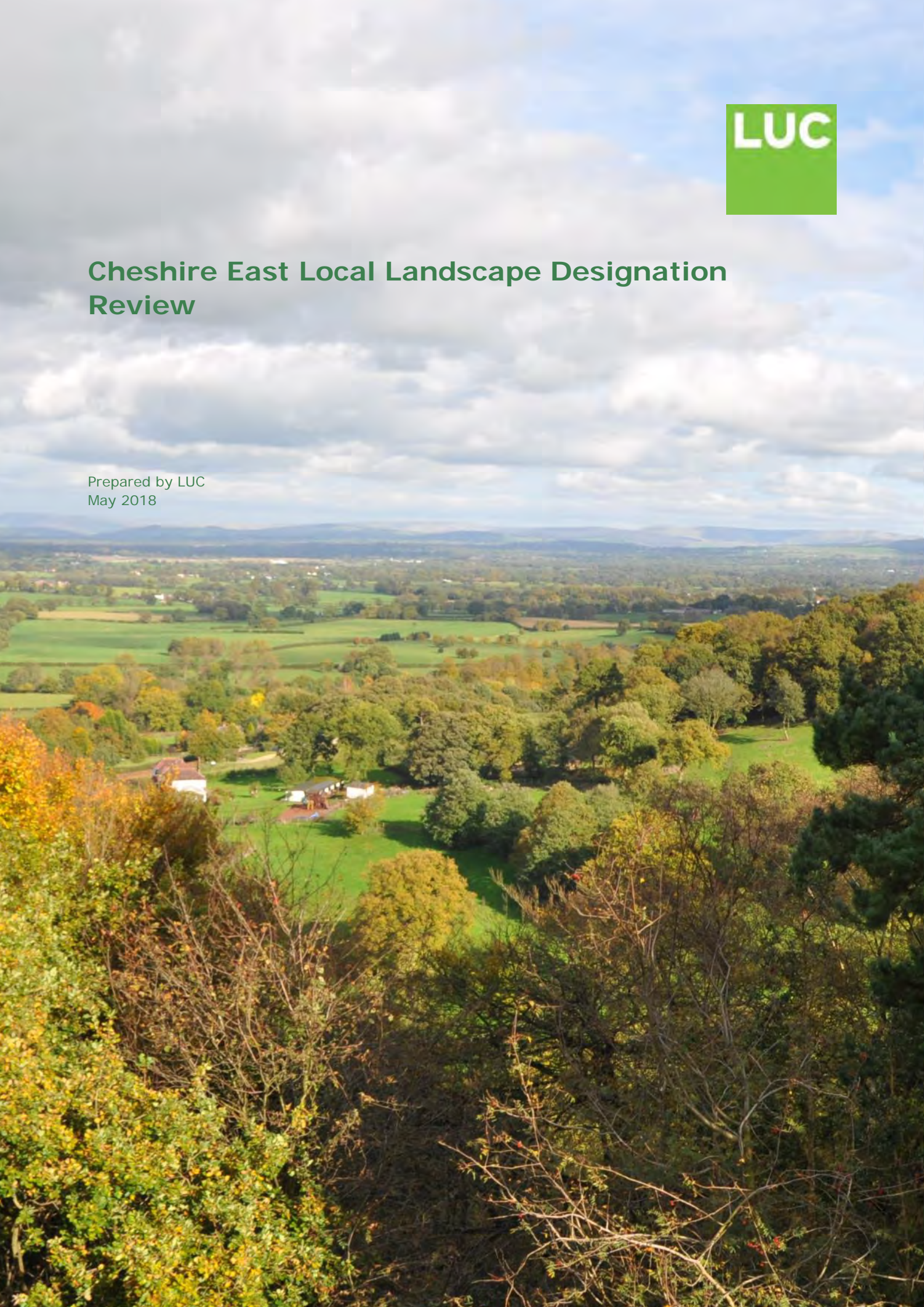




# Cheshire East Local Landscape Designation Review

Prepared by LUC  
May 2018



**Project Title:** Cheshire East Local Landscape Designation Review

**Client:** Cheshire East Council

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# Cheshire East Local Landscape Designation Review

Final report  
Prepared by LUC  
May 2018

Planning & EIA  
Design  
Landscape Planning  
Landscape Management  
Ecology  
GIS & Visualisation

LUC LONDON  
43 Chalton Street  
London  
NW1 1JD  
T +44 (0)20 7383 5784  
[london@landuse.co.uk](mailto:london@landuse.co.uk)

Offices also in:  
Bristol  
Edinburgh  
Glasgow  
Lancaster  
Manchester



FS 566056 EMS 566057

Land Use Consultants Ltd  
Registered in England  
Registered number: 2549296  
Registered Office:  
43 Chalton Street  
London NW1 1JD  
LUC uses 100% recycled paper



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# Introduction





# 1 Introduction

## Background

- 1.1 Cheshire East Council is in the process of preparing the new Cheshire East Local Plan and associated evidence base. Prior to this process, the landscape evidence base for Cheshire East comprised the *Cheshire Landscape Character Assessment* produced for Cheshire County Council in 2008, and the inherited local landscape designations referred to as 'Areas of Special County Value' (ASCVs), which were designated under the Cheshire County Structure Plan.
- 1.2 Cheshire East's ASCVs have little evidence setting out the reasons behind their initial designation in the 1970s. To address this, LUC was commissioned by Cheshire East Council in 2013 to provide additional information on the areas currently designated: '*Cheshire East: Local Landscape Designations*' (May 2013). This report set out the special character and qualities of the areas originally designated as ASCVs but it did not review their boundaries or the rationale behind their designation.
- 1.3 Cheshire East Council therefore commissioned LUC in May 2017 to carry out a full review of landscape across the borough, including those areas falling under local landscape designation (the previous ASCVs). This report has been prepared in parallel with an update of the 2008 Landscape Character Assessment for the landscapes in Cheshire East. Together, these two new reports reflect the current administrative boundaries for the borough of Cheshire East. They have been produced in line with current good practice and take account of the present condition of the landscape.
- 1.4 For the purpose of this report and forthcoming Local Plan policy, areas proposed for local landscape designation under the new Cheshire East Local Plan are referred to as 'Local Landscape Designation areas' (LLD areas). The proposed LLD areas, as set out in Chapter 3, have been put forward using a criteria-based approach which is in line with the NPPF<sup>1</sup>, as described in Chapter 2.
- 1.5 **LLD areas confirmed as meeting the criteria for designation through this study are based on the current (baseline) landscape, and are not, for example, designated based on future ambitions for landscape enhancements (e.g. as a result of guidance set out in the Landscape Character Assessment and Strategy (2018)).**

## Study aims

- 1.6 The overall purpose of the study is to provide evidence to underpin a robust set of LLD areas, mapped and supported by clear evidence describing the unique special qualities of each. The LLD areas will be used to guide the future protection and enhancement of the district's highest quality and most valued landscapes; used to inform meaningful landscape policies in the emerging Local Plan.
- 1.7 The specific aims of this study are therefore to:
  - review the whole of the Cheshire East landscape, including the areas of existing local landscape designation;
  - use criteria to identify the landscapes of the highest quality and most value in the borough which could potentially merit local designation;
  - recommend a refined list and mapped boundaries of candidate LLD areas for the Council's consideration; and
  - describe the special qualities of each agreed LLD area, through the production of 'Statements of Significance'.

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<sup>1</sup> Para 113 of the National Planning Policy Framework (2012) states that 'Local planning authorities should set criteria based policies against which proposals for any development on or affecting protected wildlife or geodiversity sites or landscape areas will be judged'.

- 1.8 Local landscape designations can play an important part in protecting and enhancing landscapes with special qualities which are recognised as of particular value at the Local Authority level. Information on LLD areas can be useful for the following purposes:
- as a means of assessing the impact of a proposed development on the landscape by comparing the characteristics of the proposal against the area's special qualities;
  - to inform the sensitive siting and design of new development, both through local authority development management decisions and for prospective developers at application stage;
  - to communicate the distinctive characteristics of Cheshire East as part of baseline data for future studies; and
  - to inform policies for the future development and management of Cheshire East.

### Valued Landscapes and the NPPF

- 1.9 Paragraph 109 of the National Planning Policy Framework (NPPF), published in 2012, states that "*The planning system should contribute to and enhance the natural and local environment by...protecting and enhancing valued landscapes...*". The NPPF does not offer a definition as to what constitutes a 'valued landscape', but case law has gained a consensus amongst planning and law professionals on issues around 'valued landscapes'. While designated landscapes are likely to be considered 'valued' for the purposes of Paragraph 109 of the NPPF, it is important to note that non-designated areas can also be 'valued' for the purposes of Paragraph 109.

## Local Landscape Designations in Cheshire East

### History of Local Landscape Designations in the borough

- 1.10 As summarised in the previous section, Cheshire County Council identified some areas of Cheshire (including what is now the borough of Cheshire East) as ASCV through various iterations of the county's Structure Plan from 1977.
- 1.11 Reasons for the designation of Cheshire's ASCVs are referred to in Cheshire's historic and current policy documents. Policy R2 of Cheshire's most recent Structure Plan<sup>2</sup> states that ASCVs '*were designated in the mid-seventies because of the landscape quality or their archaeological, historic or nature conservation importance*' and the Cheshire LCA (2008) states that the ASCVs '*were designated...for their aesthetic value, i.e. they are regarded as the most attractive areas of the Cheshire countryside*'.
- 1.12 The nine inherited LLD areas in Cheshire East are illustrated at **Figure 1.1** at the end of this section. These are:
- Beeston/ Peckforton/ Bolesworth/ Pickerton Hills
  - Bollin Valley and Parklands
  - Cholmondeley Estate
  - Dane Valley
  - Peak Park Fringe
  - Rostherne /Tatton Park
  - Tabley Hall
  - Weaver Valley
  - Wirswall/ Marbury/ Combermere
- 1.13 Note that some of the above areas straddle the local authority boundary into surrounding Cheshire authorities, due to their original role as county-wide ASCVs (these overlaps are shown at **Figure 1.1** at the end of this section).

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<sup>2</sup> Cheshire 2016: Structure Plan Alteration, 2006 (no longer current)



- 1.14 In 2013 LUC produced the report '*Cheshire East: Local Landscape Designations*' which presented additional information on the inherited LLD areas (previously ASCVs) in the borough. The study set out the special character and qualities of each area through individual 'Statements of Significance'. It did not, however, review the boundaries of the designated areas, though it recognised that they should ideally sit within the Landscape Character Assessment framework – something that has been explored through this review.
- 1.15 The inherited LLD areas (former ASCVs) in Cheshire East are, at the time of writing, taken forward in the Cheshire East Local Plan Strategy (2010-30) under policy SE 4. The extract of policy wording on the next page explains how these are considered in development management decisions:

3. In Local Landscape Designation Areas, Cheshire East will seek to conserve and enhance the quality of the landscape and to protect it from development which is likely to have an adverse effect on its character and appearance and setting. Where development is considered to be acceptable in principle; measures will be sought to integrate it into the landscape character of the area by:

- i. Protecting, restoring and enhancing the character and appearance of the local area through suitable planting, landscape and / or woodland;
- ii. Making suitable provision for better public access to, and enjoyment of, the Local Landscape Designation Areas;

4. Where development may affect a local or national<sup>(64)</sup> designation a full understanding of the context, characteristics and significance should be provided and informed by the Cheshire East Landscape Character Assessment, Historic Landscape Assessment and the Local Landscape Designation Study. In Local Landscape Designation Areas, Cheshire East will seek to conserve and enhance the quality of the landscape and to protect it from development which is likely to have an adverse effect on its character and appearance.

*Taken from Cheshire East Local Plan: Local Plan Strategy 2010-2030 (Adopted 27 July 2017)*

### Links to other natural and cultural heritage designations

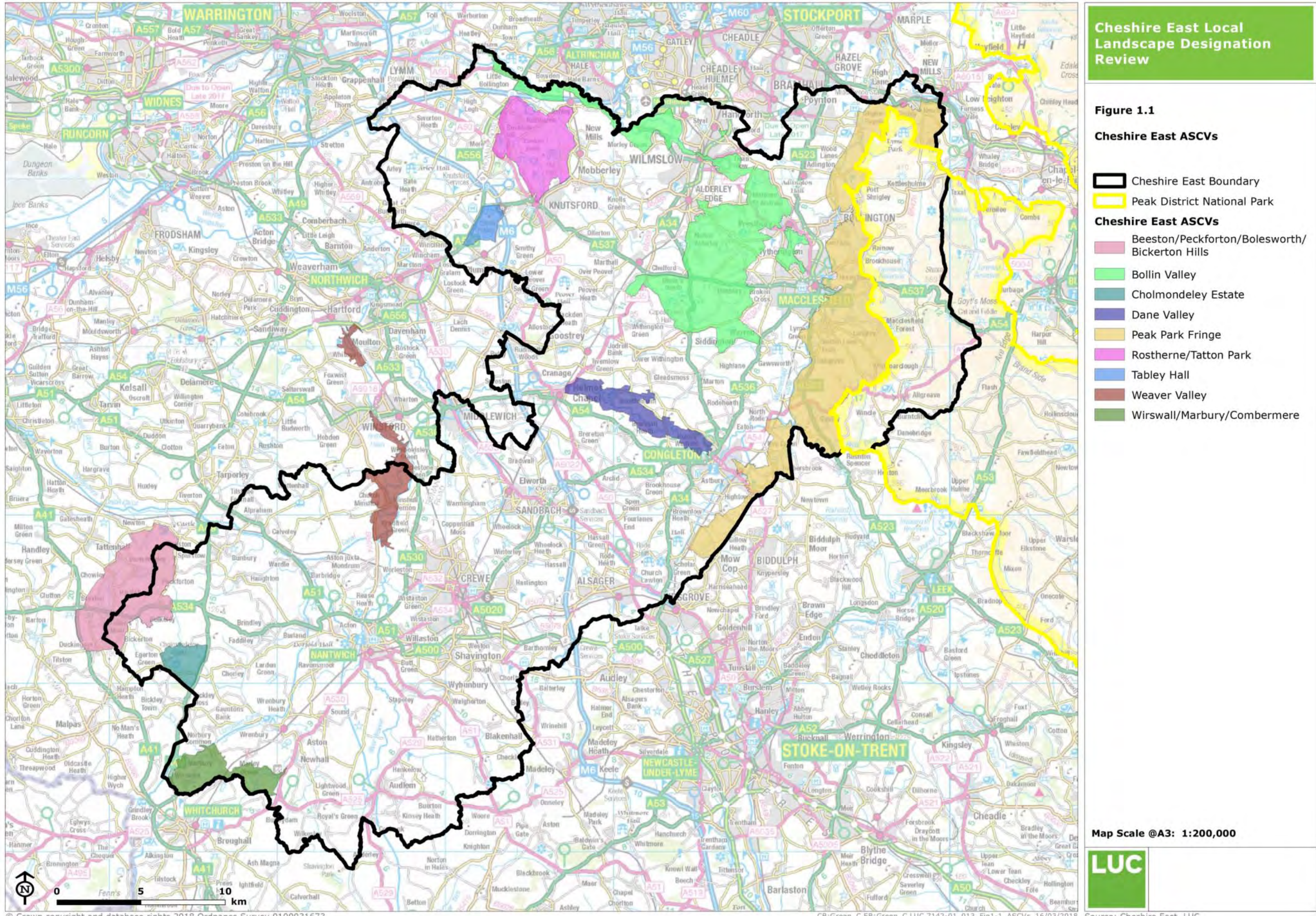
- 1.16 Local landscape designations are a material consideration in development management, alongside other natural and cultural heritage designations. Examples of those found in Cheshire East are listed in **Table 1.1** below.

**Table 1.1: Natural/ Cultural Heritage Designations in Cheshire East**

Hierarchy/ Status	Type of Designation		
	Natural Heritage	Cultural Heritage	Landscape
<b>International</b>	Ramsar site		
	Special Area of Conservation (SAC)		
<b>National</b>	National Nature Reserve (NNR)	Scheduled Monument	National Park
	Site of Special Scientific Interest (SSSI)	Listed Building	
		Registered Park and Garden (RP&G)	
<b>Local</b>	Site of Biological Interest (SBI)	Conservation Area	Local Landscape Designation Areas (formerly Areas of Special County Value).
	Local Nature Reserve (LNR)		
	Local Wildlife Site (LWS)		



Figure 1.1: Coverage of Areas of Special County Value (ASCVs) in Cheshire East





# 2 Methodology





## 2 Methodology

### Guidance and best practice

- 2.1 An essential element in reviewing and proposing areas for local landscape designation is the adoption of a systematic and transparent process.
- 2.2 There is no generally accepted methodology for reviewing or updating local landscape designations in England. However Scottish Natural Heritage and Historic Scotland have published *Guidance on Local Landscape Designations* (SNH and Historic Scotland 2006), the revision of which (*Draft – Guidance on Local Landscape Areas, SNH and Historic Environment Scotland, 2017*) was being finalised at the time of this review. This includes recommendations on the key steps to follow and criteria to use when undertaking local landscape designation studies.
- 2.3 In addition, the current Natural England recommended ‘*Approach to Landscape Character Assessment*’ (2014) includes a definition of ‘Landscape Value’ in Annex 1, stated as:
- “The relative value or importance attached to a landscape... which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues”.*
- 2.4 The current Landscape Institute/ IEMA Guidelines for Landscape and Visual Assessment (third edition, 2013)<sup>3</sup> also includes a helpful summary of the range of factors that can help in the identification of valued landscapes. These include landscape quality/condition, scenic quality, rarity, representativeness (important examples of characteristic features), conservation interests, recreation value, perceptual aspects and associations (Box 5.1).
- 2.5 The methodology for this study draws from the above guidance as well as LUC’s experience in undertaking designation reviews elsewhere in the UK.

### Geographic scope

- 2.6 The scope of the study includes a full review of the whole of the borough, including the existing LLD areas (former ASCVs). It excludes land within the Peak District National Park, which is a nationally designated landscape falling under the jurisdiction of the Peak District National Park Authority as local planning authority. It does, however, consider relationships with adjacent areas where they are relevant to assessing Cheshire East’s special landscapes.

### Links to the Cheshire East Landscape Character Assessment

- 2.7 The review has been undertaken alongside the Cheshire East Landscape Character Assessment update, referring to the framework of Landscape Character Areas (LCAs) to strengthen boundary consistency with the new LLD areas wherever possible. However, as the Landscape Character Assessment framework is based on broad variations in *landscape character* (not quality – which is represented by the LLD areas), it is not always appropriate to align boundaries in every case.

