

# Heritage Impact Assessments of Sites in Cheshire East Council: Local Plan Site Selection



1773 Map of Cheshire

Hinchliffe Heritage for Cheshire East Council  
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### 1. Introduction

1.1 The Cheshire East Local Plan is in an advanced state of preparation by Cheshire East Council (CEC). It will be made up of three key documents, including:

A. The Local Plan Strategy (LPS), which sets out the vision and overall planning strategy for the Borough. It includes strategic policies and allocates strategic sites for development over the plan period to 2030. This was adopted 27 July 2017.

and;

B. The Site Allocations and Development Policies Document (SADPD) which is the second part of the Local Plan and will allocate sites for development (generally non-strategic sites less than 150 homes or 5 ha in size) and which will set more detailed policies to guide decisions on planning applications to 2030.

1.2 In 2017, CEC carried out a 'call for sites' exercise when it asked landowners, developers and other interest parties to submit sites for consideration for development to be included in the SADPD. All the submitted sites have now been assessed in accordance with a defined site selection methodology to come up with a draft set of site allocations to include in the SADPD. Some sites have been discounted through the early stages of the site selection methodology and a further sub-set of sites was then considered in detail, which included production of a) 'traffic light pro forma' for each site. These traffic light pro forma include a red / amber / green (RAG) rating for a number of site factors, including viability, landscape, settlement character, strategic green gaps, neighbouring uses, highways, heritage assets, flooding, ecology, trees, air quality, minerals, accessibility, public transport, agricultural land, contamination and employment. The initial assessments of sites provided professional assessments of the potential impact of development of the sites which made it through the early discounting exercise, using criteria recommended by CEC.

1.3 Thirteen sites, the development of which might have an impact on heritage assets or their setting have been selected for further, more detailed Heritage Impact Assessments (HIAs). These HIAs have been undertaken following desk-based assessments of the heritage assets and repeat visits to every site and heritage asset during May and June 2018. The thirteen sites were all assessed as Amber in the initial RAG assessment. This report includes HIAs for eleven of the sites. The HIAs for the two sites in Knutsford are included in a separate report.

1.4 These HIAs have been undertaken by John Hinchliffe BA(Hons), BPI, MSc (Building Heritage and Conservation), RTPI, IHBC of Hinchliffe Heritage (heritage consultants).

1.5 The HIAs will be used to inform the site selection process and will also be used to inform the policies for sites that have been recommended for inclusion within the Cheshire East Local Plan Strategy – Proposed Changes document.

1.6 The eleven sites included in this report are:

1. CFS404a. Ryleys Farm Plot 1, Alderley Edge
2. CFS561. Henshall Road, Bollington
3. CFS79/80. Land at 41a Shrigley Road, Bollington
4. CFS634. Bentley Motors, Crewe

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5. CFS594. Land off Gresty Road, Crewe
6. CFS 529. Cloughside Farm, Lower Greenshall Lane, Disley
7. CFS322a. St Annes Road, Former Pace Centre, Middlewich
8. CFS600. East and West of Croxton Lane, Middlewich
9. CFS653. Land off Centurion Way, Middlewich
10. CFS391 Plot 1. Land at White Gables Farm (land south of cricket ground), Prestbury
11. CFS58. Land at Shirleys Drive, Prestbury

## 2. Relevant Policies, Guidance and Sources of Information

### 2.1 Principal considerations in undertaking the Heritage Impact Assessments

#### 2.1.1 National Policy

National planning policy on “Conserving and enhancing the historic environment” is provided in Chapter 12 of the National Planning Policy Framework (NPPF). The relevant advice in the NPPF is:

*126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment...In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:*

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- the desirability of new development making a positive contribution to local character and distinctiveness; and*
- opportunities to draw on the contribution made by the historic environment to the character of a place.*

*129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.*

*132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

*133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- *the nature of the heritage asset prevents all reasonable uses of the site; and*

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- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

*134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

*135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

### 2.1.2 Statutory Listing Descriptions

All buildings which are on the statutory list of buildings of architectural or historic interest have a listing description. However, the older listing descriptions, which includes all of those assessed in these HIAs, are for identification only and do not necessarily fully explain the heritage significance of the building or its setting. Similarly, all scheduled Ancient Monuments and registered Historic Parks and Gardens have formal descriptions. These formal descriptions have been used to assist in identifying the heritage significance of the heritage assets.

## **2.2 Local Policy and Guidance**

### 2.2.1 Local Policy

Local policy on the historic environment is provided in the Cheshire East Local Plan Local Plan Strategy 2010 - 2030 Adopted 27 July 2017 and in particular in:

#### *Policy SE 7 The Historic Environment*

*1. Cheshire East has an extensive and varied built heritage and historic environment, described in the justification text to this policy. The character, quality and diversity of the historic environment will be conserved and enhanced. All new development should seek to avoid harm to heritage assets and make a positive contribution to the character of Cheshire East's historic and built environment, including the setting of assets and where appropriate, the wider historic environment.*

*2. Proposals for development shall be assessed and the historic built environment actively managed in order to contribute to the significance of heritage assets and local distinctiveness. Where a development proposal is likely to affect a designated heritage asset (including its setting) the significance of the heritage asset, including any contribution made by its setting, must be described and reported as part of the application.*

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3. *The council will support development proposals that do not cause harm to, or which better reveal the significance of heritage assets and will seek to avoid or minimise conflict between the conservation of a heritage asset and any aspect of a development proposal by:*

a. *Designated Heritage Assets:*

- i. *Requiring development proposals that cause harm to, or loss of, a designated heritage asset and its significance, including its setting, to provide a clear and convincing justification as to why that harm is considered acceptable. Where that case cannot be demonstrated, proposals will not be supported.*
- ii. *Considering the level of harm in relation to the public benefits that may be gained by the proposal.*
- iii. *The use of appropriate legal agreements or planning obligations to secure the benefits arising from a development proposal where the loss, in whole or in part, of a heritage asset is accepted.*

b. *Non-Designated Assets:*

- i. *Requiring that the impact of a proposal on the significance of a non-designated heritage asset should be properly considered, as these are often equally valued by local communities. There should be a balanced consideration, weighing the direct and indirect impacts upon the asset and its setting, having regard to the scale of any harm or loss. The presumption should be that heritage assets should be retained and re-used wherever practicable and proposals that cannot demonstrate that the harm will be outweighed by the benefits of the development shall not be supported. Where loss or harm is outweighed by the benefits of development, appropriate mitigation and compensation measures will be required to ensure that there is no net loss of heritage value*

4. *For all heritage assets, high quality design should be achieved. It should aim to avoid poorly executed pastiche design solutions and should foster innovation and creativity that is sensitive and enhances the significance of heritage assets in terms of architectural design, detailing, scale, massing and use of materials.*

5. *Cheshire East Council will seek to positively manage the historic built environment through engagement with landowners/asset owners and other organisations and by working with communities to ensure that heritage assets are protected, have appropriate viable uses, are maintained to a high standard and are secured and have a sustainable future for the benefit of future generations. Proposals that conserve and enhance assets on the Heritage at Risk register will be encouraged.*

### 2.2.2 Local Guidance

#### *Conservation Area Appraisals*

Historic England states in its *Conservation Area Designation, Appraisal and Management Historic England Advice Note 1 (2016)*:

*The objective is to understand and articulate exactly why the area is special and what elements within the area contribute to this special quality and which don't, conveying this succinctly and in plain English, accessible to all users. With scarce resources it may be better to complete appraisals for several conservation areas in reasonable detail rather than in full detail for one conservation area.*

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Several Conservation Area Appraisals have been prepared by Cheshire East Council (or by previous local planning authorities and subsequently adopted by Cheshire East Council) and, as they articulate the factors which create the special character and appearance of the conservation areas, they have been used (where available) as a benchmark for establishing the heritage significance of the conservative areas which might be affected by development of sites.

### *Local Listings*

Cheshire East Council has adopted the *Supplementary Planning Document: Local List of Historic Buildings (October 2010)*, which is a material consideration in the assessment and determination of any planning application. It provides a very brief description of each locally listed building. It sets out: a presumption against demolition of the buildings identified within it; guidance on alterations and extensions and; issues around the impact on setting.

### *Archaeology*

English Heritage funded a major archaeological survey of Cheshire which took place between 1997 and 2002. The survey examined 37 towns in Cheshire, including Middlewich (which was updated in 2013), Crewe, Alderley Edge, Bollington and Knutsford.

The survey was divided into three phases – data gathering, assessment and strategy. During data gathering a wide range of sources was examined, collated and entered on to the Cheshire Historic Environment Record. This data was assessed and used to write a component based summary of the history and archaeology of each town. Finally a strategy for the protection of the historic features of each town was devised, identifying, where possible, an Area of Archaeological Potential based on the assessment.

### *Local Design Guide*

Cheshire East Council adopted the Supplementary Planning Document: *The Cheshire East Borough Design Guide* in May 2017 in two volumes, *Volume 1: Setting the Scene of Cheshire East* and *Volume 2: Residential Guidance - Creating Quality*. It provides practical guidance to implement the best practice approach to design and the protection and enhancement of local distinctiveness.

### 2.3 National Planning Policy Guidance

The National Planning Policy Guidance (NPPG) on *Conserving and enhancing the historic environment* provides an overview of how the government seeks the conservation and enhancement of the historic environment and an explanation of the content of the NPPF.

### 2.4 The Sustainability Appraisal

A Sustainability Appraisal is a process to assess the social, environmental and economic impacts of a Local Plan. An *Updated Local Plan Sustainability Appraisal Scoping Report* was published in June 2017. The Report includes a baseline assessment of the cultural heritage and landscape and includes the important commentary:

*4.60 New development in the Borough has the potential to impact on the fabric and setting of cultural heritage assets. This includes through inappropriate design and layout. It should be noted, however, that existing historic environment designations will offer a degree of protection to cultural heritage assets and their settings. Also new development need not be harmful to the significance of a heritage asset; new*



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*development may be an opportunity to enhance the setting of an asset and better reveal its significance. There may also be opportunities to enhance non-designated heritage assets.*

*4.61 New development has the potential to lead to incremental changes in landscape and townscape character and quality in and around the Borough. This includes from the loss of landscape features and visual impact. There may also be potential effects on landscape/townscape character and quality in the vicinity of the road network due to an incremental growth in traffic flows.*

### **2.3 The Heritage Assets Assessed**

2.3.1 The NPPF, NPPG and Policy SE7 separate Heritage Assets into “Designated Heritage Assets” and “Non-Designated Heritage Assets”.

2.3.2 Designated Heritage Assets are:

- Listed Buildings;
- Conservation areas;
- Scheduled monuments;
- Registered historic parks and gardens;
- Registered battlefields; and
- World Heritage Sites.

2.2.3 Non-designated Heritage Assets include:

- Areas of archaeological interest (including areas of archaeological potential and sites or archaeological importance);
- Buildings of local architectural or historic interest (local list);
- Locally important assets not on the local list;
- Locally significant historic parks and gardens; and
- Other locally important heritage designations.

### 3. The Methodology of the Heritage Impact Assessments

3.1 The format for the Assessment Methodology in these HIAs essentially follows the format recommended by Cheshire East Council and as used by it in September 2014 for the HIAs prepared in response to representations by Historic England to the Cheshire East Local Plan September 2014

3.2 The key considerations in assessing the potential impact of development on heritage assets are the impact on: i) the significance of the heritage assets and; ii) their setting.

#### *i) Heritage Significance and Values*

The Glossary of the National Planning Policy Framework (NPPF) (2012) defines Significance (for heritage policy):

*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

3.3 In assessing the impact of potential development of the sites and the heritage significance of the heritage assets regard has been to their heritage values, as defined in Historic England's *Conservation Principles* (2008). This document asserts that a tangible heritage asset can have the following four values:

*Evidential value* - the potential of a place to yield evidence about past human activity.

*Historical value* - the ways in which past people, events and aspects of life can be connected through a place to the present.

*Aesthetic value* - the ways in which people draw sensory and intellectual stimulation from a place.

*Communal value* - the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

3.4 *Conservation Principles* also clarifies that:

*The significance of a place embraces all the diverse cultural and natural heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and complexity over time, as understanding deepens and people's perceptions of a place evolve.*

*In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:*

*- who values the place, and why they do so*

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- *how those values relate to its fabric*
- *their relative importance*
- *whether associated objects contribute to them*
- *the contribution made by the setting and context of the place*
- *how the place compares with others sharing similar values.*

*Understanding and articulating the values and significance of a place is necessary to inform decisions about its future. The degree of significance determines what, if any, protection, including statutory designation, is appropriate under law and policy.*

3.5 *Conservation Principles* goes on to state that:

*4.1 Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change.*

*4.2 Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.*

*4.3 Conservation is achieved by all concerned with a significant place sharing an understanding of its significance, and using that understanding to:*

*judge how its heritage values are vulnerable to change take the actions and impose the constraints necessary to sustain, reveal and reinforce those values*

*mediate between conservation options, if action to sustain one heritage value could conflict with action to sustain another ensure that the place retains its authenticity – those attributes and elements which most truthfully reflect and embody the heritage values attached to it.*

*4.4 Action taken to counter harmful effects of natural change, or to minimise the risk of disaster, should be timely, proportionate to the severity and likelihood of identified consequences, and sustainable.*

*4.5 Intervention may be justified if it increases understanding of the past, reveals or reinforces particular heritage values of a place, or is necessary to sustain those values for present and future generations, so long as any resulting harm is decisively outweighed by the benefits.*

*4.6 New work should aspire to a quality of design and execution which may be valued both now and in the future. This neither implies nor precludes working in traditional or new ways, but should respect the significance of a place in its setting.*

3.6 In Historic England's *Informed Conservation*, Kate Clark advises that:

*Significance lies at the heart of every conservation action, which for the historic environment means the recognition of a public value in what may well be private property. Historic buildings and their landscapes are significant for many different cultural reasons: for their architecture,*

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*for their archaeological significance, for their aesthetic qualities, for their association with people and memories, beliefs and events or simply because they are old. They can tell us about technology, innovation, conflicts and triumphs. Their interest may lie in the materials used or in the decorative finishes, in the grouping of landscape, building and place. That significance may be personal, local, regional, national or international; it may be academic, economic or social...*

### ii) *The Setting of Heritage Assets*

The Glossary of the NPPF defines the setting of a heritage asset:

*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

Further guidance on the issue of the setting of heritage assets is provided in Historic England's *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (2015)*. It begins by stressing the importance of setting and its careful management:

*The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting – the surroundings in which it is experienced. The careful management of change within the surroundings of heritage assets therefore makes an important contribution to the quality of the places in which we live.*

It sets out some key principles for the understanding of setting:

- *Setting is the surroundings in which an asset is experienced...*
- *The extent and importance of setting is often expressed by reference to visual considerations...*
- *Setting will, therefore, generally be more extensive than curtilage...*
- *The setting of a heritage asset can enhance its significance whether or not it was designed to do so. The formal parkland around a country house... may...contribute to the significance.*
- *The contribution that setting makes to the significance does not depend on there being public rights or an ability to access or experience that setting.*

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3.8 The assessment of heritage significance of the heritage assets which might be affected has been undertaken using the general methodology recommended in Volume 11 Section 3 Part 2 (Cultural Heritage) of Highways England's *Design Manual for Roads and Bridges 22016(DMRB)*. Although the guidance was withdrawn in 2017, it still represents a comprehensive, systematic and transparent methodology. It recommends that heritage assets should be assessed into one of five categories, based upon specified criteria. The categories are:

- Very High;
- High;
- Medium;
- Low;
- Negligible.

The criteria for archaeology, historic buildings and historic areas for determining which category an asset should be assessed at are provided in the annexes to the *DMRB* and are provided in the appendices to this report.

