

Heritage Impact Assessments of Sites in Cheshire East Council: Local Plan Site Selection Stage 6



Mobberley, Prestbury and Bollington from Robert Morden's Map of Cheshire

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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 were selected for further, more detailed Heritage Impact Assessments (HIAs). Those 13 HIAs were undertaken in 2018 by Hinchliffe Heritage for CEC and presented in two reports, dated 5th July 2018.

1.4 Initial HIAs have been undertaken by CEC's Conservation Officers in 2019 on additional ten potential development sites, using the "traffic light" methodology and have been selected for more detailed Heritage Impact Assessments (HIAs) as "Stage 6 Sites". These more detailed HIAs were undertaken in March/April 2019 by John Hinchliffe BA(Hons), BPI, MSc (Building Heritage and Conservation), RTPI, IHBC of Hinchliffe Heritage for CEC following inspections of each site on 23rd March and 1st April and further desk-based research and the HIAs are presented in this report.

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 ten sites included in this report are:

Bollington

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1. FDR855a. Land to the south of Grimshaw Lane
2. FDR855b. Land between 15 and 17a Jackson Lane
3. FDR2818. Land at Hollin Hall Hotel

Prestbury

4. FDR2001. Land off Heybridge Lane (northern site)

Mobberley

5. CFS168. Grove House
6. CFS333. Land to the north of 23 Carlisle Close
7. CFS354. Harman Technology, Ilford Way, Town Lane
8. CFS355. Land north of Carlisle Close/east of Harman Technology

Middlewich

9. GTTS15. Three Oakes Farm, Booths Lane

Brereton

10. GTTS68. Land at Firs Farm, Newcastle Road

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 16 of the National Planning Policy Framework (NPPF) (2018). The relevant advice in the NPPF is:

20. Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

a) housing (including affordable housing), employment, retail, leisure and other commercial development;

b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);

c) community facilities (such as health, education and cultural infrastructure); and

d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

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190. 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

193. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

195. 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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

196. 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, where appropriate, securing its optimum viable use.

197. 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 directly or indirectly affect 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.

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

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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.

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 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;

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- 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 (2017)*. The advice note:

...gives assistance concerning the assessment of the setting of heritage assets, given:

- the statutory obligation on decision-makers to have special regard to the desirability of preserving listed buildings and their settings, and*
- the policy objectives in the NPPF and the PPG establishing the twin roles of setting (see boxes below): it can contribute to the significance of a heritage asset, and it can allow that significance to be appreciated. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the heritage asset's conservation, including sustaining significance*

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

- Consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include the consideration of views.*
- The setting of a heritage asset will include, but generally be more extensive than, its curtilage*
- Extensive heritage assets, such as historic parks and gardens, landscapes and townscapes, can include many heritage assets, historic associations between them and their nested and overlapping settings, as well as having a setting of their own.*

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- *Its (the setting of a heritage asset's) importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance*
- *Because the contribution of setting to significance does not depend on public rights or ability to access it, significance is not dependent on numbers of people visiting it;*
- *Reference is sometimes made to the 'immediate', 'wider' and 'extended' setting of heritage assets, but the terms should not be regarded as having any particular formal meaning*

3.8 The assessment of the level 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:

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

Table 5.1 (of DMRB) – Significance of Effects Matrix

VALUE	Very High	Neutral	Slight	Moderate/ Large	Large or Very Large	Very Large
	High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/ Very Large
	Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
	Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
		No change	Negligible	Minor	Moderate	Major
MAGNITUDE OF IMPACT						

4. Heritage Impact Assessments

4.1 Maps of all sites which have been assessed are provided in the HIAs showing relevant heritage designations, provided by CEC. The legend for all maps is provided in Plate 1.

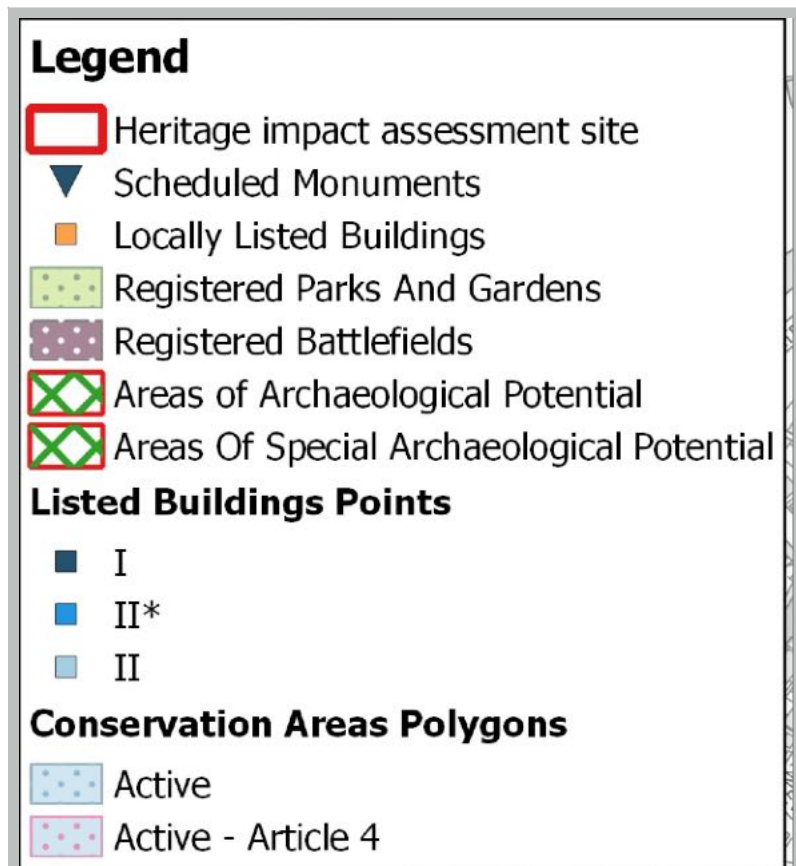


Plate 1. Legend used for all maps of sites and heritage assets

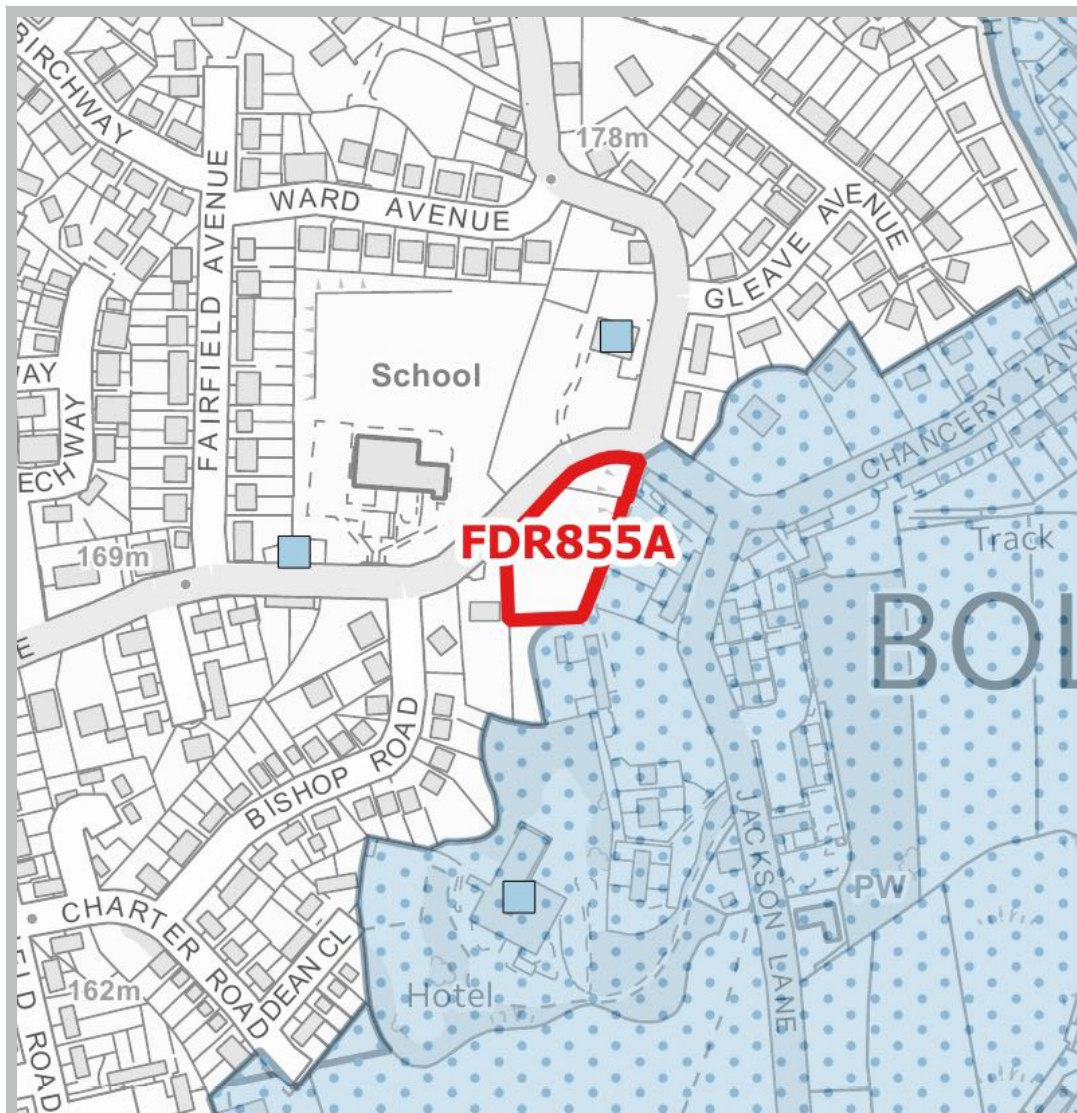
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Table 1. Site FDR855a. Land to the south of Grimshaw Lane, Bollington SK10 5LY. Pot Dev: circa 10 dwellings. RAG Assessment: Amber