### Key stages and tasks

- 2.8 The method followed eight tasks under two main stages:

---

<sup>3</sup> This guidance is often referred to as ‘GLVIA 3’

### Stage 1: Review of current LLD coverage and recommendations

- Confirmation of the purpose/definition of 'Local Landscape Designation areas' in the context of Cheshire East;
- Selection and confirmation of assessment criteria;
- Sieving exercise and identification of 'Areas of Search' – see **Chapter 3** for the results of this task;
- Field verification;
- Consideration of candidate areas for Local Landscape Designation – see **Chapter 3** for the results of this task;
- Follow up fieldwork.

### Stage 2: Confirmation of new Local Landscape Designation (LLD) areas

- Confirmation of new LLD areas – see **Chapter 3** for the results of this task;
- Preparation of Statements of Significance – see **Chapter 4**.

## Stage 1: Review of current LLD coverage and recommendations

### Confirmation of LLD purpose/definition

- 2.9 For the purposes of this review and to inform forthcoming policy in the new Local Plan, Cheshire East's Local Landscape Designation areas are defined as:

*Areas of the highest landscape and scenic value in Cheshire East, which are recognised for their contribution to local distinctiveness and sense of place.*

- 2.10 This definition is underpinned by a robust set of natural, cultural and perceptual criteria outlined below – along with a consideration of the value of the LLD areas for public access and enjoyment.

### Selection and confirmation of assessment criteria

- 2.11 Assessment criteria were developed and agreed with the Council, based on the SNH guidance, Box 5.1 in GLVIA 3, and the criteria used in LUC's earlier (2013) LLD study. The assessment criteria are listed and defined in **Appendix 1**.

### Sieving exercise and identification of 'Areas of Search'

- 2.12 We began this task by examining with the Council their thoughts on current LLD coverage (i.e. do the designated areas reflect the borough's highest quality landscapes?), along with a discussion around other areas not designated to be investigated through this review.
- 2.13 The second step was for LUC's landscape professionals undertaking the linked Landscape Character Assessment – considering the whole of Cheshire East – to put forward further suggestions (based on the LCA framework). These were based on fieldwork observations which indicated areas that 'stood out' as potentially distinctive/ of high landscape quality and value in the context of the borough as a whole. Along with the existing LLD areas, these formed broad 'Areas of Search' for the first stage of the review.
- 2.14 Individual or groups of LCAs forming the Areas of Search, as well as the existing LLD areas, were then subject to a high-level desk-based assessment against the criteria. This assessment used available information (GIS and documentary evidence including the Landscape Character Assessment and 2013 LLD review) to draft notes against the criteria to inform fieldwork verification under the next task. The assessment included suggestions for more specific boundaries for potential LLD areas to also investigate in the field.
- 2.15 A list and map of the broad Areas of Search identified at this stage is included in **Chapter 3**.

### Field verification

- 2.16 A targeted field survey exercise focused on the Areas of Search identified in the previous stage, considering the criteria-based information from the sieving exercise and visiting locations flagged up for field checking. The fieldwork considered in particular the quality and condition of the landscapes in question, any distinctive features (perhaps unique or highly characteristic to Cheshire East), as well as views to and from the areas (including from outside the borough).
- 2.17 This stage also considered appropriate boundaries for candidate LLD areas, including amendments or extensions to the existing LLD areas as well as potential new areas. These boundaries were marked on an OS 1:25K base map taken out into the field, with reference to the underlying LCA/LCT framework.

### Consideration of candidate areas for Local Landscape Designation

- 2.18 Following fieldwork, this stage further refined the candidate LLD areas by considering the following points:
- Is the area of sufficient size to make it practical to develop policies for its protection, management and planning? – a candidate LLD must be more than an individual landscape feature or site.
  - Is the area recognisable as a cohesive area (in terms of character)?
- 2.19 The latter point was addressed through refining in GIS the marked up boundaries determined during fieldwork. Wherever possible, boundaries align with identifiable features on the ground to ensure their robustness, such as roads, field boundaries, rivers or woodland. They were also mapped to coincide with those of the component LCA(s) where appropriate, to reinforce the complementary nature of the two sets of landscape evidence.
- 2.20 A summary table and maps of LUC's candidate LLD areas were circulated to the Council and discussed at a Steering Group meeting in November 2017. These are included in **Chapter 3**. **Figure 3.2** shows the relationship between the candidate LLD areas and the current LLD areas (ASCVs), and **Figure 3.3** shows the candidate LLD areas. Both the table and maps consider the relationship between the existing LLD areas (previous ASCVs) and set out proposed changes and additions to this coverage.
- 2.21 The table set out the rationale for either extending or reducing current LLD coverage, explaining how boundaries were justified. At this stage, following field verification against the designation criteria, the Weaver Valley within Cheshire East was not put forward as a candidate LLD area (the valley is part of an existing wider ASCV that stretches into Cheshire West and Chester). This was discussed with the Steering Group and it was agreed that follow-up fieldwork was needed to look at the valley in more detail against the criteria. It was also agreed that the land fringing the core Peckforton and Bickerton Hills candidate LLD area would be re-visited in terms of inclusion (or otherwise) within the designation.
- 2.22 At the meeting the Steering Group recommended that any committed strategic site allocations be excluded from any new LLD areas. This mainly affects landscapes on the immediate fringes of Knutsford, Wilmslow, Macclesfield and Congleton.

### Follow-up fieldwork

- 2.23 Further targeted fieldwork was undertaken at this stage to follow up on specific discussions on the candidate LLD areas at the Steering Group meeting in November 2017. As explained above, this focused on two areas in particular: the Weaver Valley and the Peckforton and Bickerton Hills. Both areas required further field survey to assess specific locations against the designation criteria before confirming final recommendations under Stage 2.



## Stage 2: Confirmation of new LLD areas

### Confirmation of new LLD areas

- 2.24 Following the completion of Stage 1 and taking account of comments received from the Steering Group, the areas recommended for local landscape designation were confirmed with Cheshire East Council. These are summarised and mapped in **Chapter 3**.

### Preparation of Statements of Significance

- 2.25 Statements of Significance were prepared for each LLD area, included in **Chapter 4**. Each statement is designed to highlight the key characteristics and qualities which underpin the LLD area.
- 2.26 The statements follow broadly the same format as LUC's 2013 Local Landscape Designations report, comprising:
- OS base map showing the boundaries of the LLD area at a scale of 1:25,000;
  - Representative photographs;
  - Statement of significance – one paragraph summarising key defining characteristics of the LLD area;
  - Special qualities – consistent, robust summary analysis of special qualities covering the criteria used to underpin the designation
  - Summary information for each area (location, extent, Landscape Character Assessment context);
  - Description against each criterion in tabular form – providing evidence for each LLD area.
- 2.27 The data and information used to inform the study, including the Stage 1 review, is included at **Appendix 2**.

# 3

## Results from the key stages of the LLD review



## 3 Results from the key stages of the LLD review

### Areas of Search

- 3.1 **Figure 3.1** illustrates the broad Areas of Search (showing relationship to the LCA framework) that were identified at the beginning of the review as discussed from para 2.18.

### Candidate LLD Areas

- 3.2 Following field assessment of the Areas of Search, nine refined areas were put forward as Candidate LLDs. **Table 3.2** provides a summary of each of the candidate LLD areas put forward at this stage of the review. It includes an explanation of how they relate to the existing ASCVs, as well as a commentary on justification and boundaries (note also the refinements made to boundaries based on the committed strategic site allocations, as set out in para 2.22, which are not repeated in Table 3.2). These candidate LLD areas are mapped at **Figures 3.2** (showing relationship to ASCVs) and **Figure 3.3**.
- 3.3 As explained in paragraphs 2.22, parts of the candidate LLD areas that included committed strategic site allocations were excluded. Follow-up fieldwork was also undertaken for the Weaver Valley (see below) and to check boundaries for the Peckforton/Bickerton Hills area; changes to the boundaries of the Peckforton/Bickerton Hills area are set out in Table 3.2.

#### *Weaver Valley*

- 3.4 Following a second independent fieldwork visit by LUC, additional site visits undertaken by Council officers, along with a further review of other available evidence it was concluded that the section of the original Weaver Valley ASCV in Cheshire East<sup>4</sup> did not meet the criteria for LLD. This is based on the current condition and management of the landscape and its component landscape features, along with the small and fragmented nature of remaining areas of good quality landscape.
- 3.5 It is hoped that landscape enhancements and improvements to the structure, integrity and management of the Weaver Valley in Cheshire East, including through proposals set out in the 2018 Landscape Character Assessment and Strategy, will enable it to be reconsidered as an LLD in future.

### Confirmed LLD areas

- 3.6 Following completion of the review and follow-up fieldwork, LUC recommended a final set of nine LLD areas for designation in Cheshire East. These are listed below and mapped at **Figures 3.4** (overview), **Figure 3.5** (northern Cheshire East) and **Figure 3.6** (southern Cheshire East). Statements of Significance for each LLD area are included at Chapter 5, setting out clear evidence on how these landscapes meet the criteria for local landscape designation.

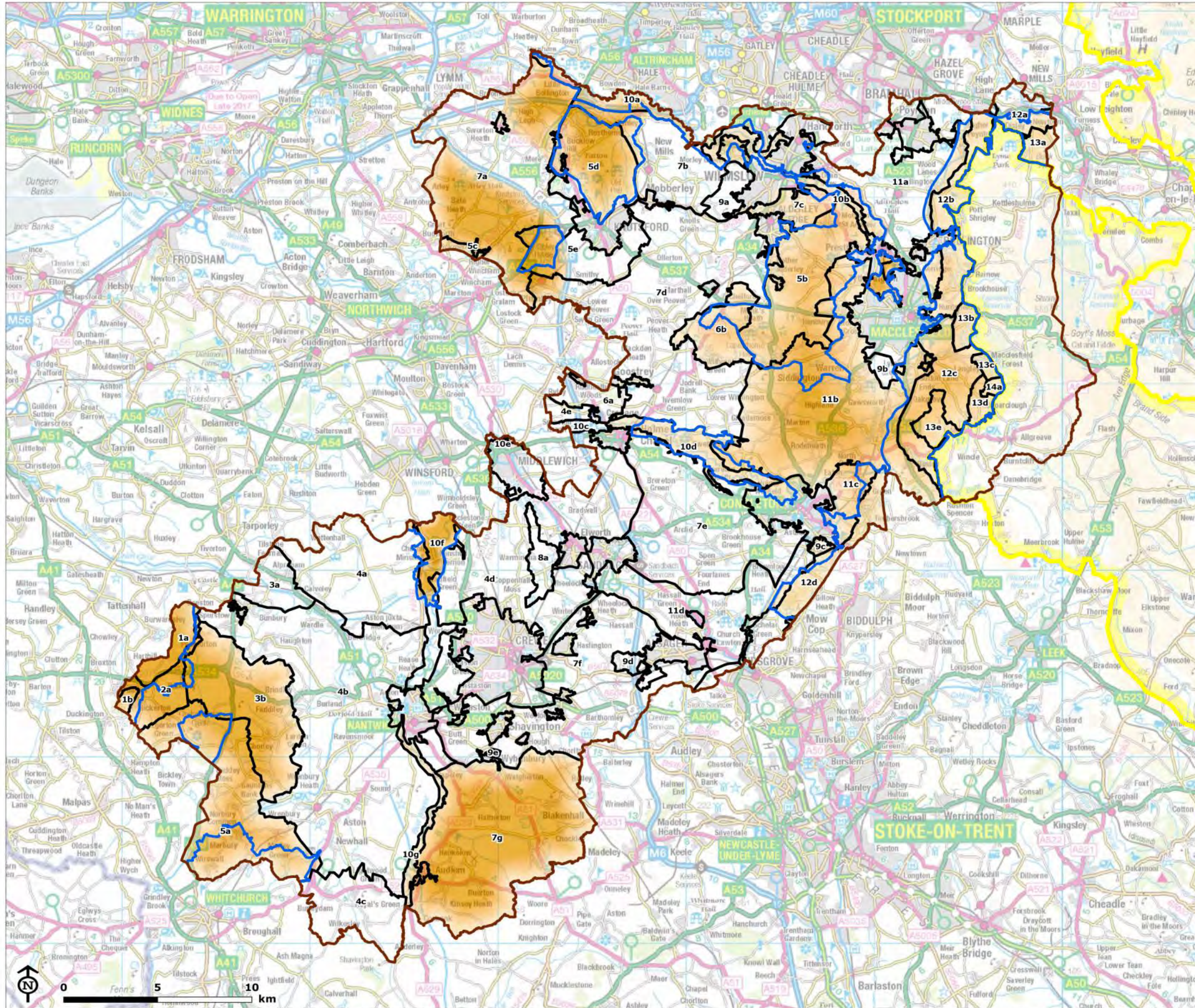
- Bollin Valley
- Rostherne/Tatton Park
- Arley, Tabley and Holford Estatelands
- Alderley Edge and West Macclesfield Wooded Estates
- Peak Fringe
- Dane Valley
- Peckforton and Bickerton Hills
- Cholmondeley, Marbury and Combermere Estatelands
- Audlem/Buerton

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<sup>4</sup> Please note that the inherited ASCV designation for the Weaver Valley extends into Cheshire West. The Cheshire West section of the Weaver Valley remains designated at the current time and is included in the Publication Draft of the Cheshire West and Chester Local Plan (Part 2), Policy GBC 2. For further information see the report *Local Landscape Designations: Areas of Special County Value in Cheshire West and Chester, July 2017* (Bayou Bluenvironment and The Planning & Environment Studio).



Figure 3.1: Areas of Search showing the LCA and ASCV context



**Cheshire East Local Landscape Designation Review**

**Figure 3.1**  
**Areas of Search**

- Cheshire East Boundary
- Peak District National Park
- ASCV Boundary
- Landscape Character Area
- Area of Search

**Map Scale @A3: 1:200,000**

**LUC**

Source: Cheshire East, LUC

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CB:Green\_C EB:Green\_C LUC 7142-01\_014\_Fig3-1\_Areas\_of\_Search 19/03/2018



**Table 3.1: Table of confirmed LLD areas including recommendations for boundary amendments discussed with the Steering Group in November 2017**

Confirmed LLD area name	New or relationship to existing ASCV	Boundary commentary (including suggested changes from ASCV coverage, where relevant)
Bollin Valley	Amendments to the existing "Bollin Valley and Parklands" ASCV	<ul style="list-style-type: none"> <li>• Extend western-most extent of ASCV southward to cover more undeveloped, rural floodplain, also resulting in extended coverage of the wider setting of Dunham Massey to the north</li> <li>• Exclude Manchester airport runway</li> <li>• Align closer to valley LCA boundaries in the east (10a and 10b) but include tributary running through Burleyhurst Wood.</li> <li>• Extend to include more of Styal Conservation Area (key to cultural heritage and historic landscape character), but exclude HM Prison.</li> <li>• Include the Dean Valley up to Handford Bridge – a valued green corridor with relative levels of tranquillity and valued recreational opportunities on doorstep of Lacey Green</li> <li>• Exclude built-up section in central Wilmslow (now aligned to LCA limits)</li> <li>• Exclude Dean Row housing and land to the east (Hollies Farm and Hough Hall farm) beyond the valley landform</li> <li>• Exclude Tytherington Golf Course in the Macclesfield Riverside Park section – at odds with rural, semi-natural character</li> <li>• Separate off the larger extent of the current ASCV to the south of the valley landform to form a separate LLD (suggested name: Alderley Edge and West Macclesfield Wooded Estates). This is because it has a different character and special qualities to the Bollin Valley itself.</li> <li>• Exclude Hall Wood (east of Flinley Green) which was part of the original ASCV. This small area is unrelated to the wider LLD area and is covered by Local Wildlife Site designation.</li> </ul>
Rostherne/Tatton Park	Slight amendments to ASCV of the same name	<ul style="list-style-type: none"> <li>• Exclude fields west of Parkgate Trading Estate (under equestrian uses, no estate character discernible)</li> </ul>

Confirmed LLD area name	New or relationship to existing ASCV	Boundary commentary (including suggested changes from ASCV coverage, where relevant)
Arley, Tabley and Holford Estatelands	Extensions to 'Tabley Hall' ASCV	<ul style="list-style-type: none"> <li>• Extend to include the Nether Tabley part of LCA 5e – broadly aligning to LCA boundaries but tracing landscape features more closely (including band of ancient woodland at Round and Rinks Woods which extends from the wider estate to the south-east)</li> <li>• Extend to include fields around White House Farm with close visual relationship to the Tabley Estate, and estate character evident in specimen trees</li> <li>• Extend south to cover Holford Hall estate (Scheduled moated site and II* listed hall), including Purley Lime Beds Nature Reserve</li> <li>• Extend west to recognise the estate-influenced rural landscape around Pickmere, including Pick Mere lake up to the local authority boundary.</li> <li>• Extend to include the Grade II* Arley Hall Estate, Conservation Area and surrounding landscape (excluding intensive equestrian enterprises south of the Estate at Arley Moss Farm and intensive farmland to the west of here).</li> </ul>
Alderley Edge and West Macclesfield Wooded Estates	Amendments and extensions to the 'Bollin Valley and Parklands' ASCV	<ul style="list-style-type: none"> <li>• Break off the wider LLD area from the Bollin Valley, as above</li> <li>• Extend to include the setting of Alderley Edge – small section of rural Cheshire Plan fringing the footslopes of the ridgeline.</li> <li>• Include part of LCA 11b between Gawsworth and the south-west edge of Macclesfield – important rural setting to the town – strongly undulating, rural with strong visual connections with Peak District National Park and Peak Fringe (Tegg's Nose is a particular skyline landmark)</li> <li>• Western extent extended to cover more of the Astle Park estate, including all of Farmwood Pool, following Peover Lane and broadly in line with LCA 6b boundary. This is consistent with the estate, rural character of the rest of the candidate LLD.</li> <li>• Extended south to cover estate-influenced farmland and woodland around Gawsworth and North Rode</li> <li>• Includes majority of Gawsworth Conservation Area and the Old Hall with Grade II* estate</li> <li>• Includes significant woodland cover, many locally designated sites and bands of ancient woodland</li> <li>• A strongly undulating landscape forming transition to Peak Fringe and Peak District National Park beyond (strong visual relationship with the National Park which dominates views to the east)</li> </ul>

