

# Peover Superior Neighbourhood Development Plan 2019-2030



## Referendum Version

Peover Superior Parish Council

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## Foreword

### The Over Peover Cricket Club

The Peover Superior Neighbourhood Plan covers the Parish of Peover Superior in Cheshire East. Peover Superior is also known as Over Peover. Once “made” it will supersede the existing Parish Supplementary Planning Document produced in 2011 under the now defunct Macclesfield Borough Local Authority.

The Parish sits within the South Manchester Green Belt and the Residents value living in the Parish due to its rural positioning and character. They are keen that this rural character is preserved and support the principles of the Green Belt in limiting development to what is allowable under national policy and to ensure that new development or modifications to existing development do not detract from the character of the area. Of particular concern is the volume and speed of traffic through the village resulting from increased development at commercial premises within the Parish. The residents also want to live in a thriving village with local community activities and access to services and transport.

The Neighbourhood Plan Steering Group would like to thank all of the residents and businesses that have contributed to the Plan and to Cheshire East Council for their help and guidance along the way.

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## 1. Introduction

1.1 The National Planning Policy Framework states ‘Neighbourhood Planning gives communities the power to develop a shared vision for their area. Neighbourhood Plans can shape, direct and help deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood Plans should not promote less development than set out in the strategic policies of the area, or undermine those strategic policies.’

1.2 All Neighbourhood Plans must:

- Have appropriate regard to national planning policy;
- Contribute to sustainable development;
- Be in general conformity with strategic policies in the development plan for the local area;
- Be compatible with EU obligations and human rights requirements.

1.3 The Peover Superior Neighbourhood Plan was produced by the Parish Council and members of the community following a Parish Council Meeting on 27<sup>th</sup> September 2016. A steering group was formed in 2017 that consulted and listened to the community on a range of issues that influence the well-being, sustainability and long term preservation of Peover Superior’s rural community. Every effort has been made to ensure that the vision, aims, objectives and policies of the Peover Superior Neighbourhood Plan reflect the views of the majority of Peover Superior residents, whilst having regard to local and national policies.

1.4 The Localism Act of 2011 gave new rights and powers to communities. It introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level. It is a powerful tool in that it has statutory weight and must be taken as a material consideration in planning decision-making.

1.5 A Neighbourhood Plan must be compatible with national policies and with the policies in the authority’s local plan. The Cheshire East Local Plan which is the new Development Plan for Cheshire East was adopted in 2017 and will guide development up to 2030. This Neighbourhood Plan is to run for the same period as the Local Plan, expiring in 2030. Cheshire East Local Plan Part Two, Site Allocations and Development Policies Document (SADPD), will allocate the remaining sites needed for future development and set out further detailed planning policies to be used when considering planning applications. The Draft SADPD has been out to consultation twice and it is anticipated that it will be adopted in 2020. In the draft SADPD Over Peover is designated as an ‘infill village’. Infill villages do not have a settlement boundary, have no allocated development sites and are within the open countryside. Limited infilling will be supported within the village infill boundaries subject to certain criteria. The Parish lies entirely within the Green Belt.

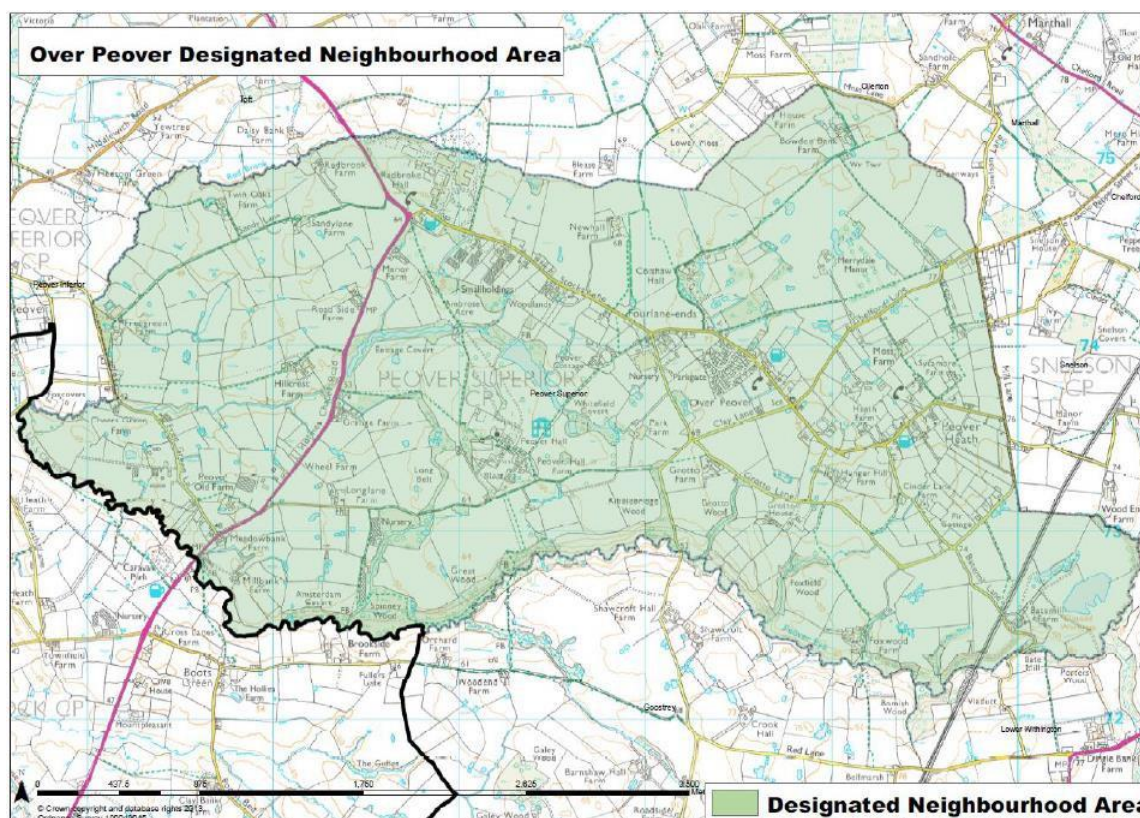
1.6 The Parish Council decided to produce a Neighbourhood Plan to ensure that any further development within the Parish respects the history and character of the settlement and is in keeping with the wishes and needs of the residents. Of particular importance are:

- the preservation and enhancement of the rural environment typified by the Parish being within the Green Belt,
- ensuring any new development adds to the character of the area,



- ensuring modifications to existing buildings are done sympathetically to the character of the surrounding buildings,
- enhancing facilities to promote community cohesion,
- mitigating negative impacts on the Parish from traffic and parking associated with expansion of commercial activities within the Parish.

1.7 Figure A – Map of the Designated Area



1.8 The Parish Council has designated the entirety of the Parish as the Neighbourhood Development Area and this is outlined in the map above. The Parish was designated as a Neighbourhood Development Area under Regulation 7 by the Local Planning Authority, Cheshire East Council, on 5<sup>th</sup> April 2017 and covers the period from 2019 through to 2030 to align with the timespan of the Cheshire East Local Plan.

1.9 The Over Peover Neighbourhood Plan was submitted to the list of statutory and other bodies provided by Cheshire East Council as required under Regulation 14, Town and Country Planning, England Neighbourhood Plan regulations (General) 2012 and comments received were considered and appropriate amendments to the Neighbourhood Plan were made. This version is the Regulation 15 version submitted for examination.

## 2. Peover Superior Neighbourhood Area

2.1 The Parish of Peover Superior or Over Peover as it is commonly known, covers an area of 2,973 acres within Cheshire East. The western half of the Parish is bisected by the main highway (A50) between Knutsford, the closest town, and Holmes Chapel and is bordered to the south by the Peover Eye stream from which the Parish takes its name (*see map*). It is an ancient Parish, described in the Domesday Book as 'wasta' meaning 'abandoned' or 'useless' following the devastation wrought upon much of northern England in the aftermath of the Norman Conquest. Perversely it was the transfer of ownership of land in Over Peover to the victorious Normans that was to have a far-reaching impact on the development of the Parish. Ranulphus, who was believed to be a 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. Thus it was that the Mainwaring family, descendants of Ranulphus, established themselves in the Parish building a 'new' ancestral home, Peover Hall in 1585, close to the site of the original house in Peover Park. For centuries this stately home influenced the physical development of the Parish and played an important part in the lives of its inhabitants. Its legacy can still be seen in the real estate of the Parish. Further information can be found in the book '*Over Peover - A Cheshire Parish*' published by Peover Superior Parish Council in 2002.

### 2.2 Figure B – Map of the Parish of Over Peover



### 2.3 The Present Day

Today, Over Peover has been transformed from the ancient feudal settlement it once was to a modern rural community providing its residents with a peaceful countryside environment. For some, it provides a place of work in convivial surroundings, it is a convenient place from which

to commute for others and, for those whose formal working days are over, it is a place to enjoy retirement. Without a conventional centre and in the absence of shops, it may appear to the casual visitor that Over Peover is little more than a collection of buildings in the countryside. Such an impression would be misleading, as the Parish is home to a variety of clubs and societies which form the basis of 'village life'. Over Peover remains a predominantly rural Parish comprised mainly of farmland and is home to 666 persons living in 288 households (source: census 2011). The Parish is essentially residential with only one major business employer, namely Barclays Bank Technology Centre at Radbroke Hall. There are a number of wholesale horticultural businesses and smallholdings in the Parish, but most land is devoted to farming. Without a conventional village centre, the majority of residential properties are located along or adjacent to a short stretch of road (Stocks Lane) stretching from the school to the village hall. A further cluster of residences is to be found at Peover Heath, with the remaining properties scattered across the rural landscape, including a number of homes located in Peover Park, the site of Peover Hall.

2.4 In keeping with its history, Over Peover has a large number of listed buildings. There are no designated conservation areas in the Parish however Peover Park is a Registered Park and Garden.

2.5 The Parish has one church, a primary school, a village hall and three public houses (The Dog, The Park Gate Inn and The Whipping Stocks). There are no longer any shops in the village following the closure of the post office and general store. There is no railway, the nearest station being Chelford on the Manchester to Crewe line. The neighbouring village of Chelford also has the closest shops and a Medical Centre. These facilities, in reasonable proximity to the Parish, provide a valuable service to Over Peover. A bus service from Knutsford to Macclesfield passes through the village. In addition to the various clubs and societies which meet within the Parish, there is the physical presence of the cricket club and a publicly owned Parish Field for recreation purposes.

2.6 There has been little new development in Over Peover in recent times and most recently development has been confined to extending or renovating existing buildings with the notable exception of a development of 15 affordable homes at Patton Close. 'Change of Use' approvals for existing sites have also featured. The entire Parish is "washed over" by the South Manchester Green Belt and new development is restricted to that permitted by national policy.

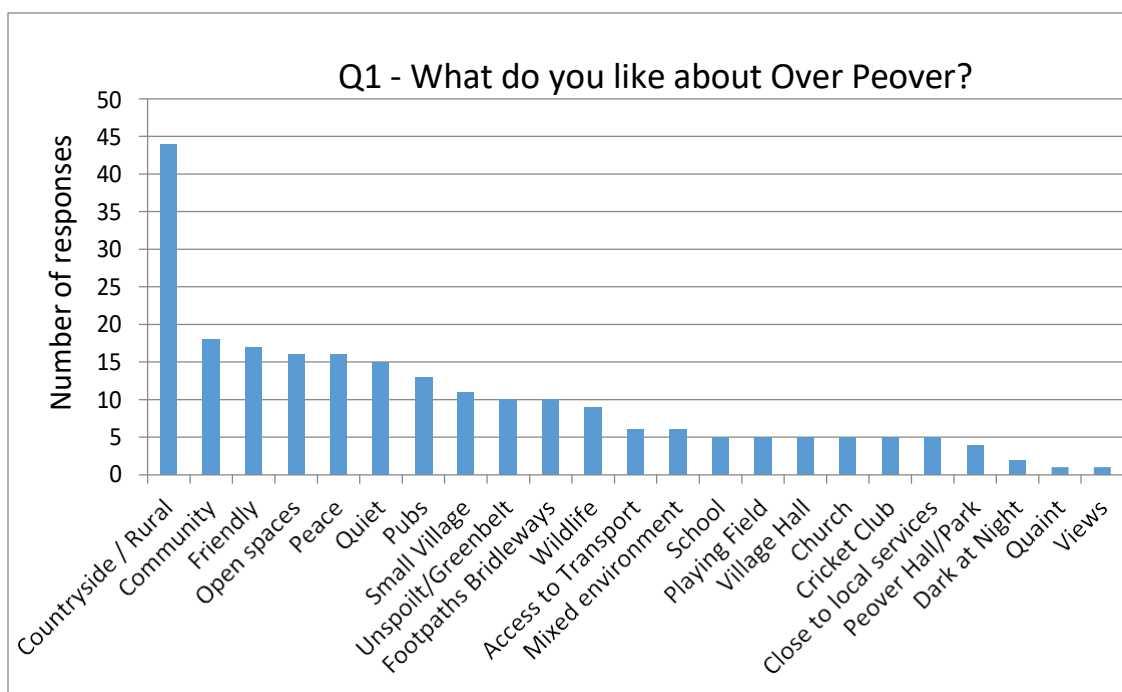


### 3. Key Issues

3.1 Following a questionnaire issued in January 2018 a number of issues emerged, both of things that residents particularly valued about living in the Parish and of things that were felt to detract from the Parish. The questionnaire and report of the results can be viewed at [www.overpeover.com/nhp-documents/](http://www.overpeover.com/nhp-documents/)