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>Kerridge Conservation Area</u> A Bollington and Kerridge Conservation Area Appraisal was prepared by Macclesfield Borough Council in 2006. It states: - “Of paramount importance...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.” - “...Kerridge, a dispersed settlement set amongst fields and woodland.” and “Kerridge still retains the character of a rural settlement with winding, narrow lanes, large, open fields, blocks of woodland, and scattered buildings.” -“The landscape setting provides a very important constituent to the character of the Bollington and Kerridge Conservation Areas. - “Kerridge Hill is a particularly important and dominant feature, with further rolling hills (the start of the Pennines) to the east.” Medium Heritage Significance</p>	<p>The site is immediately adjacent to the CA and its openness contributes considerably to the setting of the small settlement at the junction of Chancery Lane, Hurst Lane and Grimshaw Lane. The site contributes to the rural and open feeling of this part of the CA, especially when viewed from the junction of Hurst Lane and Grimshaw Lane. Crucially, the site provides an important buffer, separating this historic settlement from the more modern settlement to the W and SW. The topography of the site and its surroundings and the elevated level of the site make it an essential part of the setting of the CA. The continuous high stone retaining wall around the NW boundary of the site was the N boundary of the New Hollin Hall estate and now forms a “gateway”, together with the wall on the opposite side of the road, into the CA. The mature trees on the E boundary mark the line of the track to the home farm and the boundary of the CA and contribute to much to the significance of the CA.</p>	<p>The development of the site would: a) be especially prominent due to the topography; b) would lead to the loss of the buffer between the CA and the more modern development and therefore the loss of distinctiveness of the historic settlement; c) would involve the loss of a considerable length of the stone retaining wall and; further fragment the historic park of Hollin New Hall. The development may also involve the loss of the important trees or damage to their root systems. The cumulative impact would be a Major adverse impact on the setting and significance of the CA.</p>	<p>Harm might be reduced by: a) massive excavations to reduce the datum level of any dwellings on the site to reduce their dominance but this in itself would still involve the loss of the openness and the loss of the rounded mound and would be harmful; b) finding an acceptable alternative vehicular access which would not involve the loss of a significant length of the front stone boundary wall (although there is no obvious alternative); c) ensuring that any development does not affect the mature trees or their root systems 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 still be major adverse impact on the setting of the CA..</p>	<p>The openness and elevated topography of the site and the stone boundary wall all contribute to the heritage significance and appearance of the CA . The development of the site would have Moderate/ Large adverse impact which would cause substantial harm to the significance and character of the CA. This suggest that the site should not be included in the SADPD.</p> <p>It is recommended that CEC should give consideration to including this site within the Kerridge CA.</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>Hollin Old Hall, Grimshaw Lane (Grade II Listed Building)</u> Formerly hall, then farmhouse, now divided into 2 houses: Early C17 core, addition to rear -and raising of roof mid C18 for Richard Broster, further major addition c1870 for Ascoli family, who remodelled the whole house. Part of the house in Jacobean style with stone-coped gables and a mixture of mullioned and transomed, and mullioned windows. Interior of western half: Essentially C1870. Cellar contains large slab reading "This must stand here forever, Richard Broster 1757". Room has C18 wooden panelling brought from elsewhere. Room to rear has Adam-style fireplace from Tadcaster Hall. A substantial historic hall in substantial landscaped grounds behind high stone wall. Medium Heritage Significance</p> <p><u>58 Grimshaw Lane (Grade II Listed Building)</u> Formerly farmhouse now house: C17 with C19 alterations and additions to rear. White-washed, coursed squared sandstone rubble. Kerridge stone-slate roof, stone'ridge and a stone chimney. Gable entry 2-room plan. Medium Heritage Significance</p>	<p>The immediate visual setting of Hollin Old Hall is largely contained within the landscaped grounds of the hall on the NW side of Grimshaw Lane, enclosed by the stone wall. The heritage asset is separated from the site by distance, the landscaped grounds and the wall. Even so, the openness of the site makes a small contribution to its wider setting, especially as the hall's main vehicular access is immediately opposite the site. The site is thus especially prominent when viewed on entering/leaving the main driveway of the hall and it makes a small contribution to the wider visual setting of the listed building.</p> <p>No. 58 Grimshaw Lane is located at a much lower level than the site and around a bend in the road. It is also separated from it by distance and there is no inter-visibility between the site and the listed building, with the effect that the site makes no contribution to the setting of this heritage asset</p>	<p>The development of the site would encroach slightly into the open setting of Hollin Old Hall and would have a Negligible/Minor adverse impact on its visual setting.</p> <p>The development of the site would have No Change impact on the setting of 58 Grimshaw Lane.</p>	<p>Harm might be reduced by: a) retaining an open, undeveloped buffer zone of land opposite the main driveway to Hollin Old Hall, to retain an open aspect from the driveway; b) siting the vehicular access in a location which is not directly opposite the entrance to Hollin Old Hall so that the stone wall opposite does not need to be removed/altered) 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>No mitigation measures are required to reduce the impact on 58 Grimshaw Lane.</p>	<p>The impact of the development of the site with these mitigation measures in place would be negligible adverse on the setting of Hollin Old Hall.</p> <p>The impact of the development of the site with these mitigation measures in place would involve No Change on the setting of 58 Grimshaw Lane</p>	<p>The impact of the development of the site on the setting of these two listed buildings with mitigation measures in place, would have Neutral/Slight adverse impact on the setting of these heritage assets. This impact would be in the category of "Less than substantial."</p>



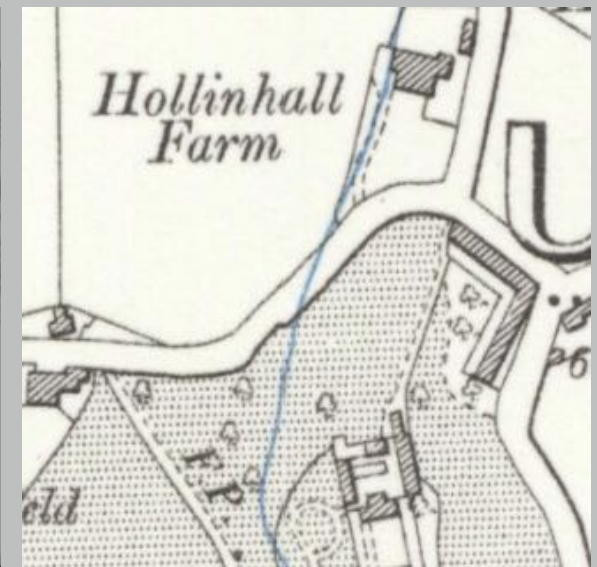
Plan 1a. Site FDR855a. Land to the south of Grimshaw Lane and nearby Heritage Assets (some too distant and/or separated from site for its development to have an impact)



Map 1b. c. 1841 Tithe Map - site in plot 295



Map 1c. 1871 OS Map



Map 1d. 1907 OS Map

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Plate 1. Site on R looking up Grimshaw Lane