3.9 The assessment of the magnitude of impact and significance of effects used in these HIAs has also followed the methodology recommended in the *DMRB*, which recommends:

*5.34 The magnitude of the impact (degree of change) can be negative or positive, and should be ranked without regard to the value of the asset. The total destruction of a Low Value asset will have the same magnitude of impact on the asset as the total destruction of a High Value asset; the value of the asset is factored in when the significance of the effect is assessed. The magnitude of impact should be ranked according to the following scale:*

- *major;*
- *moderate;*
- *minor;*
- *negligible;*
- *no change.*

and

*5.36 Assessing the significance of the effects of the scheme brings together the value of the resource and the magnitude of the impact (incorporating the agreed mitigation) for each cultural heritage asset, using the matrix illustrated in Table 5.1 (below). The adverse or beneficial significance of effect should be expressed on the following scale:*

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- *very large;*
- *large;*
- *moderate;*
- *slight;*
- *neutral.*

Table 5.1 (of DMRB) – Significance of Effects Matrix

|                            |                   |                  |                    |                     |                        |                      |
|----------------------------|-------------------|------------------|--------------------|---------------------|------------------------|----------------------|
| <b>VALUE</b>               | <b>Very High</b>  | Neutral          | Slight             | Moderate/<br>Large  | Large or<br>Very Large | Very Large           |
|                            | <b>High</b>       | Neutral          | Slight             | Moderate/<br>Slight | Moderate/<br>Large     | Large/<br>Very Large |
|                            | <b>Medium</b>     | Neutral          | Neutral/<br>Slight | Slight              | Moderate               | Moderate/<br>Large   |
|                            | <b>Low</b>        | Neutral          | Neutral/<br>Slight | Neutral/<br>Slight  | Slight                 | Slight/<br>Moderate  |
|                            | <b>Negligible</b> | Neutral          | Neutral            | Neutral/<br>Slight  | Neutral/<br>Slight     | Slight               |
|                            |                   | <b>No change</b> | <b>Negligible</b>  | <b>Minor</b>        | <b>Moderate</b>        | <b>Major</b>         |
| <b>MAGNITUDE OF IMPACT</b> |                   |                  |                    |                     |                        |                      |

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### 4. Heritage Impact Assessments

Table 1. Site CFS404a. Ryleys Farm Plot 1, Alderley Edge SK9 7UX. RAG Assessment: **Amber**

| Heritage Asset  | Contribution that this site makes to the significance of the heritage asset  | Impact that the loss of this site and its subsequent development might have upon the significance of the asset.  | How might any harm be removed or reduced?   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place. | Conclusions  |
|---|--|--|---|---|--|
| <p><u>(Converted) Barns at Ryleys Farm (Grade II Listed Building)</u><br/>                     The listing description includes: “Barns: dated 1802, with some C19 and C20 alterations.”<br/>                     The principal heritage significance of the converted barns is their architectural interest, as examples of early 19th C Cheshire barns</p> <p><b>Medium Heritage Significance</b></p> | <p>The site contributes to the partial open agricultural setting of the barns and is part of their former associated agricultural land. The contribution is now mostly just at the rear, to the NW. The land to the W and SW has been separated from it by the mid-20th C Ryleys Farmhouse. The agricultural character of the barns has been partly eroded by its conversion to residential use.</p> | <p>The development of the site would further erode: the visual links between the former agricultural buildings and their setting and; the historic functional link between the former agricultural buildings and the farmland with which they were used.</p> | <p>Harm might be reduced by: a) retaining a buffer zone of undeveloped land with appropriate soft landscaping to the NW of the former barns to retain an open aspect and setting; b) retaining a buffer zone of undeveloped land with appropriate soft landscaping to the SW of Ryleys Farmhouse to retain a partial open setting along Chelford Road; c) ensuring that the layout of the development retains or respects historic field patterns and boundaries and; d) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i>.</p> | <p>The impact of the development of the site with these mitigation measures in place would be <b>minor</b>.</p>                                   | <p>The amount of development proposed in the indicative layout is reasonable, considering the heritage constraints on these heritage assets. The heritage significance of the barns as agricultural buildings has already been compromised by their residential conversion. Their setting has also been compromised by the construction of later buildings to the E and W. With mitigation measures in place, the development of the site would have <b>Slight</b> adverse impact on the setting of these heritage assets. This impact would be at the lower end of the spectrum of “Less than substantial.”</p> |

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| Heritage Asset   | Contribution that this site makes to the significance of the heritage asset   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset.   | How might any harm be removed or reduced?  | Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place. | Conclusions  |
|--|---|---|--|---|--|
| <p><u>Chorley Old Hall (Grade I Listed Building)</u><br/>                     “Sub-Manor house: c1330 for de Chorley family, timber-framed portion of c1560 for Davenport family and re-fenestration and internal alterations c1640 for Thomas Stanley. Late C18 repairs and major renovations of 1915 and 1975. L-shaped plan.”<br/>                     The principal significance is its architectural interest as a rare 14th C manor house and its historic interest in its association with the Stanley family and as “the oldest inhabited country house in Cheshire”.</p> <p><b>High Heritage Significance</b></p> <p><u>Bridge over Moat at Chorley Old Hall (Grade II Listed Building)</u><br/>                     “Bridge: probably C16 with some later repairs and rebuilding....”<br/>                     The principal significance is its architectural interest as a rare example of a 16th C bridge associated with 14th C manor house</p> <p><b>Medium Heritage Significance</b></p> <p><u>Moated Site and Four Fishponds at Chorley Old Hall (Scheduled Ancient Monument)</u><br/>                     “The monument is the medieval moated site of Chorley Old Hall, the oldest inhabited country house in Cheshire. It includes an island measuring c.70m x 54m that contains Chorley Old Hall and numerous low earthworks.”</p> <p><b>High Heritage Significance</b></p> | <p>The immediate visual settings of Chorley Old Hall, the bridge and the Moated Site and Fishponds are largely contained within the grounds of the hall on the S side of Chelford Road. The heritage assets are separated from the site by distance and a belt of trees within the grounds. Even so, the site makes a contribution to their wider settings, by virtue of being open farmland which has historically been associated with them and is especially prominent when viewed on entering/leaving the main driveway of the grounds of the hall.</p> | <p>The development of the site would further erode: the historical associative links; the existing visual links between these heritage assets and the site, especially the driveway of Chorley Old Hall and; their open rural setting to the N.</p> | <p>Harm might be reduced by: a) retaining a wide buffer zone of undeveloped land with appropriate soft landscaping to the NW of the main driveway to Chorley Old Hall, to retain an open aspect from the driveway; b) retaining a wide buffer zone of undeveloped land with appropriate soft landscaping along the whole boundary with Chelford Road to retain a substantially open setting for these heritage assets; c) ensuring that the layout and landscaping of any development respects, responds to and strengthens historic field boundaries, as far as possible and; d) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i>.</p> | <p>The impact of the development of the site with these mitigation measures in place would be <b>minor</b>.</p>                                   | <p>The area of development proposed in the indicative layout will need to be reduced, considering the heritage constraints of these highly significant heritage assets. The immediate visual settings of Chorley Old Hall, the bridge and the Moated Site and Fishponds are largely contained within the grounds of the hall on the S side of Chelford Road but their wider setting is also important. With mitigation measures in place, the development of the site would have <b>Moderate/Slight</b> adverse impact on the setting of these heritage assets. This impact would be in the category of “Less than substantial.”</p> |



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| Heritage Asset  | Contribution that this site makes to the significance of the heritage asset  | Impact that the loss of this site and its subsequent development might have upon the significance of the asset.  | How might any harm be removed or reduced?   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place. | Conclusions   |
|---|--|--|---|---|---|
| <p><u>(Converted) Barn and Shippon at Chorley Old Hall, now called The Cobbles and The Barn (Grade II Listed Building)</u><br/>                     “Formerly barn and shippon for Chorley Old Hall, now 2 houses: C16 with late C18 outshuts and C20 alterations to houses.”<br/>                     The principal significance is the architectural interest as former agricultural buildings. They also have historic interest for their former close functional association with Chorley Old Hall<br/> <b>Medium Heritage Significance</b></p> | <p>The site contributes to the partial open agricultural setting of the (former) barn and shippon and is probably part of their former associated agricultural land, prior to construction of the barns at Ryleys Farm. The contribution of the site to the setting of the former barn and shippon has been reduced by: their separation from the land by the widening of Chelford Road and; the domestic landscaping around the buildings. The agricultural character of the barn and shippon has also been partly eroded by their conversion to residential use.</p> | <p>The development of the site would further erode: the visual links between the former agricultural buildings and their setting and; the historic functional link between the former agricultural buildings and the farm-land with which they were probably used.</p> | <p>Harm might be reduced by: a) retaining a buffer zone of undeveloped land with appropriate soft landscaping to the SW of Ryleys Farmhouse to retain a partial open setting along Chelford Road and; b) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i>.</p> | <p>The impact of the development of the site with these mitigation measures in place would be <b>negligible</b>.</p>                              | <p>The amount of development proposed in the indicative layout is reasonable, considering the heritage constraints of these heritage assets. The heritage significance of the barn and shippon as agricultural buildings has already been compromised by their residential conversion. Their setting has also been compromised by: the construction of later buildings to the N and E; the widening of Chelford Road and the domestic landscaping around the building. With mitigation measures in place, the development of the site would have <b>Neutral/Slight</b> adverse impact on the setting of these heritage assets. This impact would at the lower end of the spectrum of “Less than substantial.”</p> |



Heritage Impact Assessments of Sites in Cheshire East



Map 1b. 1841 Tithe Map



Map 1c. 1875 OS Map

## Heritage Impact Assessments of Sites in Cheshire East



Plate 1. Chorley Old Hall and bridge



Plate 2. View of site from driveway



Plate 3. Converted barns at Ryleys Farm and domesticated farmyard



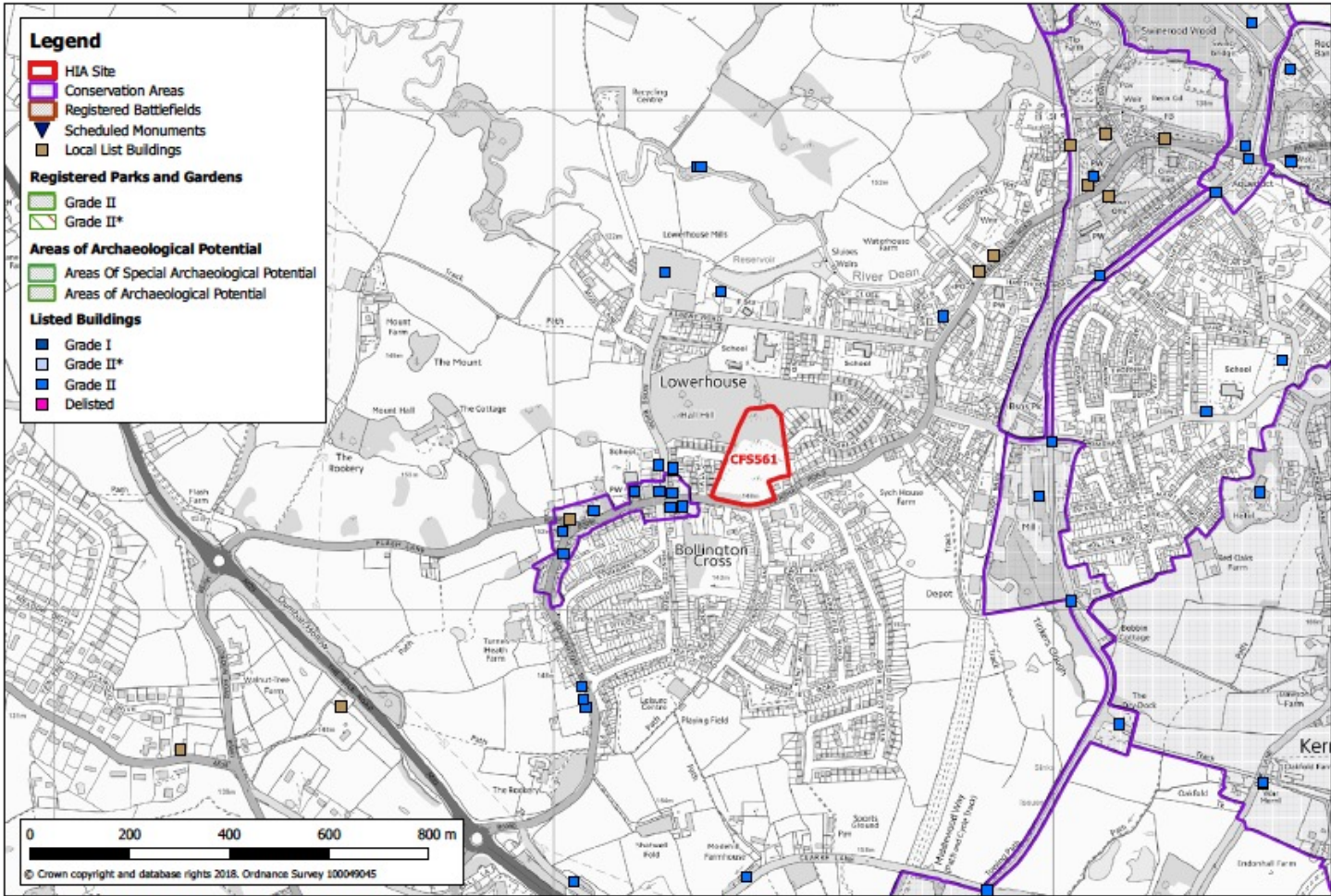
Plate 4. View NE over site towards Ryleys Farm

## Heritage Impact Assessments of Sites in Cheshire East

**Table 2. Site CFS561. Henshall Road, Bollington SK10 5DN. RAG Assessment: Amber**

| Heritage Asset   | Contribution that this site makes to the significance of the heritage asset  | Impact that the loss of this site and its subsequent development might have upon the significance of the asset.   | How might any harm be removed or reduced?  | Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place. | Conclusions  |
|--|--|---|--|---|--|
| <p><u>Bollington Cross Conservation Area (including several individual Grade II Listed Buildings).</u><br/>The CA was designated in 1993. A draft Conservation Area Appraisal (CAA) has been prepared by Bollington Town Council and is currently subject to public consultation as part of consideration by CEC. The draft CAA identifies the historic importance and existing landscape value of the substantial area of land between Bollington Cross and Lowerhouse.</p> <p>Bollington Cross CA developed around the junction of Bollington Road and Moss Brow from at least the 17th C. It marks the entrance to the mill town of Bollington which is in a valley dominated by the foothills of the Pennines. The terrace of stone properties on the E side of Bollington Road and the stone cottages on the W side together with the mature trees form a sense of enclosure. Many of the older buildings are former farmhouses, indicating that much of the surrounding area was once farmland. It was further developed during the mid-19th C with cottages to provide accommodation for the workers from the nearby Lowerhouse Mill. St Oswald's Church (1908) is the major landmark.</p> <p><b>Medium Heritage Significance</b></p> | <p>The site is separated from the Bollington Cross CA by the cul de sac of Hall Hill. Many of the trees at the front of the site appear to be self-sown suggesting that it is not a historic woodland, although the N half of the site has more mature trees and is part of the larger area which helps to provide separation between Bollington Cross and Lowerhouse. Nevertheless, the trees along the frontage of the site, the dry-stone wall along the E part of the frontage and the prominent mound at the E end of the frontage all contribute positively to the views out from the CA, the approach to it and thus to the setting of the CA. The site is not fully demarcated or numbered on the 1841 Tithe Map but it is fully demarcated on the 1910 OS Map and the mound is shown.</p> | <p>The development of the site would further erode the former open setting to the E of the small settlement of the Bollington Cross CA, although this has already been substantially compromised by later residential developments to the E and S</p> | <p>The harmful impact of development on the site could be reduced by: a) retaining a buffer zone of undeveloped land along the frontage of the site with Henshall Road with appropriate soft landscaping; b) locating the access road towards the E end of the site's frontage on to Henshall Road; c) restricting development to the rear of the Buffer Zone, and thereby preserving much of its current contribution; d) retaining an extensive undeveloped buffer zone at the N end of the site to retain its separation from Lowerhouse; e) removing the existing unsightly concrete post and wire fence at the W end of the frontage and; either retaining; f) conserving the existing stone wall at the E end of the frontage or rebuilding it along the splay into the access road, if it is located at the E end site and; g) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i>.</p> | <p>The impact of the development of the site with these mitigation measures in place would be <b>negligible</b>.</p>                              | <p>The amount of development proposed in the indicative layout is reasonable considering the heritage constraints. The heritage significance of the setting of the CA and the Listed Buildings within it has already been compromised by the surrounding residential developments. With mitigation measures in place, the development of the site would have a <span style="color: blue;">Neutral/Slight</span> adverse impact on the setting of these heritage assets. This impact would at the lower end of the spectrum of "Less than substantial."</p> |

# Heritage Impact Assessments of Sites in Cheshire East



Plan 2a. Site CFS561 and extensive Heritage Assets (most too distant and/or separated from site for its development to have an impact)

Heritage Impact Assessments of Sites in Cheshire East



Plan 2b 1841 Tithe Map



Plan 2c. 1910 OS Map

## Heritage Impact Assessments of Sites in Cheshire East



Plate 5. View of frontage of site from CA in summer



Plate 6. View of frontage of site from CA in winter



Plate 7. View of site frontage (and unsightly fence) towards CA (in middle distance on L)



Plate 8. Stone wall at W end of site frontage



## Heritage Impact Assessments of Sites in Cheshire East

**Table 3. Site CFS79/80. Land at 41a Shrigley Road, Bollington SK10 5RD. RAG Assessment: Amber**

| Heritage Asset   | Contribution that this site makes to the significance of the heritage asset   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset.  | How might any harm be removed or reduced?   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place. | Conclusions   |
|--|---|--|---|---|---|
| <p><u>Bollington Conservation Area (including several individual Grade II Listed Buildings)</u>. A Bollington and Kerridge Conservation Area Appraisal was prepared by Macclesfield Borough Council in 2006. It states: “Of paramount importance is the impact on the form and appearance of the conservation areas is the undulating topography, the attractive hills, which surround the built-up areas, and the line of the River Dean and its various tributaries.” and “Along Shrigley Road, the townscape opens up with views over the former millpond and impressive rows of terraced houses towards the eastern edge of the conservation area.” It identifies important Views and Focal Points: “Views from Shrigley Road and Beeston Mount southwards towards White Nancy”<br/> <b>Medium Heritage Significance</b></p> | <p>The site is adjacent to the NE end of the Bollington CA and contributes to its open agricultural setting, enabling some views over it from Shrigley Road towards the S. It has some mature trees which also contribute to the setting of the CA. However, it is wholly set back behind a terrace and group of houses and is at a lower level. It also has trees as a backdrop in that view. The screening effect of the houses and the topography significantly limit the contribution that the site makes to the setting of the CA.</p> | <p>The development of the site would further erode the former open setting to the NE of the Bollington CA, although this has already been substantially compromised by later residential developments on the NW side of Shrigley Road.</p> | <p>Harm would be reduced by: a) incorporating a belt of trees and shrubs along the NE boundary of the site to help to screen the development from view from Shrigley Road; b) undertaking a tree survey and ensuring that healthy mature trees are retained and incorporated into the layout; c) ensuring that the access road into the site is carefully designed to minimise loss of trees and stone walls and; d) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i>.</p> | <p>The impact of the development of the site with these mitigation measures in place would be <b>Minor</b>.</p>                                   | <p>A housing development of around 15 dwellings could be accommodated on site given the heritage constraints. With mitigation measures in place, the development of the site would have <b>Slight</b> adverse impact on the setting of the CA. This impact would at the lower end of the spectrum of “Less than substantial.”</p> |

