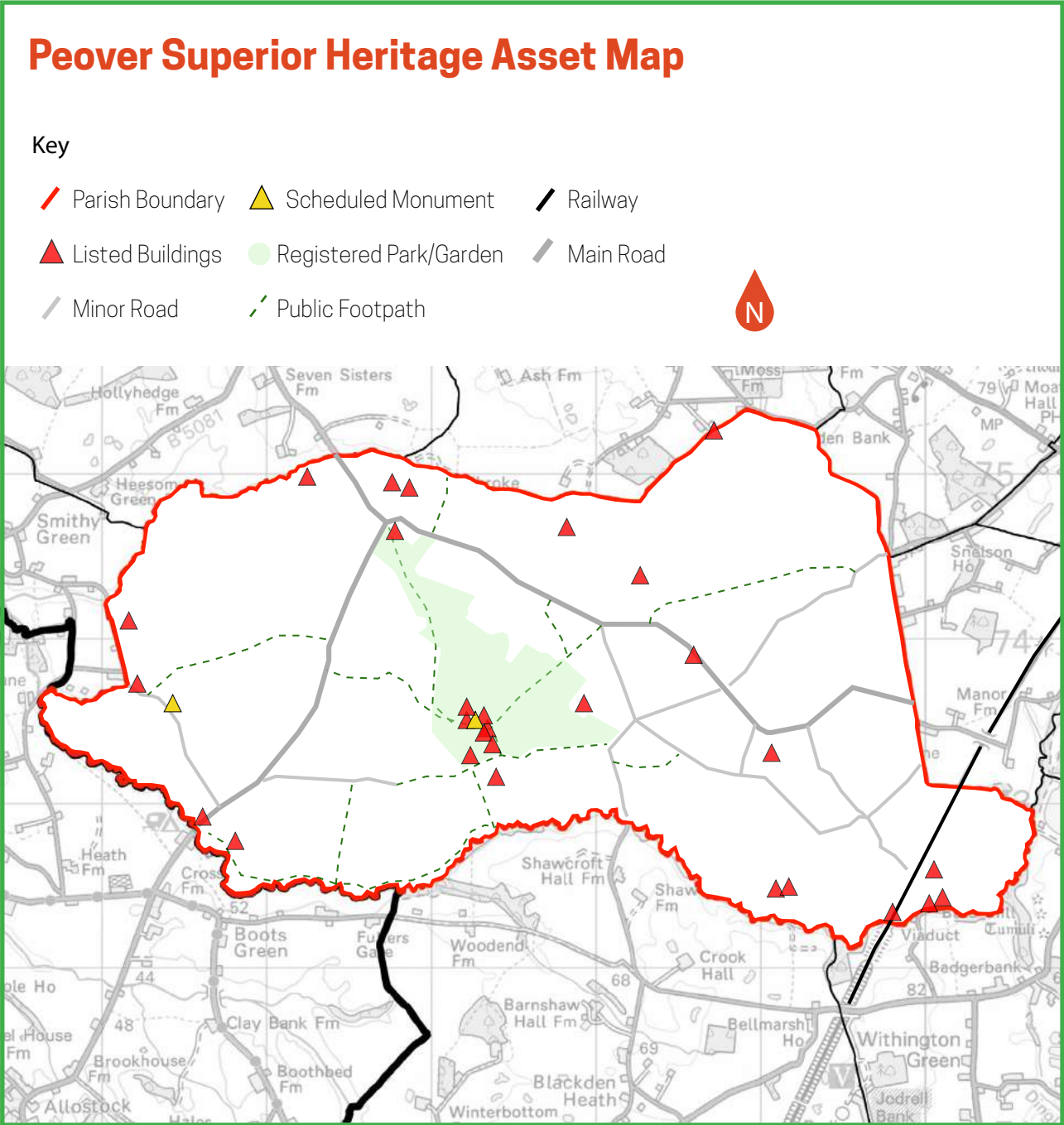
2.24. Both the Hall and gardens are registered as Grade II listed heritage assets (see



Appendix 2: Listed Heritage Assets). The Hardy family sold the Hall to the Nuclear Power Company who built their offices and a testing tower in the grounds. In 1972 the Hall and grounds were acquired by Barclays Bank. Radbroke Hall is now a large employment hub providing jobs for over 3000 people.

### Historical Assets

2.25. The Parish contains a significant number of heritage assets, mainly concentrated in the grounds of Peover Hall. A list is available in Appendix 2 stating their listing status alongside a small description.















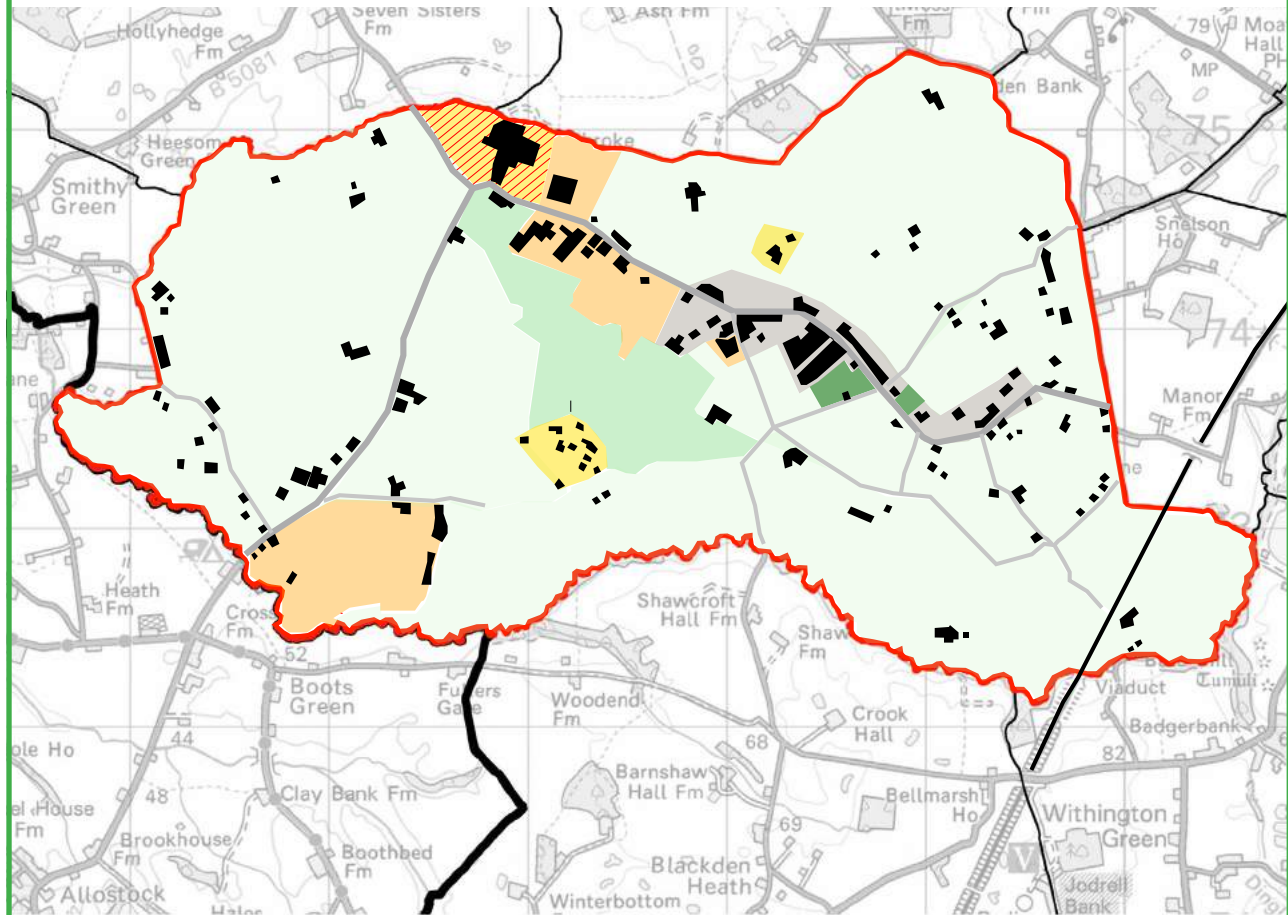
## Peover Superior Today

- 2.26. Today, Peover Superior has evolved from a medieval Parish to a modern rural community. According to the 2011 census the Parish contains a population of roughly 658 people and 269 households, mostly centred around Over Peover and Peover Heath.
- 2.27. The majority of Over Peover's housing is located along Stocks Lane at Mainwaring Road and Parkgate Avenue. The settlement itself contains the Ye Olde Parkgate Inn, the village primary school (c.1914) along with other services, a village hall, the Parish field and recreational facilities, and a cricket club. A bus route runs through Over Peover connecting it to Macclesfield and Knutsford.
- 2.28. The hamlet of Peover Heath is located to the East of Over Peover. It contains The Dog Pub and a ribbon of terraced dwellings, large detached dwellings, barn conversions and several redeveloped farm buildings.
- 2.29. Although predominantly a rural Parish, Barclays Bank at Radbroke is a large employment zone offering employment opportunities in addition to the Parish's horticultural and farming businesses. The Whipping Stocks pub is also located adjacent to the Hall.