Confirmed LLD area name	New or relationship to existing ASCV	Boundary commentary (including suggested changes from ASCV coverage, where relevant)
Peak Fringe	Slight amendments and suggested name change to the 'Peak Park Fringe' ASCV	<ul style="list-style-type: none"> <li>Exclude built up area at Lyme Green and lower lying areas to the west of the settlement, and west of the canal.</li> <li>Extend ASCV extent to cover all of the steep slopes below Congleton Edge (following LCA 12d boundary)</li> </ul>
Dane Valley	Slight amendments to the ASCV of the same name	<ul style="list-style-type: none"> <li>Align to LCA boundaries where appropriate (i.e. where they relate to valley landform)</li> <li>Exclude industrial warehouse on fringe of Congleton</li> <li>Extend to include western extent of LCA 10d along the northern edges of Holmes Chapel, including the landmark Twemlow Viaduct (Grade II).</li> </ul>
Peckforton and Bickerton Hills	Within the wider Beeston/Peckforton/Bolesworth/Bickerton Hills ASCV which extends into Cheshire West & Chester	<ul style="list-style-type: none"> <li>Align closer to the Sandstone Ridge LCT to the south of Peckforton village (which is suggested to be included in the LLD area based on its strong historic character and distinctive local vernacular).</li> <li>Areas to the east of Sandy Lane to be excluded due to difference in character to the ridge and issues related to current landscape quality/condition, including extensive equestrian land uses and general degradation of traditional farmland.</li> </ul>
Cholmondeley, Marbury and Combermere Estatelands	Extensions to the Cholmondeley Estate and Wirswall/MarburyCombermere ASCVs to form one larger LLD	<ul style="list-style-type: none"> <li>Include Castle Farm (part of the Cholmondeley Estate) and land between the farm and Moss Wood, aligning up against the local authority boundary</li> <li>Include land within LCA 5a in-between the previously separate ASGVs – all of the landscape is highly rural with estate character; frequent specimen trees; meres (including Norbury Meres SSSI); distinctive trimmed hedges; strong local vernacular including traditional white fingerposts; Shropshire Union Canal.</li> </ul>
Audlem/Buerton	New	<ul style="list-style-type: none"> <li>Covering undulating landscape south of Audlem – very sparsely settled with estate character (including grand estate farm buildings), many in-field trees, traditionally farmed. Includes Conservation Area at Cox Bank</li> <li>Long views from elevated land on Shropshire border (reaching 130m AOD) across to the Sandstone Ridge and beyond to the Clwydian Range and across Cheshire East.</li> <li>Boundaries formed by the county boundary (south and east), A529 (west) and A525 (north)</li> </ul>



Figure 3.2: Candidate LLD areas in the context of ASCV extent (November 2017)

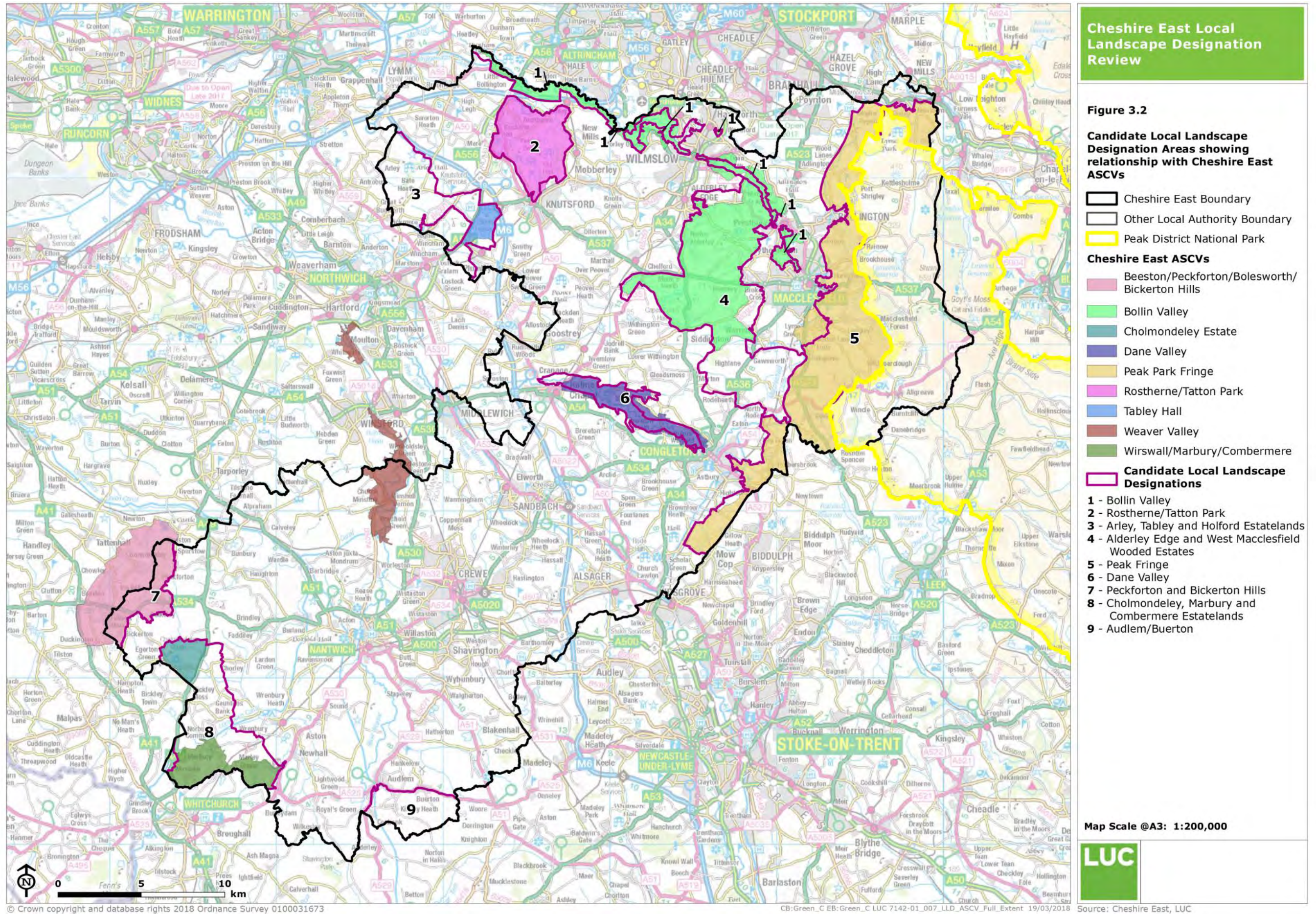




Figure 3.3: Candidate LLD areas (November 2017)

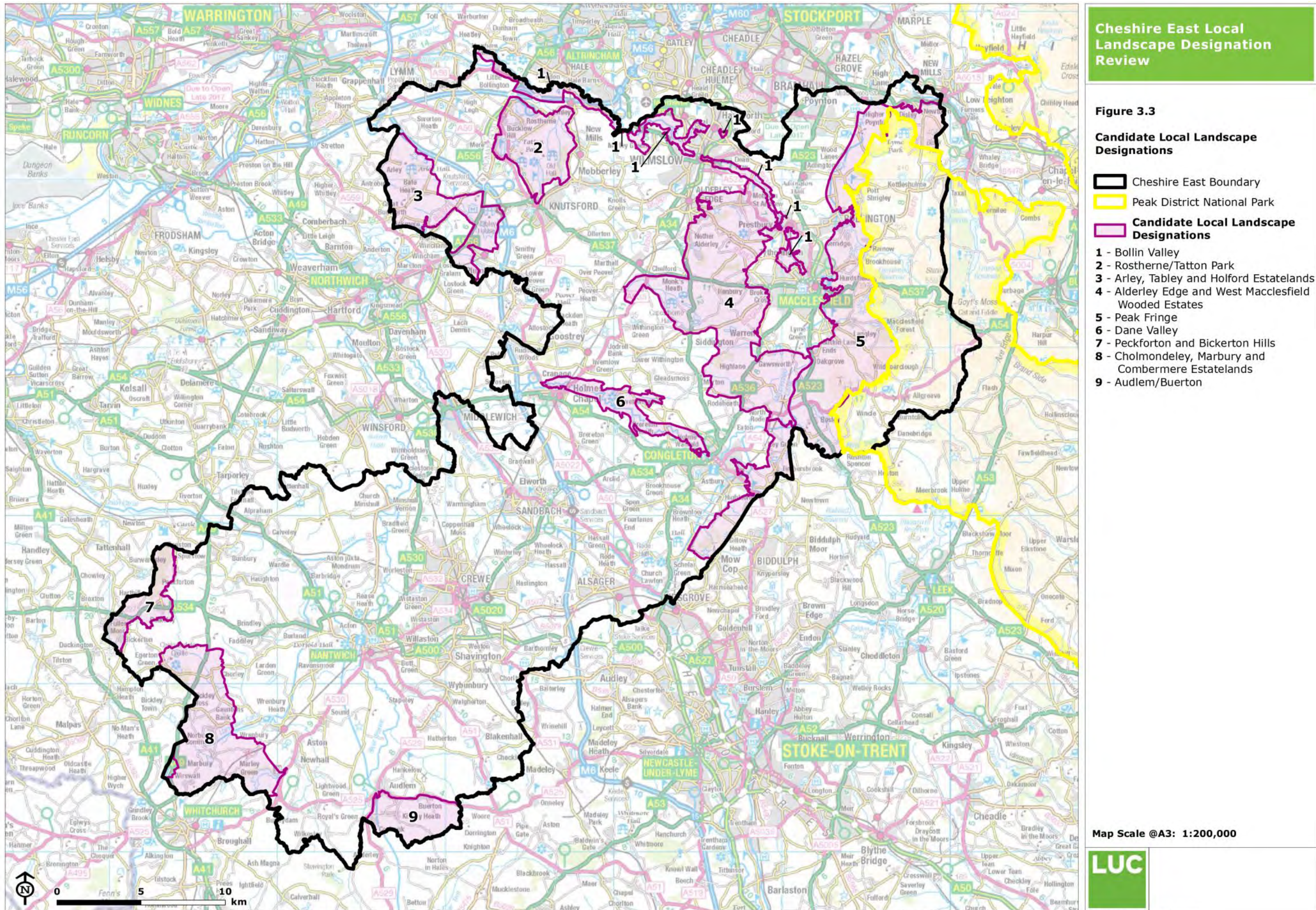




Figure 3.4: Confirmed LLD areas to take forward for designation

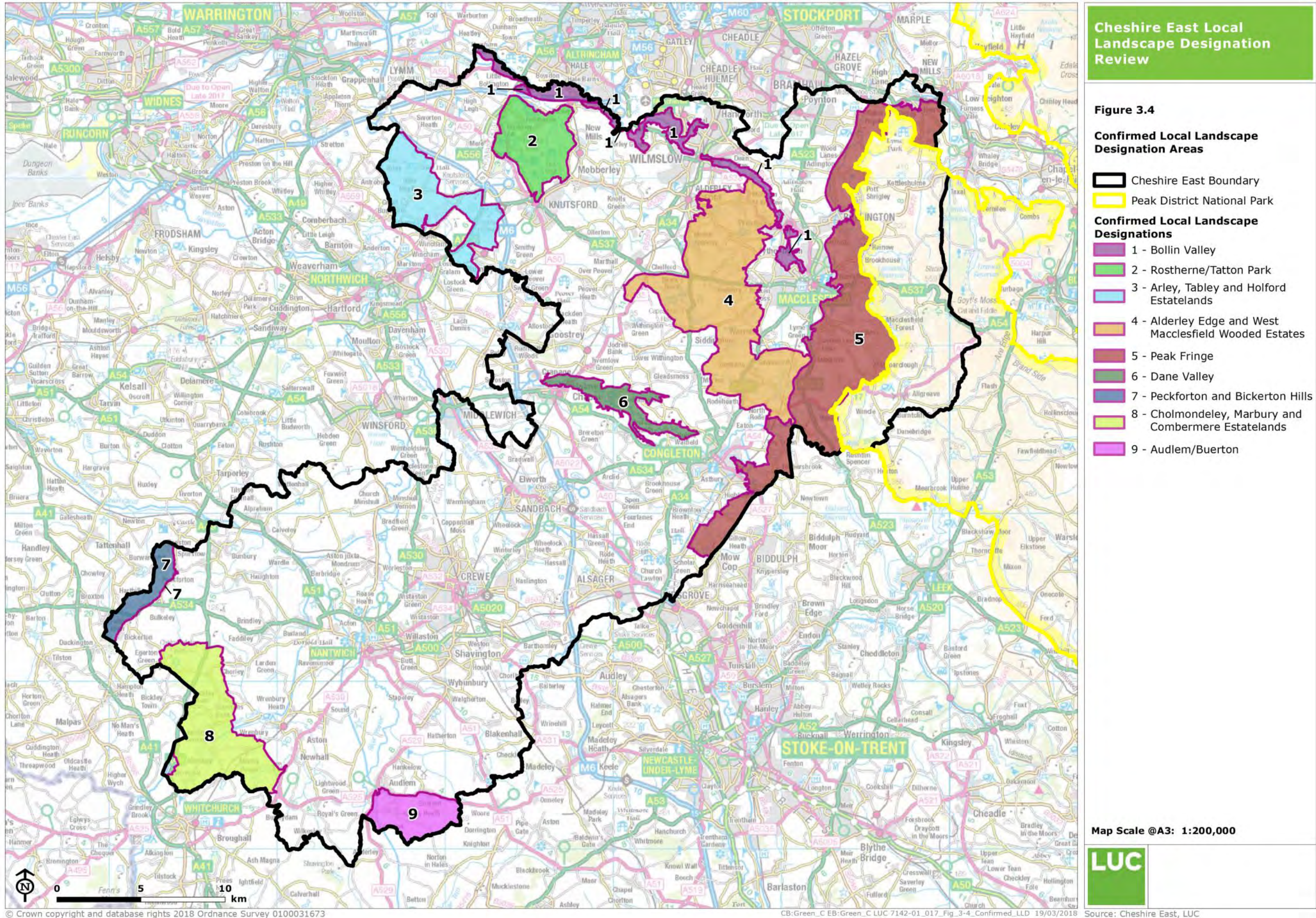




Figure 3.5: Confirmed LLD areas to take forward for designation – northern Cheshire East

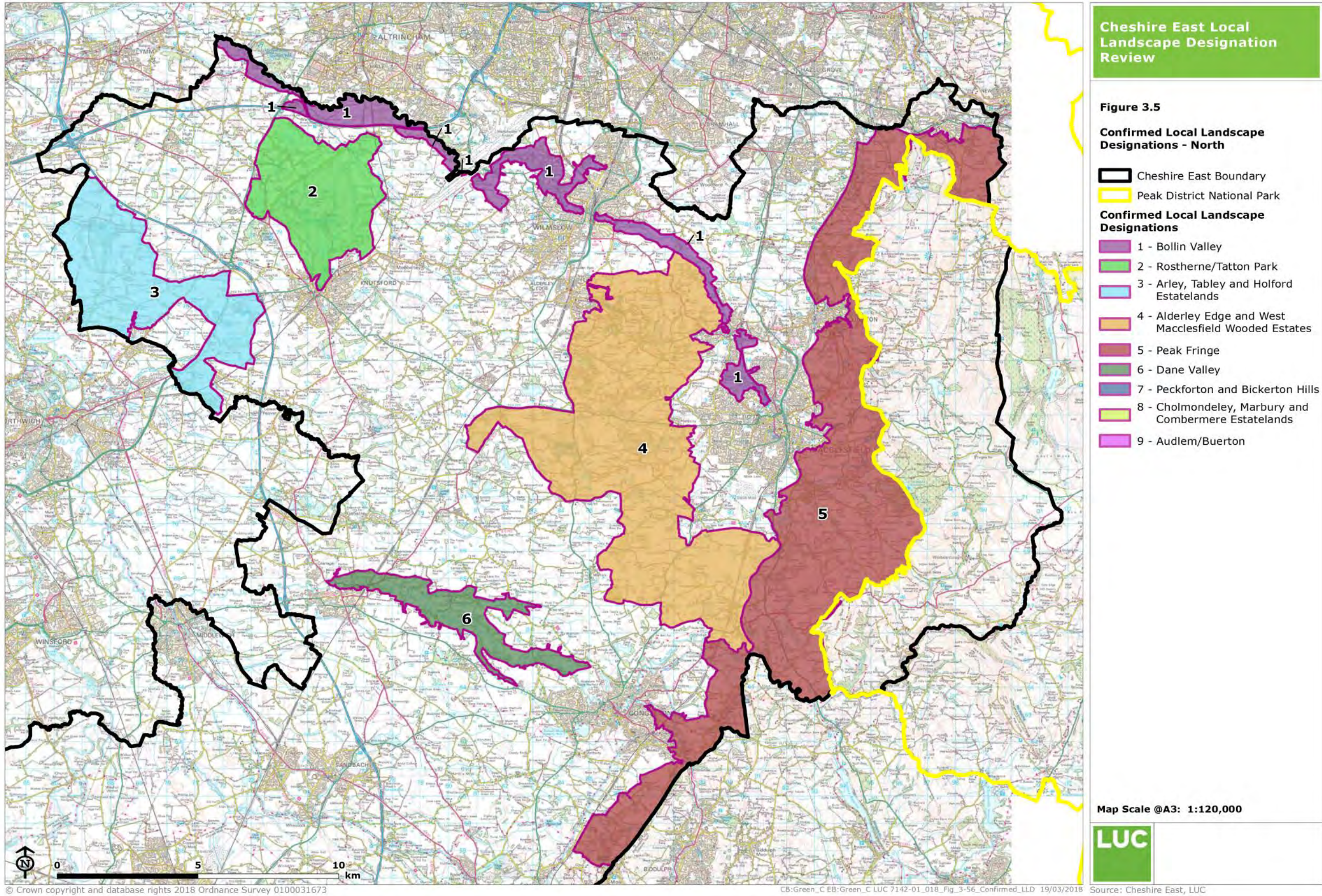
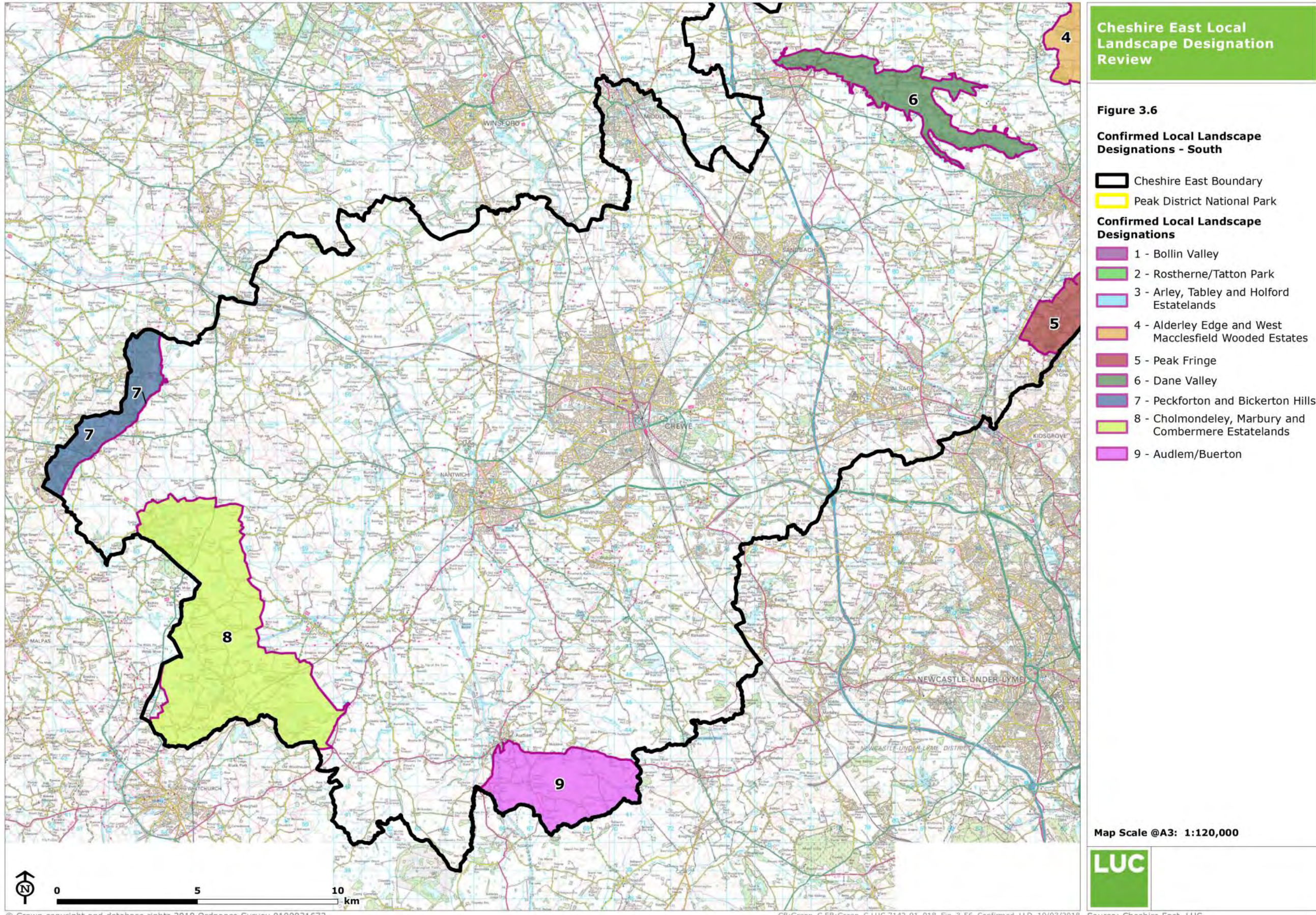