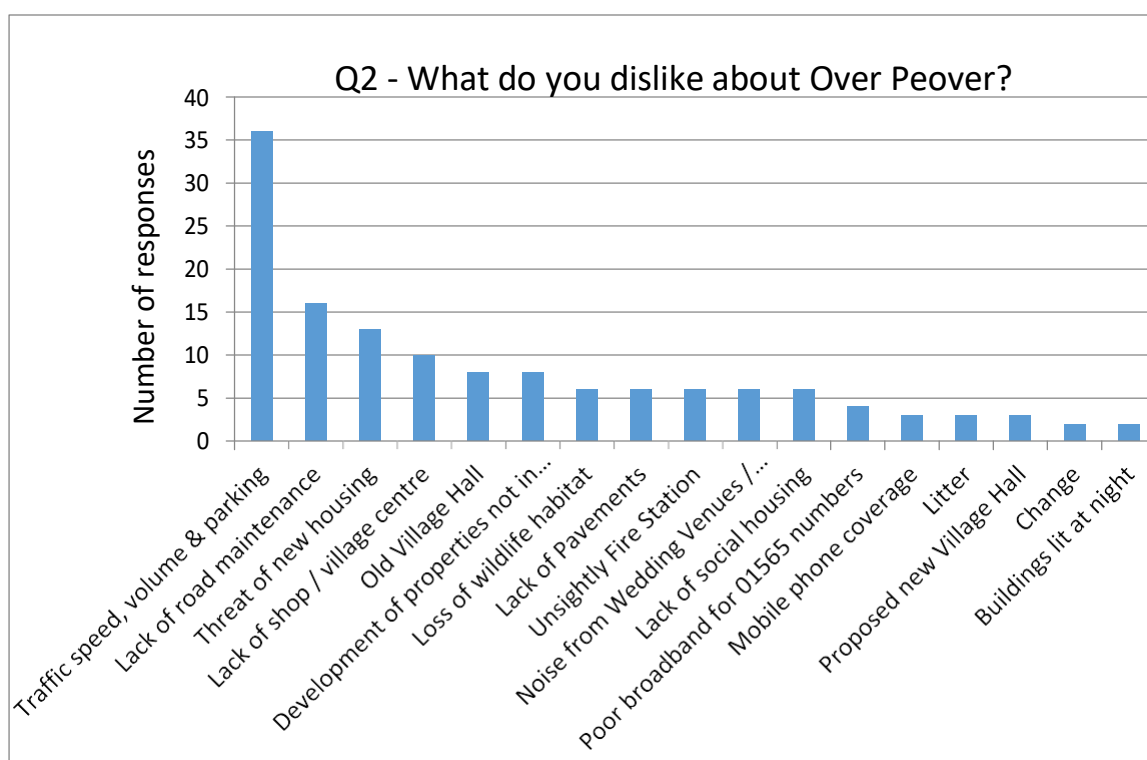
3.2 Those things that were liked about life in the Parish were (in order of priority):

- The countryside and rural setting of the Parish
- The community and friendly atmosphere
- Open green spaces within the village
- Peace and quiet
- The variety of pubs where locals meet
- That it is a small village
- The unspoilt nature of the Parish being in the Greenbelt
- The abundance of footpaths and bridleways
- The local Wildlife
- Major transport links within easy reach
- A socially mixed community
- Having a local primary school
- Having a village hall to meet in
- The parish church
- Local services for shopping and leisure not too far away
- The historic Peover Hall and Park
- The lack of street lighting with dark skies at night



### 3.3 Those things that were disliked about life in the Parish were (in order of priority):

- Traffic through the village particularly speed and volume of traffic and parking
- Lack of road maintenance
- Threat of new housing in the Green Belt
- Lack of a shop or village centre
- The ageing village hall
- Development of existing properties that are not in keeping with the surroundings
- Loss of wildlife habitat
- Lack of pavements and/or pavements that are overgrown with vegetation
- The unsightly dilapidated old Fire Station
- Noise from wedding venues or concerts
- Lack of social housing
- Poor broadband for those served by the Knutsford exchange
- Poor mobile phone reception
- Litter
- Proposal for replacing the village hall
- Buildings lit up at night



## 4. Vision and Objectives

4.1 The vision and objectives are based on the key issues raised by local people during the initial stages of the consultation process. They have been summarised and refined by the Steering Group to form the basis of the Neighbourhood Plan.

4.2 Peover Superior is a small rural village in the heart of the open Cheshire countryside. The vision for Peover Superior is:

### VISION

Peover Superior will retain a close relationship with the open countryside and wildlife. Development will be at a slow and steady pace, maintaining the serenity and character of Peover Superior and being in keeping with the environment. Peover Superior will be a balanced community of mixed ages, with improved access to services and a thriving rural community.

4.3 The following objectives have been identified, and the policies of the Neighbourhood Plan seek to deliver these objectives -

### OBJECTIVES

- To protect and enhance the open countryside setting of Peover Superior including green gaps between clusters of housing
- To ensure that new development meets local needs
- To ensure that new development is in keeping with the local character of Peover Superior
- To ensure that traffic and parking issues are not exacerbated and are alleviated where possible
- To protect and enhance the valued wildlife habitats of Peover Superior
- To protect and enhance heritage assets
- To ensure that new development benefits the community
- To improve access to services
- To enhance facilities to promote community cohesion
- To ensure that local green spaces are protected
- To encourage a thriving local rural economy

## 5. HOUSING POLICY

5.1 The Peover Superior Neighbourhood Plan has the following objectives –

- To protect and enhance the open countryside setting of Peover Superior including green gaps between clusters of housing
- To ensure that new development meets local needs

### **POLICY H1 – NEW HOUSING**

Limited infill housing development will be supported within the Over Peover village infill boundary as defined in Figure C. Limited infilling is defined as the development of a relatively small gap between existing buildings.

Developments within the infill boundary should:

- i. Be in keeping with the scale, character and appearance of its surroundings and the local area;
- ii. Not give rise to unacceptable impacts; and
- iii. Not involve the loss of undeveloped land that makes a positive contribution to the character of the area.

Outside of the village infill boundary shown at figure C, development proposals will not be considered to be ‘limited infilling in villages’ when applying Local Plan Strategy policy PG6.

### **5.2 Evidence and Justification**

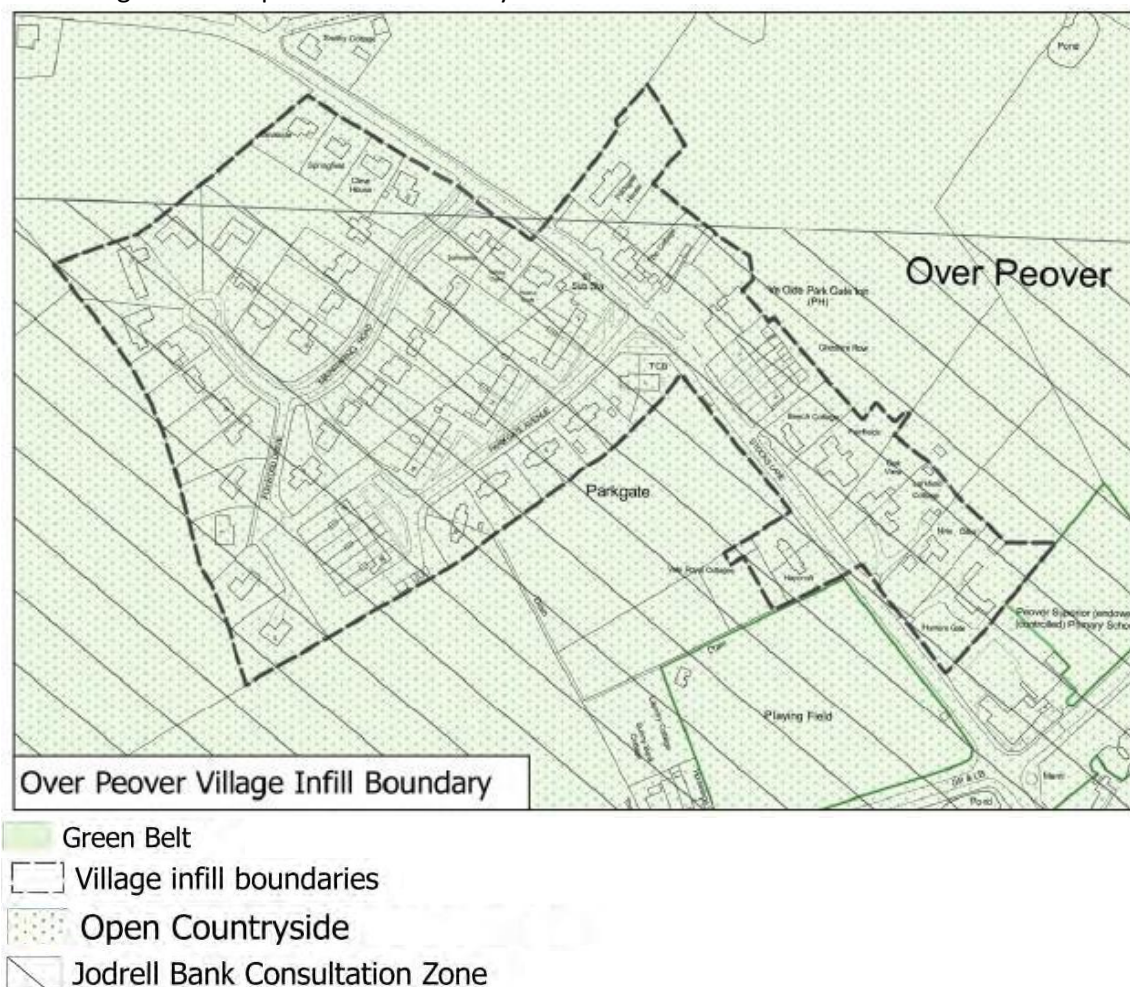
5.3 Peover Superior is a rural parish in the open countryside and Green Belt. No strategic need has been identified in the Cheshire East Local Plan Strategy to deliver housing in the Parish beyond any local needs. This Neighbourhood Plan recognises that in order to maintain a sustainable and flourishing community, some infill housing development may be appropriate to meet local housing needs. However, one of the main responses from the Neighbourhood Plan questionnaire was that people value the rural character of the village, and it is considered important that any new housing development remains of a scale and in locations appropriate to the rural environment.

5.4 The Neighbourhood Plan policies have been drawn up to be in general conformity with the strategic policies of the Local Plan Strategy and have been informed by the emerging SADPD so that Peover Superior is aligned with Cheshire East’s strategic policy direction. The draft Cheshire East Local Plan Part Two – The Site Allocations and Development Policies Document (SADPD) has designated the village of Over Peover (which lies within the wider parish) as an ‘infill village’. The whole parish, including the village, lies within the Green Belt. Infill villages are villages that do not have a settlement boundary, have no allocated development sites and are within the open countryside. Limited infilling will be supported within infill boundaries and is defined as the development of a relatively small gap between existing buildings. The draft policy PG10 states that limited infilling will only be permitted where it is in keeping with the scale, character and appearance of its surroundings and the local area; does not give rise to unacceptable impacts; and does not involve the loss of undeveloped land that makes a positive contribution to the character of the area. Policy H1 reflects this approach and Figure C defines the village infill boundary which is in conformity with Local Plan Strategy Policy PG 6.



5.5 The Neighbourhood Plan welcomes these designations which are consistent with the rural nature of the parish and the strong feelings of residents expressed via the Neighbourhood Plan questionnaire.

5.6 Figure C – Proposed Infill Boundary for Over Peover



## 6. LOCAL CHARACTER AND DESIGN POLICIES

- 6.1 The Peover Superior Neighbourhood Plan has the following objective
- To ensure that new development is in keeping with the local character of Peover Superior

### **POLICY LCD1 – LOCAL CHARACTER AND DESIGN**

To ensure that buildings, characteristic features and materials are representative of the settlement character of Peover Superior, the design and layout of new developments should demonstrate consideration of the Cheshire East Design Guide (2017) and the Over Peover Design Guide (2018) or any updated versions.

### **POLICY LCD2 – NEW DEVELOPMENT**

New development proposals should demonstrably consider the character area to which the scheme relates and where relevant the building typologies. The following landscape features should, where applicable and as appropriate, be retained and enhanced in order to positively contribute to the Parish's character.

- 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.

### **POLICY LCD3 – EXTENSIONS AND REMODELLING**

LCDC 3.1 Extensions to and remodelling of existing buildings should avoid any unacceptable overbearing impact on neighbouring properties.

LCDC3.2 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.

LCDC3.3 Privacy is to be respected and planning rules regarding overlooking and loss of amenity should be observed. Where appropriate, brick banding and stone detail should be used to complement design features of the existing building.

LCDC3.4 Exceptions to LCDC3.2 may be acceptable, for example, where contemporary design is promoted and a high standard of design, materials and detailing can be demonstrated. Where a contemporary or alternative 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 street scene.

LCDC3.5 Where garages and outbuildings are included in the area or volume calculations for justification of replacement buildings that do not include equivalent facilities, then consideration may be given to the withdrawal of specific Permitted Development rights where necessary and reasonable.

**POLICY LCD4 – ALTERATION TO ROOFS**

The way in which attic conversions are designed will depend on the house typology. Generally, attic conversions should not introduce an additional storey when viewed from the highway – but should complement the existing roof profile. Generally, developments proposing dormer roofs should be pitched and, where appropriate, should replicate those which exist on the dwelling or neighbouring properties. 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 palette.

**POLICY LCD5 – ALTERATIONS TO OPENINGS**

Any alterations to openings on buildings should 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 should remain symmetrical, and respect elements of the existing property. Exceptions may be made where fully justified and where proposals deliver high quality, for example contemporary, design which respects the surrounding character.