## Peover Superior Land Use Map

### Key

- |   |  |  |  |
|---|--|--|--|
|  Parish Boundary |  Park and Garden  |  Barclays Employment    |  Minor Road |
|  Agricultural    |  The Halls        |  Clusters of Habitation |  Railway    |
|  Horticultural   |  Community Spaces |  Major Road             |             |



## The Natural Landscape

### An Introduction to the Parish Landscape

- 2.30. This section analyses the landscape character of the Parish and the features that contribute to its identity. It first considers the topography, wider landscape and natural features of the Parish to give a well-rounded understanding of how the landscape has developed and its characteristics.
- 2.31. This will be achieved by identifying the National and Local Character area into which Peover Superior falls, as defined in Natural England's 'National Character Area' study (2014) and the Cheshire Landscape Character Assessment (2008). Chapter Two of this document will establish its own local character areas which considers the local green infrastructure to provide a detailed understanding of the landscape structure. This information and understanding goes on to inform the design cues featured in Chapter Three of this guide.

### National Character Areas (2014)

- 2.32. The Parish of Peover Superior falls within National Character Area (NCA) 61 "the Shropshire, Cheshire and Staffordshire Plain" which comprises of expansive flat or gently undulating, lush, pastoral

farmland. Throughout the Parish, the plain, punctuated by numerous ponds and subsequent colonisation of vegetation, has resulted in the establishment of bogs, known as mosses. As a result, water retention and fertility of the clay soil supports lush pastures for grazing dairy cattle.

- 2.33. The Parish is very rural in character characterised with small, winding country lanes and traditional farm buildings still in active use. Some areas are well wooded, with an intact hedgerow system with frequent woodland blocks scattered across the countryside. There is a great variety of views within the Parish however, they are partially blocked in many places due to high hedgerows and a lack of elevated vantage points. To the West there are no obvious landmarks but views are available to the East where the Pennines are visible in the distance. To the South, lying just outside of the Parish boundary is Jodrell Bank and world famous Lovell telescope, a local landmark which is visible over a wider landscape. Although not a natural feature it is an important landmark within the Peover Superior landscape.



## Key Characteristics

- 2.34. The key characteristics of the Parish's landscape as stated in the NCA are:
- Extensive, gently undulating plain with productive clay soils with a landscape of meres and mosses;
  - Strong field patterns with generally well-maintained boundaries, predominantly hedgerows with dense mature trees. Cheshire railings are a prominent feature;
  - Dairy farming dominate the plain, with patches of mixed farming scattered throughout the Parish;
  - Woodland is virtually absent where agriculture dominates however, areas around the estates and both the Great and Spinney Woods contain clusters of ancient and deciduous woodland.

## Woodland

- 2.35. The Parish contains a range of woodland types, from riparian ancient woodland, birch colonised mossland, to planted blocks of broad leaves and conifers. The understorey is typically rowan with holly and buckthorn whilst the ground flora is dominated by buckler fern with areas of bracken. Spinney Wood and the Great Wood are located along the southern boundary of the Parish, forming parts of the Peover Eye River Valley.

## Water Courses

- 2.36. The Parish is shaped by the many rivers meandering through its countryside. The Northern boundary is formed by the Red Brook, a tributary to the river which forms the Southern boundary – the Peover Eye. As highlighted earlier, small ponds and boggy terrain dominate the Parish. The hamlet of Peover Heath has adopted its name after the boggy landscape in which it resides. The boggy vegetation is dominated by bog mosses, Alder, Birch and Willow trees which are evident around the areas known as Spinney Wood and Eelcage Covert. This area is at risk from flooding and is designated as Flood Zone 3. Areas adjacent to both the Peover Eye and Red Brook contain both Flood Risk 2 and 3.
- 2.37. The river valley along the Peover Eye, as highlighted in the Cheshire Landscape Character Assessment and seen in the Landscape Characteristics map, is designated as a site of Nature Conservation Importance. CEC will seek to conserve, enhance, and interpret nature conservation interests in this area. The area is characterised by steep sided banks, permanent pastures and woodland. Development which would adversely affect conservation interest in this area will not be permitted.



## Field Patterns

2.38. Field sizes range from small to medium, in irregular field patterns and are bounded by fully maintained hedges. Hedgerow trees are plentiful and mature.

## Cheshire Landscape Character Assessment (2008)

2.39. The Parish of Over Peover falls entirely within LFW1: Marthall Character Area designation. The assessment identifies that there is a substantial concentration of small to medium (up to 8ha) medieval fields with semi-regular patterns in the Peover Hall area. Much of the remaining area comprises regular small-medium post medieval enclosures with some medieval and large modern fields of over 8ha in size.

2.40. Boundaries are a mix of hawthorn and mixed species hedgerows with trees and Cheshire railings. Horsiculture has made an impact on the area and stables and modern fences horse paddocks can be seen throughout, primarily around the Colshaw Hall area.

## Key Characteristics

- Low lying gently rolling topography
- Hedgerow boundaries and standard trees in a mix of medieval and post medieval reorganised fields (irregular,

semi-regular and regular up to 8ha) but with a loss of boundaries leading to formation of large fields and a large proportion of fences adding to this impression

- Horsiculture – fenced horse paddocks
- High density of woodland – blocks, coverts, and riparian
- Medium settlement density - mix of dispersed farms and nucleated hamlets/ villages
- Mosses and some meres resulting from glacial deposits
- Large number of water bodies

## Identified pressures affecting the Lower Farms and Woods Landscape character type

2.41. Below is a list of identified pressures on the Peover Superior landscape as stated in the Cheshire Landscape Character Assessment:

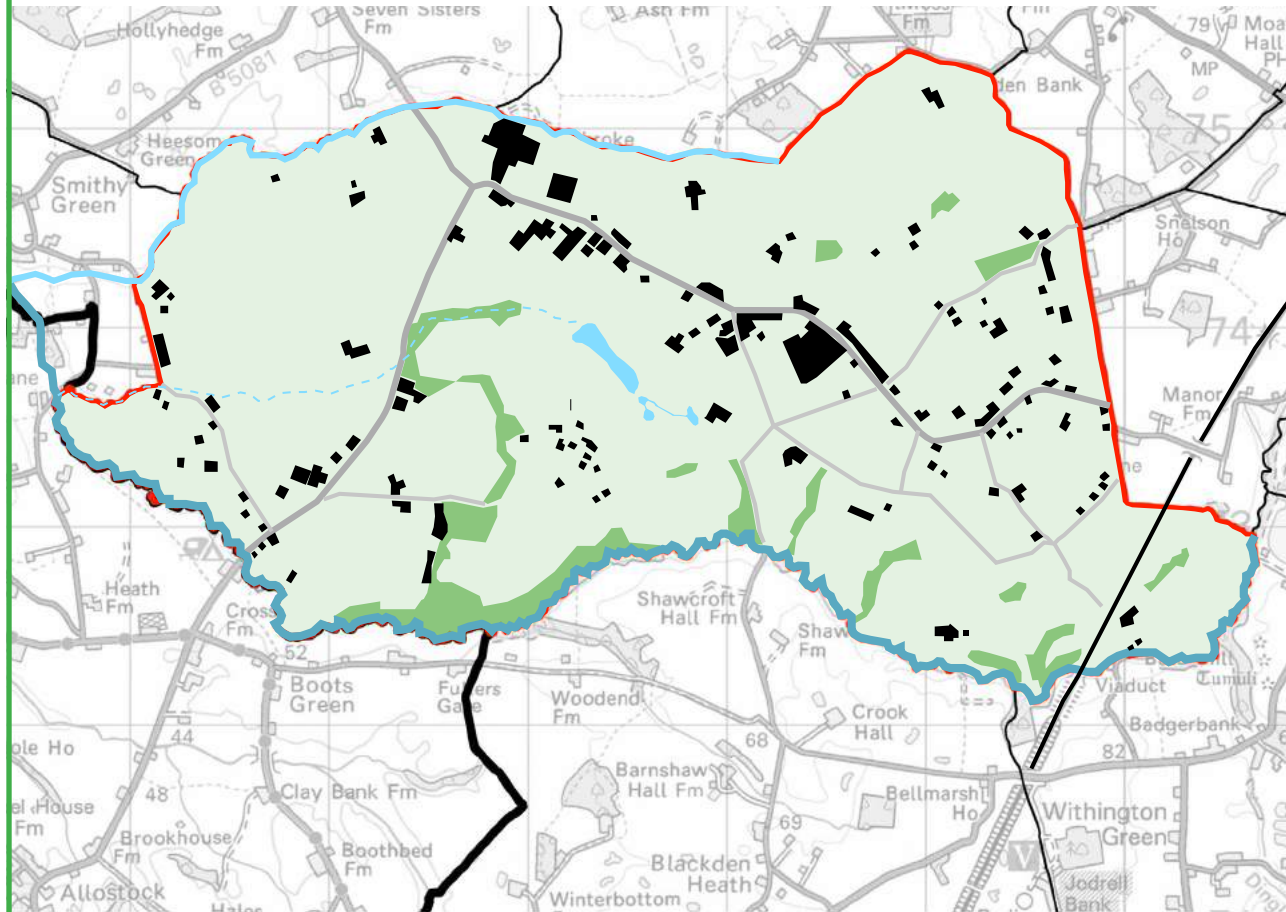
1. Increase in demand for equestrian facilities riding schools etc. including enclosed exercise areas and associated large-scale buildings;
2. Changes in farming including pressure to diversify and changing patterns of land ownership. The purchase of agricultural holdings by non-farmers is becoming a significant force for change, resulting in conversion of farm houses and farm buildings and changes in farm use;
3. Changes in farm crops;
4. On-going decline in traditional woodland management practices leading to under management of farm woodlands, coverts and copses leading to general deterioration. Many hedgerow trees are in decline;
5. Reduction, fragmentation, and deterioration of habitats: Loss of ponds through drainage and infill plus nutrient run-off from surrounding farmland;

6. Loss of ancient woodland through inappropriate management, grazing, encroachment, and erosion through informal recreation;
7. Loss of historic field pattern due to decline in hedgerow management, with resulting increase in use of fencing;
8. Loss of historic parkland to agriculture and recreational use;
9. Erosion of built environment character through incremental development;
10. Standardisation of roads, upgrading of lanes and minor roads leading to increasingly suburban character of the countryside.

## Peover Superior Landscape Characteristics Map

### Key

- |   |   |  |
|---|---|--|
|  Parish Boundary |  Peover Eye  |  Main Road  |
|  Woodland        |  Red Brook   |  Minor Road |
|  Open Fields     |  Small Brook |  Railway    |





## Chapter Two Features

3.1. This chapter focuses on identifying key features of the Parish that contribute to its unique and special character. Initially, the pattern of the settlement is analysed, looking at the figure ground diagram, before moving on to consider its relationship with the wider landscape, road hierarchy and frontages. It goes on to distil the local vernacular or architectural language for each settlement and identifies common features that could be replicated.

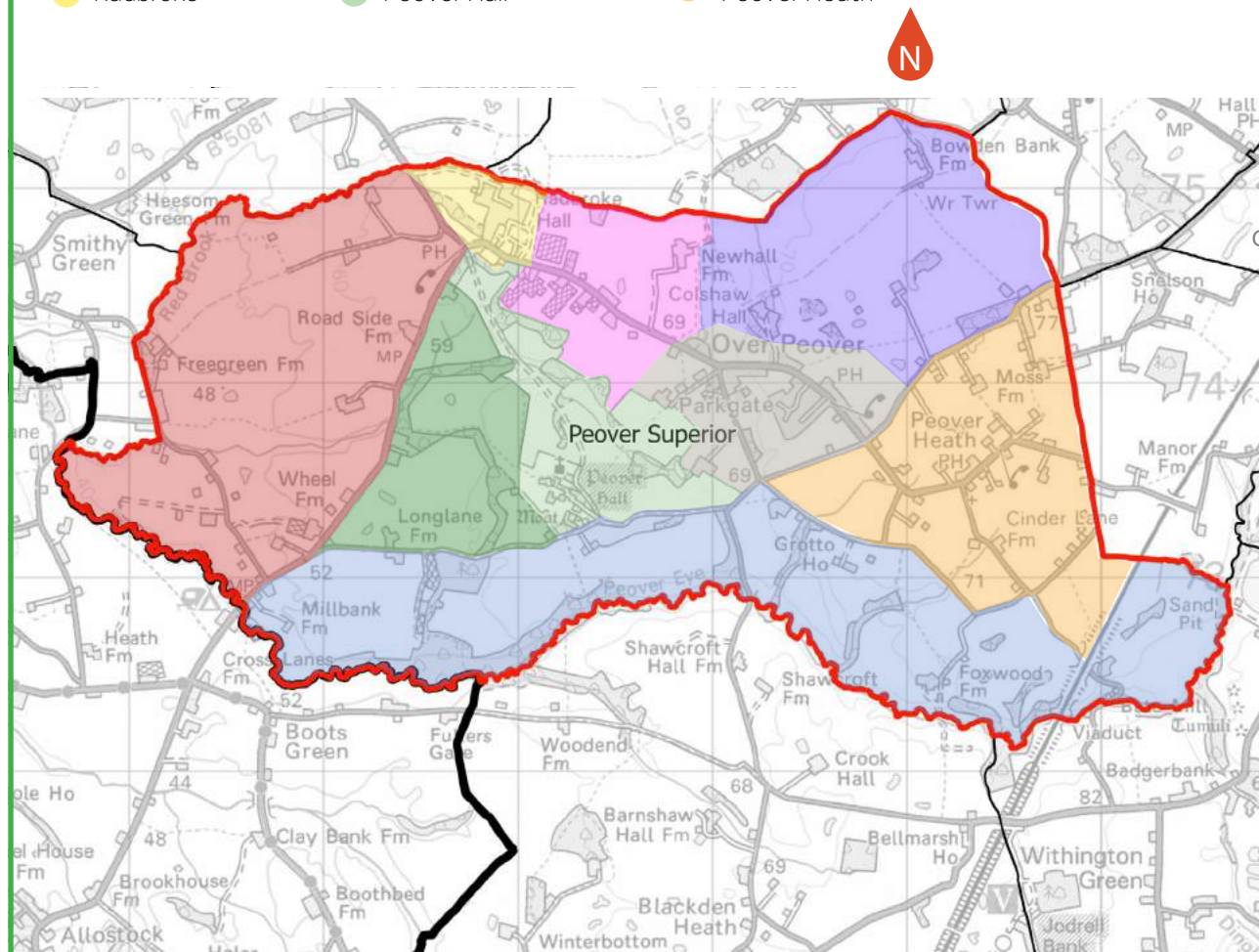
## Character Areas

3.2. Identification of character areas is a useful way to identify areas of distinct character within a wider urban or rural area. It focuses attention on areas of particular interest by looking at a variety of features such as house typologies, architectural detailing, land use, landscape character, boundary treatment, and location.

