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Baseline Research Document

Over Peover Design Guide

Peover Superior Parish Council

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1. Introduction

- 1.1. This document will identify the key characteristics of the parish of Peover Superior with regards to the built and natural environment and the planning policies.
- 1.2. By identifying the key characteristics of the parish, Urban Imprint can develop a framework for the creation of a Design Guide at the request of the Parish Council. The Parish Council are keen to develop a Design Guide to support their Neighbourhood Plan which will steer future development within the parish.
- 1.3. This document will heed to documents such as the Parish Plan (2008), the Local Development Framework (SPD, 2011), Cheshire East Local Plan (CELP, 2017), National Planning Policy Framework (NPPF, 2012), the Cheshire East Landscape Character Assessment (2008) and other supporting documents. These documents will be used throughout this research.
- 1.4. This report will discuss:
 - Supporting Documents;
 - Planning policy;
 - The built environment and planning history.
 - The natural environment.
- 1.5. A planning history search table and a heritage asset list is available in Appendix 1 and 2 respectively.

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2. Supporting Documents

- 2.1. The following chapter will discuss several documents that provide information regarding the Parish.
- 2.2. Documents including the planning policies that effect the parish are available in chapter 3.

Parish Plan (2008)

- 2.3. In 2006 the Peover Superior parish council formed a steering group with the ambition of creating a Plan for the parish. Following a positive response from the local community the parish council formally adopted their Parish Plan in mid-2008.
- 2.4. The plan covers a variety of important topics including:
 - Employment;
 - The environment;
 - Village amenities;
 - Parish services;
 - Law & order and road safety;
 - Communications;
 - The action plan.

Over Peover Supplementary Planning Document (SPD) – Local Development Framework (2011)

- 2.5. The Over Peover SPD was adopted in July 2011 and was prepared within the context of the now obsolete Macclesfield Borough Local Plan (MBLP, 2004).

- 2.6. Although the MBLP is now out of date, many of the policies still exist as saved policies or legacy policies within the Cheshire East Local Plan and will be discussed at the end of chapter 3.
- 2.7. The document provides a link between the objectives of the Parish Plan and the formal policies contained within the Macclesfield Local Plan.

Cheshire East Landscape Character Assessment (2008)

- 2.8. The landscape character assessment was completed in 2008 and identifies characteristics of the Cheshire landscape. This document will be discussed in detail in section 5 of this report.

The Relationship between the supporting documents and the Design Guide

- 2.9. The above mentioned supporting documents have been instrumental in writing this document. Once the Over Peover neighbourhood plan has been adopted the Parish Plan will be out of date, however, it does provide an important layer of information.

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3. Planning Policy

- 3.1. The following chapter identifies key policies from national planning policy guidance and the Local Plan.

National Planning Policy Framework (2012)

- 3.2. The National Planning Policy Framework (NPPF) sets out the Government's planning guidance for England. It views the delivery of sustainable development as central to the planning system.
- 3.3. Indeed, within the Framework, there is a 'presumption in favour of sustainable development'.

Achieving Sustainable Development

- 3.4. There follows a review of national guidance and local development policies relevant to this planning application.
- 3.5. The NPPF 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.
- 3.6. This guidance is replicated in the Cheshire East Local Plan under policy MP1 – Presumption in Favour of Sustainable Development.

- 3.7. The Framework identifies a set of core land use planning principles (para.17) which should underpin plan/decision making processes of Local Planning authorities. Those considered relevant to this application include:

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Encourage the effective use of land by reusing land that has been previously developed.

Requiring Good Design

- 3.8. Paragraph 64 stresses the need for housing to demonstrate good design that takes opportunity available to improve the character and quality of the area.

Protecting the Green Belt

- 3.9. Paragraph 89 of the Framework identifies that 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 will be considered appropriate development.
- 3.10. This guidance is also replicated in the Cheshire East Local Plan under policy PG3 - Green Belt

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Cheshire East Local Plan Strategy Part1 (2017)

3.11. The Cheshire East Local Plan was formally adopted in July 2017 and sets out the planning policies for the borough. The specific policies that will affect the design guide are listed below.

Policy MP1 - Presumption in Favour of Sustainable Development

3.12. 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

3.13. Within designated Green Belt land, development proposals must be in keeping with the five purposes of the Green Belt, copied 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.

3.14. The policy also reflects the Framework's exceptions to inappropriate development stating in both bullet 5 and 6 that limited infilling

in villages and redevelopment of previously developed sites, respectively as exceptions.