**POLICY LCD6 – FRONT & REAR BOUNDARIES**

Generally, dwellings should be set back from the highway with strong vegetated boundaries to 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. Front boundaries in the Peover Heath area should retain the strong visual relationship with Well Bank Lane which often consists of small front gardens with low brick walls in front of planting forming the property boundary. Any new housing should avoid rear boundaries bordering the highway.

**POLICY LCD7 – AGRICULTURAL, EQUESTRIAN AND OTHER CONVERSIONS**

The conversions of farm and other buildings to residential properties must ensure that any characteristic features of the original building are retained and integrated within the design of the proposed development, that the urbanisation of the development is kept to a minimum, that there is sufficient parking and that the development can be safely accessed, and that development is kept to the footprint of the original buildings as far as possible.

Where reasonable and necessary, consideration will be given to removing permitted development rights granted by The Town and Country Planning (General Permitted Development)(England) Order (2015) to ensure reasonable controls exist over future extension and modification of buildings converted to residential uses in the interests of protecting the landscape and character of the Parish.

**6.2 Evidence and Justification**

6.3 The rural setting of Peover Superior within the landscape is important to the local community. A Spatial Character Assessment of Peover Superior was prepared in Spring 2018 to help inform the policies of the Neighbourhood Plan, assisted in the work by the Neighbourhood Plan Steering group (see web link [www.overpeover.com](http://www.overpeover.com)). The report assesses the spatial character of the village, including the local design vernacular, elements of the landscape, and significant local features. The Parish can be defined as having a core residential area of Over Peover village with the Peover Heath hamlet and a rural, agricultural hinterland.

6.4 It is important that any new development is of high quality design, enhancing the local character of the parish. Peover Superior has a distinctive character with attractive buildings set within a rural landscape, which is valued by the community. Every effort needs to be adopted to ensure new developments respect this. The National Planning Policy Framework states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development.

6.5 Given the Parish is washed over by Green Belt, land for residential use commands a premium. There have been several instances where existing agricultural or equestrian buildings have been converted to residential use only for replacement buildings to be erected shortly afterwards under the exceptions allowed by the National Planning Policy Framework (NPPF). Where reasonable and necessary, consideration will be given to removing permitted development rights granted by The Town and Country Planning (General Permitted Development)(England) Order (2015) when determining replacement development proposals.

6.6 The particular characteristics of each area of the Parish, which must be taken into consideration when developments are proposed, are detailed below in paragraphs 6.11 – 6.19.

6.7 Cheshire Landscape Character Assessment (2008)

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.

6.8 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, modern fences and horse paddocks can be seen throughout, primarily around the Colshaw Hall area.

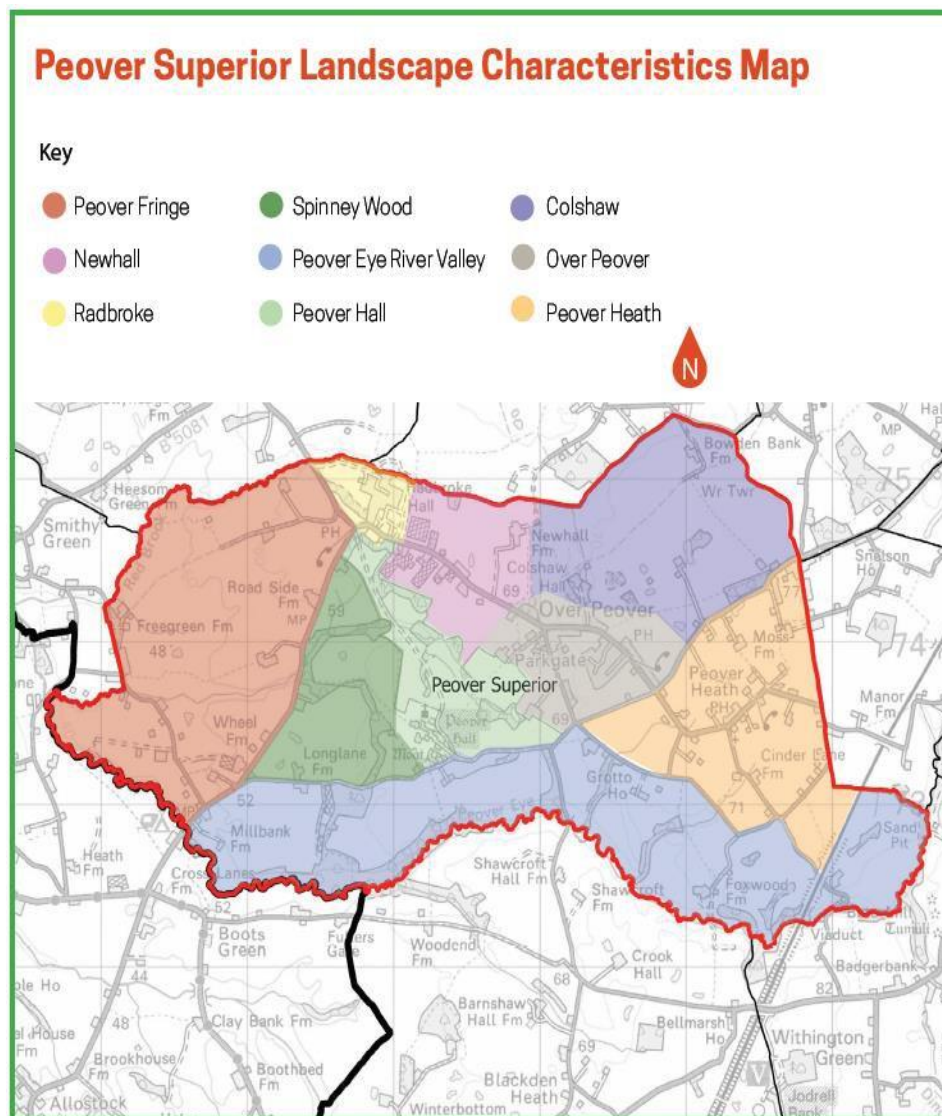


### 6.9 Key Characteristics

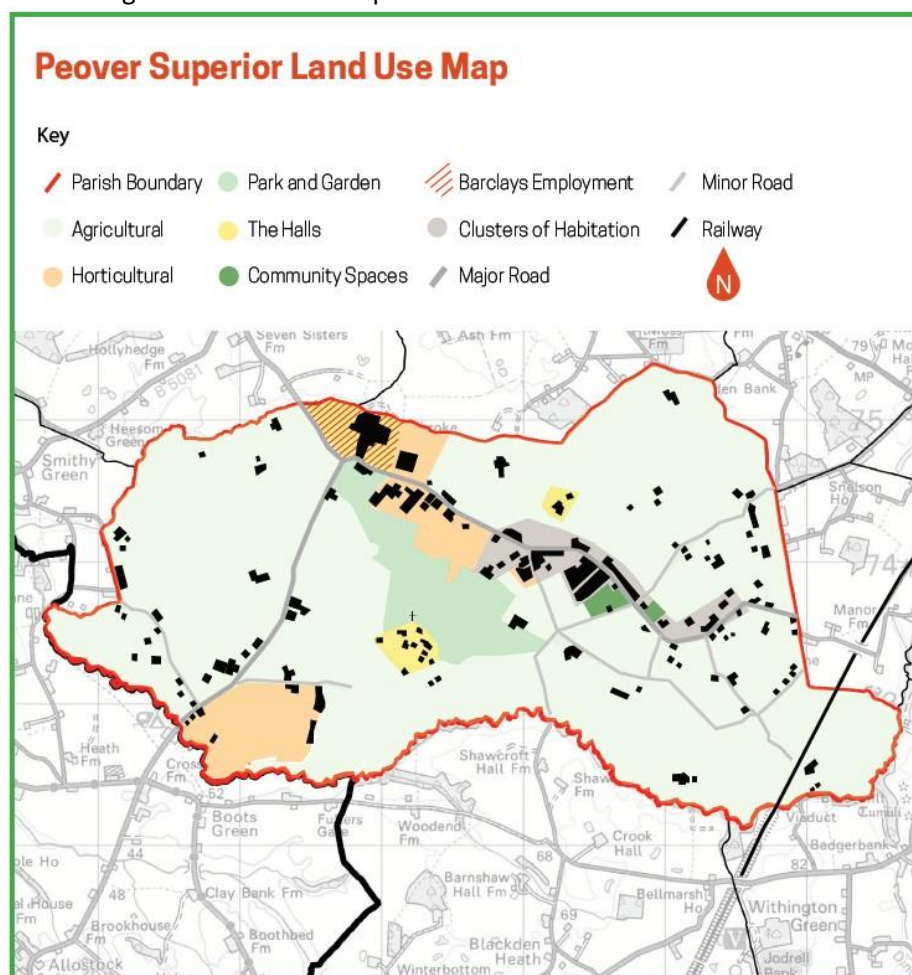
- Low lying gently rolling topography
- Hedgerow boundaries and standard trees in a mix of medieval and post medieval reorganised fields (irregular, semi-regular and regular up to 8ha) but with a loss of boundaries leading to formation of large fields and a large proportion of fences adding to this impression
- 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

6.10 The Parish Landscape Characteristic sub areas are indicated on Figure D, and Figure E shows the Parish Land Use Map.

6.11 Figure D – Landscape Character Map



6.12 Figure E - Land Use Map



## 6.13 Over Peover

Over Peover is the primary settlement within the Parish and contains the majority of its services, including a school, a recreation area incorporating a children's play area, cricket club and a pub. One of the character area's most prominent features are the paddocks and green spaces located within the street scene along Stocks Lane and within the Mainwaring Road and Parkgate Avenue estates. 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.

*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: Predominantly Cheshire red brick, pitched slated roofs.

#### 6.14 Peover Heath

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. 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 street scene create a varied pattern of built form. This character area accommodates individual farmhouses and agricultural buildings which are dotted throughout.

*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 Bank Lane.

#### 6.15 Great Wood and the Peover Eye River Valley

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).

*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.

#### 6.16 Spinney Wood

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.

*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.

### 6.17 Peover Hall

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.

*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.

### 6.18 Radbroke

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.

*Key features include:*

- Large areas of car parking;
- A mix of modern and historic buildings largely used as offices;
- Dense mature boundaries.

### 6.19 Colshaw

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. .

*Key features include:*

- Large fields containing structures for horticultural uses;
- Solitary farmhouses and associated farm buildings and fields;
- Colshaw Hall and associated facilities.

### 6.20 Newhall

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.

*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.



### 6.21 Peover Fringe

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. 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.

*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.

### 6.22

Additionally, Cheshire East has recently produced a design guide

[https://www.cheshireeast.gov.uk/planning/spatial\\_planning/cheshire\\_east\\_local\\_plan/supplementary\\_plan\\_documents/design-guide-supplementary-planning-document.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/design-guide-supplementary-planning-document.aspx)

The guide highlights that the character and attractiveness of Cheshire East underpins the quality of life enjoyed by the borough and its residents. Peover Superior falls within the North Cheshire Fringe. Design cues specific to the North Cheshire Fringe which should be considered for new developments include:-

- 19th to 20th century archetypes dominate but examples remain of early domestic architecture.
- Varied materials, although brick is predominant. Cheshire brick often used alongside standard red engineering brick for trim detailing and coursing.
- Most housing is between two or three storeys high giving an intimate domestic scale and feel to settlements.
- Full range of boundary treatments in evidence although low sandstone walls with hedging are a strong streetscape element in some settlements.
- Original features and detailing include sash windows, decorative barge boards, gabled dormer windows, decorative timber detailing and prominent chimney stacks.
- Views of surrounding countryside add to rural character and feel of settlements.

6.23 In order to reflect and enhance the character of Peover Superior, The Cheshire East Design guide should be consulted on all new development proposals, along with the Over Peover Design Guide.

## 7. NATURAL ENVIRONMENT POLICIES

- 7.1 The Peover Superior Neighbourhood Plan has the following relevant objectives –
- To protect and enhance the open countryside setting of Peover Superior, including green gaps between clusters of housing
  - To protect and enhance the valued wildlife habitats of Peover Superior

### **POLICY ENV1 – BIODIVERSITY**

Development should not significantly adversely affect the local wildlife site along the Peover Eye Valley of Great Wood and Spinney Wood (Figure F), the areas of high or medium distinctiveness identified in Figure G, or the wildlife corridors identified in Figure H. The enhancement of these areas will be supported.

Where development proposals are likely to have a significant impact on biodiversity, proposals will only be supported where suitable mitigation and/or compensation is provided to address the adverse impacts, or where any residual harm, along with any other harm, is clearly outweighed by the benefits of the development.

Development of existing built sites should not adversely affect local wildlife. In particular, to protect nocturnal wildlife, buildings should not be illuminated and any necessary security lighting shall be controlled by movement sensors and shaded to minimise light pollution to adjacent areas and neighbouring properties. Boundaries should be “permeable” to allow wildlife to move between connecting gardens. New dwellings and agricultural buildings should incorporate features to enhance wildlife such as bat bricks and nesting sites with external entrance holes.

To provide a food source and cover landscaping schemes should include an approach and planting scheme that can be left unmanaged and to grow naturally without causing regular maintenance duties.

### **7.2 Evidence and Justification**

7.3 The overwhelming response from the public consultations was that the community values and cherishes the rural nature of Peover Superior and wish to protect the open countryside and local wildlife. As a result, the Neighbourhood Plan Steering Group commissioned Cheshire Wildlife Trust to undertake a study of Peover Superior’s natural environment, in order to inform and produce appropriate policies for the Neighbourhood Plan. The report ‘Protecting and Enhancing Peover Superior’s Natural Environment’ was published in January 2018 (see web link [www.overpeover.com/nhp-documents/](http://www.overpeover.com/nhp-documents/))

7.4 The report identified the core, high ecological value sites (high distinctiveness) for nature conservation in Peover Superior, which are recommended for protection, and medium value sites (semi-natural habitat) which should be considered as biodiversity opportunity areas subject to further evaluation, and which should be subject to a full evaluation should they be proposed for future development. Additionally, the report identified key local and regional ecological networks within the Neighbourhood Plan area that should be protected through Neighbourhood Plan policies.