Figure 3.5: Confirmed LLD areas to take forward for designation – southern Cheshire East





# 4 Statements of Significance



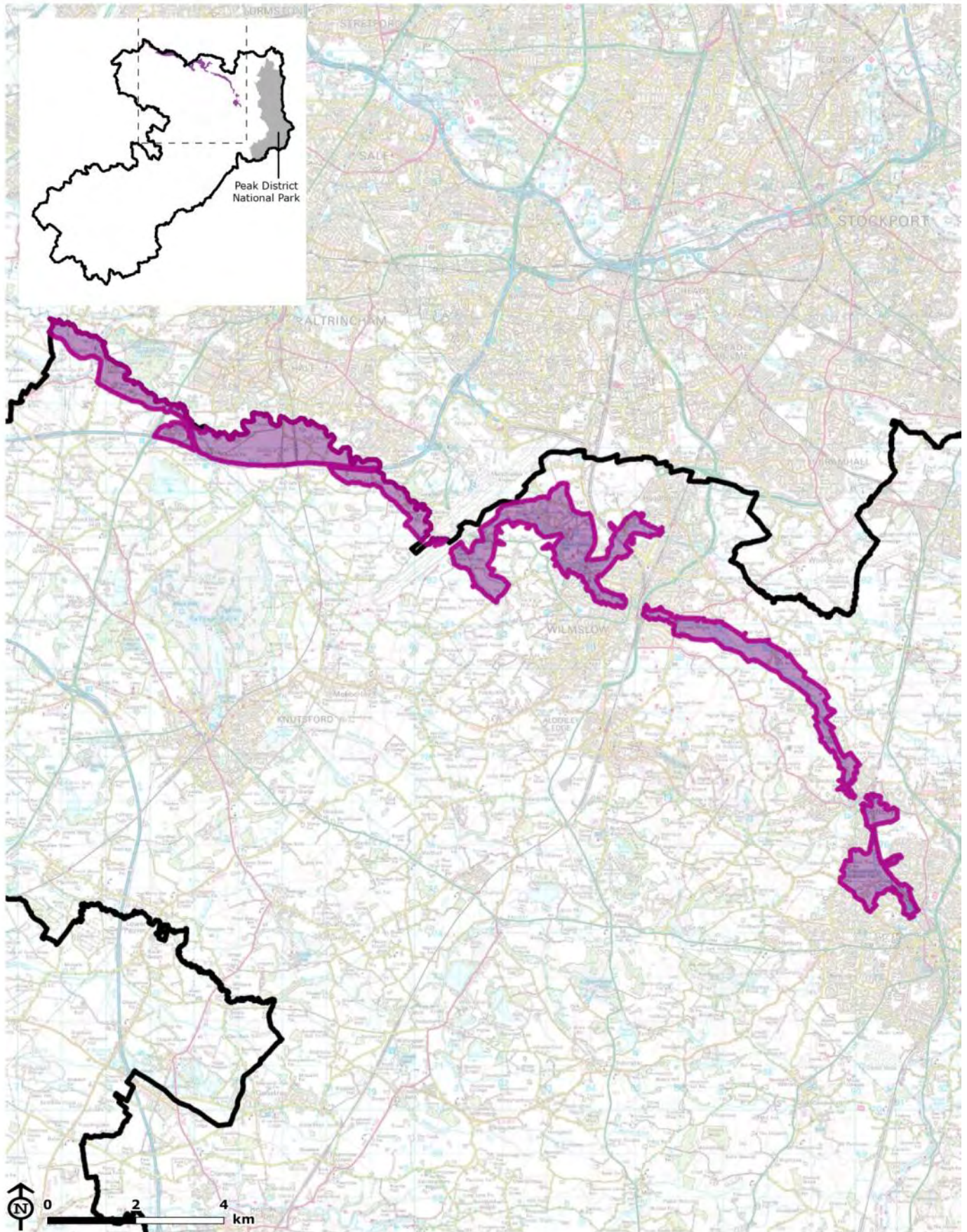
## 4 Statements of Significance

- 4.1 This Chapter contains the Statements of Significance for the nine confirmed LLD areas in Cheshire East. The table below lists their order with a hyperlink through to the relevant page for each.

LLD area name	Page (click to navigate)
<a href="#">Bollin Valley</a>	23
<a href="#">Rostherne/Tatton Park</a>	27
<a href="#">Arley, Tabley and Holford Estatelands</a>	31
<a href="#">Alderley Edge and West Macclesfield Wooded Estates</a>	35
<a href="#">Peak Fringe</a>	31
<a href="#">Dane Valley</a>	45
<a href="#">Peckforton and Bickerton Hills</a>	49
<a href="#">Cholmondeley, Marbury and Combermere Estatelands</a>	53
<a href="#">Audlem/Buerton</a>	57



# Bollin Valley





Representative photographs of the landscape



## Statement of Significance: Bollin Valley

An intact and high quality rural landscape of rich and varied natural, historic and cultural interest. It follows the course of the River Bollin comprising much of the northern Cheshire East boundary. Historic mill buildings (including the National Trust's Quarry Bank Mill), tracts of ancient, broadleaved and estate woodland, the Bridgewater Canal and dispersed farms enhance local character and sense of place. The small and intimate scale of the landscape surrounding the river evokes remote and tranquil qualities. The valley is a valued destination for access and recreation with a strong rights of way network and number of open access sites on the doorstep of nearby communities.

### Special Qualities

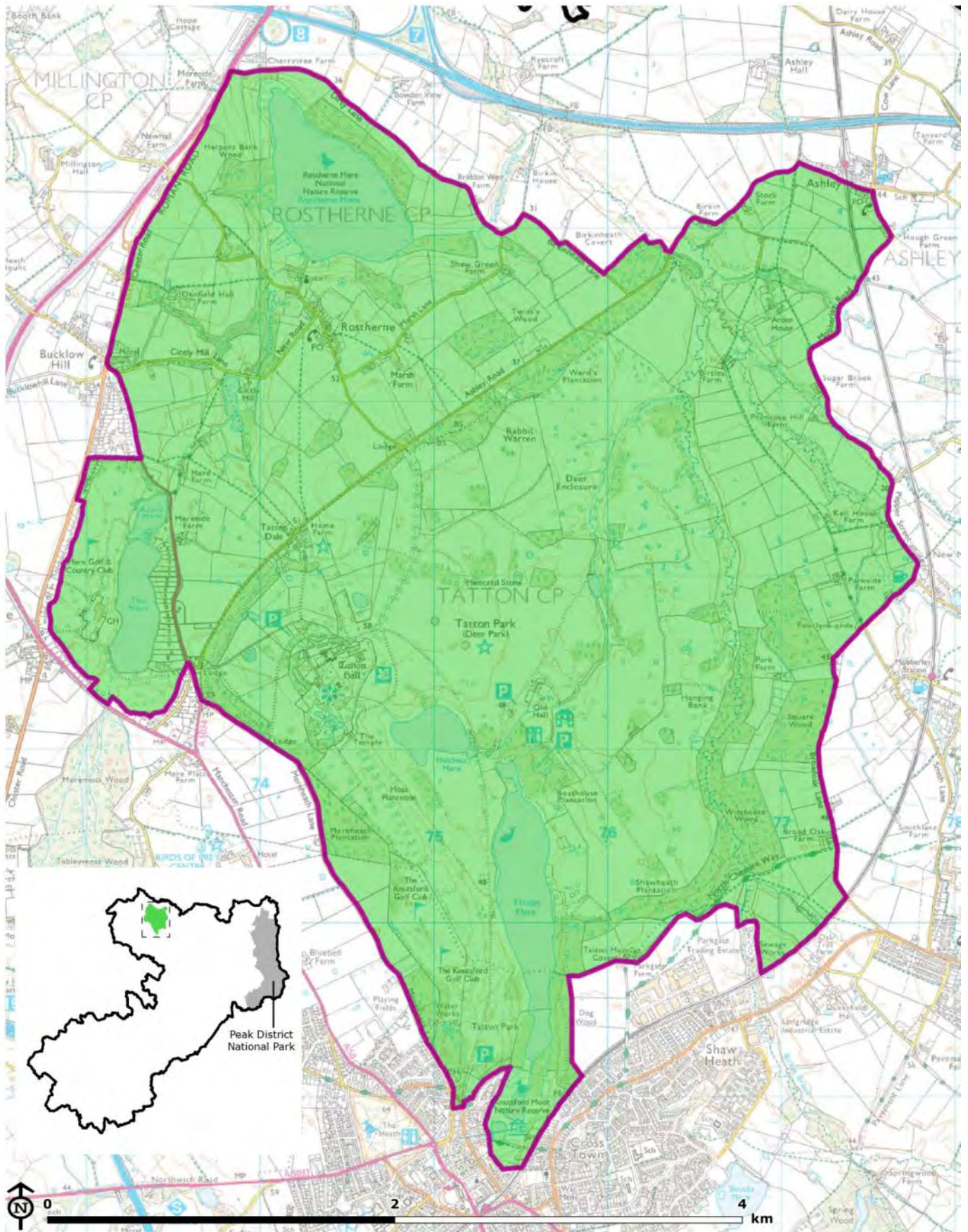
- The distinct pastoral and wooded character of the valley, with small, intimate scale owing to its steep, incised landform.
- Rich textures and mosaic of the natural and human environment associated with the river and its tributary streams.
- Strong semi-natural character with meadows, mature trees and bands of woodland (including ancient sites) – a number designated as Local Wildlife Sites including the 45 hectare Styal Woods.
- The historic and architectural interest of Styal Conservation Area and the landmark Grade II\* Quarry Bank Mill. Further mill buildings from the textile industry, the Bridgewater Canal and listed farmsteads create a sense of time depth.
- Important amenity and open space value; destinations including Quarry Bank Mill, the Styal Estate, The Carrs (Wilmslow) and Macclesfield Riverside Park. The Cheshire Ring Canal Walk provides access to nearby Dunham Massey; the Bollin forming a valued part of the estate's wider setting.
- Intact rural landscape with strong sense of place. A rich variety of woodland cover and sparse settlement enhances feelings of tranquillity despite the proximity of development and infrastructure.



## Summary information and criteria evaluations

<b>Extent of area</b>	<b>The LLD area covers the River Bollin corridor stretching from the Cheshire East boundary with Trafford and Warrington in the west, through Wilmslow (including the Dean tributary) to Macclesfield in the east. It is fragmented by Manchester Airport and short urban sections within the two towns.</b>
<b>Landscape character context (Cheshire East Landscape Character Assessment, 2018)</b>	7b: Ringway 10a: Lower Bollin 10b: Upper Bollin
<b>Designation criteria evaluations</b>	
<b>Local distinctiveness and sense of place</b>	Intricate valley landscape with a strong sense of place, defined by its picturesque pattern of meadows, frequent mature tree specimens and tracts of woodland. Dense woodland slopes form a solid backdrop and distinctive natural landmark in the wider landscape.
<b>Natural qualities</b>	Strong naturalistic qualities with trees and shrubs frequently lining the river and dense woodland often associated with the valley slopes and higher land. This includes ancient woodland at Mottram Hall Wood and on the fringes of Manchester Airport (e.g. Hooksbank and Oversley Farm woods). Other habitats include carr woodland, marsh, ponds, semi-improved grassland, woodland flushes and secondary hanging woodland on valley slopes. Semi-ornamental woodland is associated with Norcliffe Hall and Styal includes a complex of estate plantings and semi-natural woodlands. A number of Local Wildlife Sites reflect the habitats' nature conservation importance.
<b>Cultural qualities</b>	A strong sense of time depth and evidence of the area's past industrial and parkland estate heritage is reflected in a number of designated heritage assets. This includes a scattering of Listed Buildings such as the landmark Grade II* Quarry Bank Mill and Spittle House, the timber-framed Ashley Hall, as well as Conservation Areas at Styal, Bollin Hill, Wilmslow and Macclesfield. The Bollin includes the National Trust's Styal estate and is on the doorstep of Dunham Massey (just over the border in Trafford). The valley is crossed by the Bridgewater Canal in the west, with related sluices and structures.
<b>Scenic and perceptual qualities</b>	Tranquil, wooded and enclosed/ insular in places owing to incised landform and dense tree cover. Wooded slopes often provide a backdrop to views including from nearby urban areas, creating a textured and rich landscape. A verdant and picturesque character is found where the river meanders through grassy fields with mature trees, creating a parkland atmosphere. There are strong feelings of relative tranquillity despite the proximity of Manchester Airport and other development.
<b>Access and enjoyment</b>	The Bollin forms a valuable open space for nearby communities, particularly from Wilmslow and Macclesfield, as well as visitors due to the draw of National Trust attractions. Specific destinations include Styal Country Park and Quarry Bank Mill, The Carrs (Wilmslow) and Macclesfield Riverside Park. The Bridgewater Canal is traced by the Cheshire Ring Canal Walk and the North Cheshire Way crosses through several valley sections. A strong public and permissive rights of way network provides further access opportunities.
<b>Intactness/condition</b>	An intact rural landscape with component features generally in good condition. Important local levels of tranquillity and remoteness are broken by passing aircraft, the A538 and the main Manchester railway line running through Macclesfield Riverside Park in the east.

# Rostherne/Tatton Park





## Representative photographs of the landscape



## Statement of Significance: Rostherne/Tatton Park

Tatton Park Grade II\* Registered Park and Garden is a fine example of a historic estate, including 18<sup>th</sup> century designed landscape and gardens and extensive landscape park, the 15<sup>th</sup> century Tudor Old Hall (Grade II\* listed) and Tatton Hall (Grade I listed). Rostherne is a tranquil village; the mere and surrounding landscape represent a coherent historic estate character, with well managed landscape features, long vistas to the lake and sweeping areas of grassland.

### Special Qualities

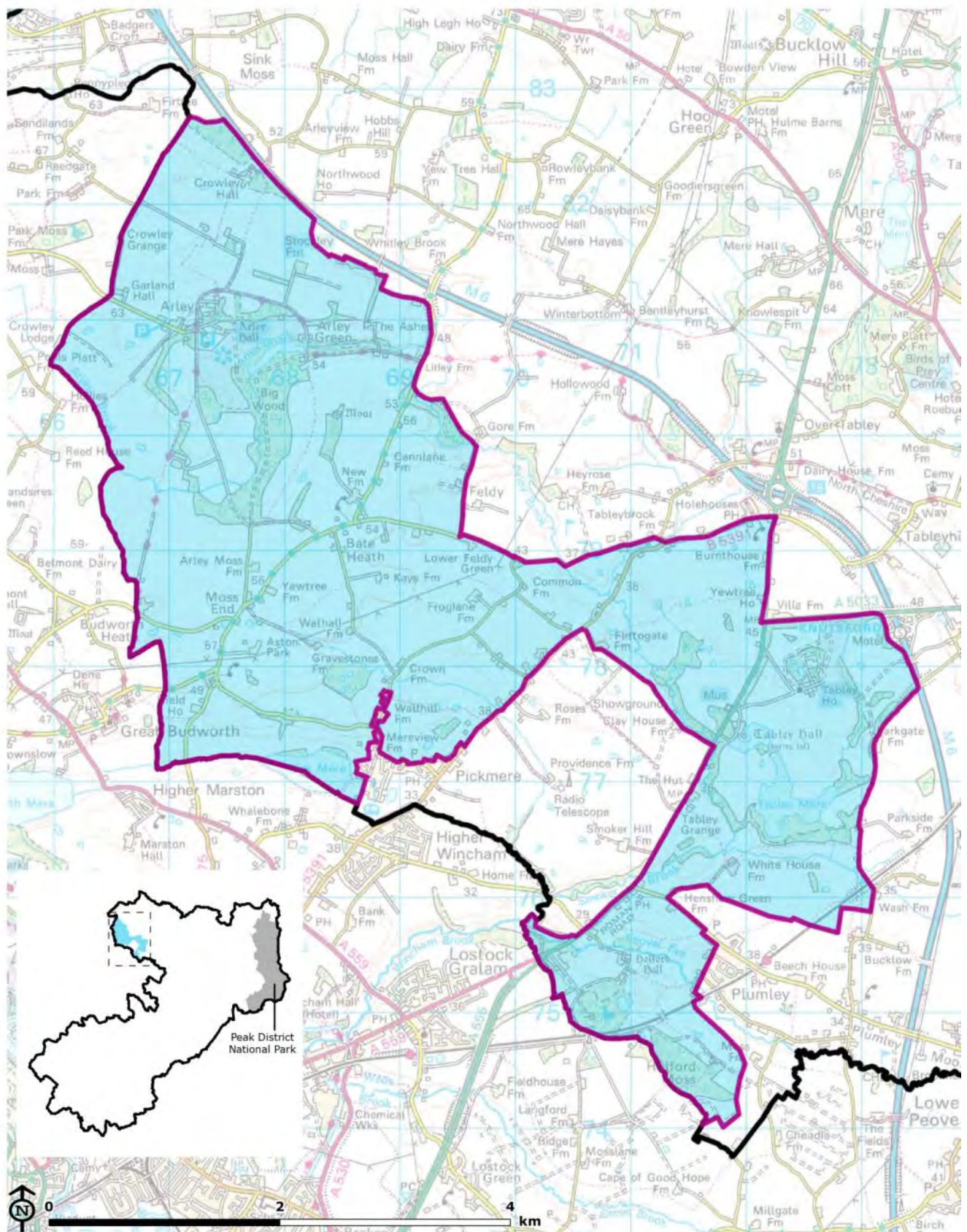
- The distinctive glacial meres, valued both in the context of the historic estate landscapes and for nature conservation.
- The natural character of the woodlands including dense areas of semi-natural broadleaved and mixed plantation woodlands. Some are ancient and many are locally designated for their nature conservation importance.
- Distinctive veteran trees and avenues within the estate landscape, contributing to historic and naturalistic sense of place.
- The historic record expressed in the 18<sup>th</sup> century parkland landscape, bearing the marks of some of the most famous designers in English landscape history. Tatton Park is a highly regarded representation of the English Landscape style.
- Nationally important historic and cultural character including Scheduled Neolithic and Saxon remains, 15<sup>th</sup> Century Tudor Old Hall and a catalogue of listed buildings and structures.
- The Conservation Area of Rostherne, with the historic architecture illustrating past/present associations with the Tatton estate. It includes the Grade I listed St Mary's Church.
- A coherent and well managed high quality landscape with strong visual character both within and outside the park. The influence of the estate spreads into the surrounding landscape, with farmsteads and lodges outside the grounds.
- The landscape's strong rural character with distinctive vernacular styles and narrow winding lanes.
- Sense of grandeur within both the estate and its surroundings, expressed in large scale features such as the long sweeping driveways in the park, large deer enclosures and majestic oaks.
- High aesthetic quality and picturesque views within and to Tatton's Grade II\* Park and Garden.