Policy SD1 - Sustainable Development in Cheshire East

3.15. This policy sets out several criteria all proposals must comply with in order to be considered sustainable development in Cheshire East.

Policy SD2 - Sustainable Development Principles

3.16. This policy sets out the criteria that all development proposal must achieve. It states that all development must contribute positively to the 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

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

1. Sense of place
2. Managing design quality
3. Sustainable urban, architectural and landscape design

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4. Liveability / workability

5. Designing in safety

Policy SE2 – Efficient Use of Land

3.18. 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

3.19. As defined on the proposals map, developments which may impact the efficiency of the Jodrell bank telescope and/or has an impact on the historic and visual landscape setting will not be permitted.

Saved Policies – Macclesfield Local Plan (2004)

3.20. Before the adoption of the Cheshire East Local Plan in 2017, the Macclesfield Local Plan (2004) was the statutory planning body for the parish of Over Peover. There are a few legacy policies that have been saved for the updated Cheshire East local plan that would affect planning within the parish.

NE1 – Landscape Protection and Enhancement

3.21. 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

3.22. This policy outlines the Council's commitment to conserving the diversity of landscape character

areas and by ensuring that new development respects local character. NE3 seeks to conserve and enhance the rural landscape through the creation and restoration of hedgerows and other natural features, especially native species.

NE11 – Nature Conservation

3.23. This policy explains how the council will seek to protect and enhance nature conservation interests. Development proposals which would adversely affect nature conservation interest will not normally be permitted.

3.24. 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.

BE1 – Design Guidance

3.25. This policy has been replaced by CELP policies SE1 and SD2.

H13 – Protecting Residential Areas

3.26. Policy H13 explains how the plan aims to protect residential areas. This mentions that developments 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.

DC41 – Infill Housing Development or Redevelopment

3.27. This legacy policy focuses on infill developments within the borough and is subject to the following criteria:

- In areas with higher space, light and privacy standards should be matched;

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- No overlooking of existing gardens;
- No excessive overshadowing of existing homes;
- Should enjoy open outlook onto highway;
- Car parking standards should be met
- Safe pedestrian and vehicle access

3.28. Due to the parish's position within the settlement hierarchy and washed over with Green Belt designation, infill developments will likely be the typical residential development.

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4. Built Environment

Introduction

- 4.1. Although the parish remains predominantly rural, Peover Superior has a cluster of small nucleated settlements and farmsteads which run along several of the parish's roads.
- 4.2. The village of Over Peover contains a small amount of services which includes a school, a cricket club, Peover Park, three pubs (the Whipping Stocks Inn, Ye Old Parkgate Inn and The Dog and a bus route along Stocks lane (the 27, 27a and 27b bus routes).
- 4.3. Surrounding the village are several farms, outdoor activity centres and several nurseries. A large employment area at the Barclays Technology Centre at Radbroke is located along Stocks Lane.

Planning History

- 4.4. By investigating the planning history of the parish it is quite clear that due to its status in the settlement hierarchy (policy PG2 - CELP) and its rural setting, there are no strategic sites in the parish. Therefore, there are no large planning applications. The majority of applications tend to be extensions on to existing dwellings, replacement dwellings or certificates for prior approval for agricultural buildings.
- 4.5. When observing the majority of planning applications, the Jodrell Bank consultation zone was constantly highlighted by the case officers - regardless of the location of the proposal, whether it was within the consultation zone or adjacent to it.

- 4.6. Due to the parish's location within the Green Belt, many applications were measured against the principles of appropriate development within the Green Belt stated in Local and National policy. Typically, proposals were refused due to their impact against the 'openness' of the Green Belt and the use of sensitive materials and the design of the development in relation to the local character.
- 4.7. The following Local Plan policies were used when determining applications in Over Peover:
 - MP1 (Presumption in Favour of Sustainable Development)
 - SD1 (Sustainable development in Cheshire East)
 - SD2 (Sustainable development principles)
 - PG3 (Green Belt)
 - SE1 (Design)
 - SE 5 (Trees, Hedgerows and Woodland)

Heritage

- 4.8. The parish of Peover Superior has a rich heritage highlighted by the presence of 31 designated historical assets. Human activity in the area can be traced back four thousand years with a Bronze Age barrow cemetery at the nearby Jodrell Bank.
- 4.9. There is a comprehensive list (represented in the table in appendix 2) which includes the many historical buildings, scheduled monuments and registered parks and gardens within the parish.