7.5 The study identified several major areas of high value (distinctiveness) habitat in the Peover Superior Neighbourhood Plan area, including the woodland along the Peover Eye river valley designated as a Local Wildlife Site (Spinney Wood, Great Wood and Ribblebridge Wood). These are shown on Figure G. There are also three traditional orchards mapped as 'high habitat distinctiveness' including two at Peover Hall and one along Cinder Lane. A small area was identified as acid grassland located in the churchyard of Over Peover Methodist Church, a potential local wildlife site.

7.6 Undesignated areas of "medium habitat distinctiveness" were also identified (Figure G) as they provide important wildlife habitats in their own right as well as acting as ecological stepping stones. The majority are semi natural or species rich grassland. These are distributed across the whole of the Parish.

7.7 The report also identified areas that act as a wildlife corridor network (Figure H) with high ecological connectivity within and beyond the Peover Superior Neighbourhood Plan. The corridor closely follows the watercourses of Over Peover and incorporates the parish's most valuable woodlands, ponds, lakes, grasslands and hedgerows. The corridor connects together most of the parish's Local Wildlife Sites and potential Local Wildlife Sites, as well as some of the areas identified as having habitat of medium distinctiveness.

7.8 A key corridor is that along the Peover Eye, which includes the woodlands and grasslands of Peover Eye Valley Local Wildlife Site. The woodland corridor continues along the river on both sides of the Local Wildlife Site joining up to the woodland and waterbody Local Wildlife Site Farmwood Pool. The Peover Eye itself is of importance to fish and endangered white-clawed crayfish.

7.9 Also included as corridors are the tributaries of the Peover Eye (including Red Brook) where wooded corridors on the banks and the watercourses provide habitats that allow the movement of species within the parish. These link up with the corridor that runs through the centre of the parish and is formed by woodlands, ponds, lakes, hedgerows and traditional orchard. This corridor includes the potential Local Wildlife Sites identified around Peover Hall.

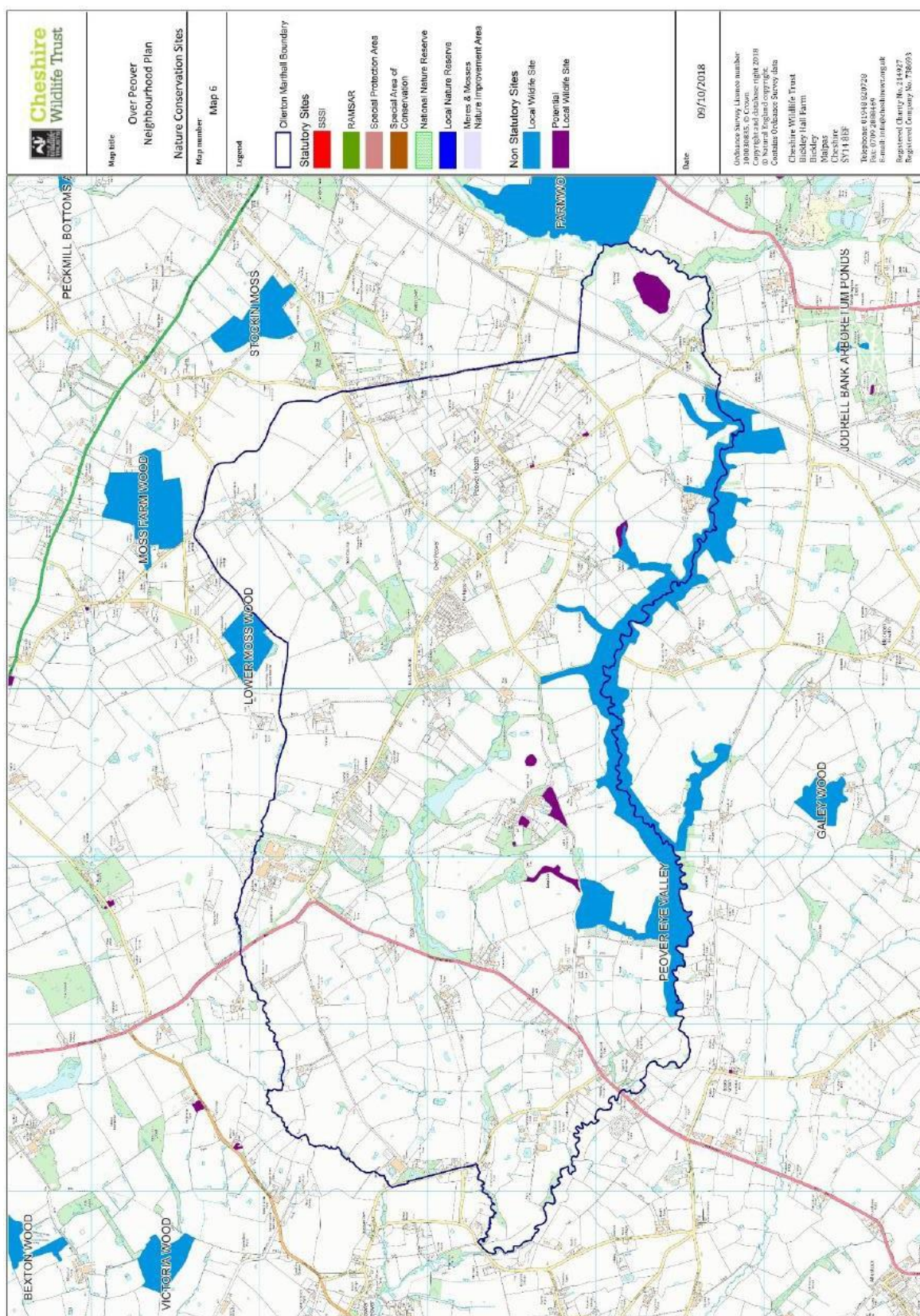
7.10 Any future development of sites which lie adjacent to high distinctiveness habitat or a wildlife corridor should be able to demonstrate substantial mitigation and avoidance measures to lessen any potential impacts on wildlife. This should include measures such as installing bat/otter sensitive lighting schemes, installing durable bat/bird boxes and hedgehog-friendly fencing and ensuring surface water is directed away from sensitive areas and into SUDS schemes.

7.11 The community in Peover Superior is keen to protect wildlife and one of the key ways to achieve this is to ensure that new developments are appropriately located and do not cause a net loss of biodiversity. Protecting and enhancing biodiversity is central to the National Planning Policy Framework and sustainable development.

7.12 Specific recommendations to achieve the policy for Peover Superior can be seen in more detail in the Cheshire Wildlife study – Protecting and Enhancing Over Peover's Natural Environment (2019) – which can be viewed at [www.overpeover.com/nhp-documents/](http://www.overpeover.com/nhp-documents/)

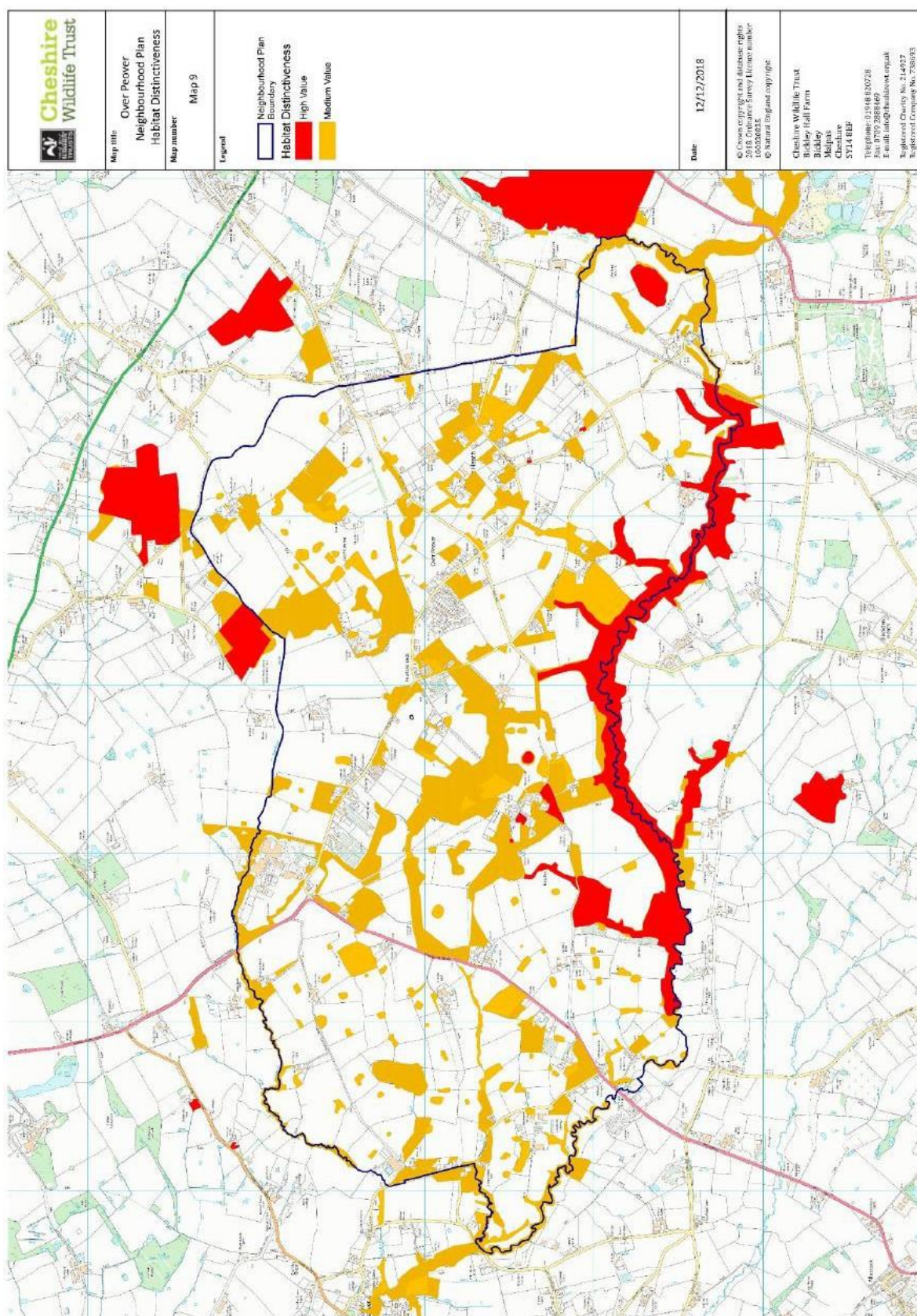


7.13 Figure F – Nature Conservation Sites



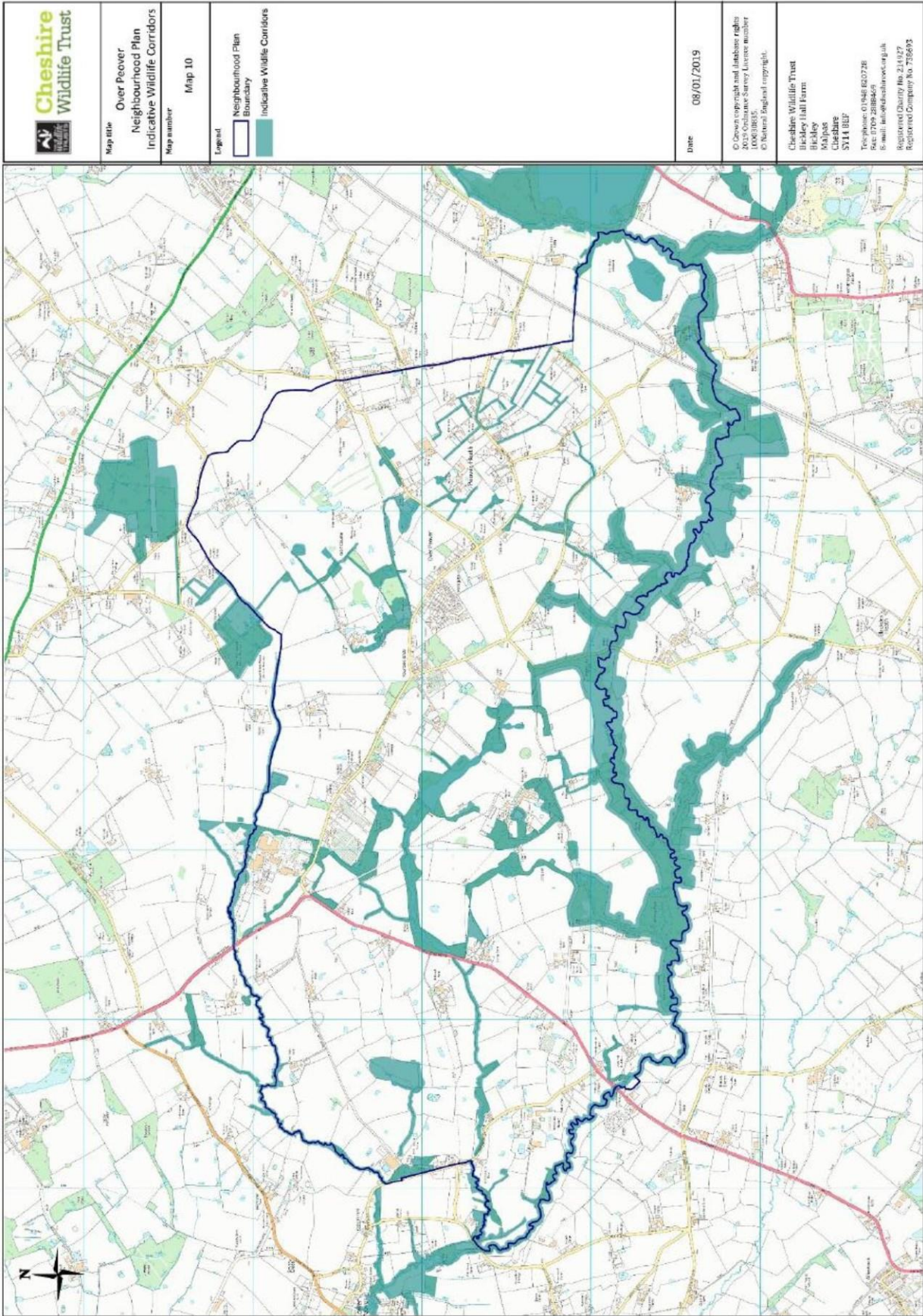


7.14 Figure G – Areas of High and Medium Value Habitat Distinctiveness





7.15 Figure H- Indicative Wildlife Corridors



## **POLICY ENV2 – TREES, HEDGEROWS AND WATERCOURSES**

Hedgerows, trees and watercourses which make a significant contribution to the amenity, biodiversity and landscape character of the surrounding area should, if at all possible, be preserved, and development which would adversely impact upon them will not normally be supported. In exceptional circumstances, where the benefits of development are considered to outweigh the benefit of preserving trees, hedgerows and watercourses, development will be supported subject to appropriate mitigation. The retention of trees, hedgerows and watercourses in situ will always be preferable.