## Summary information and criteria evaluations

<b>Extent of area</b>	<b>The LLD area covers Tatton Park Grade II * Registered Park and Garden, the village of Rostherne, Rostherne Mere and surrounding estate-influenced farmland. The area is bordered to the west by Chester Road, to the south by the outer edge of Knutsford, to the east by Broadoak Lane and to the north by the edge of the village of Ashley and Birkinheath Lane.</b>
<b>Landscape character context (Cheshire East Landscape Character Assessment, 2018)</b>	5d: Tatton and Rostherne 7b: Ringway
<b>Designation criteria evaluations</b>	
<b>Local Distinctiveness and Sense of Place</b>	This LLD area is dominated by the extensive and splendid Grade II* Tatton Park which is an intact historic estate with a large deer park dating from 1290 AD. Rostherne Mere provides a focal point in the north of the area and is surrounded by steep slopes and blocks of woodland.
<b>Natural character</b>	The Mere, Tatton Mere, Melchett Mere (all SSSIs) and Rostherne Mere (SSSI and NNR) are within the Midland Meres & Mosses Ramsar site, with habitats including open water fringed by reed swamp, fen, carr and damp pasture. One of the largest areas of fen and reedswamp in Cheshire is found at Knutsford Moor. Within Tatton Park are many clumps of trees and coverts as well as solitary trees that are part of the designed parkland. A variety of woodland types border the meres, including ancient woodland. The Old Deer Enclosure at Tatton contains one of the most extensive areas of acid unimproved grassland in lowland Cheshire. Small wet hollows, ponds, brooks, mixed woodland and scattered parkland trees contribute to habitat diversity.
<b>Cultural character</b>	Tatton Hall itself is Grade I listed and surrounded by Grade II* parkland. The other Grade I listed building is St Mary's church at Rostherne. Excavation at Tatton has revealed Neolithic remains and a deserted Saxon and medieval village near the Old Hall (a Scheduled Monument). There is a 1930s working farm on the estate and the estate housed a dispersal airfield and a parachute training school during World War II. The historic landscape forms an important part of the setting of Knutsford and Rostherne Conservation Areas.
<b>Scenic and perceptual character</b>	Within the estate there is a sense of grandeur with large scale open parkland and sweeping undulations, large meres and mature oaks with open views. Generally views are enclosed although there are some views to the Pennine Hills. The attractive village of Rostherne appears as a tranquil and remote location despite the proximity of a number of major roads, with estate influences also shaping the character of the village. Manchester Airport is nearby and the associated noise of aircraft can significantly disrupt the feelings of tranquillity and sense of time depth associated with the LLD area.
<b>Access and enjoyment</b>	Much of the Tatton Park estate is publically accessible and it is one of the most popular tourist destinations in the North West – owned by the National Trust since 1958. The North Cheshire Way from Knutsford skirts around the south-eastern fringes of the estate, and connects to Knutsford Moor Nature Reserve which lies below the southern tip of Tatton Park. Knutsford Golf Course is also found within the LLD area.
<b>Intactness/condition</b>	Overall, this is a coherent landscape which is well managed and picturesque. Some parts are encroached upon by invasive species and scrub which requires on-going management. Agricultural run-off into the meres from surrounding farmland and upstream areas is another issue, which results in algal blooms. Nearby transport infrastructure including the M6 and Manchester Airport have an adverse effect on perceptions of tranquillity.

# Arley, Tabley and Holford Estatelands





## Representative photographs of the landscape



## Statement of Significance: Arley, Tabley and Holford Estatelands

This landscape is significant due to its concentration of historic estates, centred on the grand residences of Tabley Hall, Arley Hall and Holford Hall. Large meres including Tabley Mere and Pick Mere are picturesque semi-natural features. Other distinctive and valued landscape elements include sweeping vistas of grass parkland, tree-lined avenues, clumps of parkland trees and perimeter woodland belts, including some ancient woodland. The dense woodland boundary creates a 'hidden' character to the estate landscape, which feels removed from nearby modern influences.

### Special Qualities

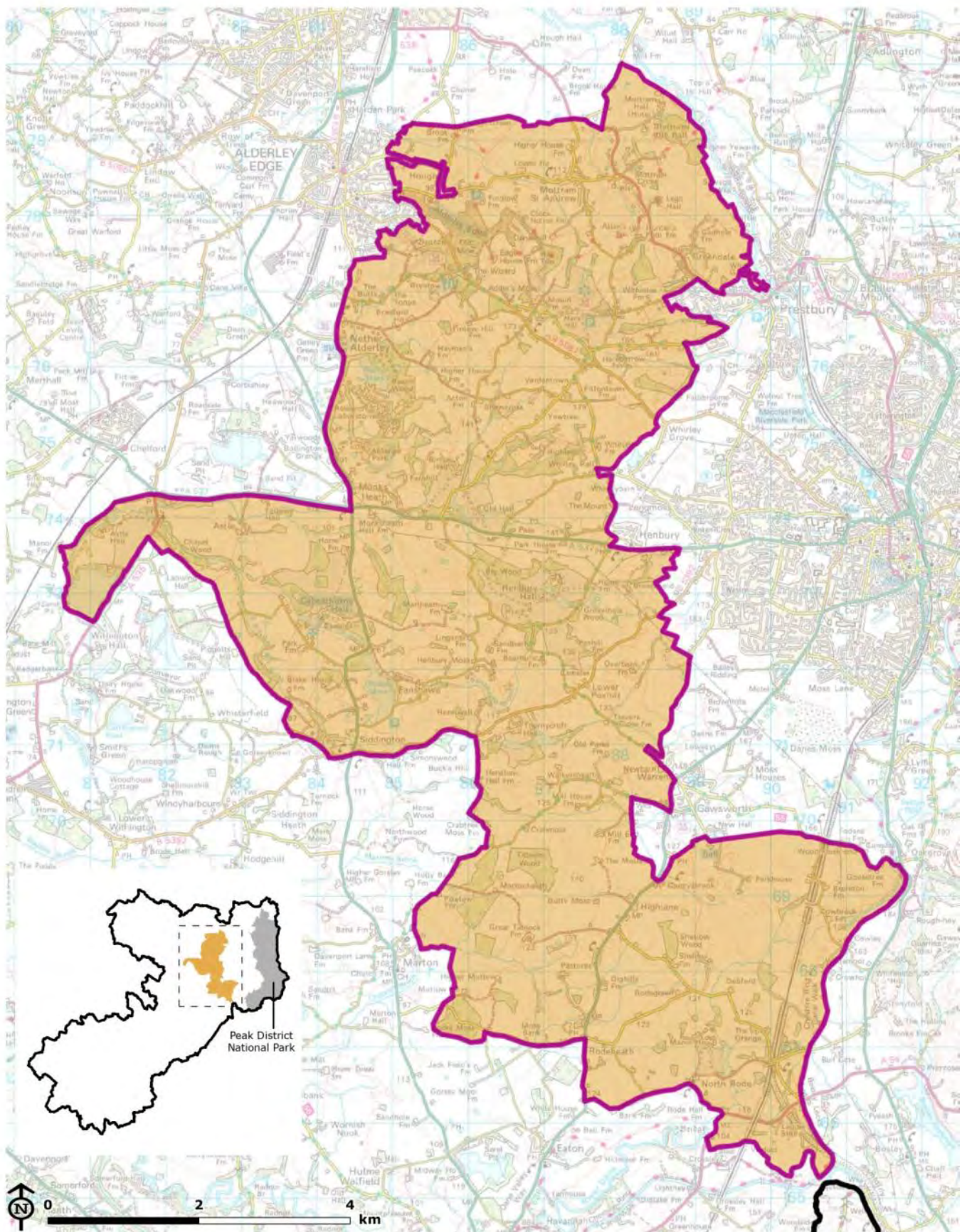
- The designed estate landscapes evoking a strong sense of time depth, including Arley Hall (Grade II\* Registered Park and Garden) and Tabley Hall (Grade II Registered Park and Garden).
- Glacial meres including Tabley Mere and Pick Mere, valued for their natural heritage and picturesque qualities.
- Important semi-natural habitats including wetland and grassland at Tabley Mere SSSI and calcareous grassland at Plumley Lime Beds SSSI. Numerous marl ponds, in-field veteran trees and dense woodland (including ancient woodland sites) providing further texture and interest.
- Grand country houses and other historic buildings contributing to a rich cultural heritage. The nationally important remains of Tabley Old Hall and moated sites at Alderhedge Wood and Holford Hall represent further layers of history.
- Cultural associations and the artistic inspiration of the estates, including works by renowned 19<sup>th</sup> century Romantic landscape painter JMW Turner.
- The strong rural character of the landscape despite its proximity to major roads and large settlements e.g. Knutsford.
- The high scenic quality and classic open vistas within the grounds, surrounded by dense woodland to create a sense of seclusion and escape from the modern world.
- Opportunity to access and enjoy the landscape, including the National Trust's Arley Hall estate.



## Summary information and criteria evaluations

<b>Extent of area</b>	<b>The LLD area boundary follows the M6 immediately north of Arley Hall, continuing along Cann Lane and Old Hall Lane. To the east, the area is defined by the Tabley House Registered Park &amp; Garden boundary, continuing south to include Plumley Lime Beds Nature Reserve and the Holford estate. The borough limits form the western and southern boundaries.</b>
<b>Landscape character context (Cheshire East Landscape Character Assessment, 2018)</b>	5c: Budworth 5e: Tabley 7a: Arley
<b>Designation criteria evaluations</b>	
<b>Local Distinctiveness and Sense of Place</b>	The parkland estates surrounding Tabley House, Arley Hall and Holford Hall contribute to local distinctiveness with swathes of estate plantings, ornamental woodland, wood pasture and formal parklands. Areas of ancient woodland, mosslands and the former tip at Plumley Lime Beds Nature Reserve provide natural variation and interest.
<b>Natural character</b>	A number of nationally important habitats occur in this area. This includes Plumley Lime Beds Nature Reserve (SSSI) - an old industrial waste tip that now provides a rare example of a calcareous habitat, as well as wetland and marshy grassland habitats at Tabley Mere (SSSI). An area of mossland is also found at Holford Moss. Large areas of semi-natural woodland, including ancient woodland sites, provide locally important habitats and naturalistic character. Hedgerows, trees and ponds are valued natural features in the farmed landscape.
<b>Cultural character</b>	The focal points of the landscape are the historic estates of Arley Hall (Grade II*), Tabley House (Grade II) and Holford Hall (small estate surrounding the timber framed Grade II* hall, sited on an earlier Scheduled moated site). Arley Hall was built in c1833-41 and also stands on the site of an earlier moated house. Arley Green (Conservation Area) is a picturesque small settlement at the gates to Arley Hall. Tabley House (Grade I) was built in the late 18th century to replace the Old Hall, which is now a ruin (Scheduled Monument); the original Grade I chapel has been relocated next to the present hall. Views from Tabley Mere and parkland are the subject of paintings by JMW Turner, commissioned by the owner in the 1800s.
<b>Scenic and perceptual character</b>	Grand scale, classic vistas can be experienced in the grounds of the estates. From outside, the estate parklands are often screened by woodland, creating a sense of seclusion. Woodlands and the historic estates provide pockets of tranquillity. Noise and movement from the adjacent M6 and busy A559 can detract from tranquillity.
<b>Access and enjoyment</b>	The National Trust estate of Arley Hall is an important visitor destination. The North Cheshire Way connects Knutsford with Arley Park. Elsewhere, a network of rights of way connects small settlements and farms. Tabley House is a nursing home and also open to the public (seasonally). Rights of way to and from Knutsford provide routes into the landscape from the town. The area provides a scenic enclave of designed landscape in close proximity to urban areas.
<b>Intactness/condition</b>	The estates are generally well managed with the historic parkland and gardens with mature trees and woodland maintained to a high standard. The farmed landscape is also intact with the historic vernacular settlements and farms contributing to the picturesque landscape. Pollution of meres due to agricultural run-off is an issue in places.

# Alderley Edge and West Macclesfield Wooded Estates





## Representative photographs of the landscape





## Statement of Significance: Alderley Edge and West Macclesfield Wooded Estates

This landscape features a number of 18<sup>th</sup> century parklands with mansion houses and woodlands, listed farmhouses, historic mill buildings, barns and cottages which combine to create a distinctive sense of place. The influences of the estates are evident in the surrounding farmlands, including the stock of specimen oaks within fields and along boundaries. This broadly undulating landscape contains focal points of wooded backdrops and locally varied topography with occasional steeper valley slopes. The dramatic wooded sandstone escarpment of Alderley Edge dominates the northern LLD area, forming a distinctive landmark and backdrop in the wider landscape and from the Manchester conurbation.

### Special Qualities

- The dramatic and distinctive sandstone escarpment at Alderley Edge with its nationally important geological exposures (SSSI), offering panoramic views across the wider area.
- Frequent mature trees (including specimen oaks) and large woodland blocks, including ancient woodland sites, creating texture and wider estate character.
- The cohesiveness of the estate landscapes, many focused around distinctive historic buildings set within an undulating and wooded landscape of fields linked by quiet country lanes.
- High recreational amenity and open space value, providing an important resource to nearby urban areas.
- Sparsely settled, strongly agricultural landscape with numerous scattered farm buildings and country houses and halls with strong vernacular styles.
- Varied views, with visibility often limited by woodland. Longer views across the borough are from higher vantage points.
- Trees on higher ground create wooded skylines visible from the surrounding landscapes. The prominent wooded ridgeline of Alderley Edge is visible from the Manchester conurbation.
- An intact rural landscape with few detracting elements. A rich variety of woodland cover and a lack of intrusion from major infrastructure and development contribute to a sense of enclosure and tranquillity.