## Heritage Impact Assessments of Sites in Cheshire East

| Heritage Asset  | Contribution that this site makes to the significance of the heritage asset  | Impact that the loss of this site and its subsequent development might have upon the significance of the asset. | How might any harm be removed or reduced?  | Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place. | Conclusions   |
|---|--|---|--|---|---|
| <p><b>The Vicarage, Shrigley Road (Grade II Listed Building.)</b><br/>Listing Description:<br/>“Vicarage: 1898 by Ernest Newton. Hammer-dressed buff sandstone with ashlar dressing. Kerridge stone-slate roof with 3 stone chimneys. Free-Tudor style”<br/>The principle heritage significance is its architecture interest as a purpose-built late 19th C vicarage by a prominent architect.</p> <p><b>Medium Heritage Significance</b></p> | <p>The visual setting of the Vicarage is largely contained within its own substantial and well-wooded grounds. The heritage asset is separated from the site by a belt of trees within the grounds. The site makes a small contribution to the wider settings, by virtue of being open farmland which is just visible from the grounds and the building.</p> | <p>The development of the site would slightly erode the open setting of The Vicarage</p>                        | <p>Harm could be reduced by: a) incorporating a buffer zone of a belt of trees and shrubs along the SW boundary of the site to help to further screen the development from view from the Vicarage and retain its setting; b) undertaking a tree survey and ensuring that healthy mature trees are retained and incorporated into the layout and; c) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i>.</p> | <p>The impact of the development of the site with these mitigation measures in place would be <b>Negligible</b>.</p>                              | <p>A housing development of around 15 dwellings could be accommodated on site given the heritage constraints. The visual setting of the Vicarage is largely contained within its own grounds. With mitigation measures in place, the development of the site would have <b>Slight /Negligible</b> adverse impact on the setting of these heritage assets. This impact would be at the lower end of the spectrum of “Less than substantial.”</p> |



Plate 9. View towards site (in middle distance on L) from Shrigley Road



Plate 10. Terrace on Shrigley Road in front of part of site

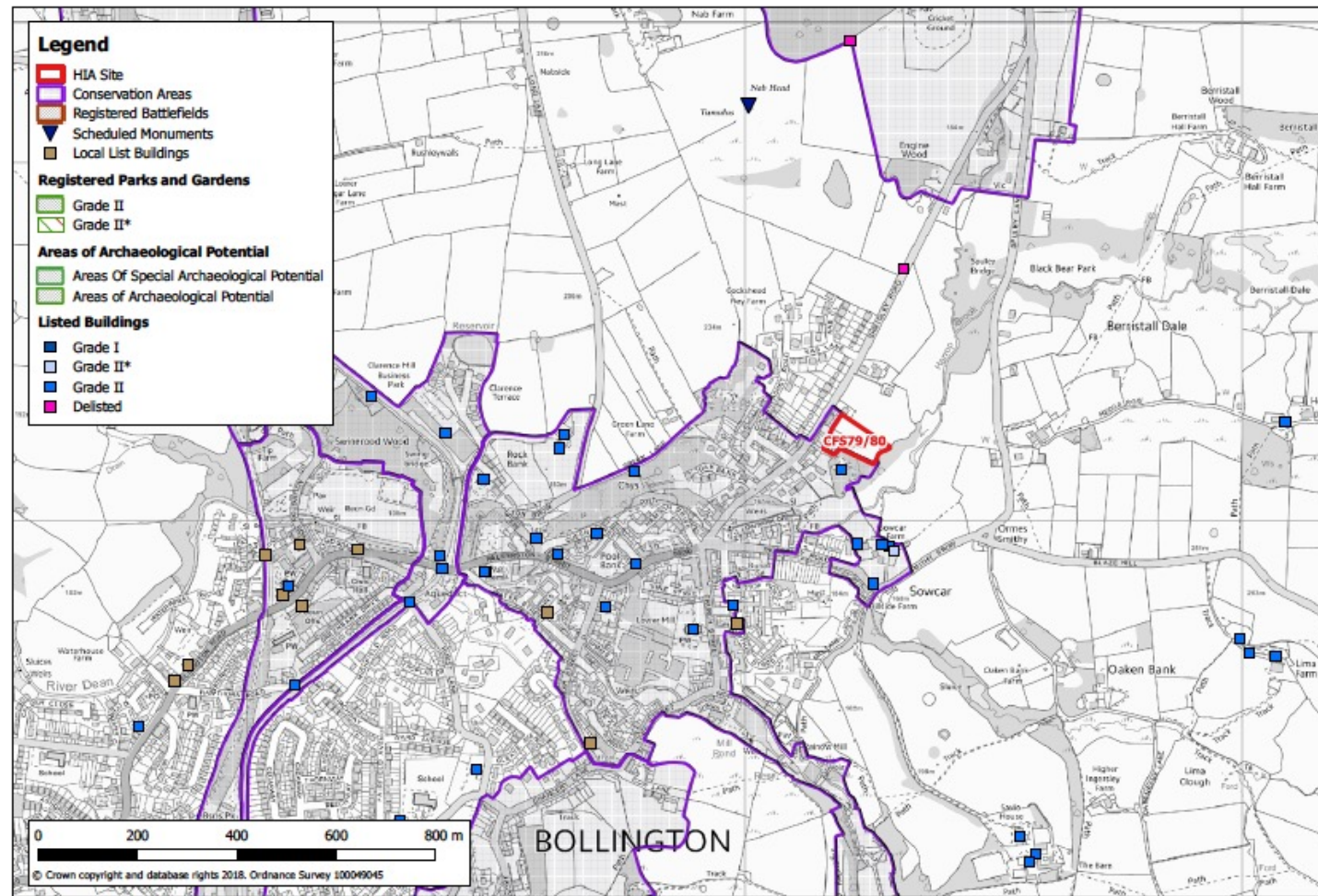


Plate 11. The Vicarage and grounds



Plate 12. Heavily filtered view of site (on L) through trees in grounds of The Vicarage

# Heritage Impact Assessments of Sites in Cheshire East



Plan 3a. Site CFS79/80 (1) and extensive Heritage Assets (most too distant and/or separated from site for its development to have an impact)

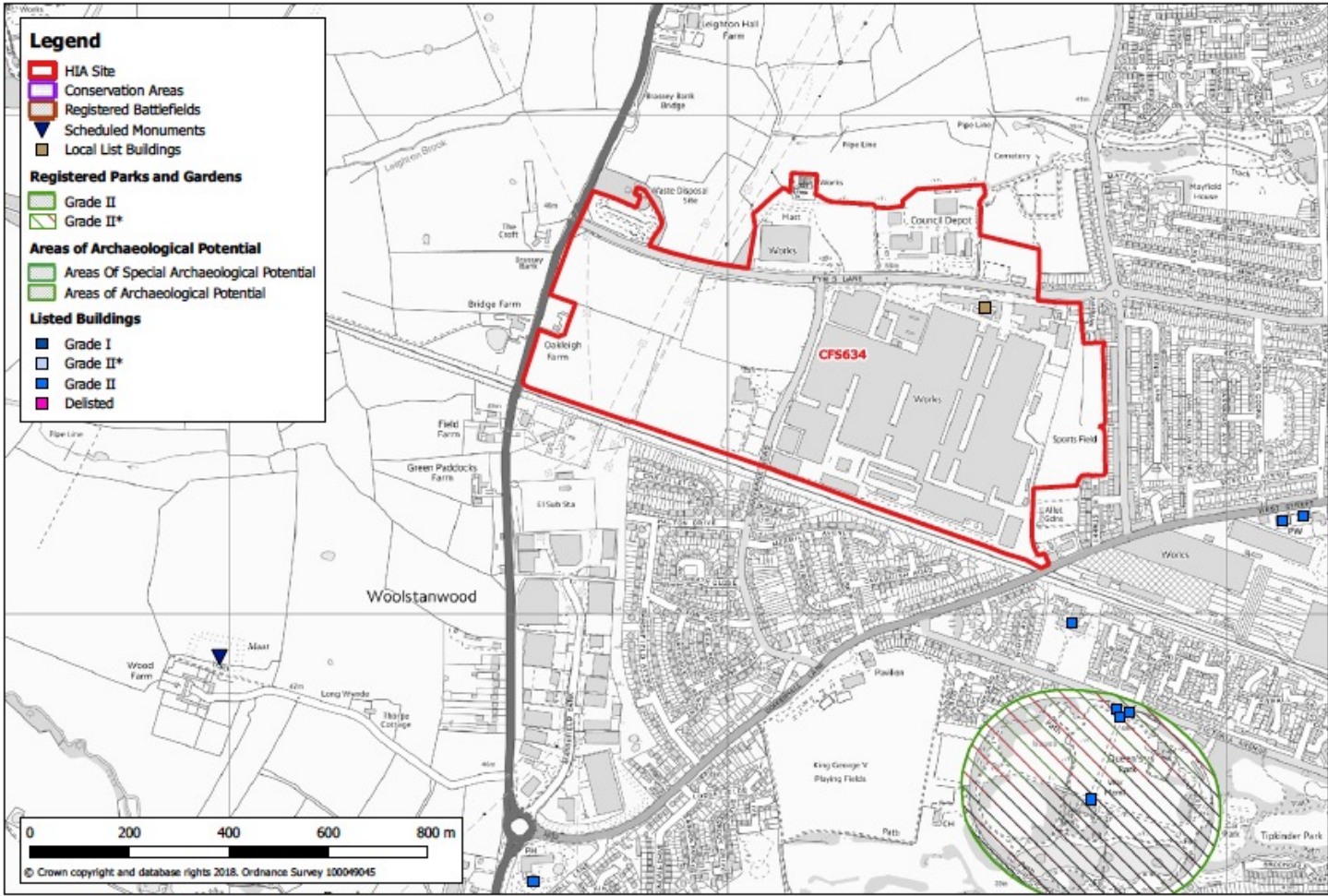


## Heritage Impact Assessments of Sites in Cheshire East

**Table 4. Site CFS634 Bentley Motors, Crewe CW1 3PL. RAG Assessment: Amber**

| Heritage Asset   | Contribution that this site makes to the significance of the heritage asset   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset.  | How might any harm be removed or reduced?  | Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place. | Conclusions  |
|--|---|--|--|---|--|
| <p><u>Main Bentley Motors office/showroom and the adjacent office building to the East.</u><br/>(Locally listed Buildings)</p> <p>Description in Local Listings SPD:<br/>“Crewe is perhaps best known as being the home of Bentley Motors Limited. Pym’s Lane is the longest ever serving home to the marque, opening in 1938. Art Deco in design, Bentley Motors is an imposing architectural building, representative of the economic and social legacy of Crewe.”</p> <p>The principle significance of the buildings is their architectural interest and their strong stylistic design. These buildings are late (1946 according to Pevsner) for their architectural style (Art Deco) but are nevertheless highly distinctive. They also have historic interest for their continued use in association with the globally-known car manufacturers.</p> <p><b>Low Heritage Significance</b></p> | <p>The extensive site includes the heritage asset itself and its associated offices, workshops, storage areas and car parks, as well as some open land and roads . Whilst the site as a whole contributes to the industrial setting with which the showroom and offices are associated, they make virtually no positive contribution to the visual setting of the offices and showroom. The public road with a wide verge and forecourt with semi-mature trees enable clear, albeit filtered views of the frontages of the heritage assets, which represent the main architectural features. The showroom has been altered with new windows and a large glazed canopy but these have only marginally reduced its architectural quality and heritage significance.</p> | <p>The loss of the buildings which are heritage assets would represent total loss of their heritage significance. The development/redevelopment of the site excluding the heritage assets could harm the prominence of the heritage assets and their contribution to the street scene.</p> | <p>Harm could be reduced by: a) retaining the heritage assets; b) retaining the relationship between Pym’s Lane as a thoroughfare and the buildings and; c) retaining the wide verge, trees and open forecourt in the vicinity of the heritage assets; d) ensuring that any new buildings on adjacent sites are set back to enable views of the buildings on approaching them and; e) careful design, height, landscaping and distribution of any new buildings.</p> | <p>The impact of the development of the site with these mitigation measures in place would be <b>Minor</b>.</p>                                   | <p>Development on the additional land would be appropriate in the context of the existing planning consents (17/4011N). The visual setting of the showroom and offices is restricted to a length of Pym’s Lane within their immediate vicinity. With mitigation measures in place, the development of the site would have <b>Neutral/Slight</b> adverse impact on the setting of these heritage assets. This impact would at the lower end of the spectrum of “Less than substantial.”</p> |

# Heritage Impact Assessments of Sites in Cheshire East

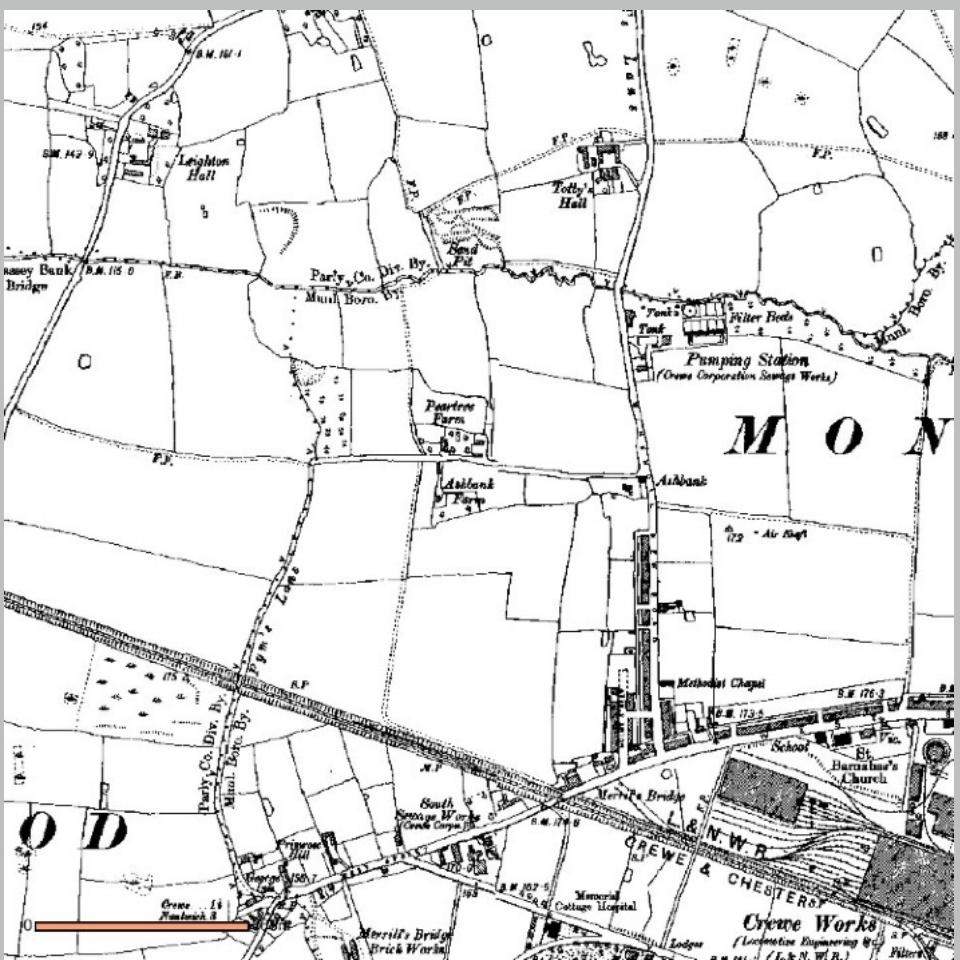


Plan 4a. Site CFS634 and extensive Heritage Assets (most too distant and/or separated from site for its development to have an impact)

Heritage Impact Assessments of Sites in Cheshire East



Plan 4b. 1841 Tithe Map



Plan 4c. 1910 OS Map

## Heritage Impact Assessments of Sites in Cheshire East



Plate 13. Central entrance to showroom with new canopy



Plate 14. Bentley's Showroom Building



Plate 15. Contemporary office building



Plate 16. Wide verge and forecourt with trees



## Heritage Impact Assessments of Sites in Cheshire East

**Table 5. Site CFS594 Land off Gresty Road, Shavington, Crewe CW2 5AD. RAG Assessment: Amber**

| Heritage Asset   | Contribution that this site makes to the significance of the heritage asset  | Impact that the loss of this site and its subsequent development might have upon the significance of the asset.  | How might any harm be removed or reduced?   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place. | Conclusions  |
|--|--|--|---|---|--|
| <p><u>Yew Tree Farm and Barn. (Locally Listed Buildings)</u></p> <p>Description in Local Listings SPD:<br/>“These farm buildings on a right-angle bend show the typical features of the area, with circular windows, arched entrances and cross-shaped ventilation holes.”</p> <p><b>Low Heritage Significance</b></p> | <p>The site contributes marginally to the partial open, agricultural setting of the farmhouse and barns and is believed to be part of their former associated agricultural land.</p> <p>The openness of the site enables SW views of the Barn over it from the existing route of Gresty Road and its former route.</p> | <p>The development of the site would further erode: the visual links between the former agricultural buildings and their setting and; the historic functional link between the former agricultural buildings and the farm-land with which they were probably used.</p> | <p>The farm ensemble has retained an open strip of land between the buildings and the site but harm could be reduced by: a) retaining a further buffer zone of landscaped open land along the S boundary of the site with Yew Tree Farm; b) ensuring that the layout of the development retains or respects historic field patterns and boundaries, as far as possible and; c) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i>.</p> | <p>The impact of the development of the site with these mitigation measures in place would be <b>Minor</b>.</p>                                   | <p>The site could accommodate development for employment uses whilst respecting the setting of the heritage assets. Any harm could be mitigated / reduced to an acceptable degree. With mitigation measures in place, the development of the site would have <span style="color: blue;">Slight /Negligible</span> adverse impact on the setting of these heritage assets. This impact would at the lower end of the spectrum of “Less than substantial.”</p> |