Where existing trees within hedgerows have died, these should be replaced wherever possible.

Where a development may threaten protected trees an arboricultural assessment shall be submitted with development proposals.

New developments will be required to include suitable plantings of trees and hedgerows. Where available, this must be in compliance with the most up-to-date local planning authority guidelines.

Details of boundaries fronting the highway should have regard to the advice within the available Design Guides and may be required to comprise of hedges, rather than walls or fences, to maintain the rural character and permeability for biodiversity.

Where proposals for new development involve new boundary treatments, and only where reasonable and necessary, consideration will be given to removing permitted development rights relating to gates, fences and walls granted by The Town and Country Planning (General Permitted Development)(England) Order (2015).

### **7.16 Evidence and justification**

7.17 The Cheshire Wildlife Trust report identified a veteran oak tree at Peover Hall believed to be more than 500 years old. Veteran and ancient trees may have a cultural or landscape value but they are also important for the species they support, particularly bryophytes, invertebrates, lichens and fungi. Veteran trees can often be of value as bat roosts or as roosts for barn owl since they are more likely to have crevices within them. Although no other veteran trees within Over Peover are known it seems likely that there will be other very large or veteran trees within the parish. A huge veteran tree stump is present in the woodland south of the moat at Peover Hall and large trees are found along the driveway, as well as along the driveway to Peover Cottage.

7.18 The hedgerow network together with scattered farmland/parkland trees is fundamental to landscape permeability and provides habitat for numerous species from invertebrates to small mammals and birds. Hedgerows with a combination of tall mature trees and shorter hedge provide a varied habitat supporting a more diverse range of species.

7.19 Hedgerows provide valuable flight corridors and foraging habitat for bats such as the brown long-eared bats that are thought to roost occasionally at Ye Olde Park Gate Inn. The hedgerows in the east of the parish will be utilised by species such as common and soprano pipistrelles, which were recorded along Green Lane, off Chelford Lane. Hedgehogs are present within Over Peover. These mammals make use of hedgerows, woodlands, meadows and suburban gardens. Being an edge species intact hedgerows are a crucial habitat for hedgehogs and these features enable them to move through the landscape.

7.20 Hedgerows that form part of the wildlife corridor should be restored using locally native species such as hawthorn, blackthorn, hazel and holly (plant 60-90cm high 'whips' which have a good rate of survival and use tree guards to protect from rabbits and stock fence where necessary). New sections of hedgerow should ideally incorporate a tree every 30m (on average) which are demarked so as not to be inadvertently felled.

7.21 In addition to being selected as a Local Wildlife Site for its deciduous woodland and grasslands, the Peover Eye Valley forms a wildlife corridor along the river. The freely meandering nature of the Peover Eye is important at a county level since the courses of many rivers within Cheshire have been diverted or altered.

7.22 The removal of permitted development rights for new developments that involve new boundary treatments was suggested by Cheshire East. This is considered to be of potential importance to the Parish, as the removal of hedgerows for other boundary treatments such as walls; ornamental railings, gates and gateposts; concrete post and timber fencing in the rural areas can considerably undermine the rural character of the area, which is valued so highly by residents. Where justified, removing permitted development rights for boundary treatments will have a positive effect on the character and biodiversity of the village. As detailed above, hedges and hedgerows play an important role in supporting biodiversity which is greatly valued by the local community. The Cheshire East Design Guide highlights that hedges are an important element of the street-scene, forming boundaries between fields and lanes, and rather than screening development from the countryside, soften and ground development in its setting, in keeping with local character. In addition, the Over Peover Spatial Character Assessment highlights the prevalence of hedgerows in the parish and the important role that they play in forming boundaries.

7.23 The policy helps to deliver one of the key aims of the NPPF of conserving and enhancing the natural environment. Para 175 states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, such as ancient woodland and ancient or veteran trees unless there are wholly exceptional reasons and a suitable compensation strategy exists.



### **POLICY ENV3 – ACCESS TO THE COUNTRYSIDE**

Access to the countryside will be promoted through protection and maintenance of the existing Public Right of Way network, (see Figure I -map of existing PROW), its enhancement where possible, and the safety of users of rural roads and lanes. The construction and appearance of any new tracks, paths or links between existing footpaths must be appropriate and sensitive to the character of the locality and the surrounding area.

Development proposals which lead to the loss or degradation of any public right of way will not be permitted other than in fully justified circumstances. Development proposals which include the diversion of public rights of way must provide clear and demonstrable benefits for the wider community.

Any new development must provide easy, accessible traffic-free routes for non-motorised users (to include pedestrians, disabled people, people with prams or baby-buggies, cyclists and where appropriate equestrians) to the nearby countryside. The provision of any such additional routes will be supported.

The needs of non-motorised users (as described above) must be taken into account in all traffic planning, but especially in relation to rural lanes and roads. Hazards arising from an increase in vehicle numbers, size and weight from new development will need to be taken into consideration. Measures to be taken to ensure this may be secured by conditions upon planning permissions and could include, for example, separation of pedestrians/cyclists from vehicular traffic where possible, improvements to signage, means of speed reduction or weight limits on specific roads.

## **7.24 Evidence and Justification**

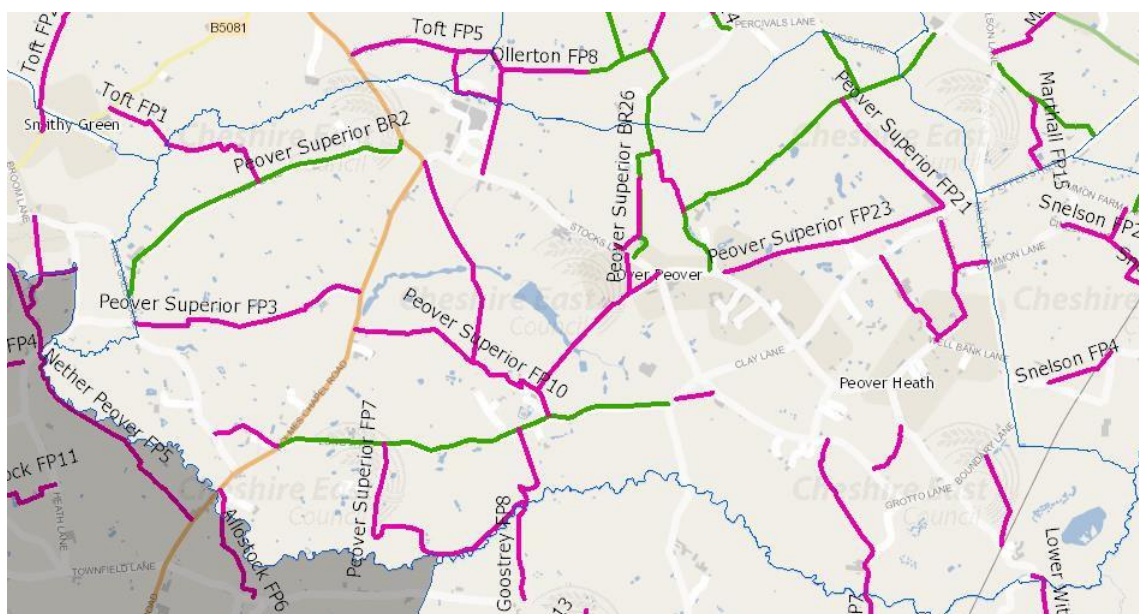
7.25 The importance of the natural environment and continued access to the open countryside are seen as very important to the community of Peover Superior, as are the abundance of footpaths and bridleways.

7.26 Peover Superior has 24 public footpaths and 6 public bridleways that allow direct access to the countryside (see Figure I). The footpaths and bridleways are well used by both local residents and by people from outside of the Parish that like to come and walk or ride through the countryside. The central part of the 56km “Laureen’s Ride – Cheshire Cheese Loop” for horse riders and off-road cyclists, passes through the Parish. The Neighbourhood Plan aims to protect the existing network, and take opportunities to enhance existing provision by creating new links where possible and viable.

7.27 This policy seeks to help deliver one of the NPPF’s key planning aims of conserving and enhancing the natural environment, and also of promoting healthy communities. Para 98 indicates that policies should protect and enhance public rights of way and access and that opportunities should be sought to provide better facilities for users, for example by adding links to existing rights of way networks.



7.28 Figure I – Public Rights of Way



### Footpaths and Bridleways

- Footpath
- Bridleway
- Parish Boundary

## 8. HERITAGE POLICY

8.1 The Peover Superior Neighbourhood Plan has the following objective

- To protect and enhance heritage assets

### POLICY HA1 – PRESERVATION OF HERITAGE ASSETS

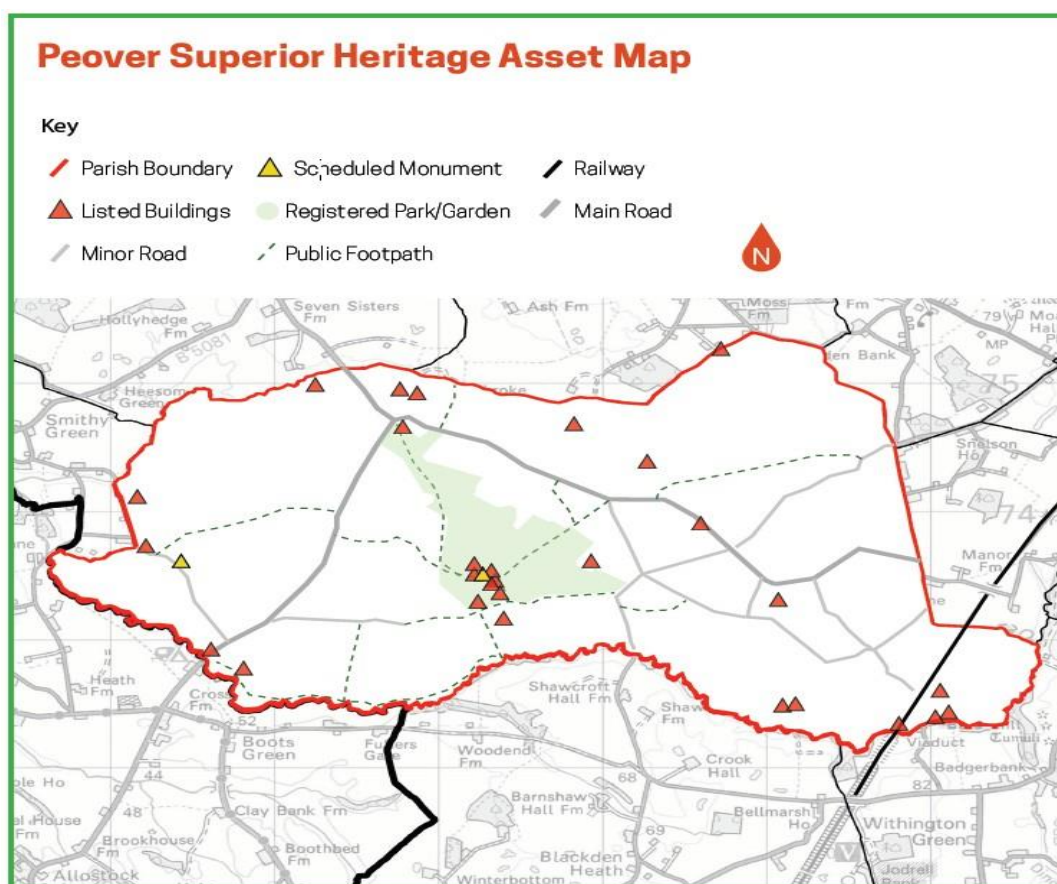
Proposals which conserve and enhance the Parish's heritage assets and their setting will be supported, particularly if the proposals would help retain the assets in active use. Development proposals potentially affecting such assets must take into account the scale of any possible harm or loss to the significance of the assets. With regard to designated heritage assets, support may only be given where the level of harm to the significance of the asset has been sufficiently outweighed by arising public benefits. Measures should be put in place to avoid or minimise impact or mitigate damage.