## Summary information and criteria evaluations

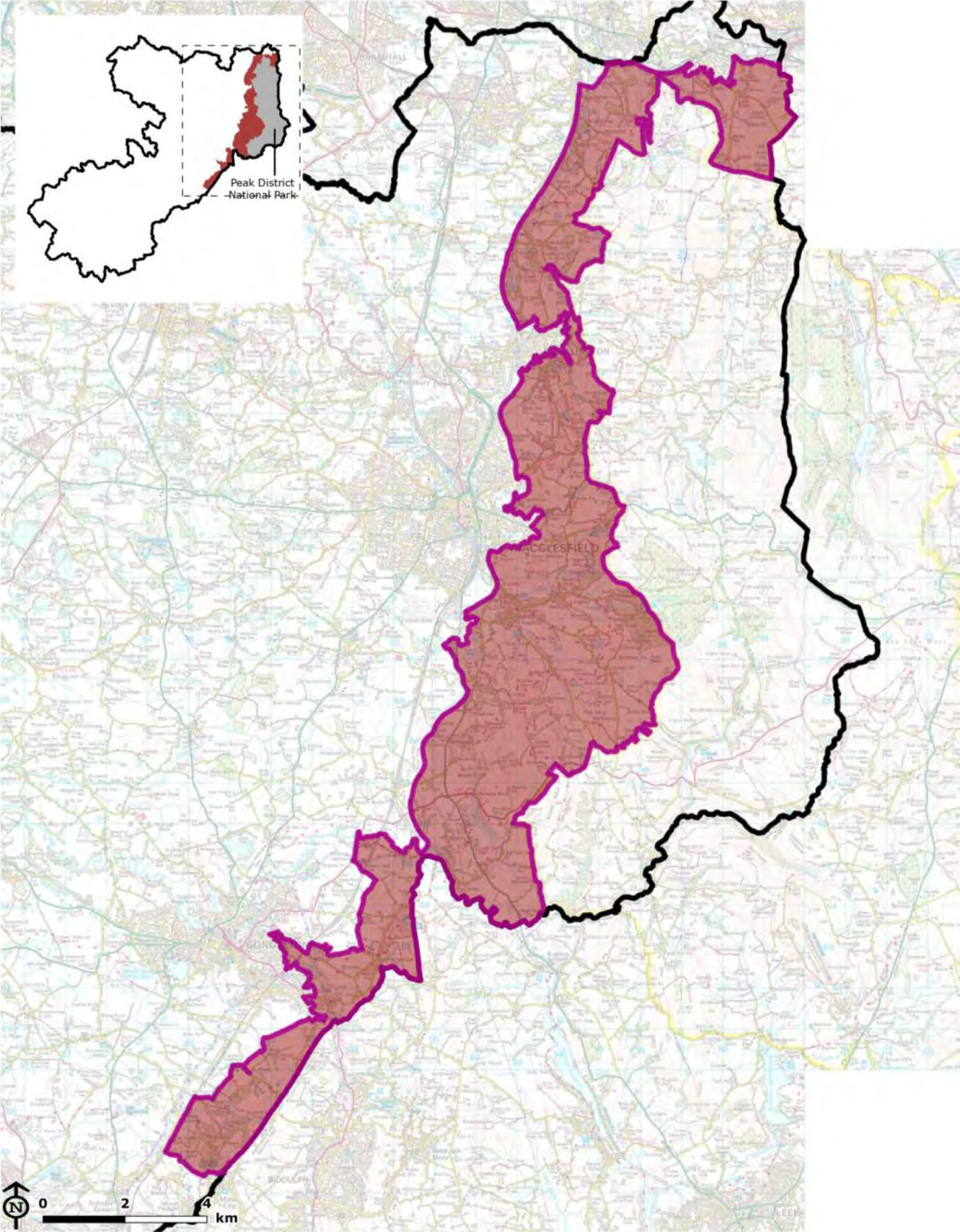
<b>Extent of area</b>	<b>The LLD area is defined by the Bollin Valley to the north, the estates of Alderley Park, Astle Park and Capesthorpe Park to the west and minor roads along the southern edge, where beyond this boundary large blocks of woodland are less frequent. The eastern boundary of the LLD area is adjacent to the Peak Fringe LLD area.</b>
<b>Landscape character context (Cheshire East Landscape Character Assessment, 2018)</b>	5b: Capesthorpe 6b: Withington 7c: Chonar 11b: Gawsforth
<b>Designation criteria evaluations</b>	
<b>Local distinctiveness and Sense of Place</b>	This area is characterised by historic estates and their mansion houses, formal gardens, landscaped parklands, woodland and water features including two large glacial meres. The influence of the estates spreads into the surrounding farmland, with frequent boundary oaks and in-field specimens linking to blocks of woodland. The distinctive wooded sandstone outcrop at Alderley Edge is found in the north of the LLD; at 190m AOD it forms a prominent landmark and backdrop to the wider landscape – including in views from the Manchester conurbation.
<b>Natural character</b>	A high level of woodland cover is predominantly associated with the historic estates, including areas of ancient woodland. Water bodies are a common feature of this area – from glacial meres at Redesmere and Radnor Mere, to ornamental lakes in many of the estates, and numerous ponds. Woodland on steeper slopes creates elevated wooded skylines. Small mosses and semi-improved grasslands also add natural interest.
<b>Cultural character</b>	The landscape has a concentration of historic estates and mansion houses, ornamental gardens and former deer parks including Capesthorpe Park, Alderley Park and Hare Hill. Archaeology dating back to the Mesolithic and Neolithic periods has been found at Alderley Edge. There is also evidence of 19 <sup>th</sup> century mining with remaining works designated as Scheduled Monuments. There are two Bronze Age bowl barrows in the grounds of Capesthorpe Hall, as well as earthwork remains of the medieval hall, chapel and settlement. Timber framed houses (e.g. Mottram Old Hall) contribute to a historic sense of place. The landscape forms a setting to the Alderley Edge and Capesthorpe Conservation Areas. There are a number of listed halls, farms, barns and cottages. Grade II* listed buildings include the 16 <sup>th</sup> century mill at Nether Alderley.
<b>Scenic and perceptual character</b>	The north of the area is elevated and areas of open ground enjoy extensive and panoramic views in many directions. The views north from Alderley Edge are particularly striking and encompass the Manchester conurbation and the Pennine Hills beyond. Elsewhere, the landscape is enclosed due to the presence of trees and woodland and undulating landform. Woodland slopes often provide a backdrop to views, creating a textured and rich landscape. Generally there is little intrusion from major infrastructure.
<b>Access and enjoyment</b>	Alderley Edge is managed by the National Trust as an open access area and is a popular visitor destination. The National Trust also manages Hare Hill and the 16th century water mill at Nether Alderley. Capesthorpe Hall is a wedding venue, includes a caravan park and has public open days while the grounds of Mottram Old Hall include a hotel and golf course. A number of the estates, however, are privately owned and not accessible. The North Cheshire Way passes through the northern part of the area (including along the Edge) and Cheshire Cycleway links the southern edges of Alderley Edge settlement with Prestbury.



<b>Intactness/condition</b>	An intact rural landscape in generally good condition with few detracting elements. The influence of the historic estates is evident throughout the farmland with intact large blocks of woodland and mature trees. The strong rural character of the landscape is retained despite the close proximity of urban centres. The undulating landform and high tree cover create a sense of enclosure and intimacy.
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# Peak Fringe





## Representative photographs of the landscape





## Statement of Significance: Peak Fringe

A transitional landscape adjacent to the Peak District National Park, this area represents an extension of many of the special qualities associated with the nationally protected landscape<sup>5</sup>. Undulating wooded ground rises to form the footslopes and upland area of the South West Peak to the east. The Peak Fringe is a distinctive landscape of stone walls, steep slopes and distinctive skylines including Mow Cop, Tegg's Nose and the Kerridge Ridge. Panoramic views from high ground extend to the west over the Cheshire Plain to distant hills as far as Wales, whilst views to the east take in the wilder and more dramatic slopes of the National Park.

### Special Qualities

- Scenic beauty of the naturally varied undulating landform, low ridges and upland inclines shaped by the erosion of the underlying folded layers of Millstone Grit. This is enhanced by the more open, broad, rolling hill summits.
- Distinctive ridges, hills and outcrops form local landmarks and act as panoramic viewpoints, including The Cloud, Kerridge Hill, Tegg's Nose and Cheshire's Close.
- Woodland blocks (including many ancient woodland sites), cloughs, remnant heathland, acid grasslands and meadows create a rich mosaic of texture and habitats.
- Contrasts between openness of the upland rock outcrops and enclosure of the wooded slopes and cloughs, and juxtaposition of scale with small elements such as stone walls and isolated stone buildings set against a backdrop of larger scale rolling hills and woodland.
- Panoramic views from high ground extending west over the Cheshire Plain to distant hills as far as Wales. Views to the east take in the wilder and more dramatic slopes of the National Park.
- Proximity to settlement and ease of access for recreation and walking trails including the South Cheshire Way and Staffordshire Gritstone Trail.
- Sense of escapism and remoteness despite the proximity of Congleton, Macclesfield and Bollington. This landscape acts as a buffer between urban areas and the National Park.
- A strong rural sense of place and pastoral character derived from the distinctive character of hamlets and villages – where buildings of local materials add sense of place - stone walls, dispersed settlements, farms, and narrow winding lanes.

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<sup>5</sup> See the Peak District National Park Management Plan <http://www.peakdistrict.gov.uk/microsites/npmp>

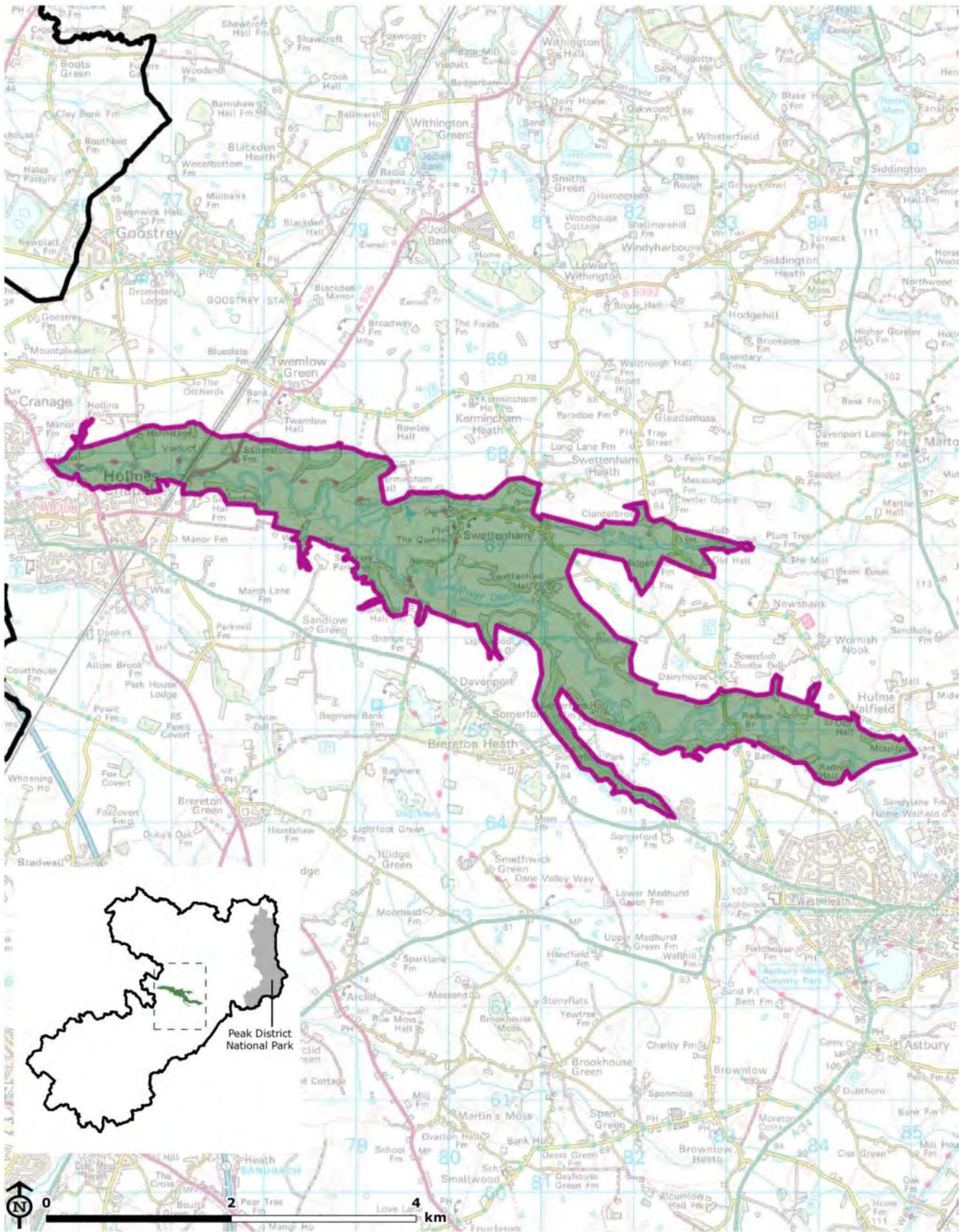
## Summary information and criteria evaluations

<b>Extent of area</b>	<p><b>The Peak Fringe LLD area lies to the west of Peak District National Park in the east of the borough. It stretches from Disley in the north to the village of Mow Cop in the south. The western boundary marks the edge of the steeper slopes which become gentler to the west. Macclesfield and Congleton are located at the foot of these slopes.</b></p>
<b>Landscape character context (Cheshire East Landscape Character Assessment, 2018)</b>	<p>11a: Adlington          11b: Gawsforth          11c: Buglawton          11d: Little Moreton          12a: Higher Disley          12b: Kerridge          12c: Langley          12d: Mow Cop Ridge          13a: Whaley Moor          13b: Teggs Nose          13c: Macclesfield Forest          13d: Cessbank Common          13e: Stretton Common          14a: High Moor</p>
<h3>Designation criteria evaluations</h3>	
<b>Local distinctiveness and sense of place</b>	<p>The scenic contrasts between rocky hill summits with open grassland, strong pattern of enclosed pastoral fields, and narrow wooded cloughs create a strong sense of place. This is overlain by a strong local vernacular of stone and slate reflecting the local geology, evoking a distinct Pennine character. Stone walls emphasise the gradient of hill slopes and grazing sheep add life and movement.</p> <p>The upland hills, ridges and rocky outcrops form distinctive skyline features within the wider landscape, including The Cloud, Kerridge Hill, Teggs Nose, Croker Hill, Old Man O' Mow and Sutton Common.</p>
<b>Natural qualities</b>	<p>A rich and varied tapestry of semi-natural habitats provides texture and interest in the landscape, with a large coverage of national and local designations reflecting natural and geological heritage. A high occurrence of deciduous woodland is characteristic, much of which is ancient, including Roe Park Woods SSSI (the most extensive area of ancient oak woodland in Cheshire). Other habitats include pockets of dry acid grassland and remnant heathland on steeper slopes, with lowland meadows found along stream valleys.</p>
<b>Cultural qualities</b>	<p>This is a strongly cultural landscape which contributes to local distinctiveness and sense of place. A unifying local vernacular of Pennine character is reflected in traditional farmsteads, stone barns and cottages, small villages and dry stone walls. Many settlements include Conservation Areas.</p> <p>Features associated with the area's industrial heritage provide a link to the past, including stone quarries, coal mining remains at Whaley Moor and near Disley, kilns, and surviving mills. Flowing through much of the LLD area, the Macclesfield Canal is designated as a Conservation Area along its length.</p> <p>Prominent skyline features include Nab Head bowl barrow (a Scheduled Monument) and follies at Mow Cop and White Nancy. In the north, the landscape forms the immediate setting to Lyme Park Grade II* Registered Parkland and Conservation Area.</p>



<p><b>Scenic and perceptual qualities</b></p>	<p>The scenic beauty of the intricate landform, full of contrasts between the openness of the ridges, the intricate pattern of pastoral fields, wooded slopes and cloughs provide a strong sense of place. This is a traditional farmed landscape, the expansive scale of the uplands providing a sense of escape and remoteness.</p> <p>Panoramic views from high ground extend west over the Cheshire Plain to distant hills as far as Wales. Views to the east take in the wilder and more dramatic slopes of the National Park; south features the more settled hills in Staffordshire, and the Manchester conurbation is discernible to the north. The landscape's strong naturalistic character and sense of time depth provides an opportunity for urban communities to experience tranquillity and dark night skies.</p>
<p><b>Access and enjoyment</b></p>	<p>The landscape forms a buffer between the urban areas of Macclesfield, Congleton and the National Park. It is popular as an accessible destination for outdoor recreation, including the 'honeypot' viewpoints of The Cloud, Kerridge Hill, Tegg's Nose (a Country Park) and Cheshire's Close.</p> <p>Popular walking routes including the Gritstone Trail and open access land on the ridge tops at The Cloud and Mow Cop, as well as the canal towpaths which are valued for recreation and health benefits.</p>
<p><b>Intactness/condition</b></p>	<p>This LLD area forms a continuation of the special qualities of the adjacent Peak District National Park, forming a dramatic and varied eastern edge and setting to the borough. The mosaic of natural and cultural land uses and strong unifying vernacular of stone walls and buildings creates an intact and varied landscape.</p> <p>The close proximity of urban areas on the fringes has led to an increase in the density of development, conversion of farm buildings and changes in land use. Tranquillity is broken by main roads crossing through and skirting the edge of the landscape. Changing pressures on upland hill farming and increased use for recreation have also resulted in some localised deterioration of condition.</p>

# Dane Valley





## Representative photographs of the landscape



## Statement of Significance: Dane Valley

The meandering upper section of the River Dane winds through a flat and gently undulating floodplain of grazed pastures and meadow fields contained by sometimes steeply wooded slopes creating a distinctive feature within the surrounding more open Cheshire landscape. A high proportion of ancient woodland and other natural designations including LWSs and an SSSI reflect the strong natural qualities of the landscape, punctuated by a few buildings and historic halls which are well integrated into the landscape with local materials and mature vegetation.

### Special Qualities of Dane Valley

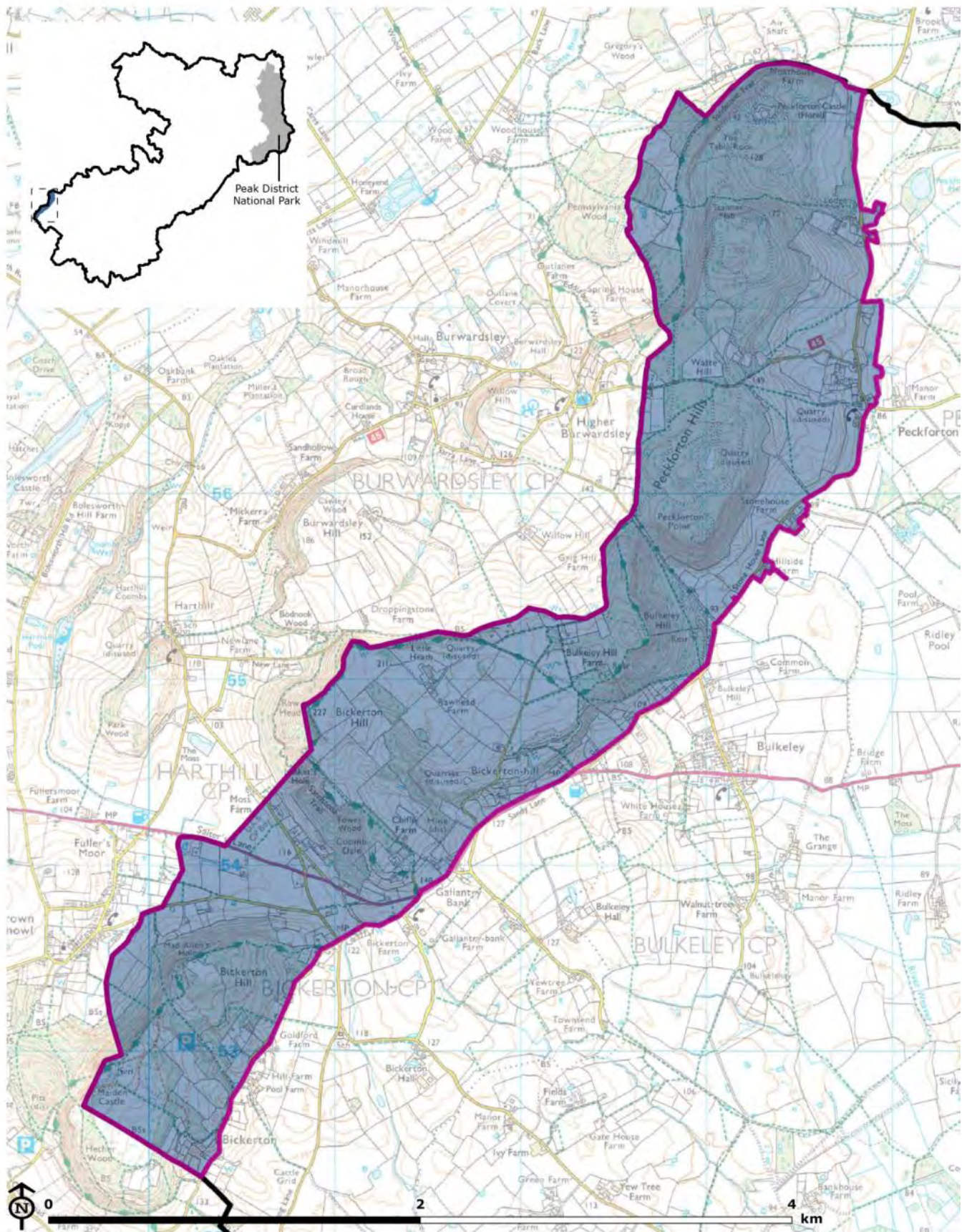
- A strong sense of place is associated with the River Dane. The distinctive landform and mature vegetation stand out in the flatter and more open surroundings and are enhanced by occasional buildings constructed of local materials such as Cheshire red brick with slate/clay tile roofs, halls and farmhouses which are well integrated into the landscape.
- Strong natural qualities and features including the meandering river and mature individual trees and woodland associated with the river or tributary banks, in addition to the active presence of wildlife such as birds.
- Mature woodland and vegetation adds character, texture and enclosure and supports a rich diversity of wildlife. Trees such as mature limes and oaks, willow and alder add ribbon-like patterns along the river banks and particularly on steeper slopes e.g. near Swettenham.
- Historic mill buildings and churches including Swettenham Mill and the Church of St Peter. Twemlow Viaduct is a prominent landmark within the valley and an important remnant of the area's industrial heritage.
- A natural and relatively undeveloped landscape which provides a buffer to the River Dane and nature designations including the River Dane SSSI, River Dane LWS and a number of other LWSs for woodland and water.
- A sense of remoteness and tranquillity despite the proximity of the valley to Congleton, Holmes Chapel and main transport routes.
- A rich and intimate landscape. An intactness and sense of balance partially relating to the lack of intrusions such as roads, the integration of human and natural influences in the landscape including grazing sheep, pasture fields, buildings of local brick and visible river meanders.