Plate 2. Site looking down Grimshaw Lane



Plate 3. Site from track to former farm



Plate 4. Hollin Old Hall (roof of) and entrance to it from NW edge of site



Plate 5. Site from entrance to Hollin Old Hall



Plate 5. N end of site from Hurst Lane

Heritage Impact Assessments of Sites in Cheshire East. April 2019

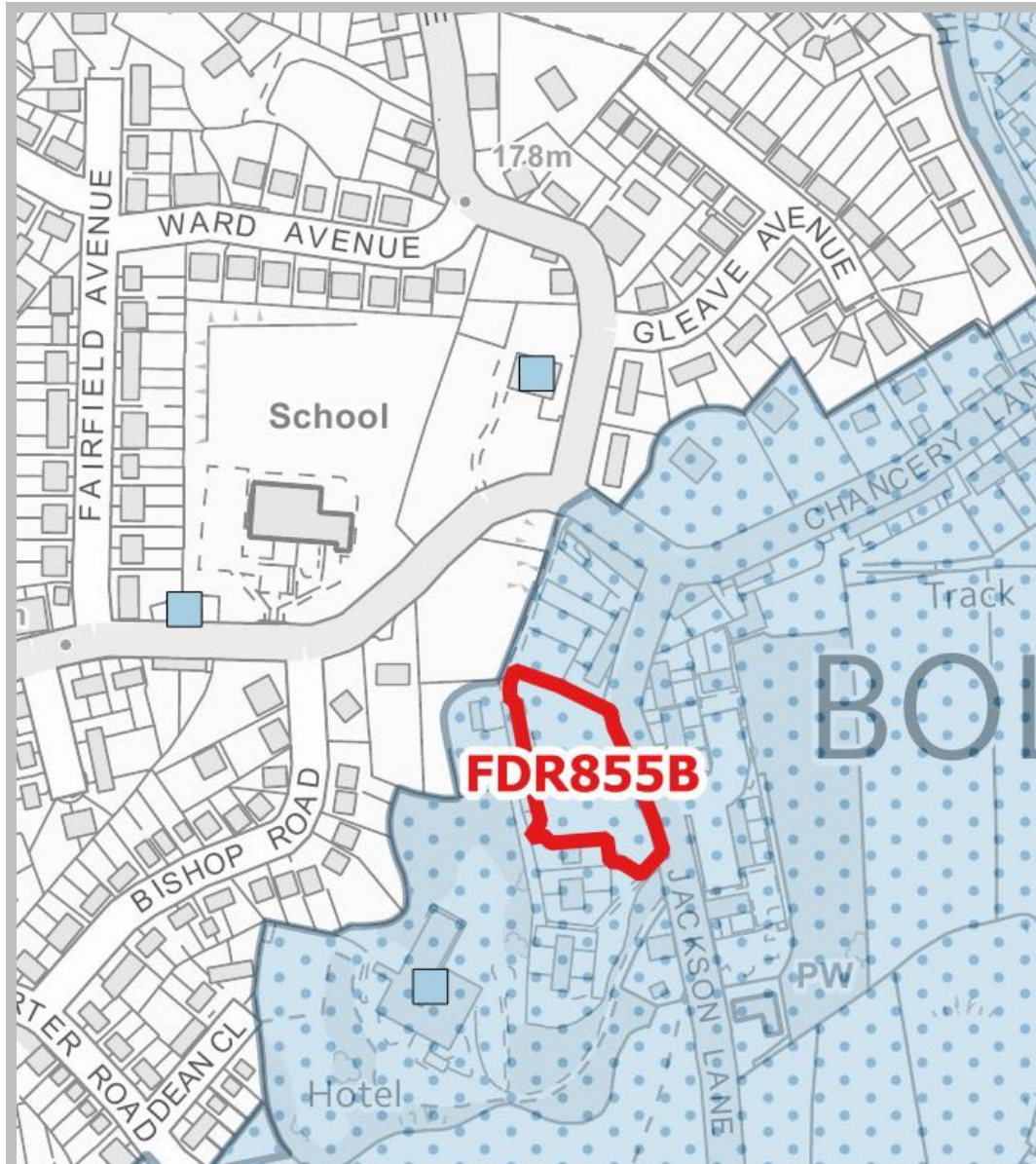
Table 2. FDR855b. Land between 15 and 17a Jackson Lane, Bollington SK. Pot Dev: c.10 dwellings. RAG Assessment: Amber

Heritage Impact Assessments of Sites in Cheshire East. April 2019

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>Kerridge Conservation Area A Bollington and Kerridge Conservation Area Appraisal was prepared by Macclesfield Borough Council in 2006. It states: - “Of paramount importance 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.” - “...Kerridge, a dispersed settlement set amongst fields and woodland.” and “Kerridge still retains the character of a rural settlement with winding, narrow lanes, large, open fields, blocks of woodland, and scattered buildings...” -“The landscape setting provides a very important constituent to the character of the Bollington and Kerridge Conservation Areas. -“There are some important groups of trees and woodland,... - Kerridge Hill is a particularly important and dominant feature, with further rolling hills (the start of the Pennines) to the east.” - In Kerridge, the terraced form continues in Chancery Lane, Jackson Lane and Redway Lane although the incremental development of short rows and pairs is more apparent.” -“Other buildings of merit in Kerridge include:• The Hollin Hall Hotel, a solid house built in 1870 for Joseph Brook with Tudor and Jacobean detailing, notably the clusters of octagonal chimneys and the corner turret” Medium Heritage Significance</p>	<p>The site is within the Kerridge CA. The gently rising topography and the openness of the site contribute positively to creating the character of the CA as a dispersed settlement but the site is effectively completely surrounded by development. Its openness enables a view from Jackson Lane to the former home farm on the brow of the hill to the W. The mature trees on the site are probably part of the parkland created when Hollin New Hall was built in the late 19th C and in any event contribute to the sylvan character of the CA. The stone wall on the boundary with Jackson Lane is an important traditional feature of the CA.</p>	<p>The development of the site would slightly erode the openness of the CA and its rural character. It would further erode the historic parkland of Hollin New Hall, although it is not immediately apparent as part of its late 19th C grounds. The development of the site might: obscure sight of the stone-stone-built former home farm buildings and harm the perception of the CA’s partly agricultural origins and; have an adverse impact on the mature trees on the site. The development would probably necessitate the removal of a significant length of the stone wall on the frontage to Jackson Lane to facilitate a vehicular access. The provision of off-street parking might cause further visual harm. The cumulative impact would be a Minor / moderate adverse impact.</p>	<p>The harmful impact of development on the site could be reduced by: a) retaining a view through the development from Grimshaw Lane to the former home farm buildings; b) requiring an arboricultural survey and ensuring that any new development avoids the root protection areas of healthy trees; c) keeping the loss or alteration of the front stone wall to a minimum by a single vehicular access only) and ensuring that it is returned into the site; d) providing off-street parking in a discrete location and; e) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i>. Any new development should reflect the prevailing character of this part of the CA, in the form of short terraces, as on the opposite side of Jackson Lane (albeit with more variety). Consideration should be given to replicating the highly distinctive scalloped stone gate piers on the NW end of Jackson Lane (Plate 8) if separate pedestrian entrances are created.</p>	<p>The impact of the development of the site on the heritage significance and appearance of the CA with these mitigation measures in place would be Negligible/Minor adverse.</p>	<p>The development of the site would necessarily have some adverse impact on the character and significance of the CA. With mitigation measures in place, the development of the site would have a Neutral/Slight adverse impact on the setting of this heritage asset. This impact would at the lower end of the spectrum of “Less than substantial” and should be weighed against any public benefits. The mitigation measures are likely to reduce the potential number of residential units which can be satisfactorily built on the site. The extent of mitigation measures to address the considerable constraints created by the heritage issues suggest that, if the site is allocated, it should be accompanied by a development brief or appropriate text in the policy.</p>

Heritage Impact Assessments of Sites in Cheshire East. April 2019

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>Hollin Hall Hotel (Grade II Listed Building) Built, c1870 for Joseph Brook jnr. Rock-faced brown sandstone with ashlar dressings. Welsh slate roof with 4 chimneys with clusters of octagonal stacks. Mixture of Tudor and Jacobean styles. 2-storey, 4-bay front. Left end bay is a 4-stage, octagonal castellated tower with blind lancet arcading and loopholes below the castellation. Upper storey has a castellated canted oriel window with a triangular-headed light under a hood mould in a shaped gable above. Interior: Ornate entrance hall with a screen of 3 pointed arches on octagonal marble piers with gilded plaster work on the capitals and in the spandrels. Tudor grey stone fireplace to left. Massive imperial staircase with twisted balusters and carved newels. C20 one and 2-storey additions to the side and rear of original house not of special interest.</p> <p>This is an impressive late 19th C country house which formerly had extensive grounds and, presumably, a slightly later Home Farm to the N (to the W of the site). Used subsequently as a children's convalescent home and now a hotel.</p> <p>Medium Heritage Significance</p>	<p>The site has a historical association with the hall as it was part of its extensive grounds/parkland and then probably part of its Home Farm. The site therefore has historic interest and some evidential value in association with the hall. The site is separated from the hall by a ridge of higher ground which has already been partly developed in the 20th C and so, apart from the few surviving trees on the site, which were probably planted as landscape features around the time of the erection of the hall, the site has little visual connection with the hall itself. The site has a dry-stone wall of vernacular design/ materials but it can be seen in the context of the more architecturally refined stone wall and gate piers at the entrance to the hall from Jackson Lane, but it makes only a minimal contribution to the appearance and significance of that entrance.</p>	<p>The development of the site would slightly erode the heritage significance of the site as part of the landscaped grounds of Hollin Hall and subsequently part of its home farm. The impact would be Negligible adverse.</p>	<p>The harm to the heritage asset of Hollin Hall Hotel and its entrance on to Jackson Lane could be reduced by: a) requiring an arboricultural survey and ensuring that any new development avoids the root protection areas of healthy trees and; b) keeping the loss or alteration of the front stone wall to a minimum;</p>	<p>The impact of the development of the site on the heritage significance and appearance of the Hollin Hall Hotel and its entrance on to Jackson Lane with these mitigation measures in place would be Negligible adverse.</p>	<p>The development of the site would necessarily have some adverse impact on the historic interest of the Hollin Hall Hotel and the setting of its entrance on to Jackson Lane. With mitigation measures in place, the development of the site would have a Neutral/Slight adverse impact on the setting of this heritage asset. This impact would at the lower end of the spectrum of "Less than substantial" and should be weighed against any public benefits. The mitigation measures are likely to reduce the potential number of residential units which can be satisfactorily built on the site.</p>