## Peover Superior Landscape Characteristics Map

### Key

- |                 |                           |                |
|-----------------|---------------------------|----------------|
| ● Peover Fringe | ● Spinney Wood            | ● Colshaw      |
| ● Newhall       | ● Peover Eye River Valley | ● Over Peover  |
| ● Radbroke      | ● Peover Hall             | ● Peover Heath |





## Over Peover

3.3. Over Peover is the primary settlement within the Parish and contains the majority of its services, including a school, a play area, cricket club and a pub. One of the character area's most prominent features are the paddocks located within the streetscene along Stocks Lane. These punctuate the built form with open views of the countryside and are a crucial element of this character area. A local landmark is a series of terraced dwellings on the northern side of Stocks Lane, adjacent to the Ye Olde Park Gate Inn. The character area also contains the Mainwaring Road estate, Parkgate Avenue, an estate of social housing now largely owner occupied, and the rural exceptions site at Grotto Lane.

3.4. Key features include:

- Terraced houses along Stocks Lane;
- Long front gardens with strongly vegetated boundaries, offering little interaction with the highway;
- Linear ribbon of development punctuated by paddocks;
- Cheshire red brick and some instances of half timbering (although this is appropriate only on historic properties);
- Plain clay or concrete 'Hardrow' tiled roofs;
- Mainwaring Road and Parkgate: Cheshire red brick, steeply pitched Welsh blue slated roofs.





## Peover Heath

- 3.5. This character area is made up of a number of house types. There is a mix of terraced cottages and detached dwellings including farmhouses and converted farm buildings.
- 3.6. Linear terraced dwellings front the highway with well-maintained front boundaries consisting of both brick walls and hedgerow. Small front gardens offer good interaction between the dwellings and the narrow Well Bank Lane. Detached dwellings are mainly set back from the road with large driveways. Medium to small fields located within the streetscene create a varied pattern of built form. This character area accommodates individual farmhouses and agricultural buildings which are dotted throughout.
- 3.7. Key features include:
- Linear ribbon of development along Well Bank Lane;
  - Terraced dwellings completed with Cheshire brick and Welsh blue slated roofs;
  - Cheshire brick and vegetated front boundaries with small front gardens;
  - Small front porches with pitched roofs;
  - Open fields to the rear of properties including solitary farmhouses;
  - Large detached dwellings set back from Well Banks Lane.

## Great Wood and the Peover Eye River Valley

- 3.8. As the name suggests this character area is predominantly made up of the Peover Eye River Valley and Great Wood. The character area follows the Peover Eye from Bate Mill and the viaduct on the Eastern Parish boundary to Great Wood towards its Western boundary along Holmes Chapel Road. There are a limited number of dwellings in this area, mainly standalone traditional farmhouses with associated grazing land however more modern agricultural uses can be found to the East of Great Wood. Great Wood forms the majority of the woodland in the area and follows the Peover Eye where there is a risk of flooding (Flood Zones 2 and 3).
- 3.9. Key features include:
- Rural river valley character with open fields bounded by Cheshire railings and vegetated boundaries;
  - Standalone farmhouses and associated fields;
  - Cheshire brick and Welsh blue slated roofs with bookend chimneys;
  - Brick arch and flat lintels;
  - Long driveways, typically gated.





## Spinney Wood

- 3.10. This area forms the approach to Peover Hall from Holmes Chapel Road to the West. The woodland, predominantly located on wetland terrain, is punctuated by small ponds which follow a small brook that meanders to a small body of water in the gardens associated with Peover Hall.
- 3.11. Key features include:
- Rural woodland character complemented with small meandering brooks, the area is prone to flooding;
  - Solitary farmhouses and converted gate houses associated with Peover Hall.



## Peover Hall

- 3.12. This character is made up of Peover Hall, its associated outbuildings and its registered park and garden. The area contains a wealth of historical assets including the Church of St. Lawrence and the Stable Barn – both Grade I Listed. Large open fields bounded by mature trees make up the surrounding areas connected by a network of public footpaths.
- 3.13. Key features include:
- Peover Hall forms the nucleus of this character area;
  - Sporadic dwellings of various typologies associated historically with the hall;
  - Metal Cheshire railings and mature trees define the extent of the estate;
  - Rural lanes and public footpaths bounded by mature trees.

## Radbroke

- 3.14. This character area is named after Radbroke Hall which is the Parish's largest employer. Barclays is the current occupier of the listed building. The hall is named after the Red Brook which forms the Northern boundary of this character area.
- 3.15. Key features include:
- Large areas of car parking;
  - A mix of modern and historic buildings largely used as offices;
  - Dense mature boundaries.



## Colshaw

- 3.16. Named after the hall that is located here, the Colshaw character area primarily contains solitary farmhouses set back from the road and associated agricultural fields which vary in size and form. This landscape is broken only by clusters of woodland. .
- 3.17. Key features include:
- Large fields containing structures for horticultural uses;
  - Solitary farmhouses and associated farm buildings and fields;
  - Colshaw Hall and associated facilities.





## Newhall

- 3.18. The Newhall character area takes its name from the Grade II listed farmhouse at Newhall Farm. The character area contains a variety of agricultural uses from grazing in the East and horticultural in the West, open fields, and clusters of woodland make up the rest of the character area.
- 3.19. Key features include:
- Large semi-detached and grouped dwellings with strong front boundaries;
  - Brown brick with brick string courses and dental work;
  - Large steep pitched roofs;
  - Symmetrical fenestration;
  - Agricultural uses including large horticultural facilities.

## Peover Fringe

- 3.20. Peover Fringe forms the natural buffer between Peover Superior and Peover Inferior and is bounded by Red Brook to the North and the Peover Eye to the South. The majority of dwellings in this character area are traditional and modern agricultural dwellings alongside terraced and detached cottages which are typically located along Holmes Chapel Road and Free Green Lane. There are also a number of business premises along Holmes Chapel Road, including equestrian facilities, nurseries and timber yards.
- 3.21. This flat landscape is made up of large irregular field patterns allowing for long views, broken only by small clusters of woodland and relatively low, strong hedgerows.
- 3.22. Key features include:
- Large open fields bounded by tall hedgerows and mature trees;
  - A varied mix of detached houses and farms with a small number of terraced cottages along Holmes Chapel Road constructed from Cheshire brick, Welsh blue slate roofs and with large front gardens;
  - Walls with vegetation forming front boundaries which screen the properties from the highway.



# Local Distinctiveness – The Built Environment

## Building Typologies

3.23. The following section identifies a series of building typologies found across the Parish. These range from residential dwellings to buildings in agricultural use. The identification of typologies starts to help define features in the built form which contribute towards the character of the Parish and will lead to the guidance for new development set out in Chapter Three.

## Terraced Cottages

3.24. There are a variety of terraced typologies throughout the Parish, mainly seen where larger clusters of development exist primarily at Over Peover and Peover Heath. The majority of terraced dwellings in the Parish contain climbing plants which result in much of the property and its boundary walls being covered by vegetation.

*Scale, Mass and Arrangement:* These properties tend to be two storey in scale (for example, terraced dwellings on Stocks Lane are 1.5 storeys and contain accommodation in the roof) and exist in rows of three or more, often as many as six dwellings in one row. Floor to ceiling heights are low giving the units a limited presence in the streetscene, particularly when located beside larger and more modern dwellings.

*Materials:* The materials used vary but predominantly consist of Welsh blue slate roofs, white render, or Cheshire red brick.

*Architectural Detailing:* Fenestration is generally asymmetrical with a single window serving the ground floor and another serving the first floor. Chimneys form an important feature often located asymmetrically along the row each serving one unit.