## Summary information and criteria evaluations

<b>Extent of area</b>	<b>The Dane Valley LLD area comprises the upper section of the River Dane from the outer edge of Holmes Chapel at its western end to Congleton at its eastern end. The northern and southern boundaries are defined by field boundaries along the river corridor.</b>
<b>Landscape character context (Cheshire East Landscape Character Assessment, 2018)</b>	10d: Upper Dane
<b>Designation criteria evaluations</b>	
<b>Local Distinctiveness and Sense of Place</b>	The distinctive and coherent incised river valley character forms a contrast with the surrounding flat/gently rolling open fields of the surrounding landscape. Its undulating landform with some steeper slopes, the river corridor and densely wooded character (including some ancient woodland) gives a sense of remoteness and strong sense of place. Much of the steeper ground is wooded, whilst the valley floor is devoted to pasture.
<b>Natural character</b>	The slopes of the valley are often wooded (including Holly Banks SSSI), and the course of the river is marked by an intermittent line of vegetation, including willow stands. The wetland and woodland habitats (including ancient woodland) are locally valued for biodiversity, with a number designated as Local Wildlife Sites. A large section of the Dane Valley east of Holmes Chapel is a large geomorphological SSSI designated for its meanders and terraces. River Dane LWS has high ornithological interest and importance for insects and mammals. Many species of tree are located at Lovell Quinta Arboretum.
<b>Cultural character</b>	The landscape includes some remaining areas of ancient and post-medieval field systems. Swettenham Mill (listed Grade II) is a surviving mill building. A number of halls along with Quinta Arboretum are associated with areas of ornamental parkland. The prominent brick-built structure of Twemlow Viaduct (Grade II listed) traverses the valley and provides a link to the industrial heritage of the area. Individual buildings constructed of local materials are well integrated into the landscape, including the listed Swettenham Arms (Grade II) and Church of St Peter (Grade II*).
<b>Scenic and perceptual character</b>	Much of the valley is inaccessible by road, and not all of the landscape is accessible by foot which results in a strong rural and tranquil character emphasised by sparse settlement and dense woodland cover. There is a sense of space and solitude and contrasts of enclosure within wooded country lanes and expansive views out over the river banks. The M6, A50 and A535 cross the valley, interrupting levels of tranquillity.
<b>Access and enjoyment</b>	The Dane Valley Way links Holmes Chapel and Swettenham, providing access to the riverside and enjoyment of the woodlands. The Lovell Quinta Arboretum and Nature Reserve is open to the public. Access to the valley east of Swettenham is limited.
<b>Intactness/condition</b>	The character of the river valley landscape is intact. This is a rural and richly natural landscape in good condition, which has a high level of aesthetic quality and strong sense of place.

# Peckforton and Bickerton Hills





## Representative photographs of the landscape



## Statement of Significance: Peckforton and Bickerton Hills

A dramatic wooded sandstone ridge forms the Peckforton and Bickerton Hills, protruding abruptly from and creating a strong contrast with the surrounding flat expanse of the Cheshire Plain. The prominent landform is visible from long distances in the surrounding landscape creating rich texture and character, with its wooded slopes and Peckforton Castle forming distinct skyline features. The area is also rich in natural and cultural heritage including large areas of ancient woodland, SSSIs and a Scheduled Monument. Farmed slopes, detached historic dwellings and the small picturesque villages of Bulkeley and Peckforton on the lower slopes of the hills add interest and a smaller scale to the landscape.

### Special Qualities

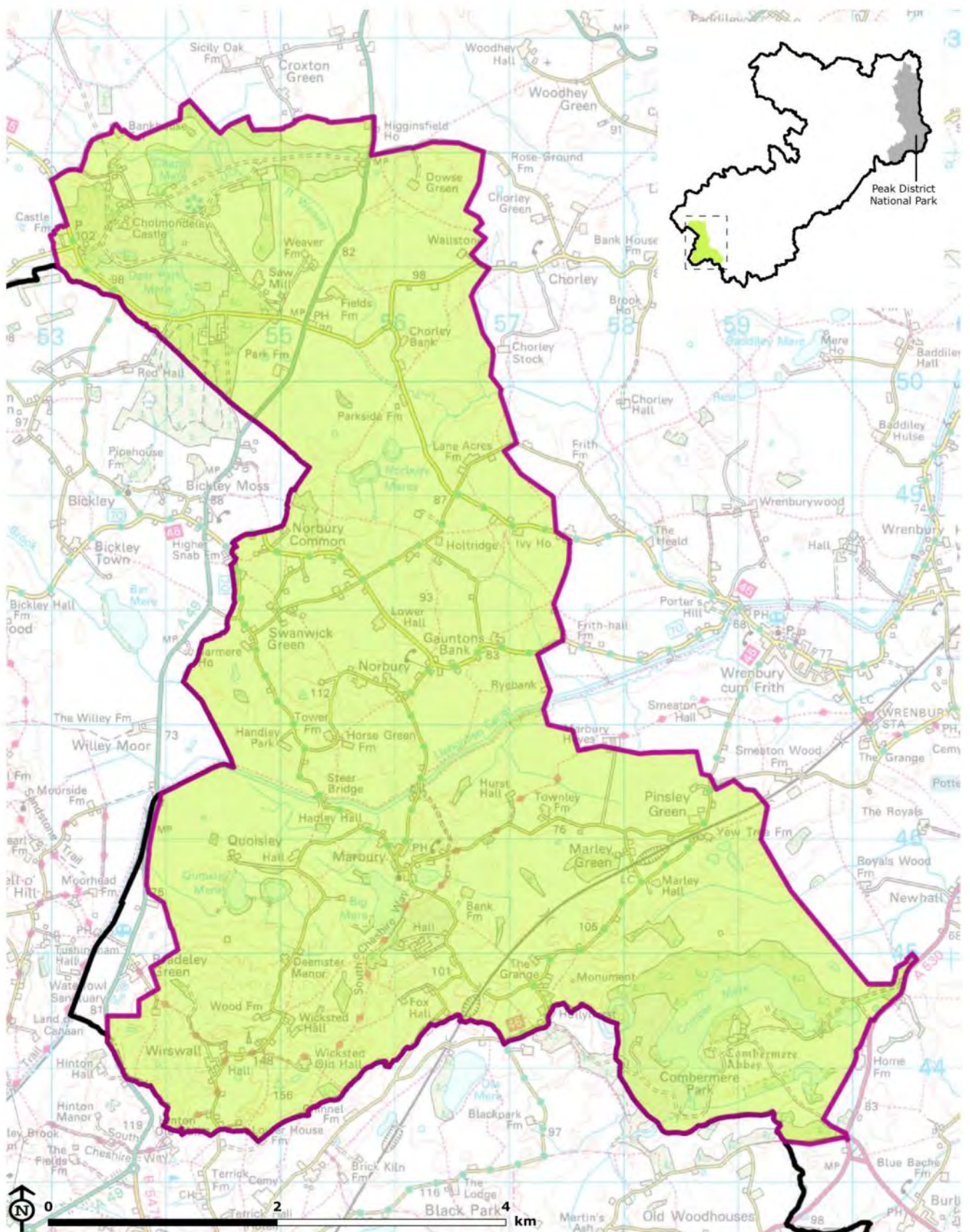
- The dramatic landform which rises abruptly out of the surrounding flat farmland of the Cheshire Plain.
- Distinctive ridgeline and peaks of the sandstone ridge form a recognisable landmark skyline along with the outline of the Grade I listed Peckforton Castle. The ridge forms a distinctive backdrop to views from the lowland plain.
- Nationally important geological features and sandstone exposures including Raw Head SSSI.
- The densely wooded slopes create strong contrasts in the context of the predominantly flat and open plain. Large areas of ancient woodland and woodland designated as LWS provide natural heritage value and landscape character on the tops and upper slopes of the Peckforton Hills.
- Natural and cultural heritage value of ancient woodland, lowland heath and heritage sites including Bickerton Hill and Peckforton Woods SSSI and LWS, Bulkeley Hill LWS and Maiden Castle Scheduled Monument.
- Sparsely arranged individual dwellings and farmsteads of relatively small scale, historic architecture and many of which are constructed of local sandstone reflecting the local geology.
- The estate village of Peckforton located at the foot of the ridge which has a number of distinctive vernacular buildings and is designated as a Conservation Area.
- Important recreational amenity including the popular Sandstone Trail.
- Panoramic long distance views from the ridgeline summits over the Cheshire Plain and beyond provide a rare opportunity to appreciate the surrounding landscape of this part of Cheshire East. Views extend to the surrounding high ground of North Wales, the Peak District and Shropshire to the south.
- Sense of exposure on the ridgetop which contrasts with the enclosed character experienced along the narrow lanes and in dense wooded areas.



## Summary information and criteria evaluations

<b>Extent of area</b>	<b>The LLD area encompasses the sandstone ridge and its steep eastern slopes, including the 17<sup>th</sup> century village of Peckforton nestled at the base of the escarpment. It is defined by the borough boundary with Cheshire West and Chester to the west, the steep slopes north of Peckforton Castle in the north, and Bickerton Hill in the south.</b>
<b>Landscape character context (Cheshire East Landscape Character Assessment, 2018)</b>	1a: Peckforton 1b: Maiden Castle 2a: Beeston-Duckington
<b>Designation criteria evaluations</b>	
<b>Local distinctiveness and sense of place</b>	A very prominent ridge of steep-sided wooded hills which rise abruptly out of the surrounding flat or undulating farmland, forming a prominent local landmark. The Raw Head escarpment rises to a maximum of 227m AOD. The abundant woodland is especially noticeable as it provides a marked contrast to the scarcity of woodland cover over much of the surrounding farmland. The ridgeline provides a setting to Peckforton Conservation Area. The ridgeline continues northwards to terminate at the prominent mound topped by the nationally important Beeston Castle (in Cheshire West and Chester).
<b>Natural character</b>	The poor soils of the ridge are cloaked with woodland and some of the steeper slopes have been continuously wooded for many hundreds of years and are designated as ancient woodland (and SSSI or LWS). Areas of remnant lowland heathland (BAP priority habitat) are also found in open areas, including Bickerton Hill which comprises half of the lowland heath in Cheshire.
<b>Cultural character</b>	The landscape contains a number of features from various eras of history including Maiden Castle Scheduled Monument (an Iron Age hill fort), the 19 <sup>th</sup> century Peckforton Castle (Grade I), and Mad Allen's Hole, a possible prehistoric cave shelter and former home of an 18 <sup>th</sup> century recluse. Peckforton Conservation Area is a 17 <sup>th</sup> century estate village with historic houses of a red brick or black and white timber framed vernacular, with distinctive burgundy painted window frames.
<b>Scenic and perceptual character</b>	The ridge forms a distinctive skyline in views from adjacent areas and the more distant parts of the Cheshire Plain to both east and west (Cheshire West and Chester). Elevated viewpoints provide spectacular views over the surrounding low lying farmland. These extend in all directions to the very distant horizons of higher ground, such as the Peak District to the east, Clwydian Range and Dee estuary to the west (including industry), and Shropshire Hills to the south. Dark night skies and high levels of tranquillity are associated with the densely wooded ridgeline.
<b>Access and enjoyment</b>	The Sandstone Trail traverses the ridge and links to a dense network of public rights of way and informal forest tracks. National Cycle Route 45 dissects the Peckforton Hills, linking Peckforton and Higher Burwardsley (CWaC). Peckforton Castle is an upmarket wedding, hotel and leisure venue as well as a destination for leisure activities (e.g. falconry, abseiling and Land Rover experiences).
<b>Intactness/condition</b>	Generally, the landscape is well managed by the estates and the National Trust. The condition of Bickerton Hill is improving as a result of restoration of lowland heath habitat through traditional grazing and scrub clearance regimes. Some parts of the farmed landscape have suffered localised degradation of field boundaries. There are some small areas of horsiculture resulting in the introduction of fencing/pony tape and other supporting structures.

# Cholmondeley, Marbury and Combermere Estatelands





## Representative photographs of the landscape



## Statement of Significance: Cholmondeley, Marbury and Combermere Estatelands

A distinctive area with a concentration of historic estate landscapes including Cholmondeley Castle and its setting and the 18<sup>th</sup> century landscape park of Combermere Abbey (both Grade II Registered Park and Gardens). The landscape is secluded and hidden away from the adjacent Cheshire Plain by large woodland plantations, though within the estates there are grand and picturesque scenes of rich colour and texture including tree-lined avenues, ornamental lakes and specimen trees and shrubs. The scenic villages of Marbury, Norbury and Wirswall are set within rolling and undulating hills with some distant views and classic vistas including to the Peckforton/Bickerton Hills and Peak District. Overall, the deeply rural landscape creates a sense of tranquillity and remoteness.

### Special Qualities

- Distinctive landform shaped by glaciation, including complex undulating and elevated land at Combermere and Wirswall.
- The large glacial meres of natural heritage value - Chapel Mere and Quoisley Mere are part of the wider 'Midland Meres and Mosses' Ramsar site, reflecting their international importance.
- The distinctive and intact parkland estates surrounding the gothic-style mansion of Cholmondeley Castle and the historic Combermere Abbey.
- Mixed woodland blocks (e.g. Moss Wood) which are relatively rare in the context of Cheshire East, creating a sense of seclusion. The woodland provides contrast and texture against the surrounding open Cheshire Plain.
- Long views and vistas from elevated areas, including to the sandstone ridge of the Bickerton/Peckforton Hills, with glimpsed or framed views over rural countryside with picturesque scenes of meres, parkland and historic churches.
- Sense of tranquillity and remoteness, enhanced by the narrow, sunken country lanes marked by traditional black-and-white finger posts.
- A coherent and classic picturesque Cheshire landscape of small and intimate scale.
- Distinctive historic villages of Marbury, Norbury and Wirswall with timber framed buildings adding character and colour to the landscape.



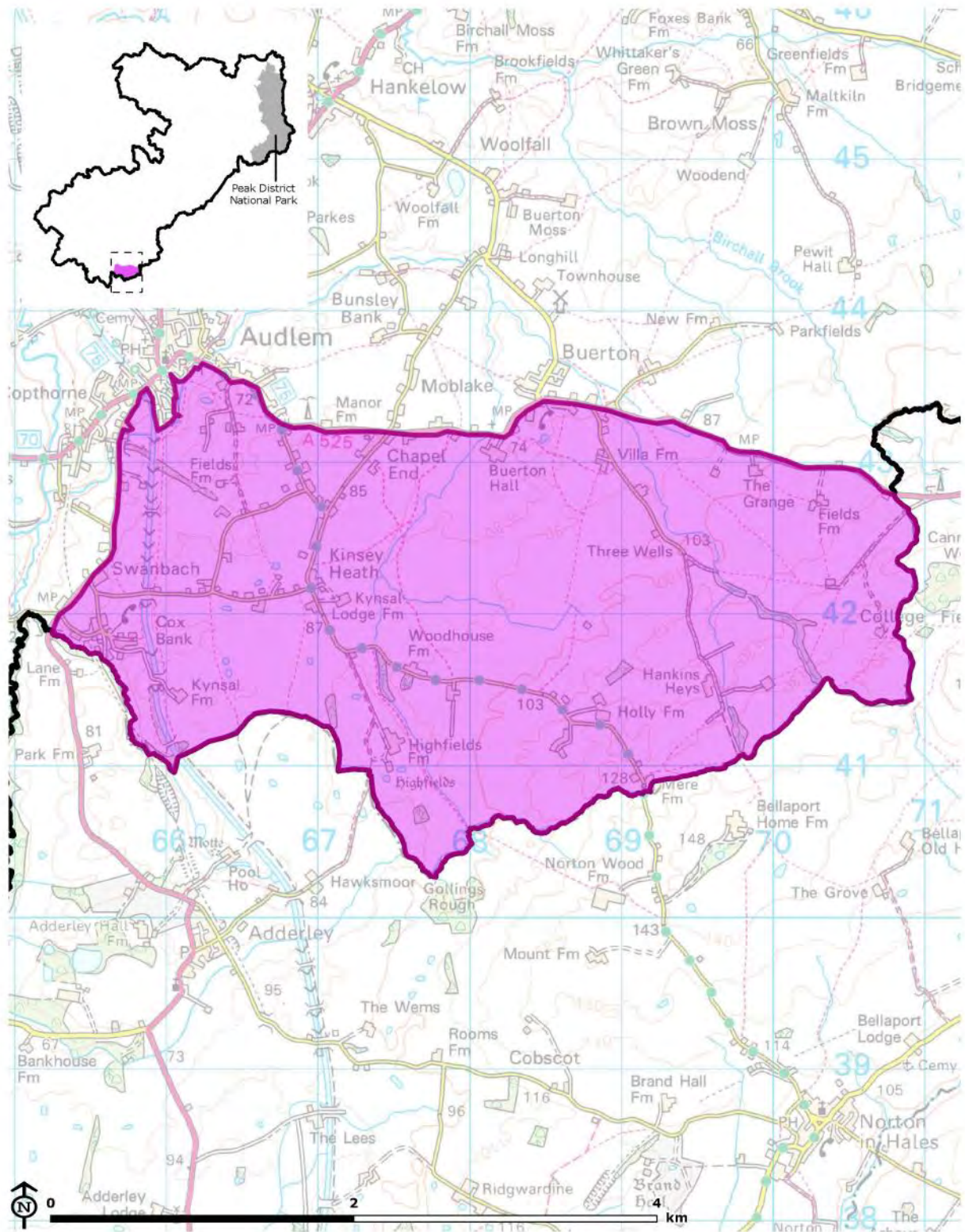
## Summary information and criteria evaluations