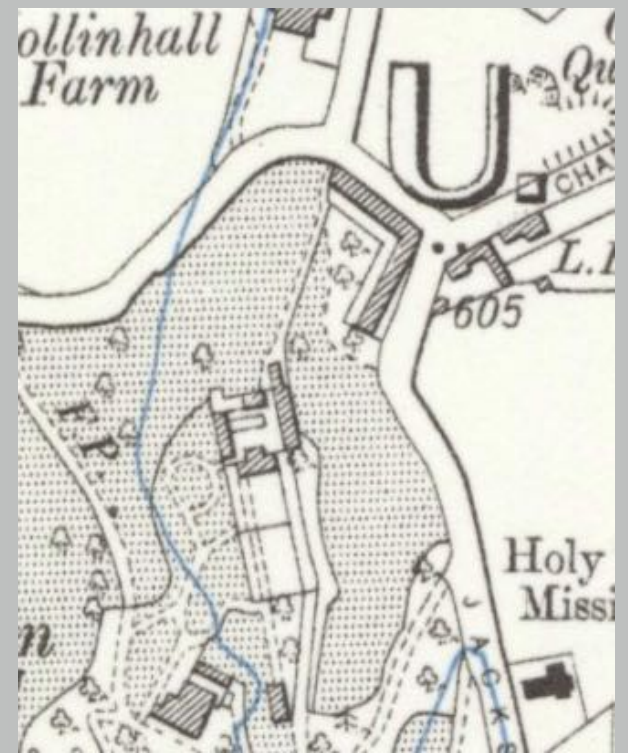
Plan 2a. Site FDR855b. Land between 15 and 17a Jackson Lane, Bollington



Plan 2b c. 1841 Tithe Map. Site in Plot 299



Plan 2c. 1871 OS Map



Plan 2d. 1907 OS Map

Heritage Impact Assessments of Sites in Cheshire East. April 2019



Plate 6. Direct view of site and vvvFarm from Jackson Lane



Plate 7. View of back of site from track to VVV Farm



Plate 8. View of site in middle distance from junction of Jackson Lane and Chancery Lane



Plate 9. Site viewed from N



Plate 10. Gate piers at entrance to Hollin Hall with site beyond



Plate 11. Site from the S



Plate 11a. Hollin Hall as a children's convalescent home.

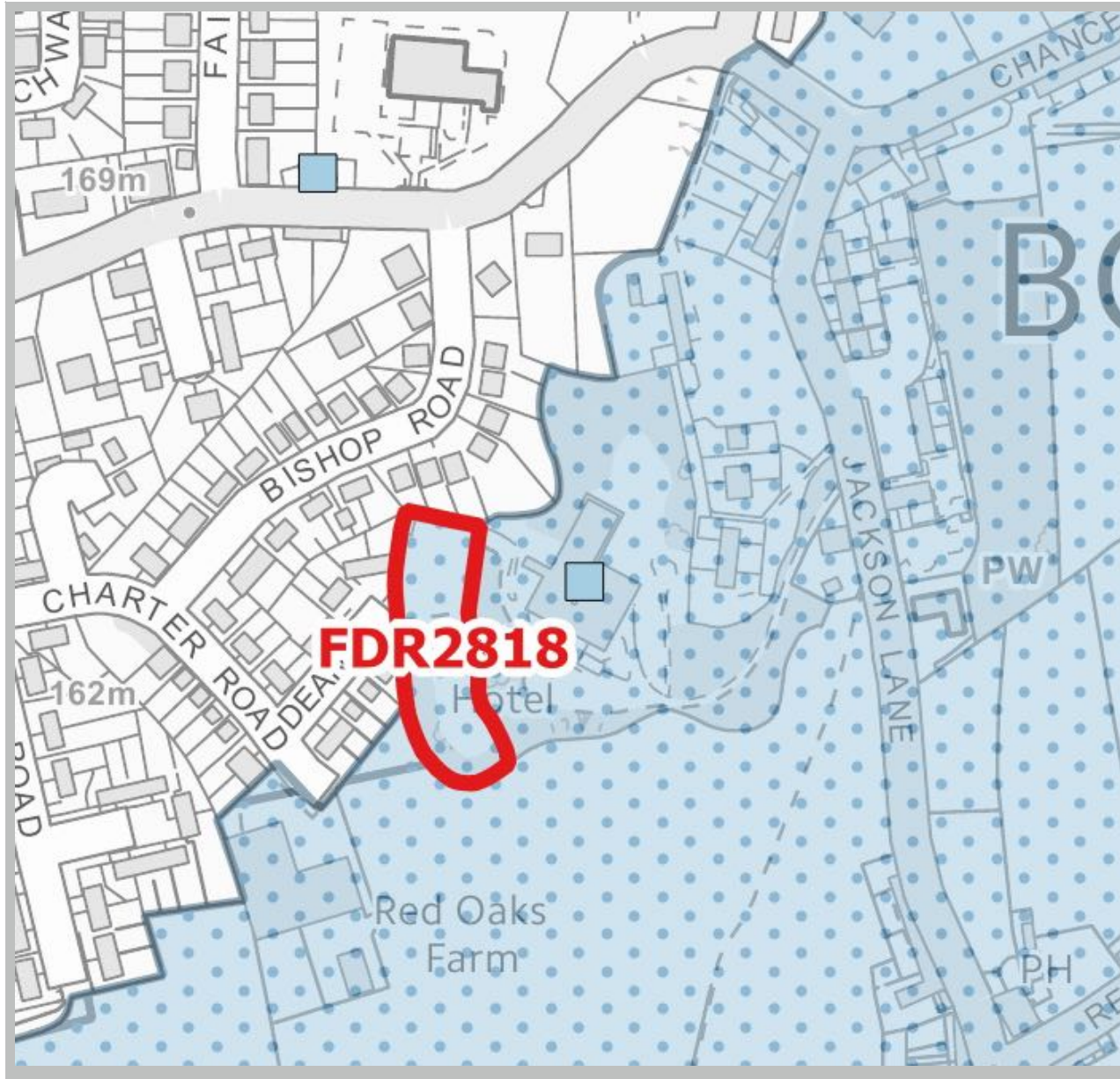
Heritage Impact Assessments of Sites in Cheshire East. April 2019

Table 3. Site FDR2818. Land at Hollin Hall Hotel, Bollington SK10 5 NT. Pot Dev:c.10 dwellings RAG Assessment: **Red**

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>Hollin Hall Hotel (Grade II Listed Building)</u> Built, c1870 for Joseph Brook jnr. Rock-faced brown sandstone with ashlar dressings. Welsh slate roof with 4 chimneys with clusters of octagonal stacks. Mixture of Tudor and Jacobean styles. 2-storey, 4-bay front. Left end bay is a 4-stage, octagonal castellated tower with blind lancet arcading and loopholes below the castellation. Upper storey has a castellated canted oriel window with a triangular-headed light under a hood mould in a shaped gable above. Interior: Ornate entrance hall with a screen of 3 pointed arches on octagonal marble piers with gilded plaster work on the capitals and in the spandrels. Tudor grey stone fireplace to left. Massive imperial staircase with twisted balusters and carved newels. C20 one and 2-storey additions to the side and rear of original house not of special interest. This is an impressive late 19th C country house which formerly had extensive grounds and gardens when built, which were extended, with a Home Farm to the N (separated from the site) and further parkland within 20 years. Used subsequently as a children's convalescent home and now a hotel. Medium Heritage Significance</p>	<p>The site is shown on the 1871 and 1907 OS maps as being part of the garden and woodland of Hollin Hall, when it was a country house. The site therefore has historic and evidential value as part of its original layout and the setting of the building and its estate. However, the N part of the site has been hard-surfaced to create a car park, the trees have mostly been removed from the S part to create a lawn (and more recently a steel gazebo) and so their contribution to the significance of the heritage asset has been reduced. The S end of the site is within the view cone out from the principal facade of the hall. The site is at a much lower level than the hall and is separated from it by a belt of trees and so at present, the site makes only a limited contribution to the visual setting of the hall.</p>	<p>The development of the site would encroach into the historic garden of the hall and further fragment its original/early extent. It would thus have a moderate adverse impact on its historical significance and its setting, albeit it is already much damaged by hard-surfacing and removal of trees and other landscape features. The development of the site could also necessitate the further loss of trees which were probably planted around the time that the hall was built, and cause further harm to the setting. The development of the site could intrude into the view cone out from the principal facade of the hall. The loss of the car park could have an adverse knock-on effect for the setting of the hall by necessitating the provision of replacement parking elsewhere within its curtilage. The cumulative impact of the development of the site would be Minor/moderate adverse.</p>	<p>The harm to the garden and setting of the hall could be reduced by: a) requiring an arboricultural survey and ensuring that any new development avoids the root protection areas of healthy trees; b) restricting development at the S end of the site to avoid buildings appearing in the view cone out from the principal facade of the hall; c) requiring that the vehicular access is from Dean Close, to avoid a newer widened road through the grounds of Hollin Hall Hotel; d) requiring that an acceptable alternative provision for car park for the hotel is submitted in advance of allocation of the site; e) requiring that appropriate programmes of landscape restoration and acoustic barriers are submitted in advance of approval of any application and; f) 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 on the heritage significance and appearance of the Hollin Hall Hotel with these mitigation measures in place would be Negligible adverse.</p>	<p>The development of the site would necessarily have some adverse impact on the heritage significance of the Hollin Hall Hotel as a former country house in extensive landscaped grounds. With mitigation measures in place, the development of the site would have a Neutral/Slight adverse impact on the setting of this heritage asset. This impact would be at the lower end of the spectrum of "Less than substantial" and should be weighed against any public benefits. The mitigation measures are likely to significantly reduce the potential number of residential units which can be satisfactorily built on the site.</p>