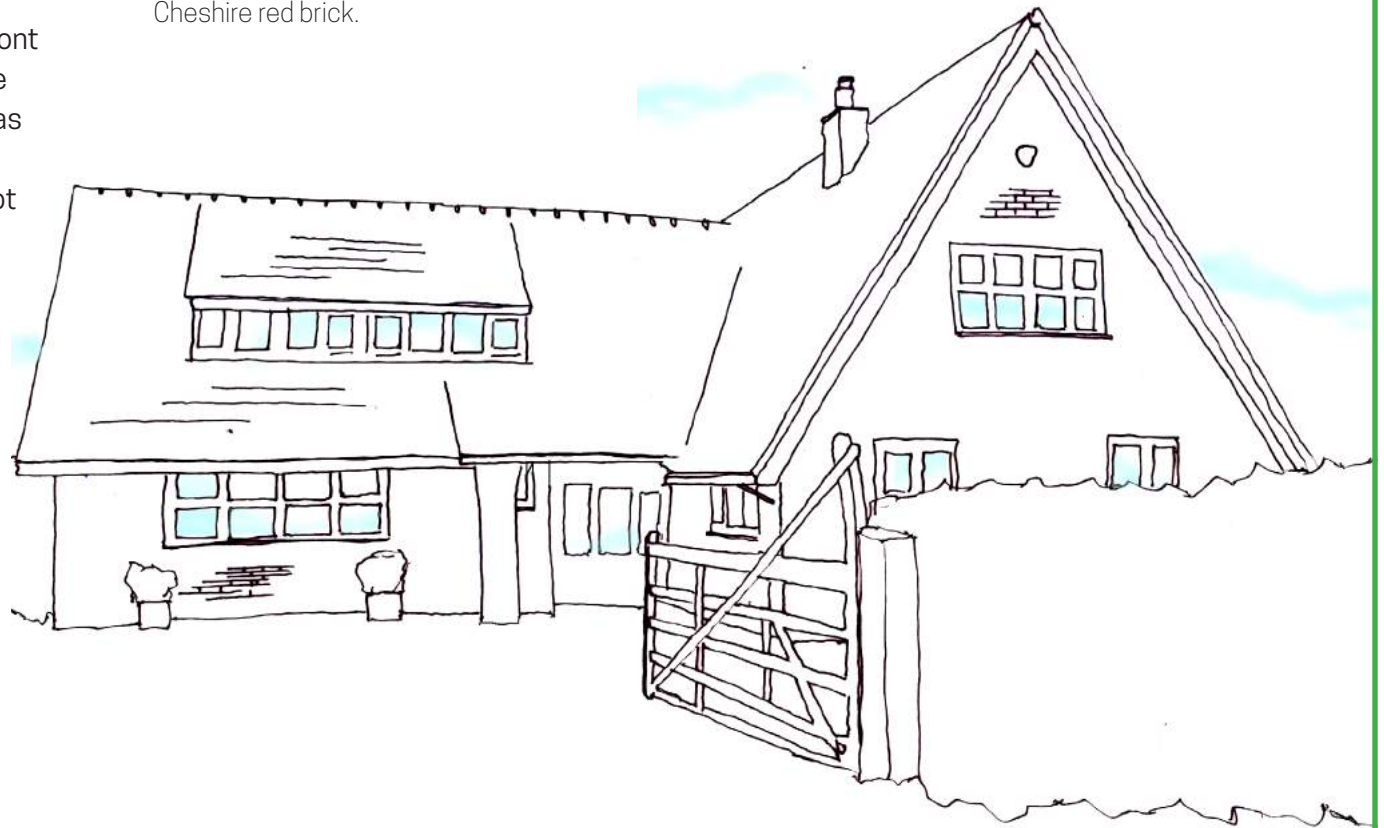
## Detached Dwellings

3.25. There are detached dwellings throughout the Parish ranging in size from small cottages to larger houses, some dating from the 17th century. Many of the Parish's large detached dwellings are located within the Mainwaring Road area. These dwellings vary in type but are all detached, with Cheshire style brick, steeply pitched roofs and large driveways often partially hidden by a tall vegetated front boundary. Originally, the streetscene would have appeared less enclosed as hedgerows would have been lower in height and front boundaries would not have been gated.

*Scale, Mass, and Arrangement:* These properties tend to be medium to large in scale, one and a half to two storeys with steeply pitched roofs or varying form. The plots often have gated driveways and large front gardens fronted by tall hedgerows offering little interaction with the street.

*Materials:* The materials predominantly consist of Welsh blue slate roof tiles, white render or Cheshire red brick.

*Architectural Detailing:* Fenestration is generally asymmetrical. Gables on the principal elevation are typically served by two ground floor windows with a singular window at the above floor. Most properties have a single small chimney.

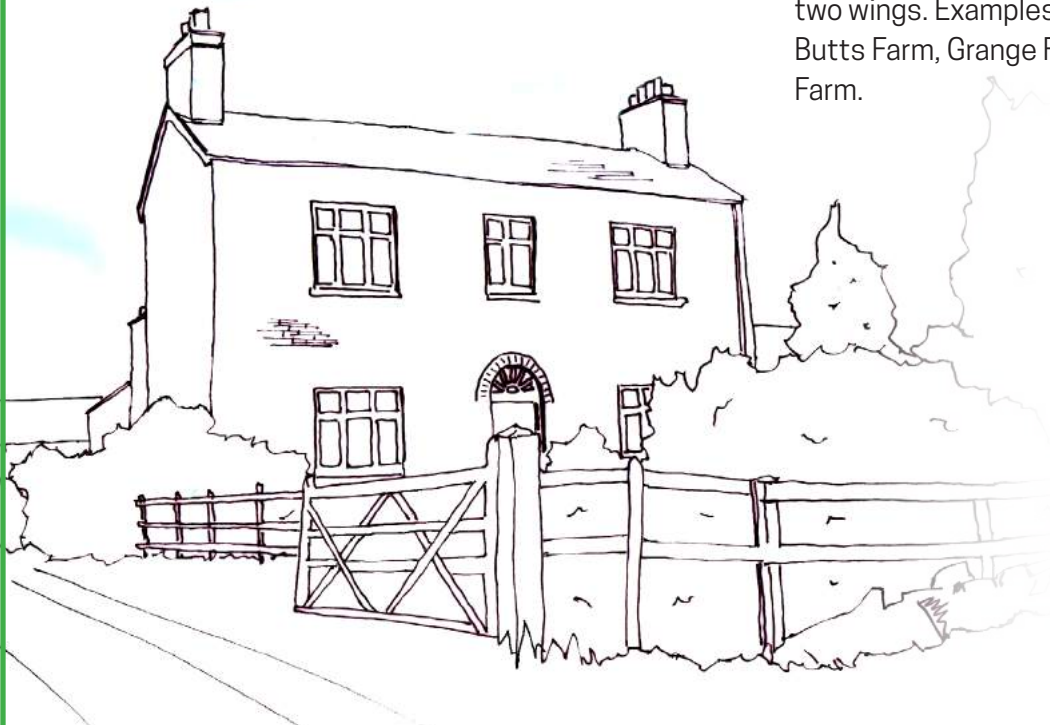


## Farmhouses

3.26. Historically, Peover Superior is a rural farming Parish that contains traditional farmhouses and agricultural buildings ranging from the modern to the old – many of which are listed (see Appendix 2: Listed Heritage Assets). The list below sets out the typical farmhouse types in Peover Superior:

- Older farmhouses – many timber framed for example at Hunger Hill Farm;

- Traditional Cheshire Farmhouses – many of which are three storeys for example at Batemill Farm, Foxwood Farm, Cheers Green Farm and Radbroke Farmhouse;
- Modern Farmhouses - for example the Cheshire County Farmhouses which were built in the years after the Great War. These buildings are very distinct: 1.5 storeys with steep pitched roofs and associated farm buildings usually in an 'L' shape, single storey with a two storey element at the junction of the two wings. Examples include Green Butts Farm, Grange Farm and Manor Farm.



3.27. Largely unchanged from their original construction, these farmhouses can be found throughout the Parish landscape – many historically associated with Peover Hall. Typically these farmhouses are rectangular in form with bookend chimneys.

*Scale, Mass and Arrangement:* Largely solitary with associated agricultural buildings, rectangular in shape with a long narrow footprint, two or three storeys with steep front to rear pitched roofs. The properties are set back from the road some with a long driveway.

*Materials:* The materials used usually consist of red or brown brick with Welsh blue slate roofs.

*Architectural Detailing:* The Parish's farmhouses are generally plain in aesthetic however, some have decorative brick string courses and dental brickwork defining each storey. Fenestration is usually symmetrical with two windows either side of the front door serving the ground floor and three windows serving the first floor. Bookend chimneys are a distinct element of this particular house typology.