<b>Extent of area</b>	<b>This LLD area covers the Cholmondeley Park and Combermere Abbey Registered Parks and Gardens which form the northern and southern boundaries respectively. Farmland is located between the two estates. The eastern boundary of the area is defined where the land becomes flatter as part of the Cheshire Plain, and is consistent with the LCA framework. The area is bordered to the west by the district boundary.</b>
<b>Landscape character context (Cheshire East Landscape Character Assessment, 2018)</b>	3b: Faddiley 5a: Cholmondeley
<b>Designation criteria evaluations</b>	
<b>Local distinctiveness and sense of Place</b>	Distinctive estate character, including lodges, drives, pleasure grounds, landscaped parkland and features such ponds and temples. The estates contain a relatively large proportion of woodland which is distinct in the context of Cheshire East. The pastoral farmland surrounding the parkland reflects estate characteristics, with specimen oaks and high trimmed hedges framing winding country lanes linking historic villages with characteristic timber-framed buildings.
<b>Natural character</b>	The frequent meres within the landscape are valued natural features and support swamp and fen vegetation and extensive bird and waterfowl populations. Four of the meres are nationally designated as SSSIs, whilst Chapel and Quisely Meres form part of the international 'Midland Meres and Mosses' Ramsar site. A number of the woodlands are locally designated for their wildlife value including Norbury Common and Combermere Big Wood, as is Norbury Common and the Shropshire Union Canal.
<b>Cultural character</b>	This landscape is centred on the Registered Parks and Gardens of Cholmondeley Castle (Grade II) and Combermere Abbey (Grade II), which form the focal points of the landscape. The fine historic buildings of Cholmondeley Castle (Grade II*) and Combermere Abbey (Grade I) are located at the heart of these landscapes. There are a number of other listed structures associated with the estates. The historic vernacular villages also contribute to the sense of time-depth experienced in the landscape, including Marbury Conservation Area with its fine timber-framed buildings. High trimmed hedges, specimen oaks and black-and-white figure further emphasise cultural sense of place.
<b>Scenic and perceptual character</b>	Enclosure is provided by dense woodland plantation and creates a small scale, intimate landscape with a sense of remoteness and strong rural character. This woodland is widely visible from the surrounding Cheshire Plain. The framed views of meres, churches and mature oaks are picturesque and attractive. More distant views are available from some higher ground, especially in Wirswall, whilst the LLD area itself forms an intermediate backdrop to the Shropshire Hills beyond. The distinctive silhouette of the Bickerton/Peckforton Hills ridgeline forms an imposing feature on the north-west horizon, with distant views of the Peak District also featuring in clear conditions.
<b>Access and enjoyment</b>	Open to the public, the estate gardens of Cholmondeley Castle are a popular visitor attraction, including Deer Park Mere which is used for fishing. The South Cheshire Way, Cheshire Cycleway, National Cycle Route 45 and Bishop Bennet Way provide access to the farmed landscape, supplemented by other rights of way. Combermere Abbey serves as a wedding venue and also hosts walking tours.
<b>Intactness/condition</b>	The estates and surrounding farmland are generally well managed and in good condition with neat hedgerows and maintained semi-

natural habitats including woodlands and ponds. The attractive historic villages and the strong rural character create a quintessential English landscape with few modern influences (tranquillity is broken locally by traffic on the A49). Some of the meres are in poor ecological condition due to agricultural run-off.



# Audlem/Buerton



## Representative photographs of the landscape





## Statement of Significance: Audlem/Buerton

A remote landscape on the Shropshire border, traditionally managed for pasture with estate farm buildings and historic houses contributing to a sense of timelessness. Strongly undulating, land reaches 130m AOD as it rises up towards the Shropshire hills, affording expansive views across Cheshire East and beyond. Public rights of way and the Shropshire Union Canal (with tow path) provide opportunities for the quiet enjoyment of this distinctive Cheshire East landscape.

### Special Qualities

- Strongly undulating, elevated land rising up to the Shropshire Hills – a remote border landscape with a distinctive Cheshire East character.
- Hedgerows, bands of woodland (including Local Wildlife Sites) and in-field ponds forming valued naturalistic features in the farmed landscape.
- Its sparsely settled and traditional character (including grand estate farm buildings); estate influences emphasised by frequent specimen trees.
- Listed Buildings, the Conservation Area at Cox Bank and the Shropshire Union Canal reinforcing the importance of the landscape's built heritage and past land uses.
- Long views from elevated land on Shropshire border, with the distinctive form of the sandstone ridge (Peckforton and Bickerton Hills LLD area) and distant Clwydian Range characterising the horizon.
- Opportunities for the quiet enjoyment of the landscape provided by public rights of way and the canal.
- Traditional elements of Cheshire East landscape (mature in-field and boundary oaks, estate buildings, working farmland) with an absence of modern intrusions.

## Summary information and criteria evaluations

<b>Extent of area</b>	<b>This LLD area covers a southern part of Cheshire East on the border with Shropshire. It extends from the southern and eastern edges of the large village of Audlem to cover a sparsely settled undulating landscape rising up to the Shropshire hills. Its boundaries are formed by the county boundary (south and east), A529 (west) and A525 (north).</b>
<b>Landscape character context (Cheshire East Landscape Character Assessment, 2018)</b>	7g: Audlem
<b>Designation criteria evaluations</b>	
<b>Local distinctiveness and sense of place</b>	A strongly undulating, highly rural landscape with a sparse settlement pattern of historic estate farms set within a traditional pastoral farmland context. Frequent in-field mature trees emphasise a parkland character in many locations. The long views from high points across Cheshire East provide a strong visual setting and unifying connection to and from this transitional boundary landscape, rising up to the Shropshire hills beyond.
<b>Natural qualities</b>	Frequent mature boundary and in-field trees (often oaks) link to an intact hedgerow network and bands of woodland, including Local Wildlife Sites at Grey Bridge Wood and Long Wood. Ponds are found across the farmed landscape, reflecting wider Cheshire East character.
<b>Cultural qualities</b>	A sense of timelessness is associated with this landscape; with sparsely scattered grand estate farmsteads and houses with strong red brick / black and white timber framed character. Many are Listed Buildings, including the 17 <sup>th</sup> century country house of Highfields (Grade I) and Woodhouse Farmhouse (Grade II*). The frequency of specimen trees within traditionally grazed pastures reinforces an estate character. The village of Cox Bank (the only settlement) is a Conservation Area, sitting on the banks of the Shropshire Union Canal.
<b>Scenic and perceptual qualities</b>	This is a highly tranquil landscape with an overall absence of modern influences. The pattern of lush green traditionally grazed fields, specimen oaks, hedges and woodland – combined with the strong historic vernacular of individual farmhouses and grand houses – emphasises the landscape's strongly rural and remote qualities. High points on the Shropshire border (130m AOD) afford expansive views across Cheshire East, with the sandstone ridge (Peckforton and Bickerton Hills LLD area) and Clwydian Range featuring dramatically on north-west horizons.
<b>Access and enjoyment</b>	A network of public rights of way crosses the landscape, connecting individual farms and the village of Audlem to the north-west. The Shropshire Union Canal cuts north-south through the western part of the landscape, traced by a tow path as a valued recreational route.
<b>Intactness/condition</b>	An intact farmed landscape with a strong sense of timelessness and unifying historic vernacular. Some very large agricultural sheds can introduce contrasting modern features in isolated locations.



# Appendices



# Appendix 1 Local Landscape Designation criteria for Cheshire East

<b>Local Distinctiveness and Sense of Place</b>		
<p>Landscapes with important examples of landscape features and characteristics, or combinations of these, which form a discrete and recognisable area with a strong sense of place and recognisable local distinctiveness. Typically recognisable of Cheshire.</p>		
<b>Low</b>	<b>Medium</b>	<b>High</b>
<p><i>Landscapes without a strong sense of place.</i></p> <p><i>A lack of landscape features mentioned within the LCA.</i></p> <p><i>'Everyday' landscapes which may be valued in a community context.</i></p>	<p><i>Landscapes with some sense of place.</i></p> <p><i>Landscapes that are somewhat representative of the local landscape but may be found elsewhere.</i></p> <p><i>'Everyday' landscapes which may be known and valued in a local context, e.g. with local landmarks.</i></p>	<p><i>Landscapes with a strong sense of place.</i></p> <p><i>Highly distinctive or iconic features well known and memorable in a borough-wide context, e.g. distinct landform features such as prominent sandstone outcrops.</i></p> <p><i>Landscapes strongly representative of Cheshire East, e.g. an area which is a microcosm of the typical Cheshire East landscape which may be as a result of a strong pattern of features such as historic parkland, wooded slopes and river valleys.</i></p> <p><i>Landscapes with rare features which may be unique to Cheshire East or uncommon elsewhere, e.g. mosses.</i></p>
<b>Natural Qualities</b>		
<p>Landscapes with natural or semi-natural features and their importance. Natural or semi-natural features may include trees, woodland, water bodies and species-rich grassland. Importance may be indicated by the extensiveness or connectivity of natural or semi-natural habitats, presence of BAP priority habitats (such as heathland), RSPB land ownership or the presence of ecological designations such as ancient woodland, Ramsar sites, Sites of Special Scientific Interest (SSSIs), Special Area of Conservation (SAC), Special Protection Area (SPA), National Nature Reserve, Local Nature Reserve and Local Wildlife Sites.</p>		
<b>Low</b>	<b>Medium</b>	<b>High</b>
<p><i>Landscapes with few natural or semi-natural features or landscapes with fragmented habitats.</i></p>	<p><i>Some features of natural heritage value or landscapes with local ecological connectivity or habitats of some importance.</i></p>	<p><i>Landscapes with a concentration of important natural or semi-natural features, e.g. rare habitats such as heathland, special designations such as SSSIs.</i></p> <p><i>Landscapes with consistently strong ecological integrity.</i></p>
<b>Cultural Qualities</b>		
<p>Landscapes with historic or cultural features of interest and associations and their importance. Historic and cultural features may include built heritage features such as historic estates or designed landscapes (parks and gardens); cultural associations may include literary, artistic, music, or myth/ legends/ folklore or scenes of historic events (such as battles). Importance may be indicated by the presence of designations such as Conservation Areas, listed buildings, Scheduled Monuments. Cultural qualities may also consider the sense of time-depth which contributes to understanding the historic landscape and wider cultural record.</p>		
<b>Low</b>	<b>Medium</b>	<b>High</b>
<p><i>Landscapes with relatively few historic features important to character.</i></p> <p><i>There may be little sense of time-</i></p>	<p><i>Landscapes with some visible historic features of importance to character or cultural heritage features of importance in the local context.</i></p>	<p><i>Landscapes with a concentration of/ or particularly important cultural heritage features e.g. Grade I listed buildings, Scheduled Monuments, or</i></p>



<i>depth.</i>	<i>There may be a variety of time-depths.</i>	<i>associations with famous artists. Landscapes with direct associations with major historical events. Landscapes with a strongly perceptible sense of time-depth e.g. may be indicated by an intact area of ancient field systems identified in the Historic Landscape Characterisation study.</i>
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### **Scenic and Perceptual Qualities**

Aesthetic and experiential qualities of the landscape e.g. as a result of the combination or pattern of features, visual contrasts or dramatic elements, and/or levels of tranquillity as indicated by the dark night skies mapping. Influence of characteristics such as balance, proportion, rhythm, emphasis, unity, variety.

<b>Low</b>	<b>Medium</b>	<b>High</b>
<p><i>Landscapes with unremarkable aesthetic qualities though views may be valued in a community context.</i></p> <p><i>Notable presence of elements that detract from scenic quality.</i></p> <p><i>Visual detractors, incongruous elements, conflicting elements.</i></p>	<p><i>Moderate scenic qualities with pleasant views which may be valued in a local context.</i></p> <p><i>Occasional presence of elements that detract from scenic quality.</i></p> <p><i>Occasional areas with a sense of tranquillity and dark night skies.</i></p>	<p><i>Landscapes with consistently high scenic value, appreciated for their natural beauty.</i></p> <p><i>Memorable, important views, e.g. indicated by their recognition on Ordnance Survey maps with a viewpoint symbol, panoramic views, framed views.</i></p> <p><i>Special pattern of landscape elements e.g. harmonious, unified, dramatic features, visual contrasts.</i></p> <p><i>Tranquil or remote landscapes with a perceived naturalness e.g. landscapes with dark night skies, lack of intrusion.</i></p>

### **Access and Enjoyment**

Landscapes with features and facilities which enable enjoyment of the landscape, and the importance of these. They may include public rights of way, bridleways, open access land, and outdoor tourist / visitor attractions with facilities. Recreation activities such as walking, cycling, horse riding or more formal recreation activities where enjoyment of the landscape is important to the experience. Importance of features may be indicated by designation as long distance footpaths or recreation routes, national cycle routes, proximity to areas of local population, presence of National Trust land ownership, and outdoor tourist attractions mentioned in local, regional or national guidebooks.

<b>Low</b>	<b>Medium</b>	<b>High</b>
<p><i>Recreation value probably limited to community sports facilities and local open spaces.</i></p> <p><i>Limited provision of access routes which are likely to be of community importance, e.g. local footpaths, bridleways and limited areas of open access land.</i></p>	<p><i>Landscapes with green spaces or recreation areas valued in the local context.</i></p> <p><i>Well-used landscapes with some public access rights, footpaths and public rights of way, possibly with long distance recreation routes or presence of land under National Trust ownership.</i></p>	<p><i>Landscapes regionally important for access and enjoyment of the landscape, e.g. regionally important outdoor tourist attractions, country parks, land under National Trust ownership, or a concentration of locally important outdoor attractions with visitor facilities.</i></p> <p><i>Presence of well-connected long distance routes linking centres of population.</i></p>

### **Intactness / Condition**

The physical state of the landscape and condition of individual elements (buildings, hedgerows, boundaries etc.) Presence of characteristic and valued features (as listed in the Landscape Character Assessment), and the quality or condition of those features.

Low	Medium	High
<p><i>Landscape has experienced/ is experiencing a decline in quality.</i></p> <p><i>Landscape not in a good state of repair with many elements which have been less well maintained and managed.</i></p> <p><i>Incongruous features have an overwhelming influence on landscape character and quality, or are visually intrusive. Development (including settlement, roads and agricultural buildings unsympathetic to character).</i></p> <p><i>Disturbed, signs of decay, degraded, fragmented features.</i></p>	<p><i>Landscape is generally in good state of repair although some elements have been less well maintained and managed.</i></p> <p><i>Incongruous development has some influence on landscape character and quality.</i></p>	<p><i>An intact landscape with characteristic landscape features in good condition. High landscape quality.</i></p> <p><i>Presence of many characteristic and valued features.</i></p> <p><i>Well-managed and maintained.</i></p> <p><i>Consistent, coherent landscape character with a lack of incongruous development; or incongruous features are not visually intrusive.</i></p>



## Appendix 2 Data and information list

### GIS information

Data used within the report, including data collated in the GIS database is shown in the Table below.

Dataset	Owner
<b>General</b>	
Boundary Line	Ordnance Survey
Terrain 50	Ordnance Survey
Ordnance Survey 1:25K	Ordnance Survey
Ordnance Survey 1:50K	Ordnance Survey
National Parks	Natural England
Settlement Boundaries	Cheshire East
<b>Access</b>	
Sustran Routes	Sustrans
Registered Common Land	Natural England
Public Rights of Way	Cheshire East
Open Access Land	Natural England
<b>Landscape</b>	
Landscape Character Areas	Cheshire East
Areas of Special Landscape Character	Cheshire East
National Character Areas	Natural England
Green Belt	DCLG
<b>Natural</b>	
BAP Habitats	Natural England
Tree Preservation Orders	Cheshire East
Dedicated woodland	Forestry Commission
National Forest Inventory	Forestry Commission
Woodland Grant Schemes	Forestry Commission
Forestry Estate Woodland	Forestry Commission
RSPB Reserves	RSPB
Local Nature Reserves	Natural England
National Nature Reserves	Natural England
Site of Special Scientific Interest	Natural England
Ramsar	Natural England
Special Protection Area	Natural England
Special Area of Conservation	Natural England
Local Wildlife Site	Cheshire East
<b>Hydrology</b>	
Catchment Abstraction Management Areas	Environment Agency
Flood Zone 3	Environment Agency
Flood Zone 2	Environment Agency
<b>Heritage</b>	
Listed Buildings (Points)	Cheshire East
Listed Buildings (Polygons)	Cheshire East
Locally Listed Buildings (Points)	Cheshire East
Locally Listed Buildings (Polygons)	Cheshire East
Areas Of Archaeological Potential (Points)	Cheshire East
Areas Of Archaeological Potential (Polygons)	Cheshire East
Conservation Areas (Points)	Cheshire East
Conservation Areas (Polygons)	Cheshire East
Listed Buildings (Points)	Historic England
Conservation Areas	Historic England
Registered Battlefields	Historic England

Registered Parks and Gardens	Historic England
Scheduled Monuments	Historic England
Ancient Woodland	Natural England
Historic Landscape Character	Cheshire East
<b>Agriculture</b>	
Agricultural Land Classification	Natural England
Environmental Stewardship Agreements	Natural England
Nitrate Vulnerable Zones	DEFRA
<b>Land Ownership</b>	
National Trust Ownership	National Trust
Land In Council Ownership	Cheshire East
<b>Perceptual</b>	
Light Pollution	CPRE
Tranquility	CPRE
<b>Geology</b>	
Fault Geology	British Geological Survey
Superficial Geology	British Geological Survey
Bedrock Geology	British Geological Survey
<b>Large Scale Development</b>	
HS2 Railways Alignment Noise Model Formation	HS2

### Key literature sources

Cheshire East Local Landscape Designations. LUC, 2013.

Cheshire Historic Landscape Character Assessment. Cheshire County Council and English Heritage, 2007.

Cheshire Landscape Character Assessment. Cheshire County Council, 2008.

Cheshire East Landscape Character Assessment and Strategy. LUC, 2017.

Cheshire West and Chester Local Landscape Designations Review. Bayou Bluenvironment and The Planning & Environment Studio, 2017.

A Landscape Scale Approach for Cheshire East. LUC, 2016