Heritage Impact Assessments of Sites in Cheshire East. April 2019

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>Kerridge Conservation Area A Bollington and Kerridge Conservation Area Appraisal was prepared by Macclesfield Borough Council in 2006. It states: - “Of paramount importance...on the form and appearance of the conservation areas is the undulating topography, the attractive hills, which surround the built-up areas...” - “...Kerridge, a dispersed settlement set amongst fields and woodland.” and “Kerridge still retains the character of a rural settlement with winding, narrow lanes, large, open fields, blocks of woodland, and scattered buildings...” -“The landscape setting provides a very important constituent to the character of the Bollington and Kerridge Conservation Areas. -“There are some important groups of trees and woodland,... - Kerridge Hill is a particularly important and dominant feature, with further rolling hills.” - In Kerridge, the terraced form continues in Chancery Lane, Jackson Lane and Redway Lane although the incremental development of short rows and pairs is more apparent.” -“Other buildings of merit in Kerridge include:• The Hollin Hall Hotel. Medium Heritage Significance</p>	<p>As stated above, the site is part of the grounds of Hollin Hall, which is within the Kerridge CA and it contributes to the setting of the hall. The site is separated from the open fields to the S around Red Oaks Farm by a line of trees and it is inset from those agricultural fields. Thus although its openness contributes slightly to the setting of the fields which form another key characteristic of the CA, it has a more domestic character and does not contribute substantially to the significance of the CA as a rural CA of partially agricultural origins.</p>	<p>The development of the site would slightly erode the openness of Kerridge CA and the setting of the agricultural fields. The development would effectively be an infill development between Dean Close and Holling Hall Hotel and would not intrude into the land with an agricultural use and character. The development could encroach on to the S boundary and might involve the loss of trees. The would have a Negligible/minor adverse impact on the open agricultural character of this part of the CA.</p>	<p>Harm could be reduced by: a) incorporating an extensive open buffer zone of undeveloped land along the S boundary of the site to help to maintain some openness where the site abuts the fields; b) requiring an arboricultural survey and ensuring that any new development avoids the root protection areas of healthy trees and ensuring that healthy mature trees are retained and incorporated into the layout, together with additional planting of indigenous species of trees and shrubs 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 Negligible.</p>	<p>The development of the site would necessarily have some adverse impact on the heritage significance of the Kerridge CA as a CA with partly agricultural origins. With mitigation measures in place, the development of the site would have a Neutral/Slight adverse impact on this heritage significance of this heritage asset. This impact would at the lower end of the spectrum of “Less than substantial” and should be weighed against any public benefits. The mitigation measures are likely to reduce the potential number of residential units which can be satisfactorily built on the site.</p>



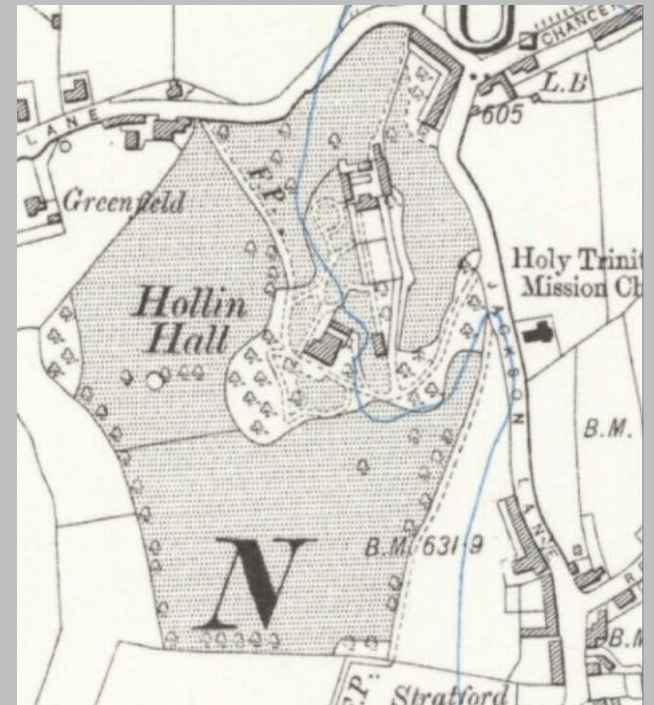
Plan 3a. Site FDR2818. Land at Hollin Hall Hotel



Plan 3b. c. 1841 Tithe Map. Site in Plot 300



Plan 3c. 1871 OS Map



Plan 3d. 1907 OS Map

Heritage Impact Assessments of Sites in Cheshire East. April 2019



Plate 12. Boundary of site from Dean Close



Plate 13. N end of site



Plate 14. S end of site



Plate 15. Hollin Hall Hotel



Plate 16. View of Hollin Hall Hotel from site



Plate 17. View S from front door of Hollin Hall Hotel



Plate 18. View SW over S end of site from front car park of Hollin Hall Hotel

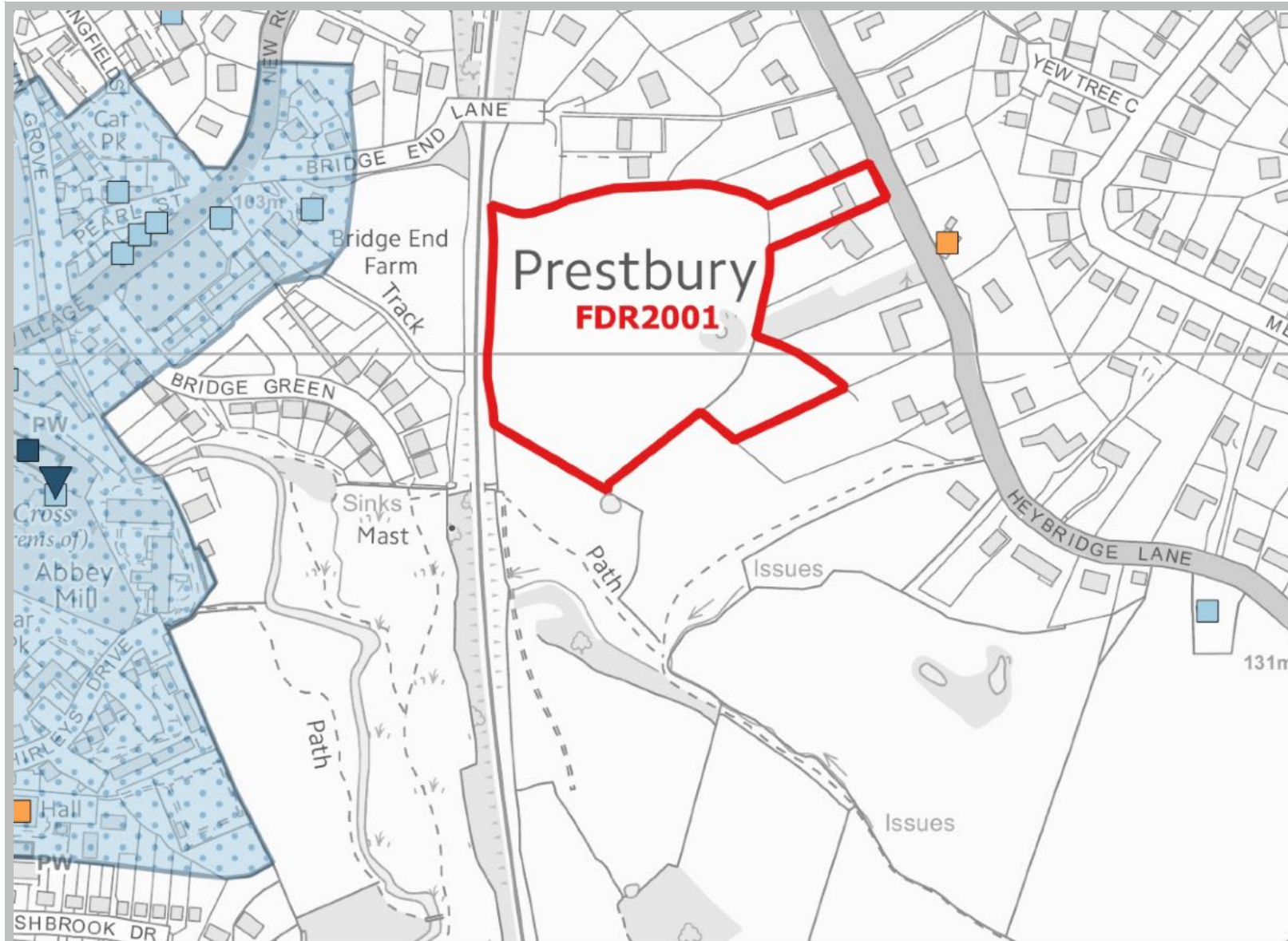
Heritage Impact Assessments of Sites in Cheshire East. April 2019