## Semi Detached and Grouped Dwellings

3.28. On Stocks Lane between Over Peover and Radbroke Hall a series of semi-detached and terraced dwellings exist. These houses are well proportioned with varied roof forms, varied front boundaries and some instances of decorative details such as dental brickwork.

**Scale, Mass, and Arrangement:** Tall two storey properties typically divided into two or three dwellings, set back from the highway with front gardens. Some dwellings have steep pitched gables fronting the highway but the predominant roof form is a front to rear pitch. Tall chimneys usually sit above a series of gablets.

**Materials:** This house type usually consists of brown brick and slate roofs. Front boundaries are

made of Cheshire red brick with vegetation in front, and wrought iron gates. Strong hedgerows define the front gardens of semi-detached and terraced properties.

**Architectural Detailing:** The symmetrical placement of windows is a recurrent feature among this typology. Brick string courses separate the ground and first floors with dental work details at either side of the dwelling.



## Modern Agricultural Buildings

3.29. As agricultural technology has advanced the type of agricultural activities taking place within the Parish has changed leading to a change in the landscape and built form. Peover Superior contains a variety of farming facilities, some of which are now redundant. Those that are still operational are typically found alongside farmhouses, for example, along Stocks Lane towards Radbroke Hall, West of Holmes Chapel Road at Grasslands Nursery and Tree Tops Nursery, and on Long Lane (on the southern approach to Peover Hall). Redundant nurseries have previously been used to provide residential rural exception sites.



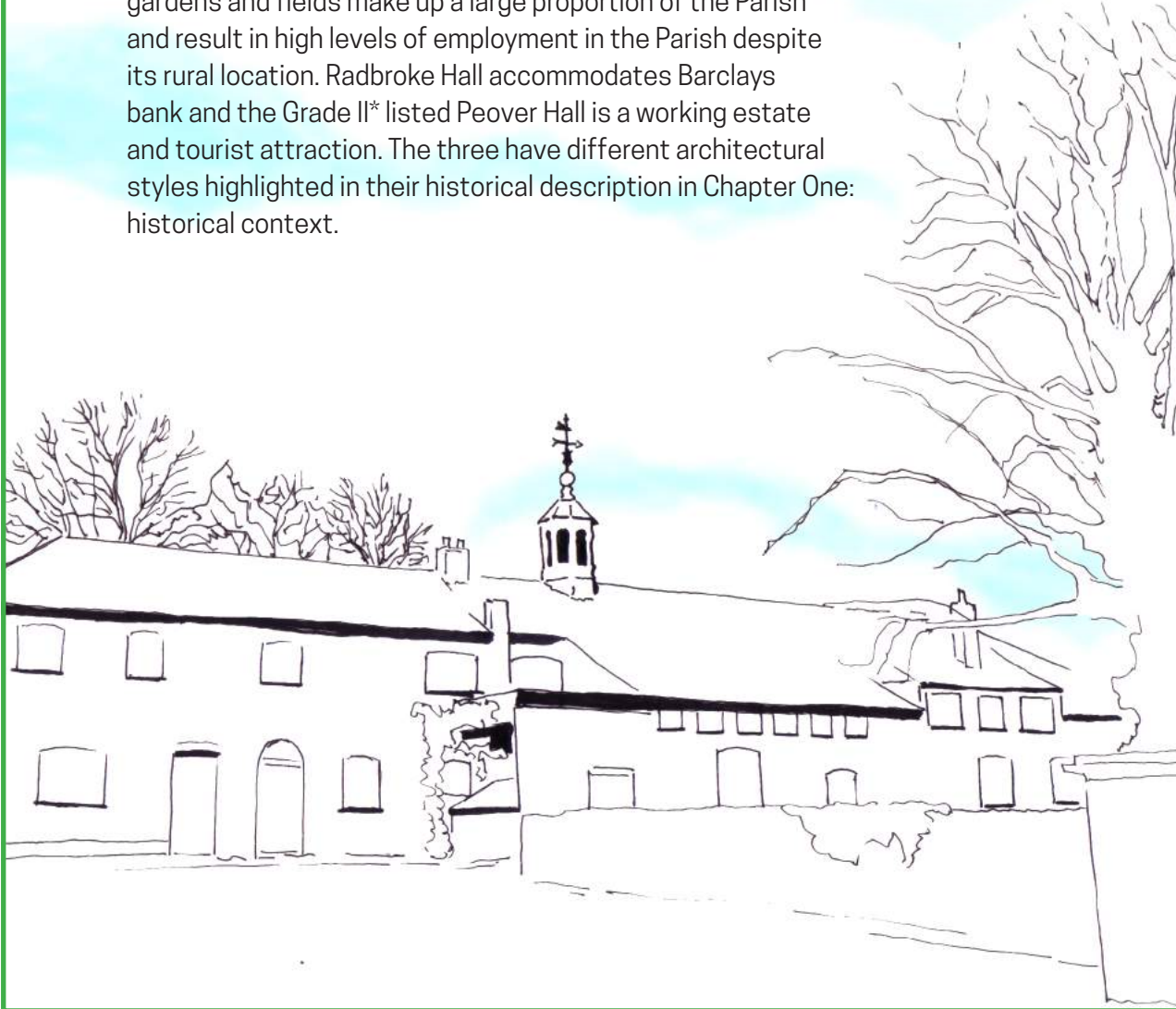
## Rural Exception Sites

3.30. Redundant agricultural sites may offer an opportunity to provide affordable dwellings to satisfy local needs. Peover Superior has a number of former agricultural and nursery sites that can satisfy the Parish's affordable housing need, one example being at Grotto Lane, along Stocks Lane. Formerly a Poultry farm, the site now accommodates affordable dwellings alongside a children's day care unit.



## The Estates

3.31. The Parish's three estates, Colshaw Hall, Peover Hall and Radbroke Hall, have a huge impact on the overall character of the Parish and continue to define the activities which take place historically and at present. The Halls and their associated gardens and fields make up a large proportion of the Parish and result in high levels of employment in the Parish despite its rural location. Radbroke Hall accommodates Barclays bank and the Grade II\* listed Peover Hall is a working estate and tourist attraction. The three have different architectural styles highlighted in their historical description in Chapter One: historical context.



## Front Boundaries



- 3.32. Front boundaries form an important part of the built form within the Parish and are particularly vulnerable to loss. As front gardens are reconfigured to provide off road parking front boundaries and the garden itself is often lost. Generally throughout the Parish, hedgerows are the traditional field and front boundaries. They define ownership and the extent of highways land.
- 3.33. In some instances, hedgerows have been replaced by timber post and rail fences associated with grazing land for horses and barbed wire or sheep netting fences to some field boundaries. There are some limited areas of timber boarded fences. The cumulative impact of these changes erodes the historic character of the landscape.
- 3.34. A distinctive and attractive feature in the Parish is the use of Cheshire Railings which are normally used at road junctions or on corners to aid visibility. Their loss should be avoided in order to retain this character unique to the borough.
- 3.35. Domestic properties generally retain hedgerows along their front boundaries. Some dwellings have dwarf brick walls with hedges to give greater screening and aid privacy. Gates are generally the timber five bar farm type. More recently, brick or stone front boundaries have been added to some properties. These are sometimes associated with elaborate metal or timber gates. These features detract from the rural character of the area.



## Chapter Three Approach

- 3.36. This final chapter of the design guide provides guidance for homeowners, landowners and developers who may be proposing new development of various types within the Parish.
- 3.37. The chapter begins by setting out a strategic overview of how development should be approached across the Parish with particular focus on ensuring sensitivity to landscape character and then focusing on Over Peover Village and the estate land in the Parish.
- 3.38. The final section of this chapter deals with matters of detail relating to the common types of householder developments which take place within the Parish. Within this section, guidance will be given relating to extensions, alterations to roofs, windows, doors and front boundaries. An illustrative drawing will accompany each key principle to provide clarity on what is recommended.