Plate 17. Yew Tree Farm and Barn



Plate 18. N end of barn and retained field (not part of site)

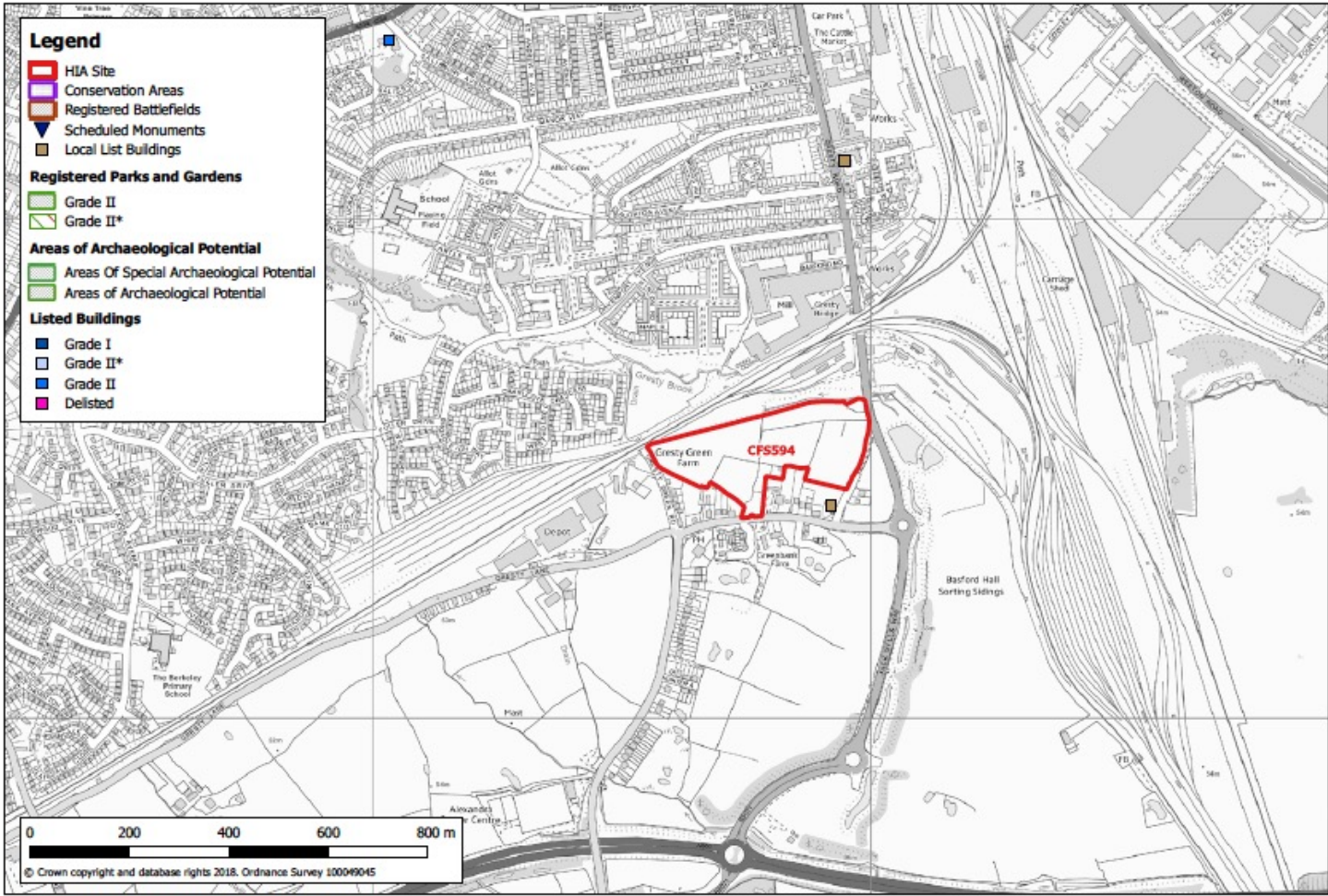


Plate 19. View S over site to Yew Tree Farm from NE corner of site on Gresty Road



Plate 20. View S over retained field (not part of site)

Heritage Impact Assessments of Sites in Cheshire East



Plan 5a. Site CFS594 and extensive Heritage Assets (most too distant and/or separated from site for its development to have an impact)

Heritage Impact Assessments of Sites in Cheshire East



Table 5b. 1841 Tithe Map

## Heritage Impact Assessments of Sites in Cheshire East

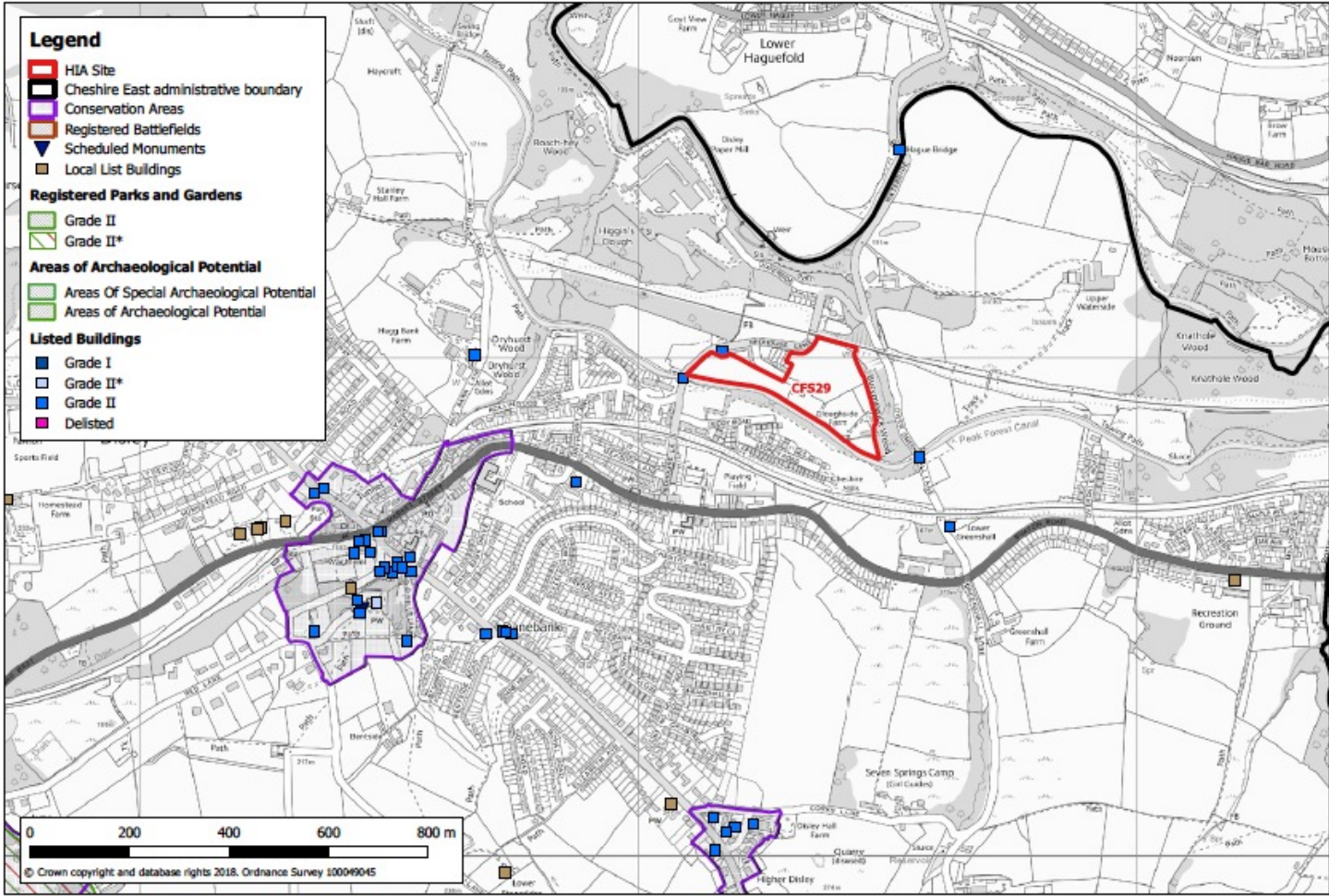
**Table 6. Site CFS29 Cloughside Farm, Lower Greenshall Lane, Disley SK12 2HH. RAG Assessment: Amber**

| Heritage Asset  | Contribution that this site makes to the significance of the heritage asset   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset.        | How might any harm be removed or reduced?   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place. | Conclusions  |
|---|---|--|---|---|--|
| <p><u>White Cottage, Redhouse Lane (Grade II Listed Building)</u><br/>                     Listing description: “Formerly tollhouse now house: early C19 with C20 additions. White-washed and rendered, with black-painted sandstone dressings and pyramidal Welsh slate roof with central stone chimney. Square in plan, originally 3 storey but now 2 storey over cellars due to rise in road level.”<br/>                     The principal significance is its historic interest due to its former role as a Tollhouse, which dictated its siting at back of pavement. It also has some limited architectural interest due to its pyramidal roof form and windows recessed in recessed arched panels<br/> <b>Medium Heritage Significance</b></p> | <p>The site contributes to the partial visual open, agricultural setting to the S of this heritage asset, especially as it rises up behind (S) of the building. However, the building was originally a tollhouse and so not necessarily associated with the agricultural use of the land. Its openness to the E had already been partially compromised by 1875 by the construction of Lodge Row and has subsequently been compromised by the construction of buildings on Cloughside.</p> | <p>The development of the site would erode the current partial open setting at the rear (S) of the heritage asset.</p> | <p>White Cottage has a small garden which separates it slightly from the site but harm could be reduced by: a) retaining a further buffer zone of landscaped open land along the N boundary of the site with White Cottage; b) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i>.</p> | <p>The impact of the development of the site with these mitigation measures in place would be <b>Minor</b>.</p>                                   | <p>The site could be allocated as safeguarded land which could potentially accommodate around 90 dwellings, taking the setting of this heritage asset into account. With mitigation measures in place, the development of the site would have a <b>Slight</b> adverse impact on the setting of these heritage assets. This impact would at the lower end of the spectrum of “Less than substantial.”</p> |

## Heritage Impact Assessments of Sites in Cheshire East

| Heritage Asset   | Contribution that this site makes to the significance of the heritage asset   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset.                    | How might any harm be removed or reduced?  | Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place. | Conclusions   |
|--|---|--|--|---|---|
| <p><u>Canal Bridge No. 26 on Redhouse Lane and Canal Bridge 27 on Lower Greenshall Lane</u><br/>(Grade II listed buildings)<br/>Listing Description: “Canal bridge: C.1800 by B. Outram for Peak Forest Canal Company. Coursed, squared, sandstone rubble with sandstone dressings. Single elliptical arch with coping at road level with a plain parapet continuing as 4 short, curving, wing walls with square pilasters at the ends....”<br/>The principal significance of the bridges is their technological interest in association with an early industrial canal.</p> <p><u>The Peak Forest Canal</u><br/>(Not listed but its full length, including the listed canal bridges, was completed in 1800 and so should be regarded as a non-designated heritage asset)<br/>The principal significance of the bridge is its technological interest as an early industrial canal, which passed through urban and rural areas.<br/><b>Medium Heritage Significance</b></p> | <p>The site contributes to the partial visual open, agricultural setting to the E of Bridge No. 26 and to the N of the canal. The land drops away from S to N, providing expansive views out from the bridge, the towpath and the canal itself. Bridge No 27 is substantially separated from the site by distance and a densely wooded site (Burmewick Wood) and so the site makes only minimal contribution to its wider setting.<br/>The canal passes through both urban and rural areas and so it and its structures have never had an exclusively open rural setting. The setting of the canal to the S (to the S and SW of this site) has already been partially developed with residential buildings during the 20th C and is currently being further developed</p> | <p>The development of the site would further erode the current open setting to the E of Bridge No.26 and to the N of the canal</p> | <p>Harm could be reduced by: a) retaining a buffer zone of landscaped open land at the W end of the site and along its S boundary with the canal; b) ensuring that the layout of the development retains and respects historic field patterns and boundaries; c) ensuring that the height and layout of buildings retains some unrestricted views to the N from the towpath/canal; d) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i>.</p> | <p>The impact of the development of the site with these mitigation measures in place would be <b>Minor</b>.</p>                                   | <p>The site could be allocated as safeguarded land which could potentially accommodate around 90 dwellings, taking the setting of this heritage asset into account. With mitigation measures in place, the development of the site would have a <b>Slight</b> adverse impact on the setting of these heritage assets. This impact would be at the lower end of the spectrum of “Less than substantial.”</p> |

# Heritage Impact Assessments of Sites in Cheshire East

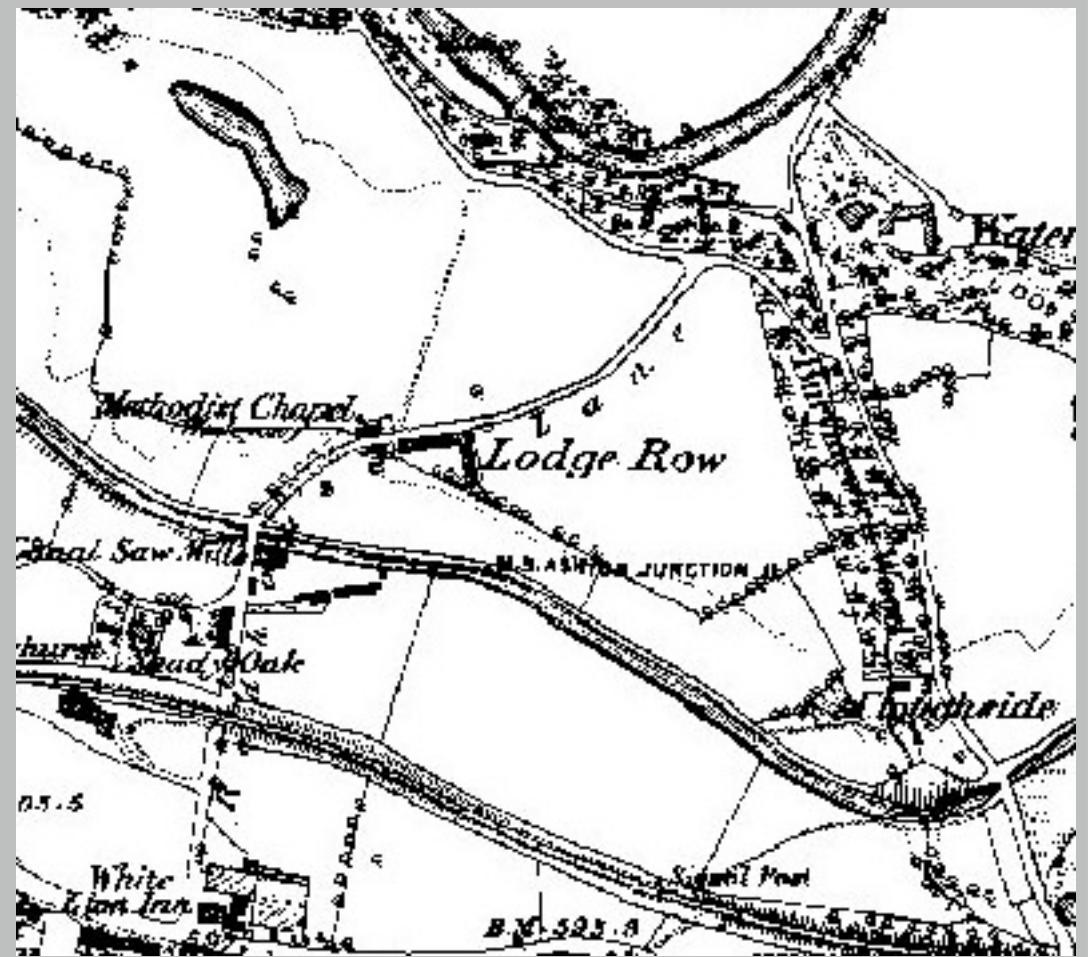


Plan 6a. Site CFS29 and extensive Heritage Assets (most too distant and/or separated from site for its development to have an impact)