### 8.2 Evidence and Justification

8.3 The National Planning Policy Framework stresses that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

8.4 The Parish is home to over 30 listed heritage assets and a registered park (see Appendix 2). The Church and Stable Block at Peover Hall are both Grade 1 listed and Peover Hall itself is Grade II\* listed. The Heritage Assets are distributed throughout the Parish with a concentration within the Peover Park estate as shown in Figure J.

### 8.5 Figure J – Heritage Assets



## 9. INFRASTRUCTURE AND COMMUNITY FACILITIES POLICIES

- 9.1 The Peover Superior Neighbourhood Plan has the following relevant objectives –
- To ensure that new development benefits the community
  - To improve access to services
  - To ensure that traffic and parking issues are not exacerbated and are alleviated where possible
  - To enhance facilities to promote community cohesion
  - To ensure that local green spaces are protected

### **POLICY INF1 – INFRASTRUCTURE**

Where development proposals would significantly harm existing services, utilities or infrastructure, mitigation measures must be implemented, for example as a condition of planning permission. If significant harm cannot be mitigated against, permission should not normally be granted.

Where proposals for new development show that improvements to the existing infrastructure will be necessary to maintain existing quality of services, the proposal shall either incorporate the necessary improvements at the time of development or include a contribution towards such improvement, subject to viability, by whatever charging system Cheshire East Council has in place.

### **9.2 Evidence and Justification**

9.3 There is concern from the community about the need to improve access to facilities and services, and ensure that any new developments do not have an unacceptable negative impact on existing infrastructure. Infrastructure can be defined as the range of services and facilities needed for the functioning of local communities. Such services and facilities include physical assets such as roads and sewerage systems; community facilities such as schools and village halls; and environmental assets such as public open spaces. Infrastructure planning is the process by which deficiencies in the provision of local services can be identified and addressed. The future infrastructure requirements for Over Peover can be divided into two parts:- that which is required to sustain and enhance the existing settlement, and that which may be required to cater for new or modified development.

9.4 National planning policy formally requires local authorities to demonstrate sufficient infrastructure exists, or will be provided, to support their strategies for new development as set out in their Local Plans.

9.5 The infrastructure supporting the community of Over Peover mirrors that of rural villages of similar size. However, there are certain areas of differentiation primarily related to population size, topography of the landscape, proximity to local service centres and the presence of a major employment site (Barclays Bank) in the village where the workforce outnumbers residents by a ratio of 5 to 1.

9.6 The village is predominantly a residential settlement set in rural surroundings and infrastructure needs largely reflect those required for domestic residential use (e.g. Utilities, Telecommunications including broadband, public transport and access to key services such as medical and recreational facilities).

9.7 Electricity is supplied via both underground and overhead cables. A supply of mains natural gas is provided to the main centres of population in the village which previously would have relied on electricity, oil or LPG/Bottled Gas, as some more remote properties still do.

9.8 National Planning Policy framework highlights that planning should deliver sufficient community and cultural facilities and services to meet local needs. Policy SD2 –Sustainable Development Principles – of the draft Cheshire East Local Plan (2016) stresses that all development will be expected to provide or contribute towards identified infrastructure, services or facilities.

#### **POLICY INF2 – TELECOMS, BROADBAND AND ELECTRICITY SUPPLY**

The development of advanced high quality communications infrastructure, including high speed broadband, will be supported, subject to:

- a) Development being kept to a minimum consistent with the efficient operation of the network.
- b) Any development being sympathetic to its surroundings and camouflaged where appropriate.

Improvements to ensure the security of the supply of electricity to the parish will be supported, particularly the re-siting of overhead cables underground.

#### **9.9 Evidence and Justification**

9.10 The village is served by two telephone exchanges: Chelford (Area code 01625) and Knutsford (Area code 01565). Following BT's upgrade to superfast broadband Chelford exchange properties and some Knutsford exchange properties receive an acceptable broadband speed. However other properties are still only achieving very low broadband speeds (<1Mbps) and this is a major concern for those residents and businesses affected. The lack of adequate broadband speed also acts an impediment to businesses based in the village.

9.11 Mobile phone reception is patchy with significant 'blind spots' where securing a signal is difficult if not impossible. The lack of 4G coverage is highlighted in Figure K.

9.12 Peover Superior is in a rural area, with few amenities such as shops, schools or pubs. Although relatively close to public transport, accessing public transport at a necessary or convenient time is not always achievable, and this can be a real problem for people without the use of a car. Data from the Department for Transport indicates that Peover Superior is 11.4km from a job centre, with the average distance in England being 4.6km. The nearest secondary school is 6.6km from Peover Superior, with the average in England being 2.1km. The nearest GP surgery is 4km, compared to the England average of 1.2km, and it is 6.7km to the nearest post office, which compares unfavourably to the England average of 1km.

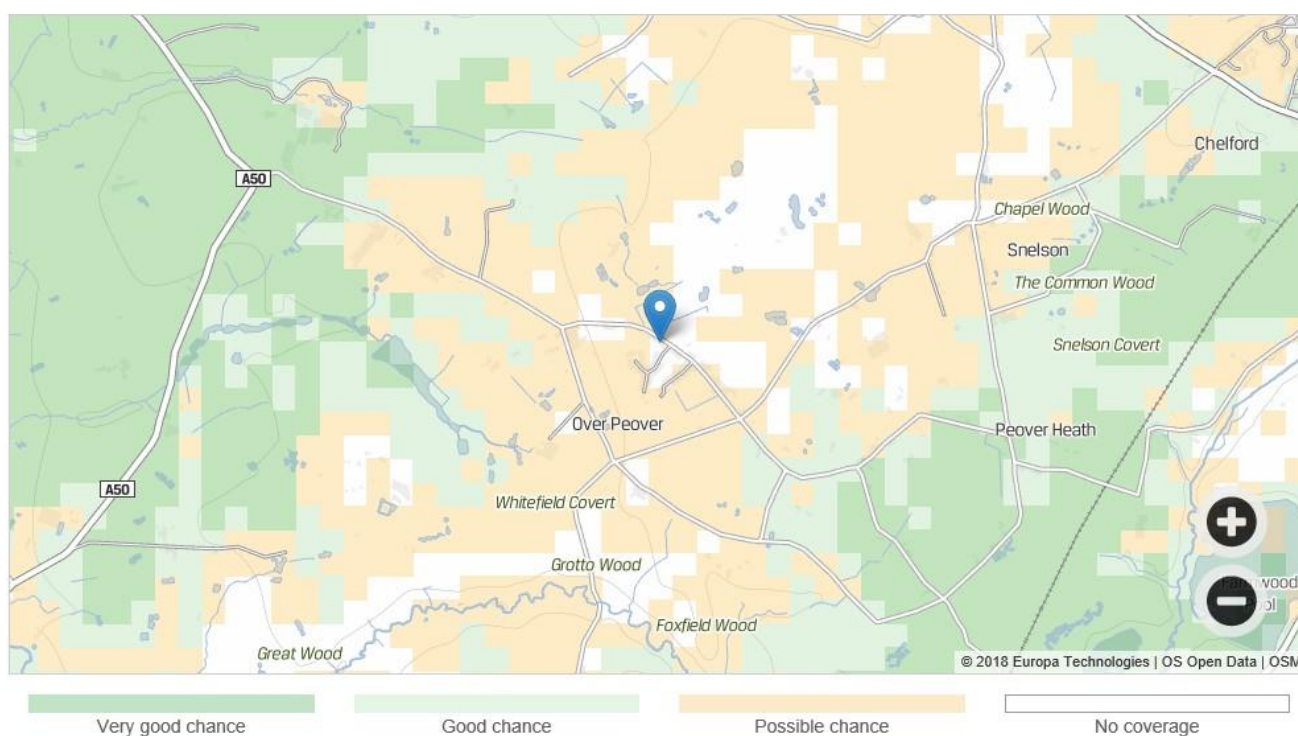
9.13 It is therefore considered important that Peover Superior has high quality communications infrastructure, and is an essential element of the ambitions for the parish. Superfast broadband is encouraged so that everyone, particularly the elderly and people with disabilities, can have greater access to opportunities and services which are available on the world wide web.

9.14 Additionally, a larger than average percentage of parish residents work from home. The 2011 census information indicates that 10.6% of 16-74 year olds work from home, which is higher than the average in England of 3.5%. Having a high quality communications infrastructure is therefore important to help sustain and develop the businesses of these residents.

9.15 Electricity to the parish is supplied via both underground and overhead cables. Frequent outages have been experienced by residents served by overhead cabling arising from adverse weather events. A good deal of work has been undertaken to place mains supply underground which has led to a more reliable service. Further improvements to ensure the security of the electricity supply to the parish will be supported.

9.16 The National Planning Policy Framework supports high quality communications infrastructure, which is considered as essential for sustainable economic growth. The development of high speed broadband technology and other communications networks plays a vital role in enhancing the provision of local community facilities and services.

9.17 Figure K – Map provided by OFCOM of 4G indoor coverage from EE





### **POLICY INF3 – SURFACE WATER MANAGEMENT**

New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. The approach to surface water drainage should be considered in liaison with the Lead Local Flood Agency, the public sewerage undertaker and where appropriate the Environment Agency.

Surface water should be discharged in the following order of priority:

- An adequate soakaway or some other form of infiltration system.
- An attenuated discharge to watercourse or other water body.
- An attenuated discharge to public surface water sewer.
- An attenuated discharge to public combined sewer.

Proposals that include surface water discharge to a public sewer will need to submit clear evidence demonstrating why alternative options are not available.

### **9.18 Evidence and Justification**

9.19 The land in Over Peover is very flat and the water table is high as evidenced by flooding in the fields after heavy persistent rain. Attention is drawn to the provisions of the Local Plan Strategy and in particular Policy SC 3 which indicates that surface water disposal to public sewer systems is not sustainable and may only be acceptable where fully justified.

9.20 Similarly the topography and poor drainage of the area gives rise to flooding of roads with blocked drains and drainage ditches adding to the problem.

9.21 This policy aims to reduce the risk of flooding whilst also improving the water quality of the Parish's watercourses and ponds, helping to create havens for wildlife.

9.22 The National Planning Policy Framework highlights the importance of meeting the challenge of climate change and flooding. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change.

### **POLICY INF4 – TRAFFIC IMPROVEMENTS**

Funding received through Section 106 or the Community Infrastructure Levy will, where appropriate, be directed to enable improvements to the alleviation of traffic and parking issues in the Parish, as detailed in the Over Peover Traffic Study (2018) and summarised in Appendix 1.

These are at –

- Four Lane Ends
- Colshaw Hall Area
- Parkgate Avenue/ Parkgate Inn
- School/Cricket Club/Playing Field
- Cinder Lane/ the Dog Inn

### 9.23 Evidence and Justification

9.24 During the consultations on the Neighbourhood Plan the subject of most concern to residents was associated with traffic. This was made up of several aspects – volume of vehicles, speed through the residential areas, size of vehicles, lack of parking and risk to pedestrians. To address these concerns the Neighbourhood Plan Steering Group commissioned a study to determine what improvements may be feasible to address these concerns whilst at the same time, improving the visual identity of the village. The results of the study and detailed maps are summarized in Appendix 1, and the report can be viewed at [www.overpeover.com/nhp-documents/](http://www.overpeover.com/nhp-documents/)

9.25 Five key study areas were selected at known traffic hotspots, these were at Four Lane Ends, Colshaw Hall Area, Parkgate Avenue/ Parkgate Inn, School/Cricket Club/Playing Field and Cinder Lane/ the Dog Inn.

9.26 For each area the consultants, in collaboration with the Neighbourhood Plan Steering Group, prepared new layouts to address the issues around traffic, parking and visual identity. The diagrams can be seen in Appendix 1, and include the design principles employed to address the key issues identified.

9.27 In each case the design of each area uses passive features to:

- Reduce the speed of traffic
- Discourage traffic using the road as a through route
- Provide additional parking where required around the Village Hall and School
- Narrow the road width to discourage large vehicles
- Use different surface materials to signal a change in use of the road space to one of shared space between vehicles and pedestrians and
- Create a visual identity to the various areas of the Village.

9.28 Should relevant funding become available through appropriate Section 106 or the Community Infrastructure Levy, these improvements should be implemented.

#### **POLICY INF5 – SUSTAINABLE TRANSPORT**

In order to improve the sustainability of travel, transport and road safety, developments that are likely to generate significant amounts of movement shall be accompanied by a Transport Assessment, and, where appropriate, a Travel Plan consistent with the provisions of Policy CO4 of the Cheshire East Local Plan Strategy.

Positive consideration shall be given to the needs of those with disabilities or of elderly persons. Appropriate facilities within the transport infrastructure shall be provided to assist them when practicable. Proposals to provide or enhance facilities for pedestrians and cyclists will be supported.

Proposals that promote better integration between different modes of transport including links to local facilities and nearby Chelford, Knutsford and Macclesfield Railway Stations, and / or to improve bus routes, services and passenger facilities will be supported.

9.29 As highlighted above, during the consultations on the Neighbourhood Plan the subject of most concern to residents was associated with traffic. The vast majority of the traffic load on the village is generated externally and the bulk of traffic is generated from five main sources:

- Employees of Barclays Bank attending their workplace.
- Agricultural tractors and machinery engaged in farming.
- Large lorries delivering to and collecting from horticultural businesses.
- Traffic traversing the village, particularly travelling from the A50 to the A538.
- Residents coming and going in their daily business.

9.30 The condition of the rural roads is very poor indeed and erosion of the road margins is a particular problem aggravated by the increased size (width) of many agricultural vehicles.

9.31 The bus service, although not heavily used, is a vital resource for those without access to private transport and should be preserved and if possible enhanced from the current 2 hourly service with no evening service.