## Approach to Development

- 3.39. Chapter One of this document explores in detail the landscape character of the Parish identifying key features which contribute towards its unique and distinctive setting.
- 3.40. Of key importance are the following features and characteristics:
- Hedgerow boundaries;
  - Mature trees and vegetation;
  - Historic field boundaries;
  - Areas of dense woodland;
  - Mosses, meres and other water bodies;
  - Dispersed farms;
  - Hamlets;
  - Green gaps between settlements;
  - Open rural views.
- 3.41. Across the Parish as a whole, development should identify how it relates to these features and take precautions to protect and enhance them. The loss of any of the features listed above should be avoided. Particular protection should be given to key views, ancient and historic field boundaries, woodland, meres and mature hedgerows and trees.
- 3.42. The unique landscape character of the Parish is under pressure from development which result in its deterioration. These should be taken into account by all development proposals in the Parish and where possible avoided and mitigated;
- Increased number of equestrian facilities including associated sand paddocks and buildings;
  - Mineral extraction;
  - Farm diversification;
  - Under management of woodland;
  - Fragmentation and deterioration of habitats;
  - Loss of historic field patterns;
  - Loss of historic parkland;
  - Erosion of the built environment through incremental development such as loss of historic buildings, vernacular character, suburbanisation, settlement expansion, ribbon, and infill development.
- 3.43. Those proposing new development should consider the character area to which their scheme relates and where relevant the building typologies. Landscape features mentioned above should be retained and where appropriate enhanced in order to positively contribute to the Parish's character.





## Over Peover

3.44. The Parish contains several clusters of habitation, principally along Well Banks Lane at Peover Heath and the ribbon of development along Stocks Lane towards the group of houses at Mainwaring Road in Over Peover. This is the area of the Parish which is likely to receive the greatest pressure from future development, particularly from householder developments and the reuse of previously developed land.

3.45. Some growth can be accommodated within Over Peover subject to relevant planning policy, in particular the Parish's Green Belt designation. Schemes should be restricted to householder applications, appropriate infill development and use of previously developed land and should remain in character in relation to design, appearance, mass, bulk and scale. The development of previously developed sites should be small in scale with a preference for low densities and should incorporate significant areas of landscape and screening with buildings set back from the road.

3.46. A crucial element of Over Peover's character is the existence of open paddocks which interrupt the built-up frontage. These paddocks provide key views out to the wider landscape and form a break in the building line. These paddocks are large and unsuitable for development under planning policy at a national and local level.

## Estate Land

3.47. Development which affects land or buildings within estate land will normally be bound by requirements relating to the listing and other historic and environmental designations. Key features to be considered and their loss resisted include:

- Boundary walls;
- Cheshire Railings;
- Mature vegetation, trees, and hedgerows.



## Householder Applications

### Extensions and Remodelling

- 3.48. Extensions to and remodelling of existing buildings should be limited in scale to avoid an overbearing impact on neighbouring properties. As a general rule extensions should be subservient to the original building with its front elevation set back from the principal elevation of the main dwelling and roof lines subservient to the height of the existing roof. The character, form and scale should follow the pattern of the original and nearby buildings. Privacy is to be respected and planning rules regarding overlooking and loss of amenity should be strictly observed. Where appropriate brick banding and stone detail should be used to complement design features of the existing building
- 3.49. Exceptions may be acceptable where contemporary design is promoted and a high standard of design, materials and detailing can be demonstrated. Where a contemporary or contrasting design approach is adopted the scale and massing of the original building should be respected and the proposal must respect existing scale, form and patterns within the streetscene.



## Alterations to Roofs

3.50. The way in which attic conversions are designed will depend on the house typology. Attic conversions within the roof space of bungalows will likely be more acceptable compared to other types of dwellings. Attic conversions should not introduce an additional storey when viewed from the highway – but should complement the existing roof profile. Developments proposing dormer roofs should be pitched and, where appropriate, should replicate those which exist on the dwelling or neighbouring properties.

3.51. All roof alterations must be delivered in a sensitive manner in relation to house type and character area. The choice of materials should be in keeping with the existing material and colour pallet, for example, replacing Welsh slates or Hardrow slates with interlocking tiles is unacceptable.



## Alterations to Openings

3.52. Any alterations to openings on buildings must also retain the character and design of the existing profile. Where the original property has a symmetrical form, the size and shape of new windows or openings may vary in shape but must remain symmetrical, and respect elements of the existing property. Exceptions may be made where proposals deliver high quality contemporary design, respecting the surrounding character.

## Front Boundaries

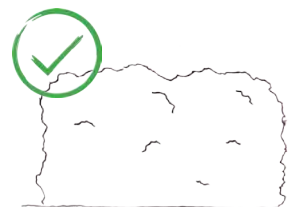
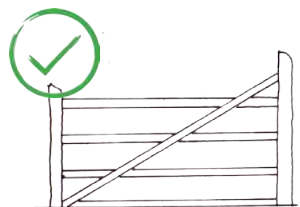
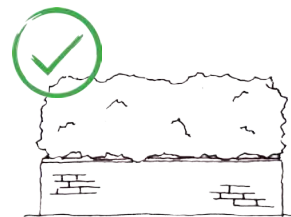
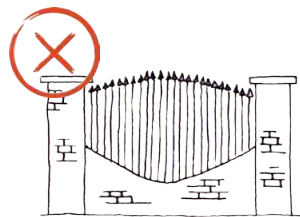
3.53. Front boundaries play a crucial role in defining the character of the Parish but do vary depending on the property type and character area. Typically, dwellings in the Parish are set back from the highway with strong vegetated boundaries which provide visual screening between the road and the dwelling. Boundary treatments should primarily be vegetated – however this may depend on the location of the property.

3.54. Front boundaries in the Peover Heath area, should retain the strong visual relationship with Well Bank Lane which consists of small front gardens, with short brick walls in front of planting forming the property boundary.

3.55. Front boundaries within the neighbourhood of Mainwaring Road in the Over Peover character area are expected to consist of vegetated boundaries. If gating is considered necessary, timber field gates are preferred.

3.56. Proposals for substantial brick or stone walls and elaborate metal or timber gates depart from the character of the Parish and will not be looked upon favourably. Where boundary walls can be built under permitted development, owners are encouraged to include planting or hedgerow to provide privacy and a softer visual aesthetic.

3.57. Adequate provision for off road parking should be provided with all new residential developments without compromising the provision of a landscaped front garden and front boundary at least in part.



## Appendix 1: Glossary

### Bookend Chimneys

A pair of chimneys situated at either end of a roof, like a pair of bookends.

### Brick String Courses

A decorative horizontal band of brickwork on the exterior wall of a building.

### Cheshire East Borough Council (CEC)

The Local Planning Authority who determine all planning applications within the Parish.

### Character Areas

The splitting of the Parish into areas based on their distinct features and overall character. Character areas can be formed on the basis of variables in the built form and landscape setting.

### Contextually Responsive

Responding positively, through a careful design, to the surrounding character of an area.

### Dental Brickwork Detailing

Dental brickwork is used as a decorative banding on the facade of a building. It is commonly used below the eaves but also at first floor window level or to decorate a gable end.

### Development

Development is defined in under the 1990 Town and Country Planning Act. It is 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land'. Most, but not all, forms of development require planning permission. Some minor forms of development are permitted under the General Permitted Development Order (2015) without the need to apply for planning permission. For example, the erection of a front boundary wall up to 1m in height and small residential extensions.

### Development Plan

The development plan is a suite of documents which sets the overall strategy for the long term development of an area. The plan includes the broad aims of the council for specific topics, e.g. housing, infrastructure, community facilities which are reinforced by more detailed policies and objectives.

### Dormer

A window that projects from a sloping roof creating additional internal ceiling height.

### Fenestration

The arrangement of windows in a building.

### Frontages

The façade of a building. A frontage may be active, offering a positive relationship to the streetscene, or an inactive frontage, offering no interaction to the street (usually due to tall front boundaries or a lack of windows).

### Gables and Gablets

A gable is generally the triangular portion of a wall between intersecting roof pitches. A gable wall or gable end refers to the entire wall, including the gable and the wall below it. A gablet is a small ornamental gable often used above a porch or as a dormer roof extension.

### General Permitted Development Order (GPDO, 2015)

The Town and Country Planning Order (General Permitted Development 2015) sets out development (operational works and changes of use) which do not require planning permission. Some require permission from the Council via a lighter touch called Prior Approval.