Table 4. Site FDR2001. Land off Heybridge Lane (northern site), Prestbury SK10 4ES. Pot Dev: c.70 dwellings 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>1. Heybridge Farmhouse, Heybridge Lane (Grade II Listed Building)</u> Formerly farmhouse, now house: dated 1682 and 1771 on rainhead. Date plaque reads TCF 1682”. This is an evolved former Cheshire farmhouse from the 17th C which bears witness to the historic importance of agriculture and to the vernacular architecture in the area. It retains an agricultural setting to the S. Medium Heritage Significance</p> <p><u>2. Bridge End Farmhouse, Grade II Listed Building</u> Farmhouse: later C16 with early C19 additions and alterations. Partly coursed squared buff sandstone rubble, partly English garden wall bond orange brick. Kerridge stone-slate roof, stone ridge and 2 brick chimneys. Originally 2-bay cruck-formed gable-entry house, now a long rectangular plan Medium Heritage Significance</p> <p><u>3. Hawthorn Cottage, 23 Heybridge Lane Locally listed building)</u> “Former Grade III Listed house, brick built under a stone slate roof.” - a later, evolved former Cheshire farmhouse which bears witness to the historic importance of agriculture and the vernacular architecture in the area. It has lost its agricultural setting. Low Heritage Significance</p>	<p>The site is separated from Heybridge farmhouse by a considerable distance (approx 400m), topography and intervening buildings. There is no inter-visibility between the site and the heritage asset. The site is part of the very peripheral agricultural setting of the listed farmhouse and makes only the most minimal contribution to its wider setting and significance.</p> <p>The site is separated from Bridge End Farmhouse by a considerable distance (approx 100m), topography and a railway line (since at least 1841) which is partly on an elevated embankment. There is little inter-visibility between the site and the heritage asset. The site is part of the peripheral agricultural setting of the listed farmhouse and makes only a minimal contribution to its wider setting and significance. The building’s main significance is its surviving 16th C fabric.</p> <p>Most of the site is separated from Hawthorn Cottage by a considerable distance, topography and intervening buildings. There is no inter-visibility between the open part of the site and the heritage asset. The heritage asset has already entirely lost its agricultural setting, partially through the erection of the house in the residential part of the site (and surrounding houses). The site makes no contribution to the setting or significance of the heritage asset.</p>	<p>The development of the site, as shown indicatively in Development Option 1 of the <i>Land off Heybridge Lane, Prestbury Executive Development Statement October 2018</i>, would have no meaningful impact on the significance of any of these heritage assets. The development would effectively have an impact of No Change.</p>	<p>As there is no meaningful harm to these heritage assets, their setting or their significance, there is no necessity to remove or reduce the harm. Even so, to protect the local distinctiveness of the area, the layout of any development and its detailed design should be informed by <i>The Cheshire East Borough Design Guide</i>.</p>	<p>The development of the site, as shown indicatively in Development Option 1 of the <i>Land off Heybridge Lane, Prestbury Executive Development Statement October 2018</i>, would have no meaningful impact on the significance of any of these heritage assets. The development would effectively have an impact of No Change</p>	<p>The development of this site, as shown indicatively in Development Option 1 of the <i>Land off Heybridge Lane, Prestbury Executive Development Statement October 2018</i>, will have a Neutral impact on the setting and significance of these listed buildings.</p>

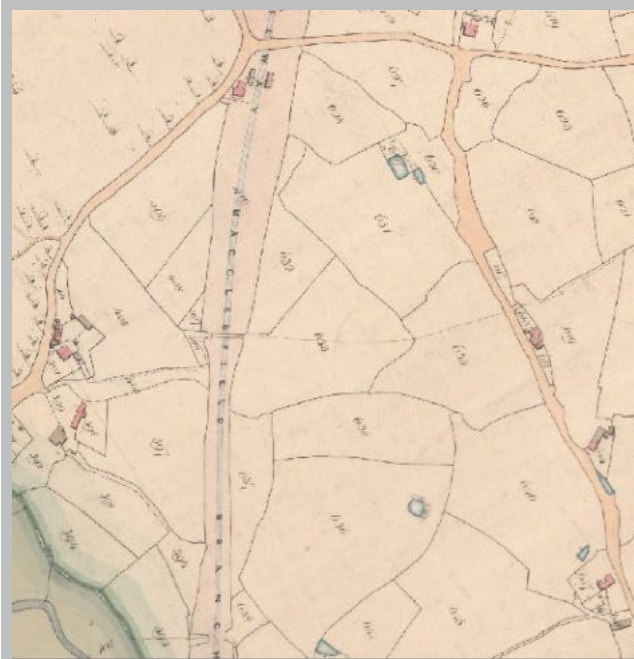
Heritage Impact Assessments of Sites in Cheshire East. April 2019

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>Prestbury Conservation Area</u> 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 within the Conservation Area providing a strong link to the surrounding countryside.” Medium Heritage Significance</p>	<p>The site is separated from the Prestbury CA by a considerable distance (approx 100m), topography and most importantly by a railway line (since at least 1841) which is partly on an elevated embankment and which forms a strong visual and connectivity barrier. There is little inter-visibility between the site and the conservation area. The site is part of the peripheral rural setting of the conservation area but makes only a minimal contribution to its wider setting and significance. The CA’s main significance is the cluster of historic buildings, centred on the church and with retained open rural settings mostly to the NW, SW and SE.</p>	<p>The development of the site, as shown indicatively in Development Option 1 of the <i>Land off Heybridge Lane, Prestbury Executive Development Statement October 2018</i>, would have no meaningful impact on the significance of the CA. The development would effectively have an impact of No Change</p>	<p>As there is no meaningful harm to this heritage asset, its setting or its significance, there is no necessity to remove or reduce the harm. Even so, to protect the local distinctiveness of the area, the layout of any development and its detailed design should be informed by <i>The Cheshire East Borough Design Guide</i>.</p>	<p>The development of the site, as shown indicatively in Development Option 1 of the <i>Land off Heybridge Lane, Prestbury Executive Development Statement October 2018</i>, would have no meaningful impact on the significance of this heritage asset. The development would effectively have an impact of No Change</p>	<p>The development of this site, as shown indicatively in Development Option 1 of the <i>Land off Heybridge Lane, Prestbury Executive Development Statement October 2018</i>, will have a Neutral impact on the setting and significance of the Prestbury CA.</p>



Plan 4a. Site FDR2001. Land off Heybridge Lane (northern site), Prestbury 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. April 2019



Plan 4b. c. 1841 Tithe Map



Plan 4c. 1871 OS Map



Plan 4d. 1907 OS Map



Plate 19. Site in far distance beyond trees and fence, from footpath to S of site (by "issues")



Plate 20. House at entrance to site from Heybridge Lane



Plate 21. Site in middle distance beyond hedge and trees, from Bridge End Lane to N of site



Plate 22. Site beyond line of trees on horizon, from E side of footpath tunnel under railway to SW of site



Plate 23. Hawthorn Cottage, on E side of Heybridge Lane



Plate 24. Side/rear of Heybridge Farm from S with site out of sight beyond the horizon



Plate 24a. Bridge End Farmhouse

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Table 5. Site CFS168. Grove House, Mobberly. Pot Dev: c.28 dwellings RAG Assessment: Red