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5. Natural Environmental

Introduction

5.1. The Parish of Over Peover covers an area of 1203ha within the northern area of Cheshire East. The landscape is predominantly farmland with undulating terrain and small river valleys. The rural environment is an important asset to the people of the Parish. This chapter will cover the parish's landscape designations, character and features.

Designations

- 5.2. The parish of Over Peover is within the Cheshire East designated Green Belt. Development within the Green Belt will only be permitted if it is in accordance with the Cheshire East Local Plan (2012) and National Guidance stated in the National Planning Policy Framework (2012).
- 5.3. The parish plan emphasises the importance of retaining the rural environment of the parish.
- 5.4. There are no conservation areas within the parish however the river valley along the Peover Eye has been designated as a site of nature conservation importance.

Landscape Character

- 5.5. The parish of Over Peover is designated under 'LFW1: Marthall Lower Farms and Woods' in the Cheshire East Landscape Character Assessment.
- 5.6. The key characteristics of this landscape character area is a medium scale landscape of mixed arable and pastoral farmland and is typically:

- 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

Woodland

- 5.7. There is a range of woodland types that occur across the parish from riparian ancient woodland, birch colonised mossland, to planted blocks of broad leaves and conifers. Marshy grassland are included along the northern edge of the woodland, most of which is wet and dominated by alder, birch and willow. The rich ground flora contains many fen species including sedges and meadowsweet, soft rush and bogbean. The bog vegetation is dominated by bog mosses (Sphagnum species).

Rivers

- 5.8. As mentioned earlier, the parish is shaped by the many rivers meandering through its countryside.

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The northern boundary is formed by Red Brook which is a tributary to the river that forms the southern boundary the Peover Eye. Steep-sided banks typifies this river valley with permanent pastures, woodlands with ancient woodland indicators that has a diversity of species rich habitats.

Flood Risk

- 5.9. As highlighted from the landscape character assessment, the parish contains a large amount of small streams and waterbodies along with the Red Brook River and the Peover Eye.
- 5.10. Flood risk zones 2 and 3 follow both rivers along the northern and southern parish boundaries. However, where Red Brook joins the Peover eye around the area between Free Green Lane and Holmes Chapel Road, flood zone 3 extends into the parish around Eelcage Covert.
- 5.11. The River Valley along the Peover Eye is designated as a site of nature conservation importance where the borough Council will seek to conserve, enhance and interpret nature conservation interests. Development which would adversely affect conservation interests will not be permitted in this area

6. Conclusion

- 6.1. This document sets out the key characteristics of the parish of Peover Superior which will help form a framework for the parish's Design guide in support of their Neighbourhood Plan.
- 6.2. The report reveals that the parish is predominantly rural with the village of Over Peover containing the majority of the housing along with several farmsteads dotted throughout the countryside. Furthermore, the parish contains a wealth of historical assets ranging from scheduled monuments to grade I listed buildings.
- 6.3. As indicated by the Landscape Character Assessment the parish contains undulating terrain with several water bodies, woodland and river valleys. Two rivers form the Northern and Southern boundaries and the Peover Eye is designated as an area of conservation importance by the borough council.
- 6.4. Due to the parish's many sensitive assets and landscapes, a parish Design Guide supporting a Neighbourhood Plan will ensure appropriate development within the borough and avoid impacting the natural and built environment of the parish.

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7. Appendix 1 – Planning History Search

Planning Ref. & Address	Proposal	Decision	Notes
Replacement Dwellings			
17/5046M Chaseley Farm, Grotto lane, Over Peover.	Replacement dwelling and associated outbuildings.	Approved (27.10.17)	The officer report highlighted that the replacement dwelling would not impact the openness of the green belt. The design of the proposal was in-keeping with the surrounding character.
16/6180M Grasslands Nursery, Free Green Lane, Over Peover.	Replacement building.	Refused (24.03.17)	The case officer highlighted in their report that the constraints for the development of this proposal was: Green Belt, the Jodrell Bank consultation zone and being within a flood risk area. The application was refused on the grounds of being inappropriate development within the Green Belt.
16/3099M Apple Tree Stables, Chelford Lane, Over Peover.	Replacement outbuilding.	Approved (01.07.16)	Primary concerns of this proposal was the impact on the openness of the Green Belt and the siting, scale and design of the building. The case officer highlighted that policies BE1, DC1 and DC2 advise that overall scale, density, height, massing and palette of materials should be sympathetic to the character of the environment, street scene, adjoining buildings and the site itself.
16/1832M White House Cottage, Stock Lane, Over Peover.	The application is for the demolition of an existing two-storey house and the construction of a replacement dwelling.	Approved (12.09.16)	The replacement dwelling was of much higher standard with regards to design compared to the existing dwelling. This was a primary driver when determining the application.
Extensions and Alterations			
17/3632M Beechcroft, Boundary lane, Over Peover	Alterations and minor extensions.	Approved with conditions (12.9.17)	Emphasis on potential impact on residential amenity and whether the design of the building and the materials used were in-keeping with the local character.
17/3594M 13 Parkgate Avenue, Over Peover	First floor side extension, rear facing single storey extension and detached garage.	Approved with conditions (21.09.17)	This application was approved as it was considered appropriate development and increase within the Green Belt. The design of the development was not considered to deprive or compromise the amenity of the neighbouring properties and so is compliant with policy.