Heritage Impact Assessments of Sites in Cheshire East



Plan 6b. 1841 Tithe Map



Plan 6c. 1875 OS Map

## Heritage Impact Assessments of Sites in Cheshire East



Plate 21. Bridge 26 with site in central middle ground



Plate 22. View over site and canal from Bridge 26



Plate 23. White Cottage with site behind



Plate 24. Bridge 27 with site wholly screened by Burymewick Wood



## Heritage Impact Assessments of Sites in Cheshire East

**Table 7. Site CFS322a St Anne’s Road, Former Pace Centre, Middlewich CW10 9HJ. RAG Assessment: Amber**

| Heritage Asset  | Contribution that this site makes to the significance of the heritage asset  | Impact that the loss of this site and its subsequent development might have upon the significance of the asset.  | How might any harm be removed or reduced?  | Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place. | Conclusions   |
|---|--|--|--|---|---|
| <p><u>Middlewich Conservation Area</u><br/>Designated in 1981 but no Conservation Area Appraisal has been prepared.</p> <p>The settlement has Roman origins (mostly on the E side of the settlement) and has evidence of Norman occupation but the key significance of the conservation area derives principally from the thin but tight urban grain along Wheelock Street, of 2/3 storey buildings at the back of the pavement, dating from the 18th C onwards, reflecting ancient burgage plots. The predominant materials are red-brick with slate roofs, although there is some mock timber framing. The Church of St Michael is a major landmark: it has some fabric from around 1500 and some from 1621 but the external appearance is almost entirely gothic revival from 1860. The CA’s historic significance also lies in its role as a centre of the salt-producing industry and the influence of the Trent and Mersey Canal, which lies just to the NE of its boundary.</p> <p><b>Medium Heritage Significance</b></p> | <p>The site extends into the CA adjacent to 51 Wheelock St, where it is an access driveway and a gap in the street frontage, partially sealed by an early 19th C brick wall which has a “Georgian” sweep and is attached to the elegant and contemporary house, which is in restrained classical style.</p> <p>The site also abuts the SW boundary of the CA (along the back boundaries of the buildings which front on to Wheelock Street) and so the mature trees on the site form a soft backdrop to the street and contribute to its sylvan setting. The low density of buildings on the site (some of heritage interest) isolates the retail part of the town centre from St Anne’s Road and the rest of the S part of the town beyond, albeit it is linked by a footpath just outside the SE boundary of the site. Parts of the site’s boundaries are unsightly and detract from the approach to the CA but some parts of the boundary are attractive historic walls which form boundaries of the historic properties and they contribute positively to the setting of the CA.</p> | <p>An over-intensive development on the site would involve the loss of trees and openness of the site and would urbanise the setting to the SW of the CA. This would be a major change which could harm the setting of the CA. The development of a large single building along the frontage of Wheelock Street (NW of 57) and on Darlington Street could detract from the prevailing tradition of burgage plots with a tight urban grain at back of footpath. The development could destroy the historic plot layouts and boundary treatments. The use of that part of the site adjacent to 51 Wheelock Street as a footpath link would improve permeability and allow public sight of the elegant doorway in the SE side elevation of 51 but would impinge upon its historic tradition of privacy.</p> | <p>Harm would be reduced by: a) undertaking a tree and vegetation survey and ensuring that the layout of the development avoids the loss of trees and shrubs which make the highest contribution to the setting of the CA and its visual amenity; b) undertaking a comprehensive survey of plot boundaries and retaining, enhancing and expressing them in the layout and design of the development, as far as possible; c) ensuring that the development NW of 57 Wheelock St respects the traditions of buildings at back of pavement and animated street frontages along Wheelock St and Darlington St, broken down into an apparent series of smaller units with a variety of designs; d) incorporating a public footpath along the link adjacent to 51 Wheelock Street to enhance permeability, but constructing a new boundary along 51’s SE boundary to provide security/privacy and; e) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i>.</p> | <p>The impact of the development of the site with these mitigation measures in place would be <b>Minor</b>.</p>                                   | <p>A mixed housing and retail development of the site could be accommodated on site given the heritage constraints of the CA but the detailed design, as submitted in application 17/6233C, would need to be improved and amended to deliver the mitigation. With mitigation measures in place, the development of the site would have a <b>Slight</b> adverse impact on the setting of the CA. This impact would be at the lower end of the spectrum of “Less than substantial.”</p> |

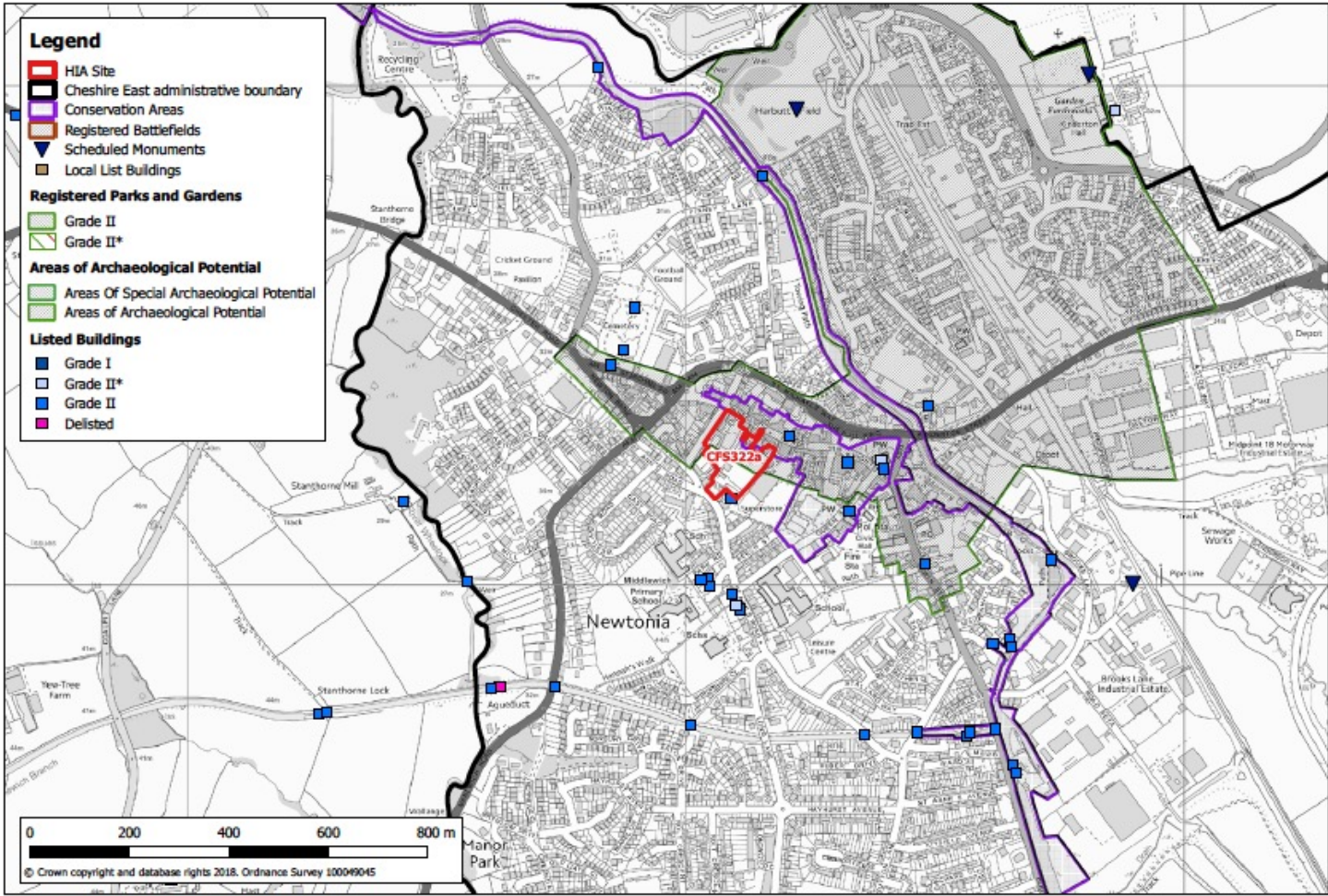
## Heritage Impact Assessments of Sites in Cheshire East

| Heritage Asset  | Contribution that this site makes to the significance of the heritage asset   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset.  | How might any harm be removed or reduced?   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place. | Conclusions  |
|---|---|--|---|---|--|
| <p>8 Southway and 28 Wheelock St<br/>(Grade II Listed Buildings)<br/>8 Southway - an example of a small early/mid 19th C house in restrained classical style, altered around 1900<br/>28 Wheelock St - an example of a mid-sized early 19th C town house in expressive classical style, altered with insertion of a shop front at LH side</p> <p><b>Medium Heritage Significance</b></p> <p><u>Church of St Michael and All Angels</u><br/>(Grade II* Listed Building)<br/>A major landmark: it has some fabric from around 1500 and some from 1621 but the external appearance is almost entirely gothic revival from 1860.</p> <p><b>High Heritage Significance</b></p> | <p>The site is immediately adjacent to the rear (NW) and side (NE) boundaries of 8 Southway and the trees/vegetation and openness of the site contribute positively to its setting. However, the principal front elevation faces SE and the site makes minimal contribution to the significance of this elevation.</p> <p>The site is separated from 28 Wheelock Street and the Church of St Michael by distance, topography and intervening buildings and makes negligible contribution to their setting and significance.</p> | <p>The development of the site could encroach on to the open and vegetated setting at the rear and NE side of 8 Southway and harm that setting.</p> <p>The development of the site would have no impact on the settings of 28 Wheelock Street and the Church of St Michael</p> | <p>Harm to the setting of 8 Southway would be reduced by: a) retaining an open, undeveloped buffer zone on its NE side; b) ensuring that any new buildings immediately abutting the site of 8 Southway are set back to retain its current visibility from Southway and are not excessively out of scale with it to the extent that it might over-dominate it and; c) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i>.</p> | <p>The impact of the development of the site with these mitigation measures in place would be <b>Negligible</b>.</p>                              | <p>With mitigation measures in place, the development of the site would have <b>Slight / Negligible</b> adverse impact on the setting of these heritage assets. This impact would at the lower end of the spectrum of “Less than substantial.” The detailed design as submitted in application 17/6233C would need to be amended to incorporate mitigation measure c).</p> |

## Heritage Impact Assessments of Sites in Cheshire East

| Heritage Asset  | Contribution that this site makes to the significance of the heritage asset   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset.   | How might any harm be removed or reduced?   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place.  | Conclusions  |
|---|---|---|---|--|--|
| <p><b>Area of Archaeological Potential</b><br/>The N part of the site is within an area which has been identified in the <i>Cheshire Historic Towns Survey (Middlewich) Revised Archaeological Assessment (2013)</i> as having archaeological potential to reveal evidence of a planned settlement (burgage plots).</p> <p>NB This archaeological potential was not mentioned in the Heritage Statement in support of application 17/6233C</p> <p><b>Low/Medium Heritage Significance</b></p> | <p>The N part of the site is along the S side of the historic main street of Middlewich and so has the potential to make a considerable contribution to the medieval and post-medieval archaeological heritage asset and understanding of it.</p> | <p>The development of the site could destroy all archaeological evidence within that part of the site which has been identified as having archaeological potential.</p> | <p>Harm would be reduced by: a) imposing a condition which would require, prior to implementation, a programme of formal excavation in the N of the site (Wheelock Street frontage) of the application area measuring a maximum of 30m N to S and 40m E to W but subject to revision where cellars or other major disturbance are present; b) requiring by condition that the rest of the application area should be subject to an archaeological watching brief during relevant ground works (initial topsoil stripping &amp; excavation of footings and services) in order to identify and record any archaeological deposits which may be present.</p> | <p>The development of the site with these mitigation measures in place would still damage any archaeological evidence but the evidence would be recorded and would contribute to the understanding of the medieval and post-medieval development of Middlewich. The harm would be <b>Minor</b></p> | <p>With mitigation measures in place, the development of the site would have <b>Slight</b> adverse impact on the archaeology of the site. This impact would be at the lower end of the spectrum of “Less than substantial.” The detailed design as submitted in application 17/6233C (as potentially amended) could incorporate these mitigation measures.</p> |

# Heritage Impact Assessments of Sites in Cheshire East

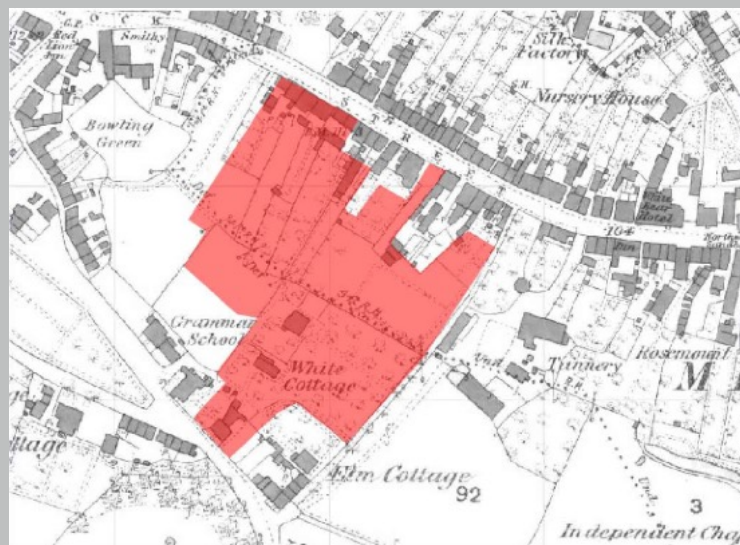


Plan 7a. Site CFS322a and extensive Heritage Assets (most too distant and/or separated from site for its development to have an impact)

Heritage Impact Assessments of Sites in Cheshire East



Plan 7b. 1875 OS Map



Plan 7c. 1875 Map with site superimposed



Plate 7d. 1910 OS Map



Plate 25. Tight urban grain of burgrave plots and buildings at back of pavement on Wheelock St. Trees behind



Plate 26. Historic wall with Georgian sweep adj. 51 Wheelock St. Trees behind

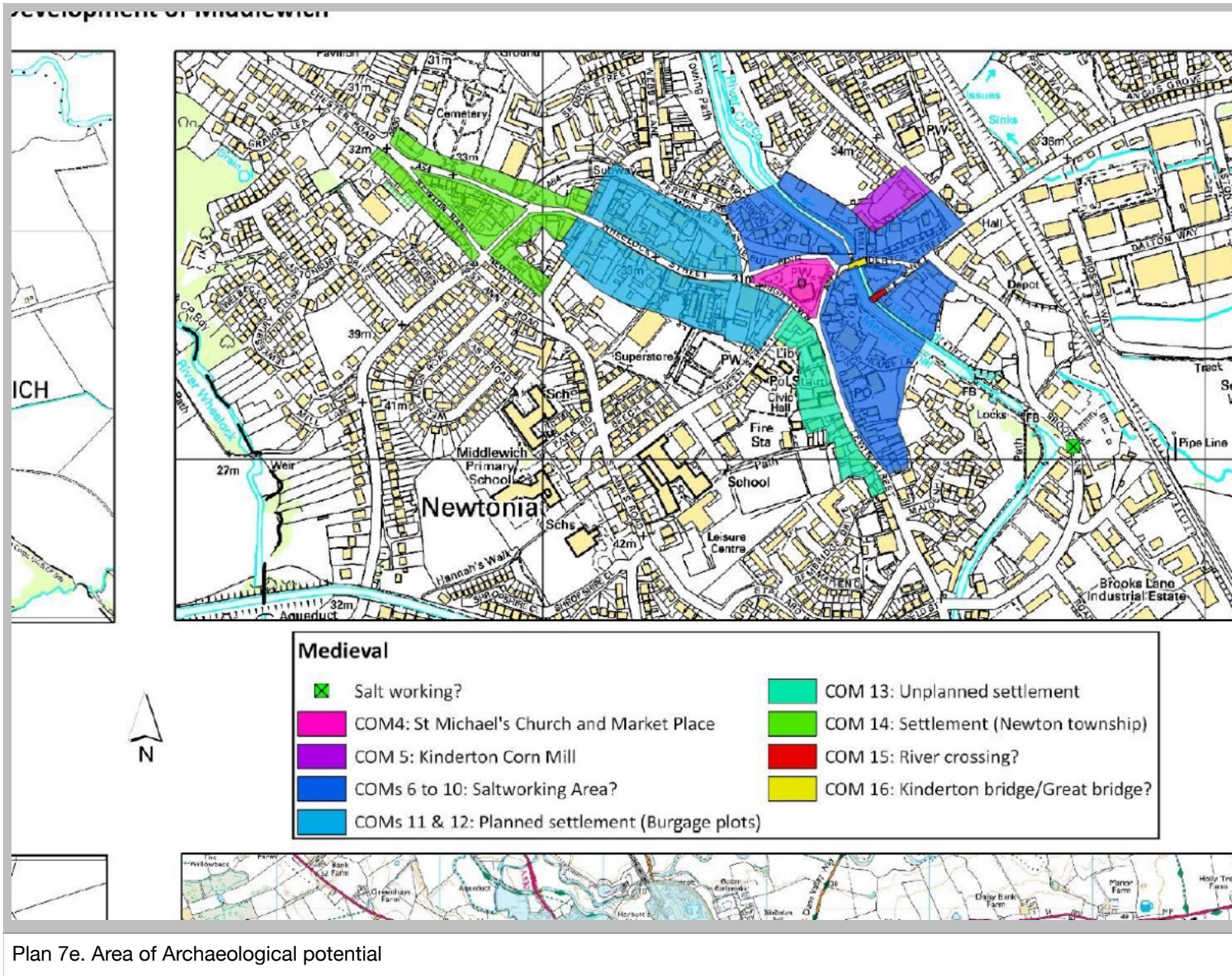


Plate 27. 8 Southway



Plate 28. Attractive historic wall along existing footpath along SE boundary of site. Trees with site.