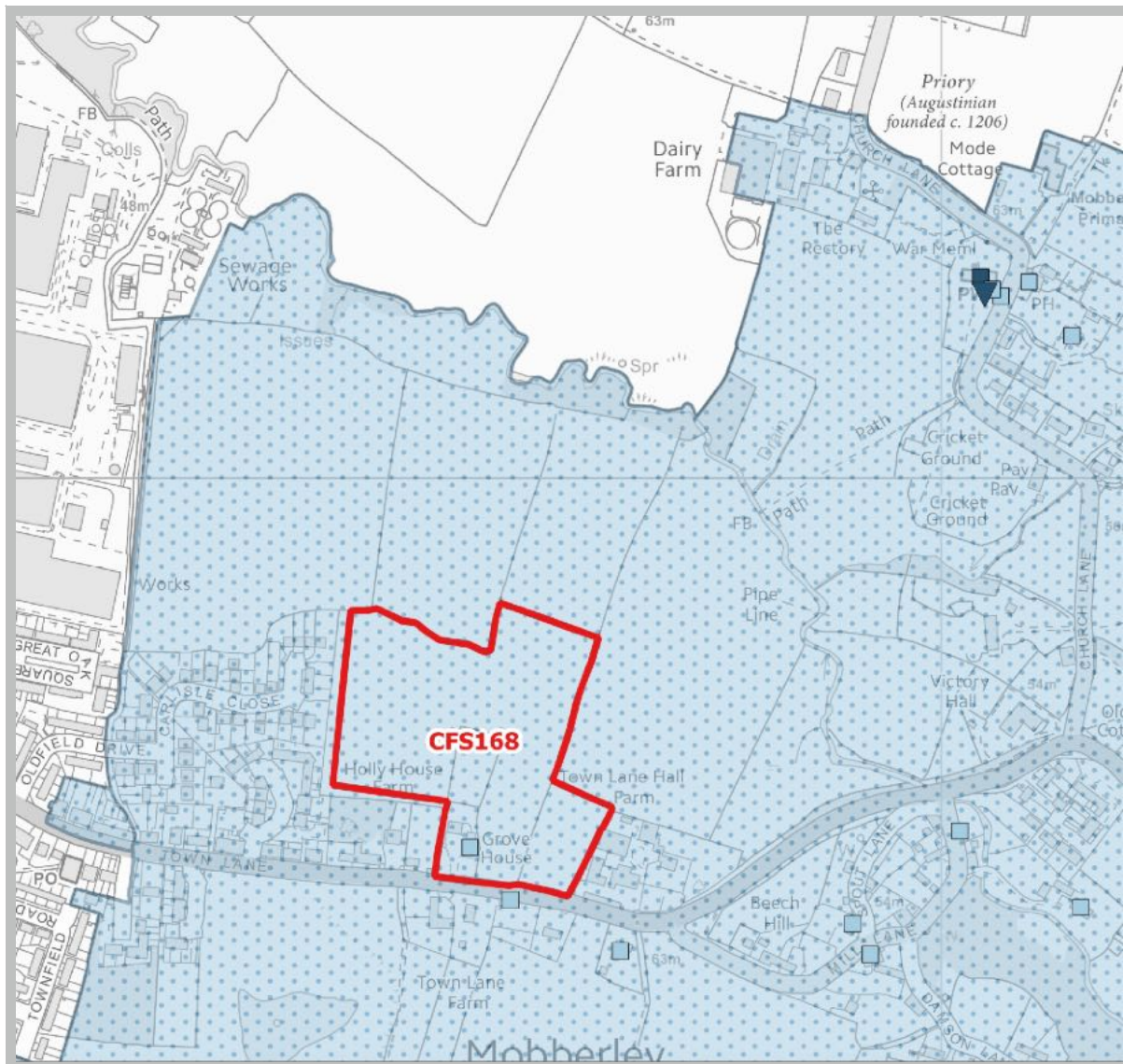
Heritage Asset	Contribution that this site makes to the significance of the heritage asset	Impact that the loss of this site and its subsequent development might have upon the significance of the asset.	How might any harm be removed or reduced?	Impact that the loss of this site and its subsequent development might have upon the significance of the asset with mitigation measures in place.	Conclusions

Heritage Impact Assessments of Sites in Cheshire East. April 2019

<p>Mobberley Conservation Area (Designated 1973) A Conservation Area Appraisal was prepared in 2006. It summarises the significance of the CA: “Mobberley is a rural village some two miles or three kilometres east of Knutsford on the main road to Wilmslow and Alderley Edge. It is a dispersed settlement with three centres: one at the parish church of St Wilfrid; one, to the S, at the site of a former mill on the Mobberley Brook, and one at Knolls Green to the E...”</p> <p>“The conservation area is notable for the survival of so many buildings from the 17th century and from a later building boom in the late-18th century...”</p> <p>“The rural character of pastoral parkland landscapes and mature woodland has endured due to the residual patronage of landed estates and the presence of working farms.”</p> <p>It identifies that:</p> <ul style="list-style-type: none"> - Mobberley is a dispersed settlement in a rural area within the flattish plain of North Cheshire, characterised by winding streams, meres, and open fields.... - Trees are important to the setting of Grove House 	<p>The site wholly within the CA. It is part of an extensive area of open farmland and parkland in the CA which is an essential part of the character, appearance and significance of the CA, as a historic settlement, partly based on agriculture. The CAA states: “Further houses (on N side of Town Lane), including one dated 1729, establish the characteristic low density of Mobberley before a brick wall and a dramatic copper beech tree announce Grove House, a substantial late 18th century house set in extensive gardens. E of Grove House, the road is fronted by hedgerows as fields provide an important gap before Church Lane”. The site thus contributes substantially to the open agricultural setting of the built-up historic part of the CA on the N side of Town Lane, from Town Lane Hall Farm in the E to the converted barn and cottages adjacent to Holly House Farm in the W. The site can be seen from Town Lane and the footpath which runs N from Forge Cottage. The openness of the site enables mid-range and long-range views between those buildings on Town Lane and the group of historic buildings around St Wilfrid’s Church (a Grade I Listed Building). The openness, use and hedges on the site thus make a considerable contribution to the significance of the CA.</p>	<p>The development of the whole site would entail the loss of the open setting of the historic agricultural buildings and farm-workers dwellings and would cause Moderate adverse impacts on their significance as examples of rural buildings and the open agricultural character of the CA.</p> <p>Any development on the W half of the site would be partially screened from view from Town Lane by the existing buildings on the N side of Town Lane and would cause Minor adverse impacts on the significance of the CA but any development on the E half of the site, including the provision of a vehicular access, would be especially prominent and harmful and might also destroy the strong visual link to the tower of St Wilfrid’s from Town Lane.</p> <p>The development of the site might destroy historic field boundaries at the rear of Grove House and the trees around Grove House and cause Moderate adverse impacts on its contribution to the significance of the CA.</p>	<p>Harm to the significance of the CA could be reduced by:</p> <p>a) avoiding any development within the immediate curtilage of Grove House and on the land in the E half of the site (including avoiding the provision of a vehicular access on that part); b) restricting the development to the rear (N and NW) of Grove House to retain the openness and prevailing open character of the CA, as seen from Town Lane; c) ensuring that any vehicular access to the site is from the W and does not affect the immediate curtilage of Grove House or Forge Cottage d) ensuring that any layout takes advantage of the long-range view of St Wilfrid’s; e) ensuring that the layout of the development is informed by and strengthens historic field pattern at the rear of Grove House and other boundaries as far as possible; f) providing a wide landscape buffer zone of undeveloped land along the E boundary of any development 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> and the guidance at Para 8.7 of the <i>Mobberley CAA</i></p>	<p>With these mitigation measures in place, the impact of the development of the site would be: Minor adverse on the significance of that part of the CA comprising the historic agricultural buildings and farm-workers dwellings on the N side of Town Lane, but would have negligible adverse on: the setting and significance of Town Lane Hall Farm and the dispersed character of the settlement in the CA and; the historic field boundaries.</p>	<p>The W half of the site could accommodate some residential development with the mitigation measures in place and although the development would still have a slight harmful effect on the significance of the CA, it would be much reduced. With mitigation measures in place, the development of the W half of the site would have: a Slight adverse impact on the open character of the CA and its heritage significance. This impact would at the lower end of the spectrum of “Less than substantial” and should be weighed against any public benefits. The mitigation measures would reduce the potential number of residential units which could be satisfactorily built on the site.</p>
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Heritage Impact Assessments of Sites in Cheshire East. April 2019

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>1. <u>Grove House, Town Lane (Grade II Listed Building)</u>. An elegant mid-status country house. Late C18 with C19 additions. Red Flemish and English garden wall bond brick with slate roof. 2 storeys. 3-bay symmetrical entrance front of Flemish bond with vitrified headers. Doorway with 3/4 Roman Doric columns supporting entablature pieces with open pediment above.</p> <p>2. <u>Forge Cottage, Town Lane (Grade II Listed Building)</u> House (formerly village forge and blacksmith's house), 1775. Red Flemish bond and English garden wall bond brick with slate roof. 2 storeys. Road frontage of Flemish bond with vitrified headers. Central slightly projecting bay with rubbed brick basket arch to carriage doorway with keystone and stone skewbacks.-now bricked in. datestone inscribed ID 1775.</p> <p>3. <u>Beech Cottage, Town Lane (Grade II Listed Building)</u> Vernacular low status farm worker's cottage. Late C17 with early C18, C19 and C20 additions. Timber framed (with whitewashed brick infill) and whitewashed brick.</p> <p>All Medium Heritage Significance</p>	<p>The immediate visual setting of Grove House comprises the front and rear garden, walls, trees and coach house and contributes much to its significance. The historic maps are not conclusive regarding its historic functional associations with the site, but Plots 123 and 93 (on Tithe Map) were probably part of Grove House's holding and thus part of its wider associative setting. The whole site is still open rural land which makes an appropriate and strong contribution to the rural character and significance of: Grove House as a refined mid-status gentry house; Forge Cottage, as an exceptionally elegant village forge and blacksmith's house and; Beech Cottage, as an evolved vernacular farm-worker's cottage, albeit separated from the site. Grove House was designed with an articulated E elevation to provide views over the fields and to be seen from the E. The openness of the field to the E enables appreciation of the views both ways and contributes to its visual setting. The openness of the site enables long-range views between Town Lane/the site and the highly significant St Wilfrid's Church to the NE.</p>	<p>The development of the whole site would entail the loss of the open setting of the listed buildings, especially that of Grove House, and would cause Moderate harm to their significance as examples of rural buildings.</p> <p>Historically, a track has crossed the site from opposite Forge Cottage but the formation of an access road for the development of the site would be of an entirely different scale and would cause further Moderate harm to its setting, albeit it would make the building more prominent.</p> <p>The development of the site might destroy historic field boundaries and the strong visual link to the tower of St Wilfrid's from Town Lane and cause further Moderate harm</p>	<p>Harm to the setting of the listed buildings could be reduced by: a) avoiding any development within the immediate curtilage of Grove House and the land in the E half of the site; b) restricting the development to the rear (N and NW) of Grove House to retain the openness and principal setting of the listed buildings; c) ensuring that the vehicular access to the site is from the W; d) orientating the road through the W part of the site o take advantage of the long-range view of St Wilfrid's; e) ensuring that the layout of the development is informed by and strengthens historic field patterns and boundaries as far as possible and; e) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i> and the guidance at Para 8.7 of the <i>Mobberley CAA</i></p>	<p>The impact of the development of the site with these mitigation measures in place would be: Minor adverse on the setting and significance of Grove House, but would have Negligible adverse impact on the setting and significance of Forge Cottage and Beech Cottage.</p>	<p>The W half of the site could accommodate some residential development with the mitigation measures in place but the development would still have an effect on the setting of the heritage assets albeit it would be much reduced. With mitigation measures in place, the development of the NW part of the site would have: a Slight adverse impact on the setting and significance of Grove House and; Neutral/Slight adverse impact on the setting and significance of Forge Cottage and Beech Cottage. This impact would at the lower end of the spectrum of "Less than substantial" and should be weighed against any public benefits. The mitigation measures would reduce the potential number of residential units which could be satisfactorily built on the site.</p>