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16/5082M 10 Mainwaring road, Over Peover	Remodelling and updating of existing 2 storey house with front, side and rear extensions	Refused (13.12.16)	The application was refused due to the overbearing effect of the dwelling on neighbouring amenity. The case officer highlighted that the design of the roof and extensions were considered to be out of character from the street. On the basis of Macclesfield Local Plan policies BE1 - amenity, DC1 – design and H13 – affordable dwellings, the application was refused. Furthermore the increase in floorspace would be in excess of 100% which would drastically increase the size and scale of the dwelling – thus considered inappropriate development within the Green Belt.
Certificates of Lawful Development			
16/5710M Pine cottage, Well Bank lane, Over Peover.	Lawful Development Certificate for a proposed use or development - Construction of a two storey rear extension and a single storey side and rear extension	Positive Certificate (17.01.17)	The above applications were proposed on agricultural land attempting to gain planning permission through permitted development rights. In layman's terms an applicant may gain approval for the development of a residential dwelling without the need for planning permission so long as the proposal falls within the criteria stated within the General Permitted Development Order (GPDO). This is a common trend in rural areas where farmers use the General Permitted Development Order to gain permission for additional buildings within the residential curtilage, changing use from agricultural to those within Part3 ClassR or other forms of permitted development rights.
16/5182M Grass Lands Nursery, Free Green lane, Over Peover.	Certificate of Lawful Proposed Use/Development: Change of use of an agricultural building to a dwellinghouse (Use Class C3) and associated building operations, as per application 16/2888M. A Prior Approval application was submitted for the proposed dwelling (ref: 16/2888M) and no notification was received from the Council within the 56 day period, i.e. by 9 August.	Negative Certificate (19.12.16)	
16/5093M Hawthorne house, Free Green Lane, Over Peover.	Lawful Development Certificate for existing use or operation - Ancillary annexe outbuilding within residential curtilage	Subjected to appeal - Negative Certificate (06.01.17)	

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8. Appendix 2 – 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 th century mill house with 19 th and 20 th century additions.
FARMBUILDING CIRCA 50 YARDS NORTH WEST OF BATEMILL FARM	II	1318904	Mid/late 17 th 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 th century timber framed farm house
FOXWOOD FARMHOUSE GARDEN WALL AND GATEPIERS	II	1139312	Mid/late 17 th century farmhouse
FARMBUILDING CIRCA 10 YARDS NORTH WEST OF FOXWOOD FARMHOUSE	II	1318882	Late 17 th and early 18 th 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 th 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	II	1335826	Garden wall and pavilions. C.1910 by Sir Percy Worthington.

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RADBROKE HALL			
OUTHOUSE AT MILLBANK FARM	II	1329764	n/a
THE KENNELS	II	1087061	House late 17 th 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 th century gate piers and gates brought from Alderley Park.
THE OLD STABLE BLOCK PEOVER HALL	I	1335855	Mid-17 th century stable block, presented as a gift from Ellen Mainwaring to her son.
THE COACH HOUSE PEOVER HALL	II	1329812	Mid-18 th 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 th century mounting block.
PEOVER HALL	II*	1329813	Late 16 th century country house.
PEOVER HALL PARK	Registered park and garden	1000643	An 18 th 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 th century cross base and cross of 1907.
SUNDIAL IN CHURCHYARD OF CHURCH OF ST LAWRENCE	II	1329814	19 th century sundial using part of the octagonal shaft of the original cross.
PEOVER HALL FARM	II	1139276	Early 18 th century house formerly a farmhouse
THE COTTAGE	II	1329778	Mid/late 17 th century timber framed house with rendered infill.

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NEWHALL	II	1139277	Mid-17 th 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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