9.32 In this rural community private car ownership and usage constitute the predominant method of transport, with over 63% of all homes owning at least 2 or more cars (census 2011). Only 3% of residents do not have a car, compared to the England average of 26%. Whilst cars are essential for many people, the provision of public transport and the encouragement of walking and cycling routes is vital in order to help to address the issues of climate change, reduce congestion and parking problems, and provide equality of opportunity. Currently, public transport is not adequate for people who work, which is reflected in the fact that only 1 % of people use public transport to get to work, compared to the England average of 11% (Department of Transport data 2011).

9.33 Whilst a Neighbourhood Plan cannot influence bus routes and timetables, should any development come forward leading to developer contributions being sought, the Parish Council will work with Cheshire East Council and the developer to see if any improvements can be made to improve public transport facilities and services. Contributions may also be sought, where appropriate, for sustainable transport links such as cycleways and facilities, and for any necessary highway safety improvements, and the particular improvements detailed in Policy INF4.

9.34 The promotion of sustainable transport is highlighted in the National Planning Policy Framework, which stresses the importance of walking, cycling and public transport.

#### **POLICY INF6– VILLAGE HALL**

Where very special circumstances can be demonstrated, proposals for a new village hall in the Parish close to the primary school will be supported in principle.

9.35 The village Hall is of wooden construction and fails to meet present day standards in terms of energy efficiency. It is expensive to maintain and a feasibility study is underway with a view to providing a replacement community facility.

9.36 The desire for a new village hall emerged over ten years ago, when consultation was carried out for the Over Peover Parish Plan (2008). The location of the hall, and the poor

availability of parking raised the question of possible relocation. The on-going maintenance of the present hall was also seen as an issue. Consultations on the Neighbourhood Plan confirmed that people like having a village hall to meet in, but find the present condition of the hall unsatisfactory.

9.37 Discussions have been held with Cheshire East Council as to the possibility of establishing a new village hall closer to the primary school, which would provide improved facilities for the whole community to enjoy.

9.38 Relocating a village hall in a Parish that lies entirely within the Green Belt is difficult. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The NPPF states that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

9.39 Like the rest of the Parish, any site close to the primary school lies within the Green Belt. However, the NPPF stresses that the purpose of the planning system is to contribute to the achievement of sustainable development. The new hall would promote community well-being and cohesion, fulfilling the social objective of sustainable development, which is at the forefront of the planning system and promoted through the National Planning Policy Framework. The need for a new village hall within the Green Belt, which will benefit the whole community, could be considered to be a very special circumstance, enabling proposals for a new village hall to be supported.

#### **POLICY INF7– LOCAL GREEN SPACES**

The areas listed below and shown on Figure L are designated as 'Local Green Space' which is protected from new development unless very special circumstances can be demonstrated, or where development supports or enhances the role, function and community use of the Local Green Space.

- LGS1) The Parish Field, with children's play area, football pitch and exercise circuit
- LGS2) The cricket ground
- LGS3) The school playing field

9.40 The National Planning Policy Framework highlights that local communities through local and Neighbourhood Plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. The Neighbourhood Plan questionnaire highlighted that the community liked the open spaces within the Parish.

9.41 Local Green Space designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;

- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

9.42 Designated Local Green Space is of vital importance to the parish and as such is protected from new development unless very special circumstances can be demonstrated, or where development supports the role and function of the Local Green Space.

9.43 Three areas in the parish are designated as 'Local Green Space' – The cricket ground, the Parish playing field, and the school playing field.

9.44 Cheshire East have undertaken a Green Space Strategy and a Playing Pitch Strategy. The Green Space Strategy update of 2018 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/green\\_space\\_strategy.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/green_space_strategy.aspx) highlights that in Peover Superior Parish, Over Peover Cricket Club has a good quality pitch - 12 grass wickets and 3 senior mens teams with growth plans for 1 junior team. The ground is on a 1 year rolling lease from a local land owner. There is one football pitch at Peover Superior Parish Field which is available for community use but is currently underused. Also listed is the Children's Play Area on the Parish Field. The Primary School has its own dedicated playing field.

9.45 The Cheshire East Playing Pitch Strategy 2017 [https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/playing\\_pitch\\_strategy.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/playing_pitch_strategy.aspx) highlights that Over Peover Cricket Ground is well used. Overall there is a shortage of cricket grounds in the borough. Over Peover is described as having a good quality pitch, and is well used.

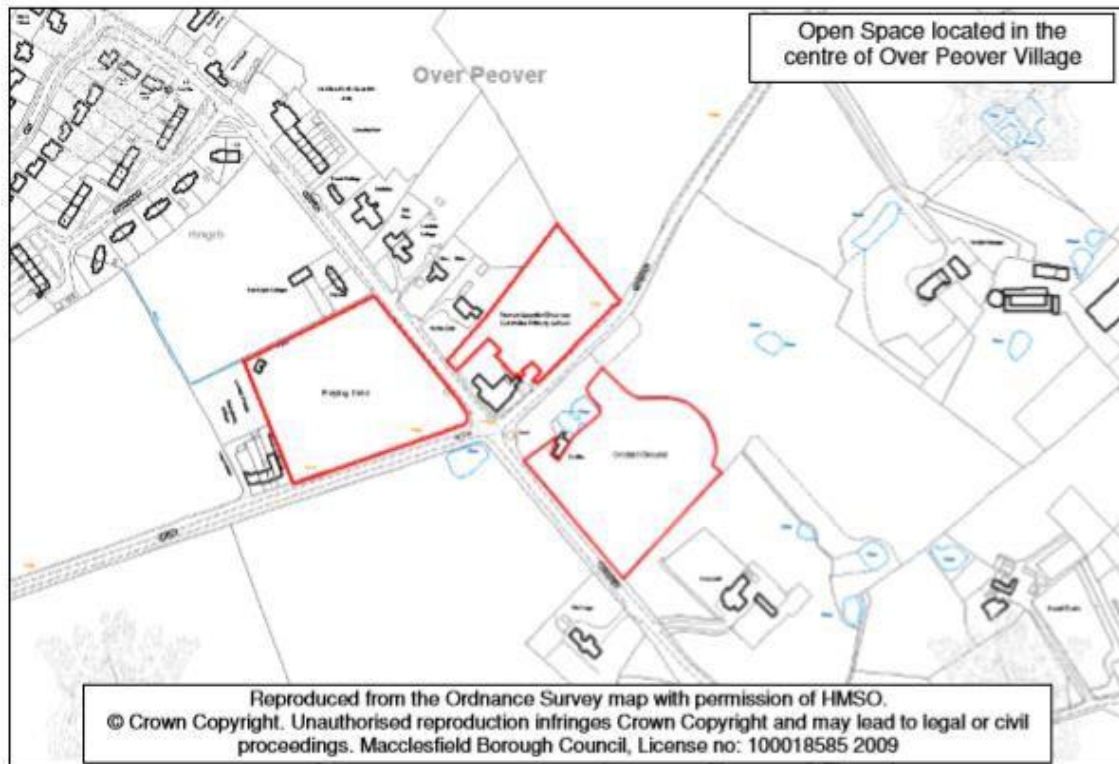
9.46 The three open spaces were afforded protection in the Over Peover Supplementary Document adopted by Cheshire East Council on July 25th 2011, and it is considered appropriate to maintain their protection, and encourage their enhancement, in the Neighbourhood Plan. The necessary provision of additional/replacement educational buildings on the school playing field may be considered appropriate, provided that the integrity of the open space is not harmed.



9.47 The table below provides information about how the Local Green Space meets the criteria in the National Planning Policy Framework.

Local Green Space	Size	Proximity to the Community	Demonstration of Special Value to the Community
The Parish Field	1.4 ha	Located within Over Peover village and easily accessible to the community	Situated within the village, the publicly owned Parish Field is a large area of recreational space which is well used and valued by the community. There is an informal football pitch, and a children's play area, both of which are well used. Additionally, there is an exercise circuit used by many members of the community. The Parish Field is an attractive site, with many mature trees, which make a positive and valuable impact to the character of the village, and add much to the open setting of Over Peover, particularly when approached from Clay Lane and Stocks Lane.
The Cricket Ground	1.15 ha	Located within Over Peover village and easily accessible to the community	Situated within Over Peover village, the cricket ground provides valuable and well used recreational space for residents and people from both in and outside the parish. The cricket ground has large, mature trees on two of its boundary edges, and is well used by 3 senior teams. The pitch is of good quality and is an open and green attractive feature of the village, particularly when approached from Chelford Lane and Well Bank Lane, adding much to the setting and character of Over Peover.
The School Field	0.5 ha	Located within Over Peover village and easily accessible to the community	The school playing field is situated in the village, and as well as being a valued green space, it also has a youth football pitch within it. There are mature trees along the field boundaries, and the field adds much to the rural setting of Over Peover along Chelford Lane.

9.48 Figure L – Local Green Spaces



## 10. RURAL ECONOMY POLICY

### 10.1 The Peover Superior Neighbourhood Plan has the following objective

- To encourage a thriving local rural economy

#### **POLICY ECON1 - RURAL ECONOMY**

Subject to respecting Peover Superior's built and landscape character, and environmental and residential amenity impacts being acceptable, the following will be supported -

- a) The development of new small businesses and the expansion of existing businesses, particularly on brownfield sites
- b) Development proposals in the open countryside which support the rural economy and agriculture where they contribute positively to the environment and do not cause unacceptable visual or landscape harm
- c) Proposals that promote or provide facilities for home working, and businesses operating from home
- d) The sympathetic conversion of existing buildings for business and enterprise
- e) The diversification of farms and rural businesses

### 10.2 Evidence and Justification

10.3 Peover Superior has a significantly higher than average proportion of people aged 16-74 who work more than 49 hours a week (21% compared to the England average of 13.3%) and/or who are self-employed (19.3% compared to the England average of 9.8%) according to the 2011 Census (NOMIS report for Peover Superior). Furthermore, only 1% of working residents use public transport to get to work, and only 8% of people travel less than 2km to work, compared to the average in England of 20%. The rural economy and existing small businesses are a vital part of village life, and any opportunities to develop either existing businesses, or that would enable the start-up of new small businesses appropriate to the rural area would be supported.

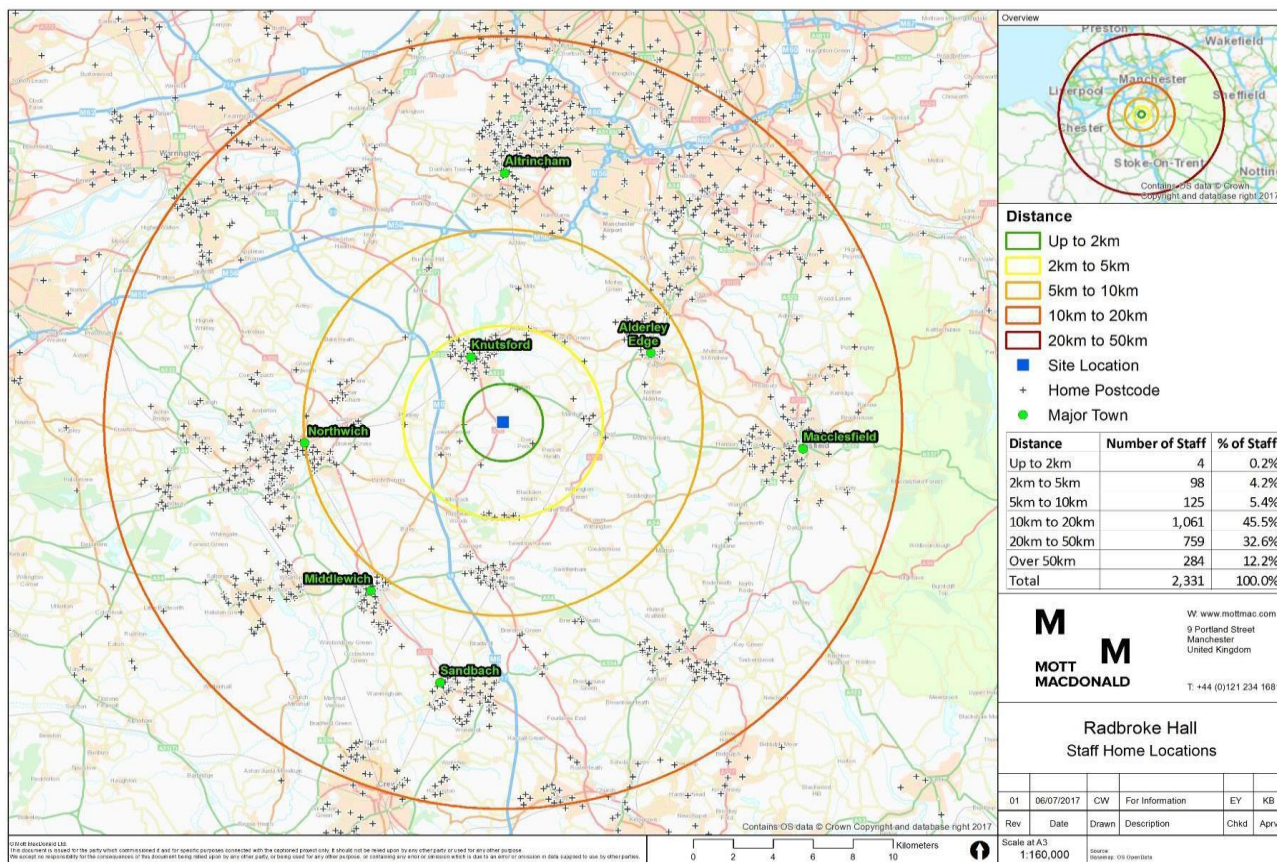
10.4 Additionally, a larger than average percentage of Peover Superior residents work from home. The 2011 census information indicates that 10.6% of 16-74 year olds work from home, which is higher than the average in England of 3.5%.