# Heritage Impact Assessments of Sites in Cheshire East

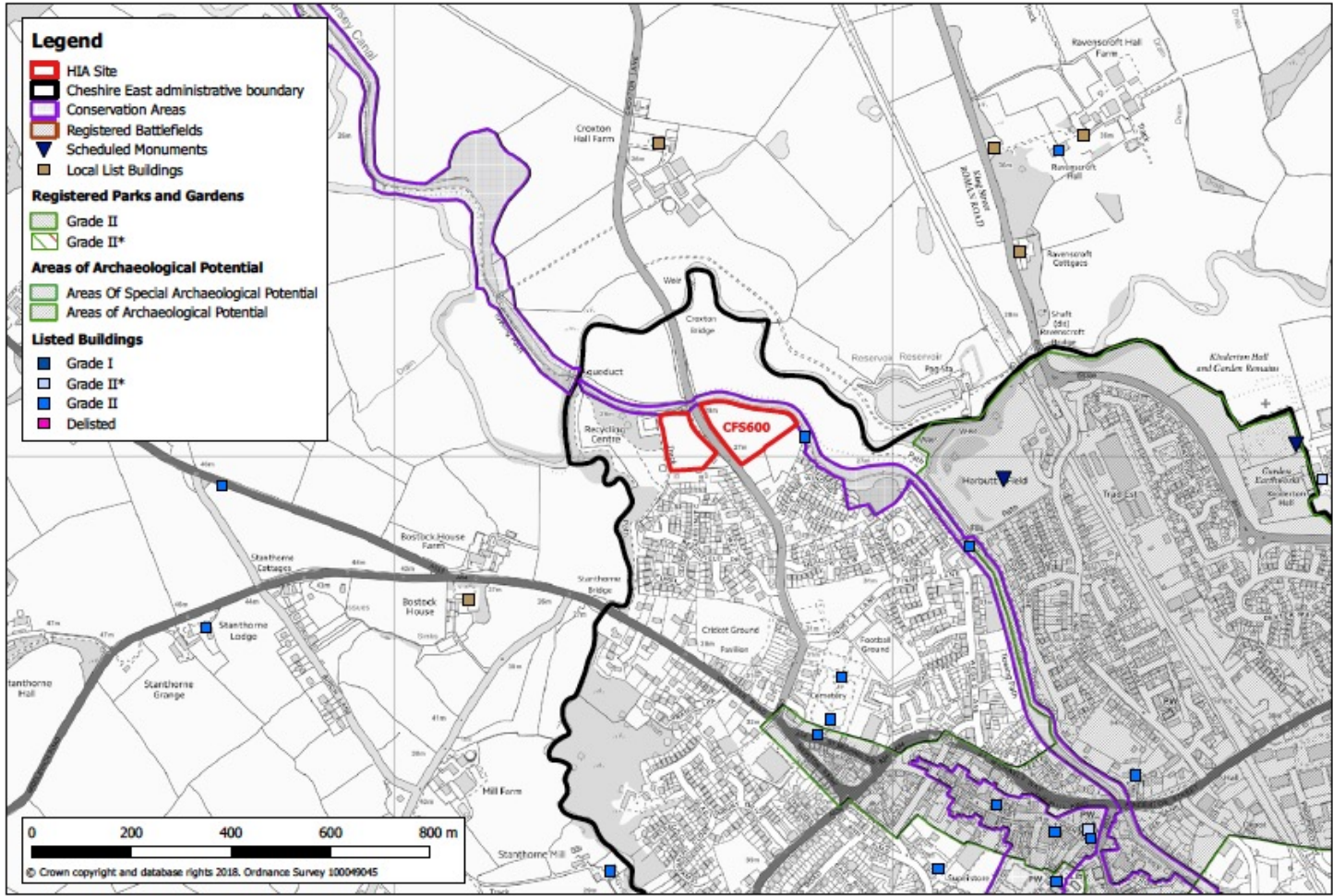


## Heritage Impact Assessments of Sites in Cheshire East

**Table 8. Site CFS600 Land East and West of Croxton Lane, Middlewich CW10 9EZ. RAG Assessment: Amber**

| Heritage Asset  | Contribution that this site makes to the significance of the heritage asset   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset.  | How might any harm be removed or reduced?  | Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place. | Conclusions  |
|---|---|--|--|---|--|
| <p><u>Trent and Mersey Canal Conservation Area</u><br/>Designated in 1992 but no Conservation Area Appraisal has been prepared.</p> <p>The T &amp; M Canal is a “narrow” canal which was constructed to link the River Trent and its surrounding industrial areas with the River Mersey and the Port of Liverpool. It opened in 1771 and is an early example of an industrial canal, passing through urban and rural landscapes.</p> <p><u>Canal Milepost at NGR 698 670 (Grade II Listed Building)</u><br/>An example of a cast iron milepost of 1819 along the towpath of the canal with “curved plate inscribed SHARDLOW 76 MILES: PRESTON BROOK 16 MILES”<br/>The milepost has significance for its specific function in providing information on distances when viewed from the canal and towpath.<br/><b>Medium Heritage Significance</b></p> | <p>This site is in two parts, both of which immediately abut the CA along their N boundaries. The W site is generally at a slightly lower level than the canal and separated from it by a track. The E site is generally at a slightly higher level than the canal and is separated from it by a mature hedge and embankment. The openness and agricultural character of the sites make a positive contribution to the rural character and tranquillity of this part of the canal.</p> <p>The site is visually separated from the milepost by a short distance, an embankment and a dense hedge and so the site makes negligible contribution to its setting.</p> | <p>The development of the site would radically change it from providing an open rural setting for this part of the CA to a more suburban setting for the length of the CA which abuts the site. This would have a harmful impact on this relatively short part of its existing setting.</p> <p>The development would not affect the key significance or setting of the milepost.</p> | <p>The harm could be reduced by:<br/>a) retaining undeveloped and open landscaped buffer zones along the N boundaries of the site, as suggested in the indicative layout, and allocating them for Public Open Spaces, Play Areas and roads; b) ensuring that existing mature hedges around the boundaries of the site are retained as far as possible and; c) ensuring that the layout of any development and its detailed design and materials are informed by <i>The Cheshire East Borough Design Guide</i>.</p> | <p>The impact of the development of the site with these mitigation measures in place would be <b>Minor</b>.</p>                                   | <p>The site could accommodate residential development for residential use and would cause only minor harm to the setting of part of the canal. Any harm could be mitigated / reduced to an acceptable degree by mitigation measures, as suggested on the indicative layout. With mitigation measures in place, the development of the site would have <b>Slight</b> adverse impact on the setting of part of the CA . This impact would at the lower end of the spectrum of “Less than substantial.”</p> |

# Heritage Impact Assessments of Sites in Cheshire East



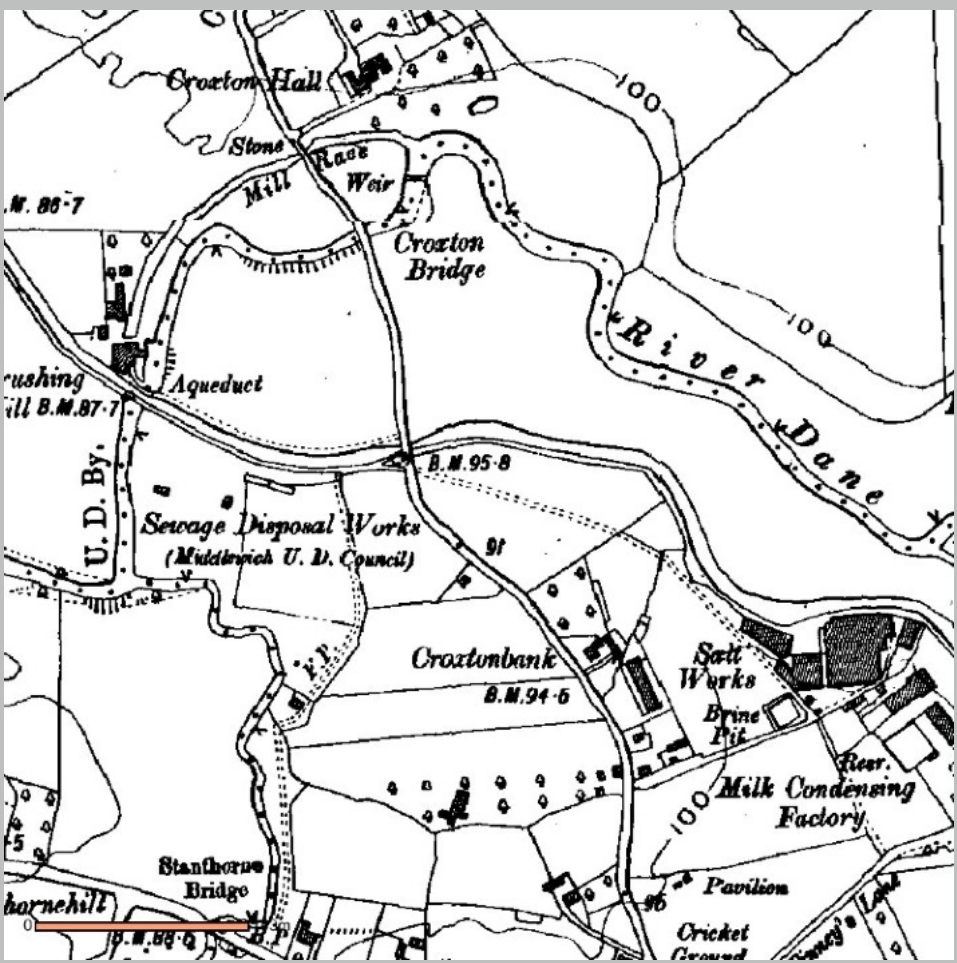
Plan 8a. Site CFS600 and extensive Heritage Assets (most too distant and/or separated from site for its development to have an impact)



Heritage Impact Assessments of Sites in Cheshire East



Plan 8b. 1875 OS Map



Plan 8c. 1910 OS Map

## Heritage Impact Assessments of Sites in Cheshire East



Plate 29. View E along N boundary of E part of site, with canal, towpath and site elevated on embankment and behind hedge in summer



Plate 30. View E along N boundary of E part of site from bridge, with canal, towpath and site elevated on embankment and behind hedge in winter



Plate 31. View E along N boundary of W part of site, with canal, towpath and site level/below towpath



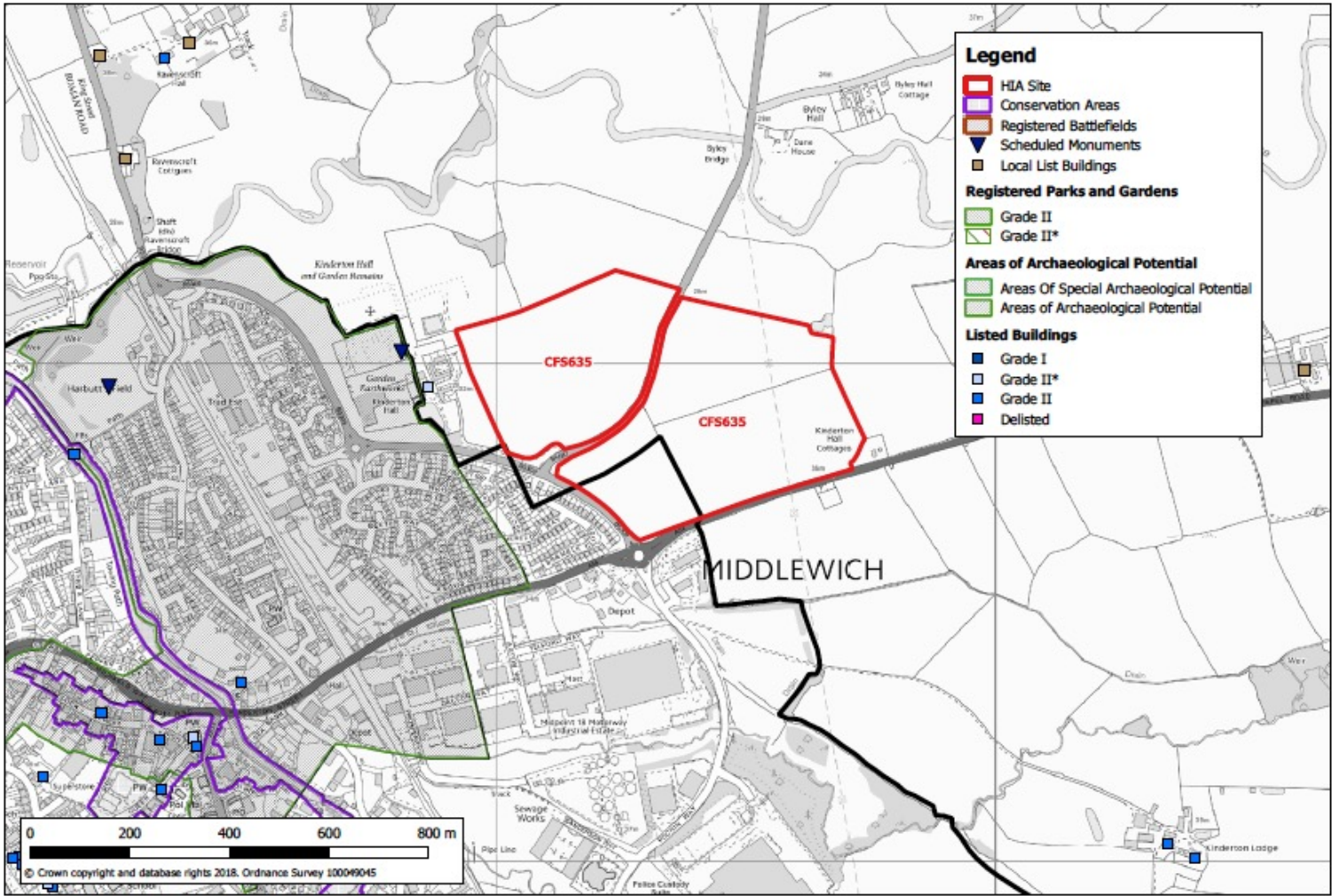
Plate 32. Milepost, well separated from site by distance, levels and hedge.

## Heritage Impact Assessments of Sites in Cheshire East

**Table 9. Site CFS635 Land off Centurion Way, Middlewich . RAG Assessment: Amber**

| Heritage Asset  | Contribution that this site makes to the significance of the heritage asset   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset.   | How might any harm be removed or reduced?   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place. | Conclusions   |
|---|---|---|---|---|---|
| <p><u>Kinderton Hall, with moat and a range of (converted) barns (A grade II* listed building)</u><br/>The hall is a large country farmhouse of the early 18th C, set within its own extensive grounds which include: a pond to S; mature trees; converted barns to E (some contemporary with the hall) and; a moated site to NW.</p> <p><u>Moated site at Kinderton Hall (Scheduled Ancient Monument[SAM])</u><br/>Scheduling Description summarises the site: "...a rare and unusual example of a well preserved medieval moated site accompanied by an extensive and complex series of earthworks. The complexity of these remains demonstrates well the diversity which may be exhibited by this monument class. Most of the monument is unencumbered by modern development and the site will possess considerable remains of the medieval Kinderton Hall and also the castle known to have occupied the area prior to construction of the moated site. Additionally organic material will be preserved in the waterlogged fishpond and outer moat."<br/><b>High Heritage Significance</b><br/>A wider area of archaeological potential also lies approx 100m to the W of the site). A possible ring ditch has also been identified and some Roman coins found.</p> | <p>The immediate settings of Kinderton Hall and the barns are contained within their own, well-defined grounds. Their secondary settings to the E are formed by a flat, wedge-shaped field, which varies in width from approx 40m to approx 80m. The site which has been submitted for inclusion in the SADPD is in two parts, separated by the B5081 and forms the tertiary settings. The W part is separated from Kinderton Hall, its grounds and the moated site by a mature hedge and the field (ref above). The openness of the site currently enables distant views from the drive and its junction with B5081 to the heritage assets. However: the moated site is out of sight beyond the buildings; the Hall is largely screened by the barns, trees and the hedge, so that the only part of the hall which is in that view from the drive are the roof and chimneys and; the view of the barns is restricted by the hedge and limited by distance. Even so, the openness of the site and its agricultural use provide and maintain the historic open and agricultural wider setting for the hall, the barns and the moat. The site is within a few metres of the boundary of the SAM and part of its secondary setting but approx 100m from the Aof AP</p> | <p>The development of the site would radically change the wider setting to the E of the heritage assets from being open rural settings to more suburban settings. This would have a harmful impact on: those distant wider settings of the buildings; the secondary setting of the SAM and; the far distant views of the ensemble of buildings from the junction of the access road and the B5081. However, as the site excludes the field immediately E of the heritage assets, the existing secondary setting of the buildings and the views (from the SW corner of the W part of the site, from further W and from much of Centurion Way) would be retained and would be largely unaffected. Furthermore, the immediate setting of the Hall, barns and moated site would be largely unaffected by the development of the site.</p> | <p>The harm could be reduced by: a) retention of all historic field boundaries and hedges, as far as possible; b) imposing a planning condition to require, prior to implementation, a programme of geophysical survey and trial trenching to accurately locate and evaluate the potential ring ditch and, depending on the results of the evaluation, further archaeological works may be required; c) given the proximity to the known archaeological sites, previously unknown buried remains may be present within the Site and so an additional geophysical survey and targeted trial trenching should be required by condition, in consultation with Cheshire Archaeology Planning Advisory Service and; d) provision of a wide undeveloped and landscaped buffer zone around the W boundary of the W part, especially immediately E of Kinderton Hall and barns and the moated site; e) restricting development on the SW side (of the W part of the site) to retain a view cone from the junction of the access road and the B5081 towards the ensemble of highly graded buildings and; f) ensuring that the layout of any development and its detailed design and materials are informed by <i>The Cheshire East Borough Design Guide</i>.</p> | <p>The impact of the development of the site with these mitigation measures in place would be <b>Minor</b>.</p>                                   | <p>The site could accommodate residential development and would cause only minor harm to the visual distant, extended settings of the hall, barns and moated site and views of them. Most harm could be mitigated / reduced to an acceptable degree by the mitigation measures, which are shown on the indicative layout but implementation of the full mitigation measures (now recommended) may result in a slight reduction in the number of units which can be achieved (or increase in density in parts). With full mitigation measures in place, the development of the site would have a <b>Moderate/Slight</b> adverse impact on the setting of the Hall, barns and moated site.</p> <p>The harm to the potential ring ditch and any unknown archaeology could be mitigated by archaeological evaluation.</p> <p>This impact would at the lower end of the spectrum of "Less than substantial."</p> |