## Green and Blue Infrastructure

Green and Blue infrastructure is a phrase used to describe all vegetative and water based spaces. The term allows us to refer to, and consider the collective value of all of these spaces at once. Component elements of green and blue infrastructure include parks, private gardens, agricultural fields, hedges, trees, woodland, green roofs, green walls, rivers and ponds. The term covers all land containing these features, regardless of its ownership, condition or size.

## Green Belt

The UK Green Belt is a land use designation used to restrict certain types of development on land surrounding urban areas to resist settlements from merging into one another. The five purposes of the Green Belt are highlighted in Chapter Two of this document.

## Heritage Assets

A building, monument, site, place, area or landscape considered to have a degree of significant merit because of its heritage interest. Heritage assets include designated heritage assets and assets identified by CEC (including local listing) and non-designated or formally recognised assets.

## Infill Development

Cheshire East Council's definition of infill development is: 'The development of a relatively small gap between existing buildings'.

## Infrastructure

The term infrastructure refers to the basic physical and organisation of structures and facilities needed for the operation of a society or community, for example, utilities, the highway, schools and medical facilities.

## Lintels

A horizontal support of timber, stone, concrete, or steel across the top of a door or window.

## Local Plan

The Local Plan expresses the vision, objectives, overall planning strategy, and policies for implementing these, for the whole borough. It is the policy against which development requiring planning consent in local authorities is determined.

## Local Planning Authority (LPA)

A local planning authority is body (often a Borough or District Council) that is empowered by law to exercise statutory town planning functions for a particular area. In this case it is Cheshire East Council (CEC).

## Material Consideration

A material consideration is a process in which the decision maker when assessing an application for development must consider in deciding an application. Previous planning applications and appeal decisions, pre-application discussions, tree surveys, emerging plans and policies are amongst the many potential material considerations a decision maker may utilise when making a decision

## Mullioned

A vertical bar between the paned of glass in a window.

## National Planning Policy Framework (NPPF)

Guidance provided from central government for local planning authorities and decision-takers, on drawing up plans and making decisions about planning applications.

## Neighbourhood Plan

A Plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Act 2014) which sets out specific planning policies which are part of the development plan for determining planning applications within that parish.

### **Permitted Development**

Applicants can perform certain types of work without needing to apply for planning permission. These are called 'Permitted Development Rights' – see General Permitted Development Order 2015.

### **Previously Developed Land**

Land that has been previously developed (commonly known as brownfield land). It is defined as land which 'is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure'.

### **Principal Elevation**

The principal elevation is usually the one which fronts the highway. Some properties may have two principal elevations if located on a corner.

### **Public Realm**

The space between buildings comprising highways land, footpaths, roads and verges.

### **Rural Exception Site**

Rural exception sites are sites for housing in rural locations where market housing would not normally be acceptable because of planning policy constraints.

### **Streetscene**

Elements which comprise the street environment, including roadways, pavements, street furniture etc.

### **Supplementary Planning Document**

Supplementary Planning Documents (SPDs) are supporting documents for the Local Plan which add to or expand upon policies.

### **Sustainable Development**

The Bruntland Report provides the accepted definition of sustainable development as 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (WCED, 1987). The principle of sustainable development may be broadly described as encompassing social, environmental and economic issues, and also entailing concern with intra-generational and inter-generational themes.

### **Sustainable Urban Drainage (SUDs)**

A series of processes and design features to drain away surface water in a sustainable manner.

### **Town and Country Planning Act 1990**

An act of the United Kingdom Parliament regulating the development of land in England and Wales. It is a central part of English land law in that it concerns town and country planning in the United Kingdom.

### **Transomed**

A strengthening crossbar, in particular one set above a window or door.

## Appendix 2: Listed Heritage Assets

Heritage Asset	Grade	Reference	Description
DAM AND MILLPOND 150m EAST OF CHEERSGREEN FARM	Scheduled monument	1018081	Dam and millpond situated in the garden of Holly Tree Cottage.
BATE MILL (DISUSED WATER MILL)	II	1139310	18 <sup>th</sup> century mill house with 19 <sup>th</sup> and 20 <sup>th</sup> century additions.
FARMBUILDING CIRCA 50 YARDS NORTH WEST OF BATEMILL FARM	II	1318904	Mid/late 17 <sup>th</sup> century timber framed farm building.
RAILWAY VIADUCT CIRCA 150 YARDS NORTH WEST OF BATEMILL FARM	II	1139311	1842 red and blue brick railway viaduct.
CHEERS GREEN FARMHOUSE	II	1318870	1720 red brick farm house.
FREE GREEN FARMHOUSE	II	1329792	1720 farm house with red English garden wall with slate roof
HUNGER HILL FARMHOUSE	II	1318876	17 <sup>th</sup> century timber framed farm house
FOXWOOD FARMHOUSE GARDEN WALL AND GATEPIERS	II	1139312	Mid/late 17 <sup>th</sup> century farmhouse
FARMBUILDING CIRCA 10 YARDS NORTH WEST OF FOXWOOD FARMHOUSE	II	1318882	Late 17 <sup>th</sup> and early 18 <sup>th</sup> century red English brick farm building
KNUTSFORD LODGE	II	1329793	Grade II lodge with rendered and washed brick with slate roof.
MILE POST HOLMES	II	1139313	Cast iron round post. C.1830.



REDBROKE FARMHOUSE	II	1087105	Early/Mid 18 <sup>th</sup> farmhouse with red Flemish and random brick with slate roof.
RADBROKE HALL	II	1139314	Large house with courtyards now offices, 1907-19 by Sir Percy Worthington.
ROSE GARDEN WALL AND PAVILIONS AT RADBROKE HALL	II	1335826	Garden wall and pavilions. C.1910 by Sir Percy Worthington.
OUTHOUSE AT MILLBANK FARM	II	1329764	n/a
THE KENNELS	II	1087061	House late 17 <sup>th</sup> century. Plain English garden wall, bond brick with slate roof.
GATEPIERS AND GATES CIRCA 20 YARDS NORTH EAST OF THE OLD STABLE BLOCK PEOVER HALL	II	1139315	Mid-18 <sup>th</sup> century gate piers and gates brought from Alderley Park.
THE OLD STABLE BLOCK PEOVER HALL	I	1335855	Mid-17 <sup>th</sup> century stable block, presented as a gift from Ellen Mainwaring to her son.
THE COACH HOUSE PEOVER HALL	II	1329812	Mid-18 <sup>th</sup> century coach house, now garaging, tea room and flat.
MOUNTING BLOCK CIRCA 15 FEET NORTH WEST OF THE COACH HOUSE AT PEOVER HALL	II	1139273	Mid-18 <sup>th</sup> century mounting block.
PEOVER HALL	II*	1329813	Late 16 <sup>th</sup> century country house.
PEOVER HALL PARK	Registered park and garden	1000643	An 18 <sup>th</sup> century landscape park and formal gardens associated with a country house.

CROSS IN THE CHURCHYARD OF ST LAWRENCE'S CHURCH	Scheduled monument	1018027	A free standing upright cross erected during the medieval period.
CHURCH OF ST LAWRENCE	I	1139274	1456 Church
CROSS BASE AND CROSS IN CHURCHYARD OF CHURCH OF ST LAWRENCE	II	1139275	15 <sup>th</sup> century cross base and cross of 1907.
SUNDIAL IN CHURCHYARD OF CHURCH OF ST LAWRENCE	II	1329814	19 <sup>th</sup> century sundial using part of the octagonal shaft of the original cross.
PEOVER HALL FARM	II	1139276	Early 18 <sup>th</sup> century house formerly a farmhouse
THE COTTAGE	II	1329778	Mid/late 17 <sup>th</sup> century timber framed house with rendered infill.
NEWHALL	II	1139277	Mid-17 <sup>th</sup> century house formerly farmhouse.
COLSHAW HALL	II	1139278	1903 house with English garden wall with bond brick and stone dressing.
PARK FARMHOUSE	II	1329779	1729 farmhouse red English garden wall bond brick and slate roof.





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