10.5 The largest employer by far in the Parish is Barclays Technology Centre at Radbroke Hall employing some 3500 people or about five times the number of Parish residents (660). Although located in a rural parish the majority of people employed travel from the surrounding towns as shown in Figure M taken from the Staff Travel Plan submitted as part of Planning Application number 18/3410D. This brings virtually no employment to the residents of the Parish. In addition to Barclays Bank Technology Centre and two event management concerns hosting weddings etc. there are a number of businesses predominantly engaged in agriculture or horticulture.

10.6 The above policy will help to ensure that Peover Superior's rural economy can grow sustainability over the Plan period and beyond, and that support can be given for both existing businesses and for new businesses and enterprises within the parish.

10.7 The National Planning Policy Framework seeks to support a prosperous rural economy. Planning policies should enable the sustainable growth and expansion of businesses in rural areas. The Designated Neighbourhood Area includes a number of farms and the National Planning Policy Framework supports the conversion of existing buildings and promotes the development and diversification of agricultural and other land based rural businesses.

10.8 Figure M – Radbroke Hall Staff Travel Plan



## Appendix 1 - TRAFFIC STUDY MAIN POINTS

### TRAFFIC & PARKING MANAGEMENT

During the consultations on the Neighbourhood Plan one of the subjects of most concern to residents was associated with traffic. This was made up of several aspects – volume of vehicles, speed through the residential areas, size of vehicles, lack of parking and risk to pedestrians. To address these concerns the Neighbourhood Plan Steering Group commissioned a study to determine what improvements may be feasible to address these concerns whilst at the same time, improving the visual identity of the village.

#### Traffic Census

To support the study a traffic census was conducted on Tuesday 13<sup>th</sup> November 2018 at three key junctions in the Parish as shown in the diagram below. The census was conducted between 0800 and 0930 and again at 1630 to 1800.

The key findings of the census were:



- Of all vehicle movements recorded over 90% were cars
- During the 90 minute morning period there were over 2500 vehicle movements at the junction of Stocks Lane with the A50
- Approximately 200 vehicles eastbound and 200 vehicles westbound passed through the Village (through traffic)
- Over 1000 vehicles entered the Barclays site at Radbroke Hall from the Stocks Lane entrance in the morning period.



### Traffic Management Study

Five key study areas were selected which are shown on the map below.



Area A is the western entrance to the Village known as Four Lane Ends. This is also the location of the Village Hall that has very limited parking (maximum of 16 places).

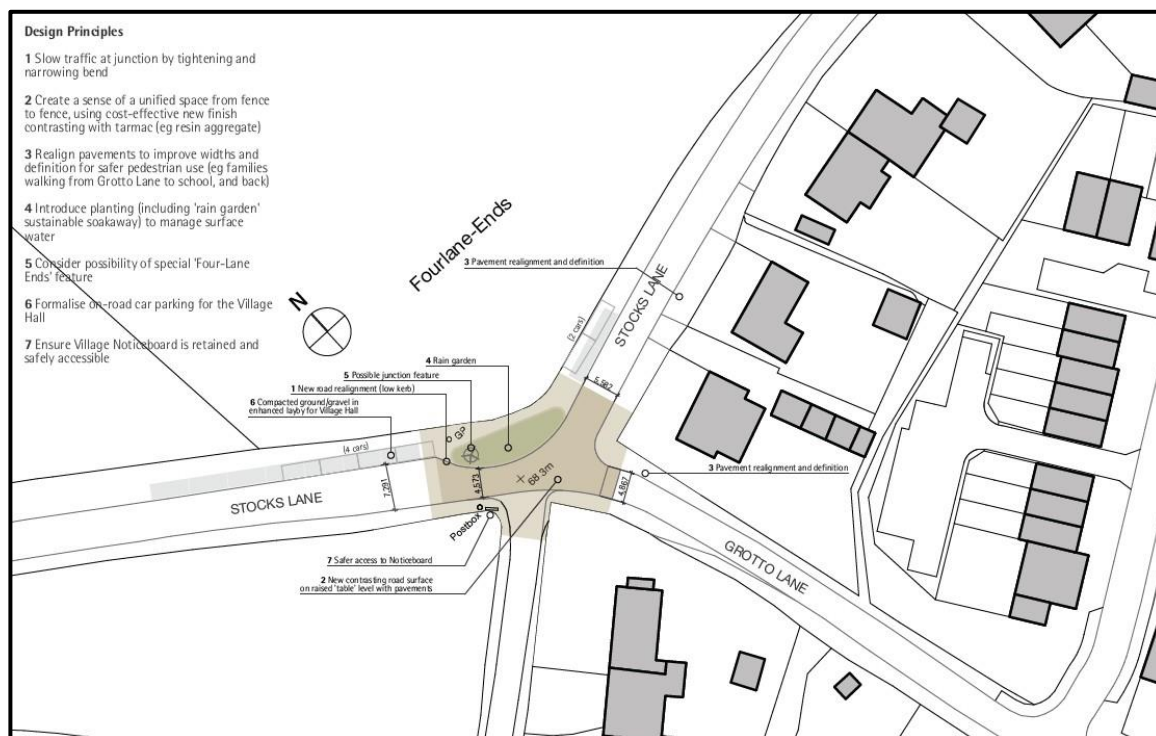
Area B is Colshaw Hall where the pavement up to the school starts.

Area C is the area at the junction of Parkgate Avenue and the Park Gate Inn and is the centre of habitation.

Area D is the crossroads by the Primary School, Cricket Club and Parish Playing Field.

Area E is the area around Cinder Lane and The Dog Inn near the eastern entrance to the Village.

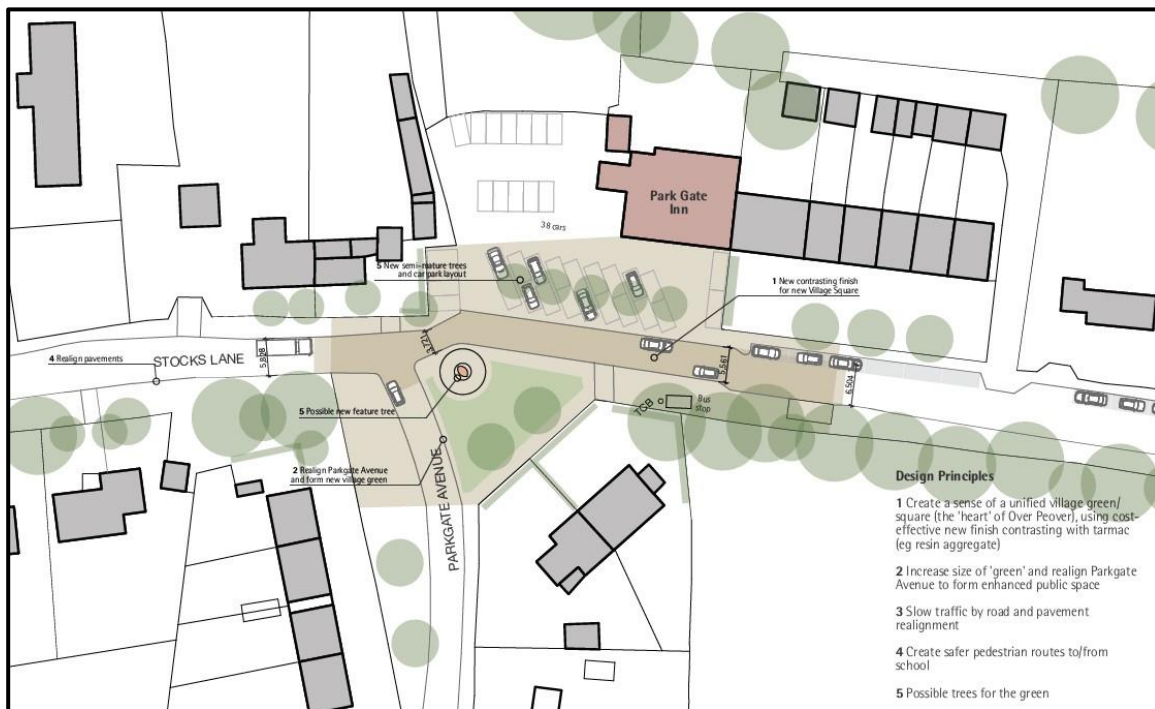
For each area the consultants, in collaboration with the Neighbourhood Plan Steering Group, prepared new layout ideas to address the issues around traffic, parking and visual identity. These are shown in the following five diagrams. The diagrams include the design principles employed to address the key issues identified. It should be stressed that at this stage all of the proposals are ideas and should they come to fruition significant detailed study by Cheshire Highways and consultation with local residents in the vicinity would be required prior to developing a detailed proposal for implementation.



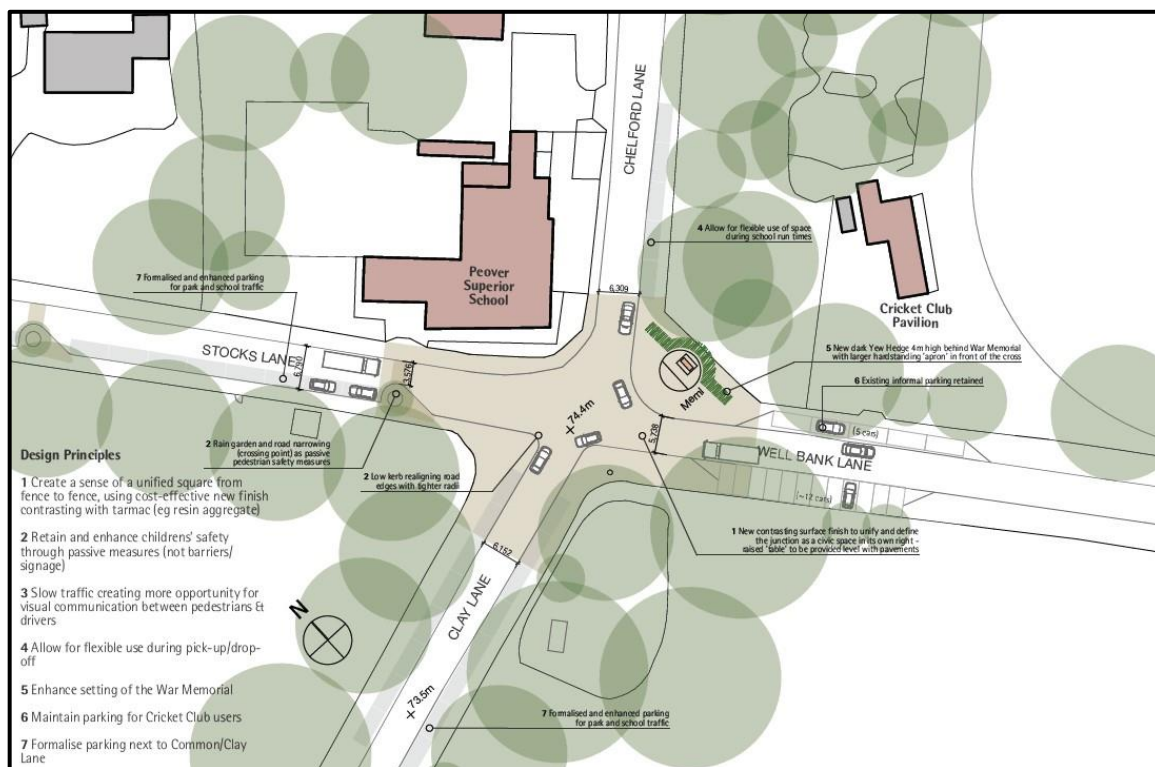
Area A – Four Lane Ends



Area B – Colshaw Hall area



Area C – Parkgate Avenue / Park Gate Inn



Area D – School / Cricket Club / Playing Field Crossroads



Area E – Cinder Lane / The Dog Inn

In each case the design of each area uses passive features to:

- Reduce the speed of traffic
- Discourage traffic using the road as a through route
- Provide additional parking where required around the Village Hall and School
- Narrows the road width to discourage large vehicles
- Uses different surface materials to signal a change in use of the road space to one of shared space between vehicles and pedestrians and
- Create a visual identity to the various areas of the Village.

It is acknowledged that these changes to the space cannot all be completed in the near term but they provide a plan such that when resurfacing is completed or if funding becomes available through Section 106 or the Community Infrastructure Levy, they can be implemented over the medium to long term.



## 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 CHAPEL ROAD	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.

Heritage Asset	Grade	Reference	Description
GATEPIERS AND GATES CIRCA 20 YARDS NORTH EAST OF THE OLD STABLE BLOCK	II	1139315	Mid-18th century gate piers and gates brought from Alderley Park.
PEOVER HALL			
THE OLD STABLE BLOCK PEOVER HALL	I	1335855	Mid-17th century stable block, presented as a gift from Ellen Mainwaring to her son.
THE COACH HOUSE PEOVER HALL	II	1329812	Mid-18th 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-18th century mounting block.
PEOVER HALL	II*	1329813	Late 16th century country house.
PEOVER HALL PARK	Registered park and garden	1000643	An 18th 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	15th century cross base and cross of 1907.
SUNDIAL IN CHURCHYARD OF CHURCH OF ST LAWRENCE	II	1329814	19th century sundial using part of the octagonal shaft of the original cross.
PEOVER HALL FARM	II	1139276	Early 18th century house formerly a farmhouse
THE COTTAGE	II	1329778	Mid/late 17th century timber framed house with rendered infill.
NEWHALL	II	1139277	Mid-17th 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.