# Heritage Impact Assessments of Sites in Cheshire East

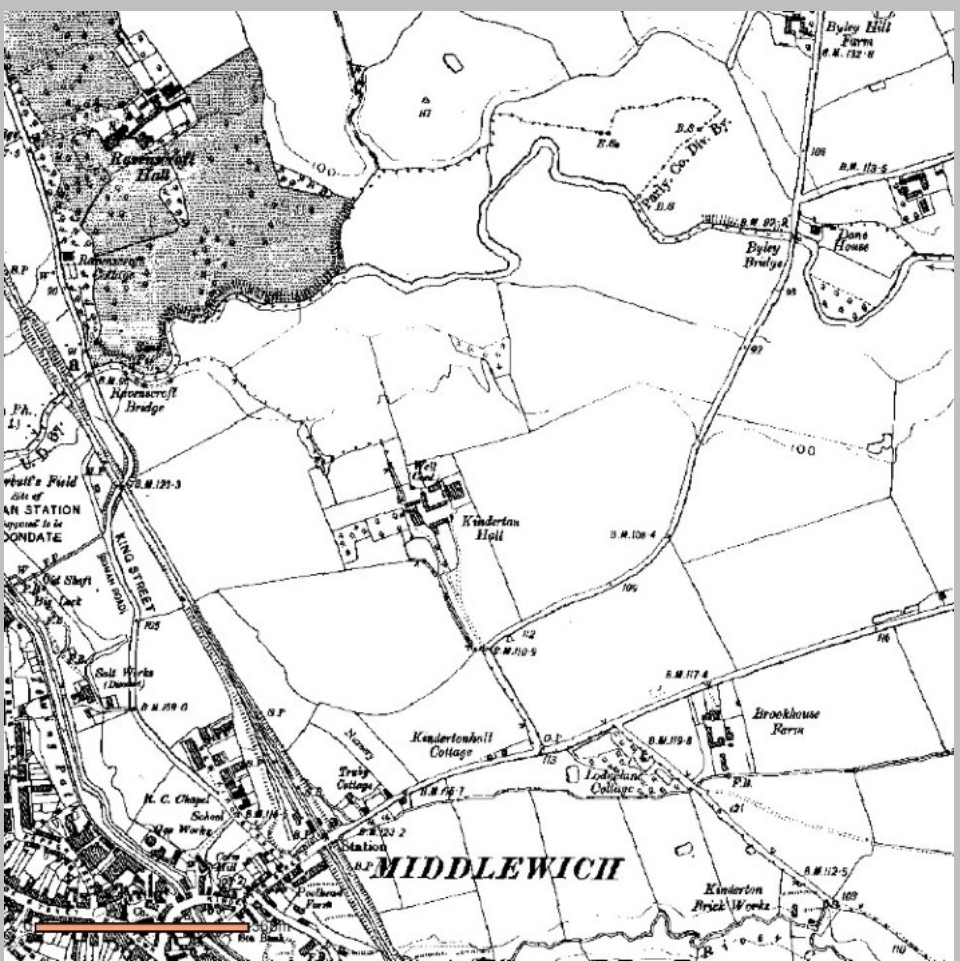


Plan 9a. Site CFS635 and extensive Heritage Assets (most too distant and/or separated from site for its development to have an impact)

Heritage Impact Assessments of Sites in Cheshire East

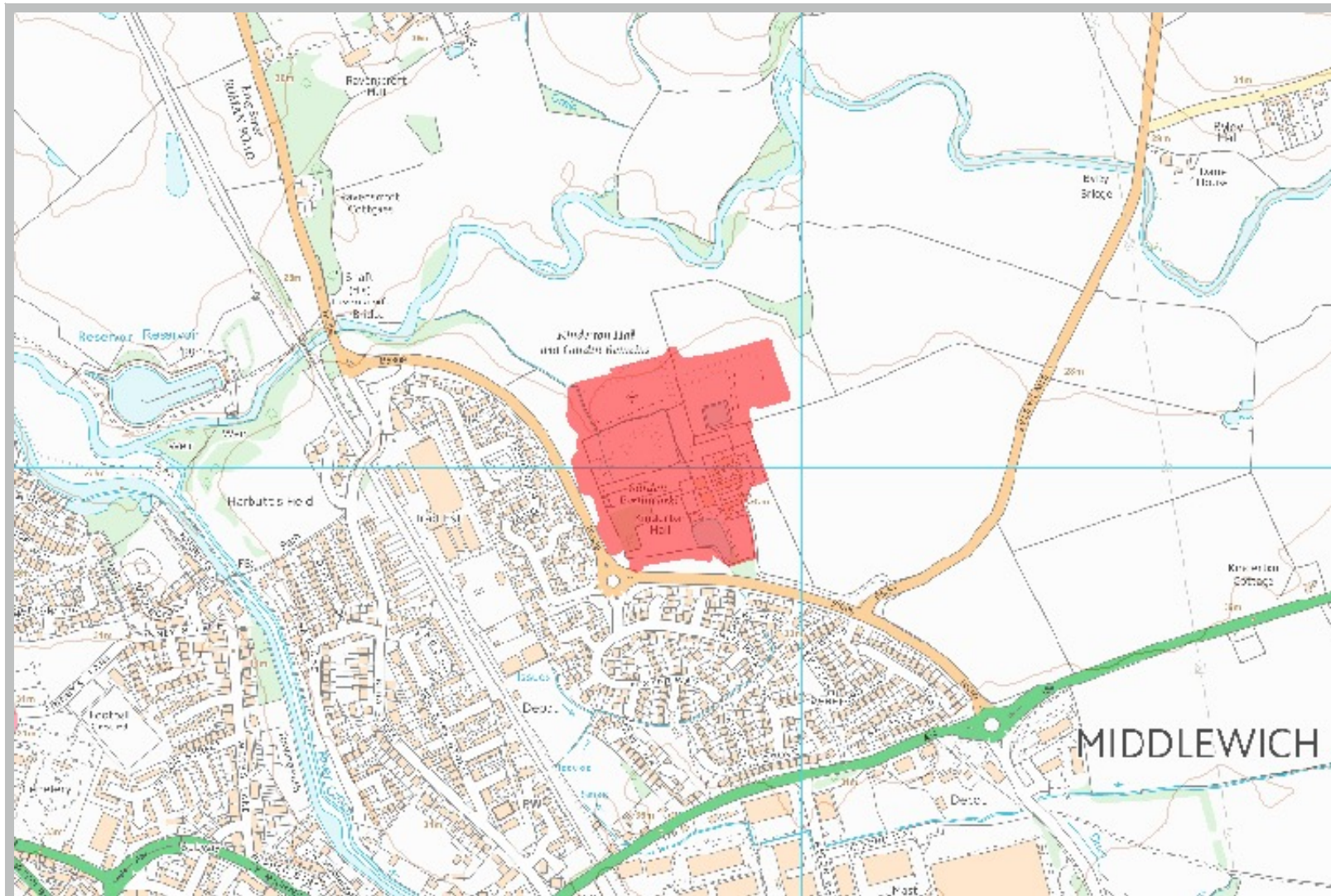


Plan 9b. 1841 Tithe Map



Plan 9c. 1910 OS Map

## Heritage Impact Assessments of Sites in Cheshire East



Plan 9d. Boundary of Scheduled Ancient Monument

## Heritage Impact Assessments of Sites in Cheshire East



Plate 33. Principal (S) front of Kinderton Hall



Plate 34. Side (E) elevation of Kinderton Hall and barns of differing ages



Plate 35. View NW towards ensemble from SW corner of site over retained field (not part of site)



Plate 36. View NW towards ensemble from junction of drive and B5081

## Heritage Impact Assessments of Sites in Cheshire East

**Table 10. Site CFS391 Plot 1 Land at White Gables Farm (land S of cricket ground), Prestbury SK10 4UT. RAG Assessment: **Amber****

| Heritage Asset  | Contribution that this site makes to the significance of the heritage asset   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset.  | How might any harm be removed or reduced?  | Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place. | Conclusions   |
|---|---|--|--|---|---|
| <p><u>The Vicarage</u><br/>(Grade II Listed Building)<br/>Listing Description:<br/>“Vicarage. 1893, with minor late C20 alterations. By Ernest Newton, architect. Red brick with tile hanging and timber framing, gable and ridge chimneys and hipped roof with a plain tile roof covering. Restrained Arts and Crafts style....A carefully-detailed and little-altered Arts and Crafts house of 1893 by the notable architect Ernest Newton, a pupil of Norman Shaw.”</p> <p><b>Medium Heritage Significance</b></p> | <p>The Vicarage stands in its own substantial grounds which form its immediate setting. The grounds are densely planted with trees which strongly filter the inter visibility between the site and the listed building. Even so the openness and agricultural use of the site make a minor contribution to the wider, rural setting of the building and its significance as a heritage asset.</p> | <p>The development of the site would radically alter the character and appearance of the site from a secluded pasture to a small suburban estate and this would harm the existing wider setting of The Vicarage.</p> | <p>The harm could be reduced by: a) retention of historic field boundaries and trees and hedges in and around the site, as far as possible; b) provision of an undeveloped buffer zone, landscaped with trees, along that part of the NE boundary which abuts the Vicarage; c) ensuring that the site is developed with a low density form of development which visually reflects the prevailing low densities in the outer parts of Prestbury (excluding the village centre) d) ensuring that the site’s access road is from Castle Hill and; e) ensuring that the layout of any development and its detailed design and materials are informed by <i>The Cheshire East Borough Design Guide</i>.</p> | <p>The impact of the development of the site with these mitigation measures in place would be <b>Negligible</b>.</p>                              | <p>With mitigation measures in place, the development of the site would have <b>Slight / Negligible</b> adverse impact on the setting of The Vicarage. This impact would at the lower end of the spectrum of “Less than substantial.”</p> |



## Heritage Impact Assessments of Sites in Cheshire East

| Heritage Asset   | Contribution that this site makes to the significance of the heritage asset   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset.   | How might any harm be removed or reduced?   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place. | Conclusions   |
|--|---|---|---|---|---|
| <p><b>Prestbury Conservation Area</b><br/>Designated in 1972. A Conservation Area Appraisal was prepared in 2006. It identifies that: “The village is notable for its early medieval church (St Peter’s), for the Norman chapel which lies in its churchyard, and for the former Priest’s House, an outstanding example of Cheshire timber-framing, which is located opposite the church. Long rows of listed buildings, including former silk weavers’ houses, lie on either side of the main street...the woodland in the adjoining glebe land and other areas <u>within</u> the Conservation Area providing a strong link to the surrounding countryside.”</p> <p><b>Medium Heritage Significance</b></p> | <p>The site is approximately 60-120m to the W of the W boundary of the CA and is substantially separated from it by the buildings and woodlands in the cul-de-sac of Spencer Brook, the woodlands in the grounds of The Vicarage and the topography. The openness and agricultural use of the site provide some limited link to the historic rural setting of the CA but this has already been substantially weakened by the development of the intervening Spencer Brook and the other 20th C developments further W and SW of the site.</p> | <p>The development of the site would radically alter the character and appearance of the site from a secluded pasture to a small suburban estate but this would cause only negligible harm the existing wider setting to the W of the CA.</p> | <p>The harm could be reduced by: a) retention of historic field boundaries and trees and hedges in and around the site, as far as possible; b) provision of an undeveloped buffer zone, landscaped with trees, along the access road from Castle Hill; c) ensuring that the site is developed with a low density development which is commensurate with the prevailing low densities in Prestbury (excluding the village centre) through agreement by CEC of appropriate design codes at an early stage and; d) ensuring that the layout of any development and its detailed design and materials are informed by <i>The Cheshire East Borough Design Guide</i> and the guidance in S8.8 of the CA Appraisal.</p> | <p>The impact of the development of the site with these mitigation measures in place would be <b>Minor</b>.</p>                                   | <p>The site could accommodate a very low density residential development which would cause only minor harm to the wider setting of the CA. Any harm could be mitigated / reduced to an acceptable degree by mitigation measures, With mitigation measures in place, the development of the site would have a <b>Slight</b> adverse impact on the setting of the CA.</p> <p>This impact would at the lower end of the spectrum of “Less than substantial.”</p> |



Plate 37. View E from site towards the rear of The Vicarage



Plate 38. View W along private drive to cricket club, with The Vicarage on R

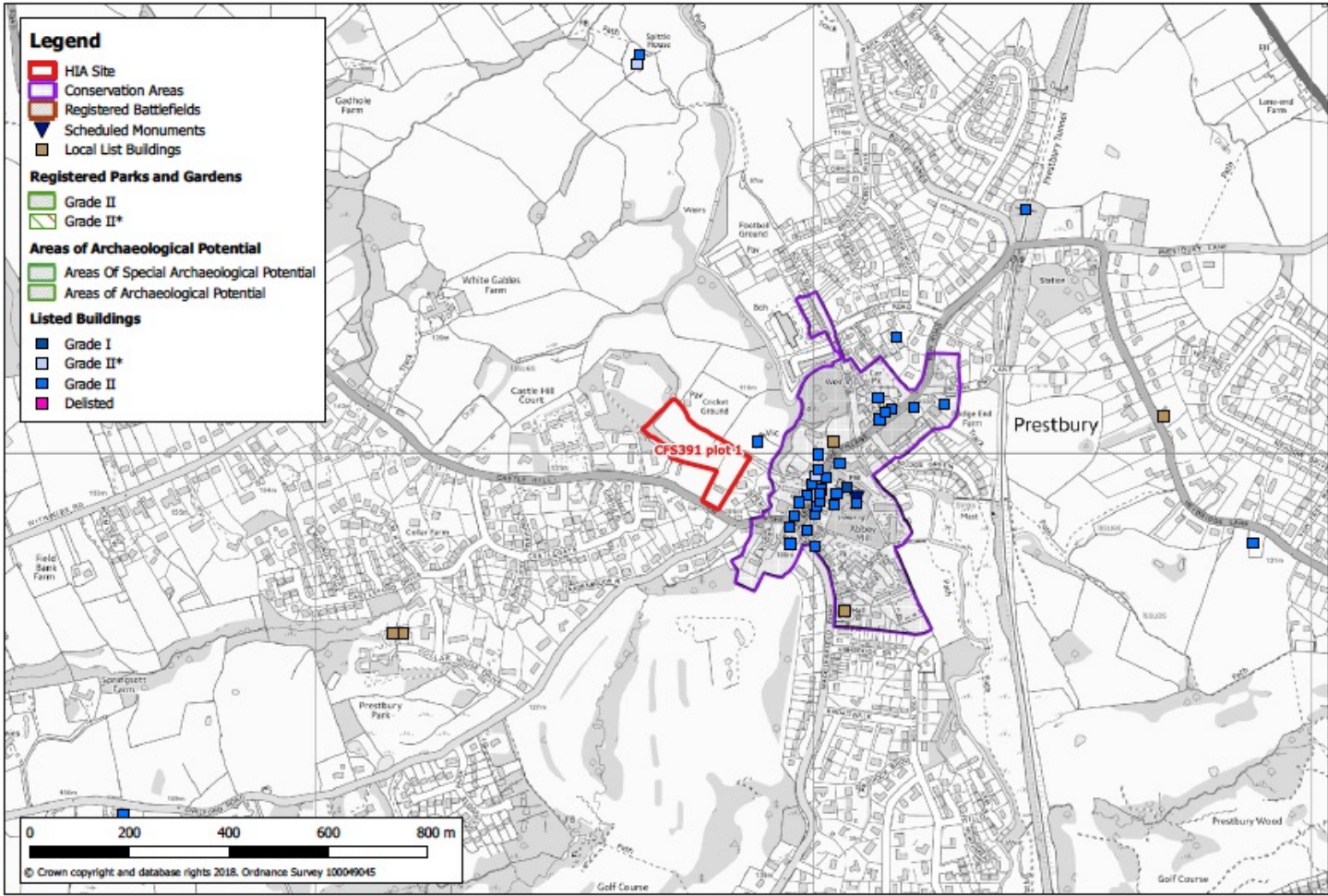


Plate 39. View SW over site



Plate 40. View NE over site from Saddleback Drive

Heritage Impact Assessments of Sites in Cheshire East

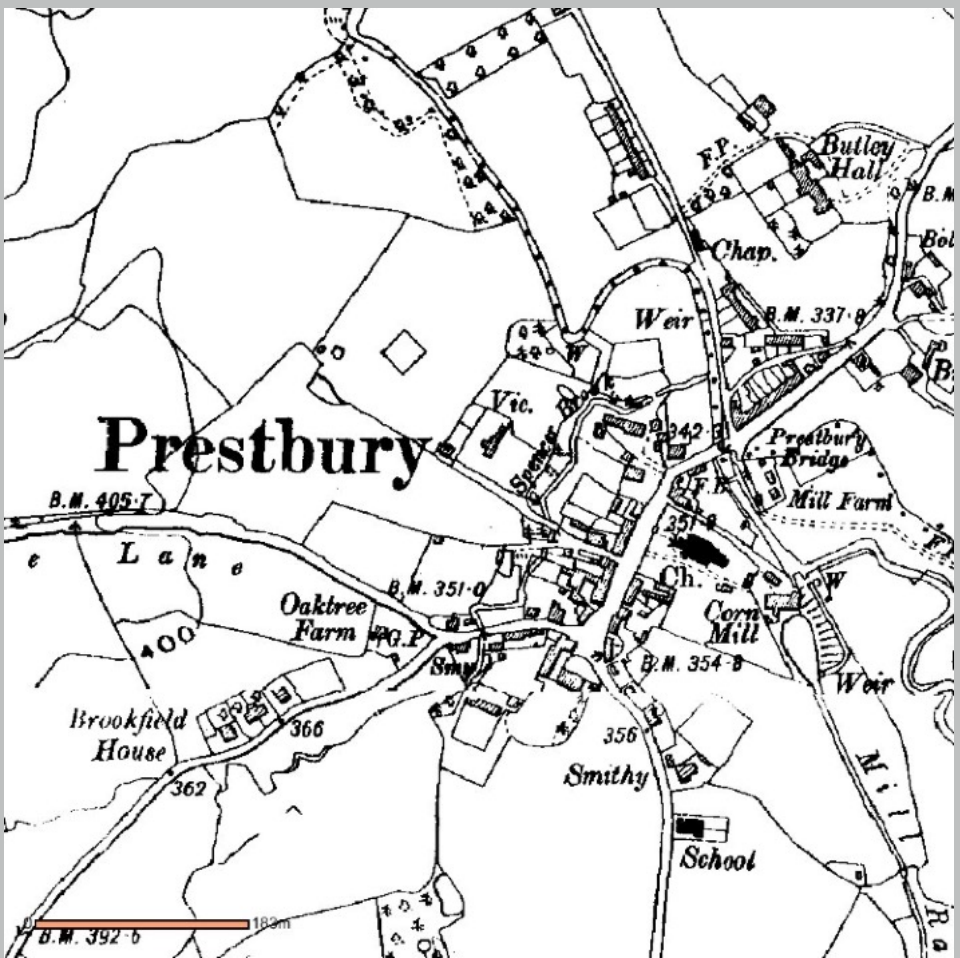


Plan 10a. Site CFS91 Plot 1 and extensive Heritage Assets (most too distant and/or separated from site for its development to have an impact)

Heritage Impact Assessments of Sites in Cheshire East



Plan 10b. 1841 Tithe Map



Plan 10c. 1910 OS Map

## Heritage Impact Assessments of Sites in Cheshire East

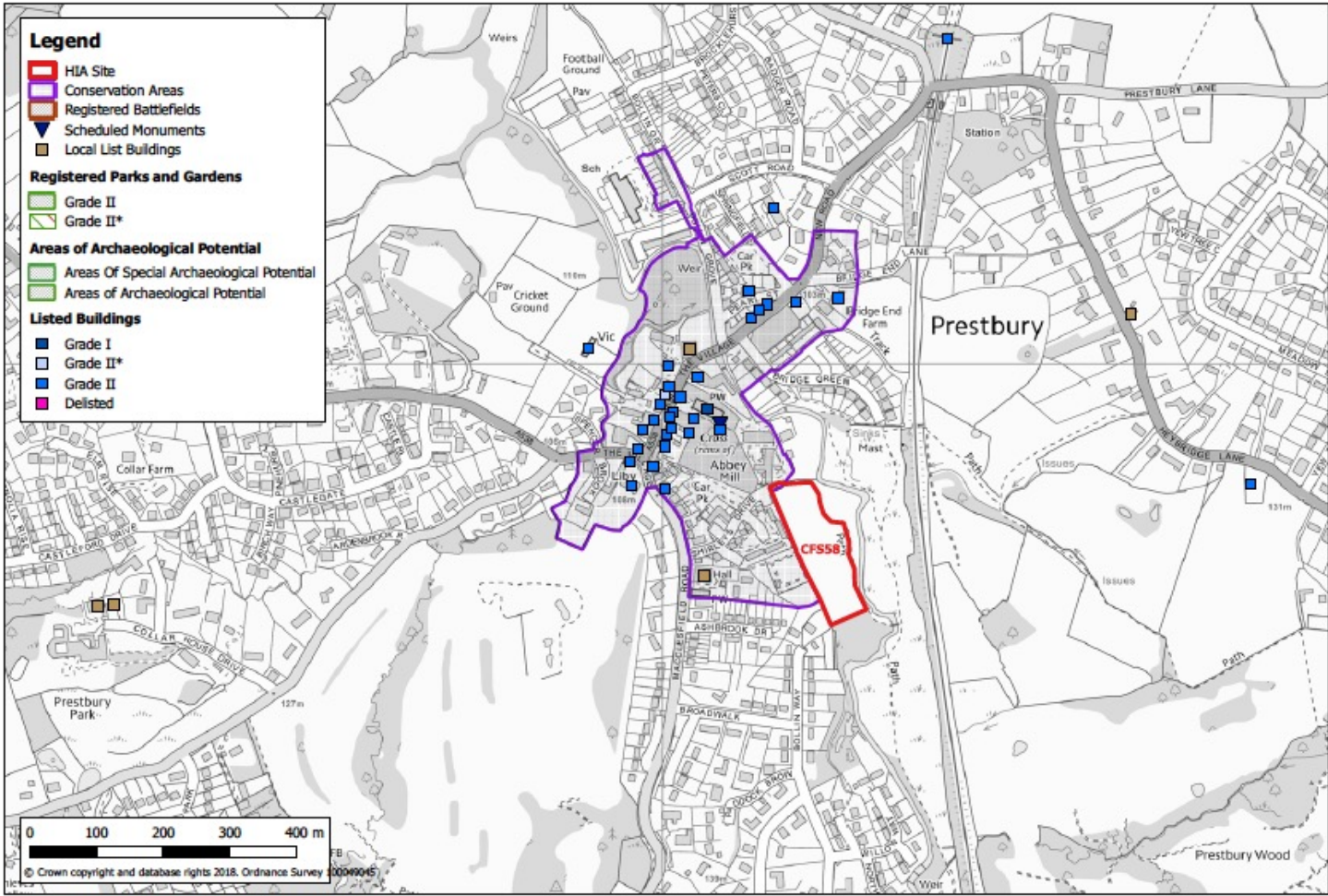
**Table 11. Site CFS58 Land at Shirleys Drive, Prestbury SK10 4XP. RAG Assessment: Amber**

| Heritage Asset   | Contribution that this site makes to the significance of the heritage asset   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset.   | How might any harm be removed or reduced?   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place.            | Conclusions   |
|--|---|---|---|--|---|
| <p><b>Prestbury Conservation Area</b><br/>Designated in 1972. A Conservation Area Appraisal was prepared in 2006. It identifies that: “The village is notable for its early medieval church (St Peter’s), for the Norman chapel which lies in its churchyard, and for the former Priest’s House, an outstanding example of Cheshire timber-framing, which is located opposite the church. Long rows of listed buildings, including former silk weavers’ houses, lie on either side of the main street...The water meadows, which lie on either side of the River Bollin are another important public open space, crossed by public footpaths and popular with dog owners and walkers...the woodland in the adjoining glebe land and other areas <u>within</u> the Conservation Area provide a strong link to the surrounding countryside. From the rear boundary of the churchyard, distant views across the river valley can be seen. The former site of the corn mill has recently been redeveloped (Abbey Mill) and new housing now intrudes in views from the churchyard and across the water meadows of the River Bollin.”</p> <p><b>Medium Heritage Significance</b></p> | <p>The SW boundary of the site almost wholly abuts the E boundary of the CA, albeit that for the most part here, the CA consists of late 20th C dwellings of limited architectural quality. However, the N end of the site is adjacent to the back of the churchyard and the Abbey Mill and important views from this point within the CA still provide a strong link to the water meadows along the River Bollin and the open countryside beyond. The site therefore makes a very strong contribution to the setting of and views from the CA.</p> | <p>The development of the site would radically alter the character and appearance of the site from a riverside water meadow to a small suburban estate. This would damage the existing views out from the CA and the views NE from the footpath towards the Abbey Mill and the trees within the churchyard. This would cause demonstrable harm the existing setting to the E of the CA.</p> | <p>The harm could be reduced by: a) limiting any development to the S half of the site; b) the retention of historic field boundaries and trees and hedges in and around the site, as far as possible; c) the provision of an undeveloped buffer zone, landscaped with trees, at the N end of any developed part of the site; d) ensuring that the site is developed with a low density development which is commensurate with the prevailing densities in this part of Prestbury; e) ensuring that the layout of any development and its detailed design and materials are informed by <i>The Cheshire East Borough Design Guide</i> and the guidance in S8.8 of the CA Appraisal.</p> | <p>Even with these mitigation measures in place, the impact of the development of the site on the setting of the Prestbury CA would be <b>Moderate</b> .</p> | <p>The development of just the S half of the site would have a <b>Moderate</b> adverse impact on the setting of the CA, even with the mitigation measures in place. This level of harm would be on the cusp of “Less than substantial” and “Substantial” harm. Given that the development of even the reduced site would cause this harm and the extent of mitigation measures (especially the suggested reduction of the site by 50%), it is recommended that this 1.43Ha site should not be excluded from the Green Belt.</p> |

## Heritage Impact Assessments of Sites in Cheshire East

| Heritage Asset   | Contribution that this site makes to the significance of the heritage asset  | Impact that the loss of this site and its subsequent development might have upon the significance of the asset.  | How might any harm be removed or reduced?   | Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place.                            | Conclusions  |
|--|--|--|---|--|--|
| <p>St Peter's Church and adjacent Chapel (Grade I Listed Buildings), Sundial in Churchyard (Grade II Listed Building) and Cross Shaft in Churchyard (Scheduled Monument).</p> <p>The church, chapel, sundial, cross shaft and church yard collectively form an ensemble of religious buildings/structures of exceptional importance. Even though they have all been altered/rebuilt to varying degrees, they form the group of structure of the highest heritage significance in Prestbury. Although the churchyard is not a principal listed building, it forms the wider curtilage of these important buildings</p> <p><b>High Heritage Significance</b></p> | <p>The site is separated from the heritage assets which are buildings/ structures by a distance of approximately 100m, by the group of mature trees within the churchyard and by the topography, as the site drops down from W towards the River Bolin. The site therefore makes negligible visual contribution to these heritage assets. However, the site is only separated from the SE end of the churchyard by the access road to the Abbey Mill. The site is also adjacent to a footpath which is a popular approach to the church and church yard and so forms part of the associative and experiential settings and wider settings of the ensemble.</p> | <p>The development of the site would have minimal direct impact on the immediate visual setting of the religious buildings but it would radically alter the character and appearance of the site from a riverside water meadow to a small suburban estate. This would damage the existing views out from the churchyard and the views NE from the footpath towards the trees within the churchyard. It would also harm the experience of walking towards the religious buildings along the footpath at the N end of the site. This would cause extensive harm the existing setting to the E of the churchyard.</p> | <p>The harm could be reduced by: a) limiting any development to the S half of the site b) the retention of historic field boundaries and trees and hedges in and around the site, as far as possible; c) provision of an undeveloped buffer zone, landscaped with trees, at the N end of any developed part of the site; c) ensuring that the site is developed with a low density development which is commensurate with the prevailing densities in this part of Prestbury and; d) ensuring that the layout of any development and its detailed design and materials are informed by <i>The Cheshire East Borough Design Guide</i>.</p> | <p>With these mitigation measures in place, the impact of the development of the site on the setting of the religious buildings and the churchyard would be <b>Minor</b></p> | <p>The development of just the S half of the site, with the mitigation measures in place, would have a <b>Moderate/Slight</b> adverse impact on the setting of the religious buildings and the churchyard. This level of harm would be at the higher end of the spectrum of "Less than substantial" harm. Given that the development of the reduced site would cause this harm and the extent of mitigation measures (especially the suggested reduction of the site by 50%) it is recommended that this 1.43Ha site should not be excluded from the Green Belt.</p> |

# Heritage Impact Assessments of Sites in Cheshire East



Plan 11a. Site CFS958 Plot 1 and extensive Heritage Assets (most too distant and/or separated from site for its development to have an impact)

Heritage Impact Assessments of Sites in Cheshire East



Plan 11b. 1841 Tithe Map



Plan 11c. 1910 OS Map

## Heritage Impact Assessments of Sites in Cheshire East



Plate 41. Chapel at St Peter's



Plate 42. View SE from Churchyard towards site



Plate 43. View W towards CA over site from footpath



Plate 44. View NW towards CA over site from footpath



## Select Bibliography

*The Buildings of England: Cheshire* Nikolaus Pevsner, Clare Hartwell, Matthew Hyde and Edward Hubbard 2011 Yale  
*The Treasures of Cheshire* Norman Bilsborough and NWCT 1986 NWCT

## Appendix 1 Tables from DMRBs

Table 1. Factors for assessing the value of archaeological assets

|            |  |
|------------|--|
| Very High  | <ul style="list-style-type: none"> <li>• World Heritage Sites (including nominated sites).</li> <li>• Assets of acknowledged international importance.</li> <li>• Assets that can contribute significantly to acknowledged international research objectives.</li> </ul>   |
| High       | <ul style="list-style-type: none"> <li>• Scheduled Monuments (including proposed sites).</li> <li>• Undesignated assets of schedulable quality and importance.</li> <li>• Assets that can contribute significantly to acknowledged national research objectives.</li> </ul>  |
| Medium     | <ul style="list-style-type: none"> <li>• Designated or undesignated assets that contribute to regional research objectives.</li> </ul>   |
| Low        | <ul style="list-style-type: none"> <li>• Designated and undesignated assets of local importance.</li> <li>• Assets compromised by poor preservation and/or poor survival of contextual associations.</li> <li>• Assets of limited value, but with potential to contribute to local research objectives.</li> </ul> |
| Negligible | <ul style="list-style-type: none"> <li>• Assets with very little or no surviving archaeological interest.</li> </ul>   |
| Unknown    | <ul style="list-style-type: none"> <li>• The importance of the resource has not been ascertained.</li> </ul>   |

## Heritage Impact Assessments of Sites in Cheshire East

Table 2. Criteria for Establishing Value of Historic Buildings and Conservation Areas

|            |  |
|------------|--|
| Very High  | <ul style="list-style-type: none"> <li>• Structures inscribed as of universal importance as World Heritage Sites.</li> <li>• Other buildings of recognised international importance.</li> </ul>  |
| High       | <ul style="list-style-type: none"> <li>• Scheduled Monuments with standing remains.</li> <li>• Grade I and Grade II* (Scotland: Category A) Listed Buildings.</li> <li>• Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade.</li> <li>• Conservation Areas containing very important buildings.</li> <li>• Undesignated structures of clear national importance.</li> </ul>   |
| Medium     | <ul style="list-style-type: none"> <li>• Grade II (Scotland: Category B) Listed Buildings.</li> <li>• Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations.</li> <li>• Conservation Areas containing buildings that contribute significantly to its historic character.</li> <li>• Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).</li> </ul> |
| Low        | <ul style="list-style-type: none"> <li>• ‘Locally Listed’ buildings (Scotland Category C(S) Listed Buildings).</li> <li>• Historic (unlisted) buildings of modest quality in their fabric or historical association.</li> <li>• Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).</li> </ul>  |
| Negligible | <ul style="list-style-type: none"> <li>• Buildings of no architectural or historical note; buildings of an intrusive character.</li> </ul>   |
| Unknown    | <ul style="list-style-type: none"> <li>• Buildings with some hidden (i.e. inaccessible) potential for historic significance.</li> </ul>  |

## Heritage Impact Assessments of Sites in Cheshire East

Table 3. Evaluating Historic Landscape Character

|            |  |
|------------|--|
| Very High  | <ul style="list-style-type: none"> <li>• World Heritage Sites inscribed for their historic landscape qualities.</li> <li>• Historic landscapes of international value, whether designated or not.</li> <li>• Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).</li> </ul>  |
| High       | <ul style="list-style-type: none"> <li>• Designated historic landscapes of outstanding interest.</li> <li>• Undesignated landscapes of outstanding interest.</li> <li>• Undesignated landscapes of high quality and importance, and of demonstrable national value.</li> <li>• Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).</li> </ul> |
| Medium     | <p>Designated special historic landscapes.</p> <ul style="list-style-type: none"> <li>• Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value.</li> <li>• Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).</li> </ul>  |
| Low        | <ul style="list-style-type: none"> <li>• Robust undesignated historic landscapes.</li> <li>• Historic landscapes with importance to local interest groups.</li> <li>• Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.</li> </ul>  |
| Negligible | <ul style="list-style-type: none"> <li>• Landscapes with little or no significant historical interest.</li> </ul>  |

This report was prepared by:

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