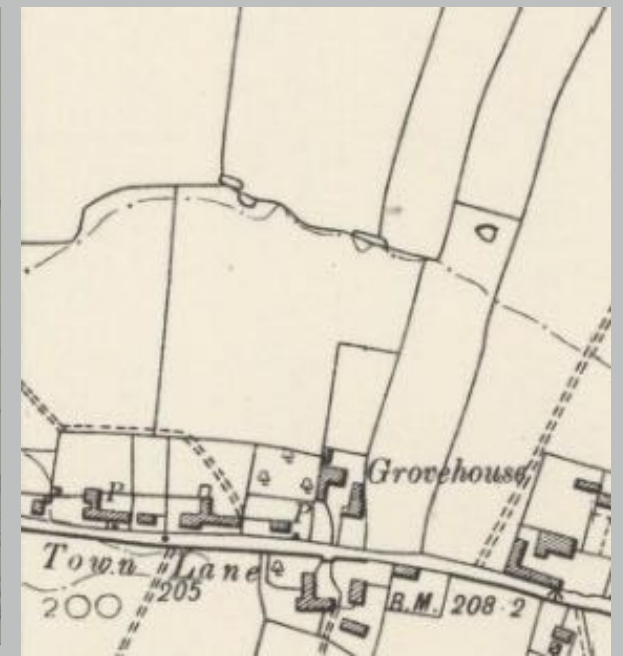
Plan 5a. Site CFS168. Grove House, Mobberley and extensive Heritage Assets (most too distant and/or separated from site for its development to have an impact)



Table 5b. c. 1841 Tithe Map



Plan 5c. 1871 OS Map



Plan 5d. 1897 OS Map



Plate 25. Site's frontage on to Town Lane



Plate 26. View NW over SE part of site to Grove House



Plate 27. View S over E part of site from footpath to Grove House and barn



Plate 28. View W over site from centre of site

Heritage Impact Assessments of Sites in Cheshire East. April 2019



Plate 33. St Wilfrid's Church



Plate 34. View of St Wilfrid's church in distance from site

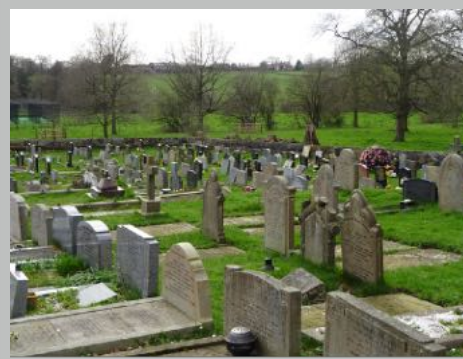


Plate 35. View of site in far distance from churchyard of St. Wilfrid's



Plate 36. Town Lane Hall Farm



Plate 29. Forge Cottage



Plate 30. Grove House, entrance, coach house and garden walls from Town Lane



Plate 31. Beech Cottage, Town Lane

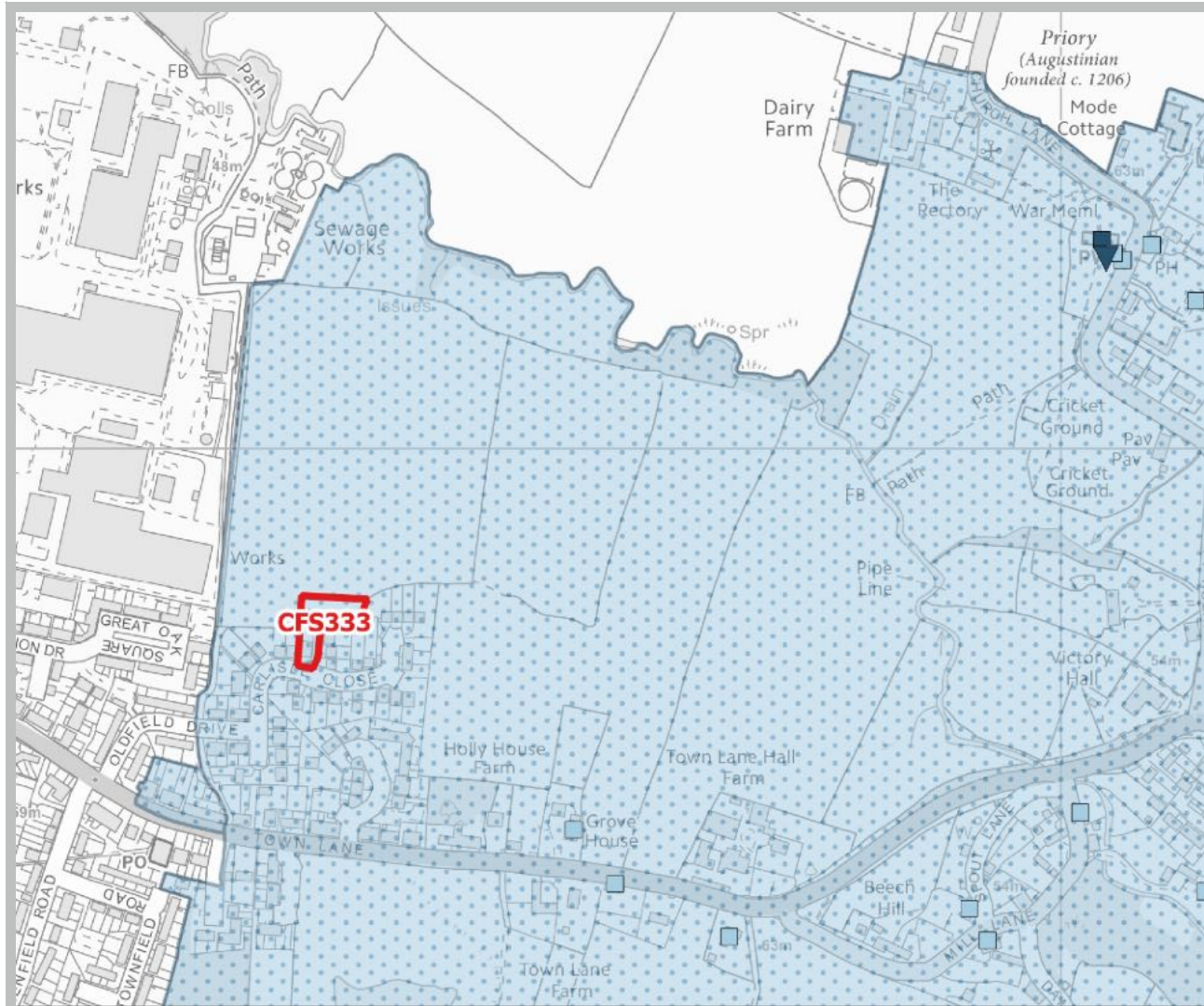


Plate 32. Converted early 19th C barn on Town Lane

Heritage Impact Assessments of Sites in Cheshire East. April 2019

Table 6. Site CFS333. Land to the north of 23 Carlisle Close, Mobberley. Pot Dev: c.5 dwellings 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>Mobberley Conservation Area</u> (Designated 1973) A Conservation Area Appraisal was prepared in 2006. It summarises the significance of the CA: “Mobberley is a rural village some two miles or three kilometres east of Knutsford on the main road to Wilmslow and Alderley Edge. It is a dispersed settlement with three centres: one at the parish church of St Wilfrid; one, to the S, at the site of a former mill on the Mobberley Brook, and one at Knolls Green to the E...</p> <p>The conservation area is notable for the survival of so many buildings from the 17th century and from a later building boom in the late-18th century....</p> <p>The rural character of pastoral parkland landscapes and mature woodland has endured due to the residual patronage of landed estates and the presence of working farms.”</p> <p>It identifies that:</p> <ul style="list-style-type: none"> - Mobberley is a dispersed settlement in a rural area within the flattish plain of North Cheshire, characterised by winding streams, meres, and open fields.... - Trees are important to the setting of Grove House <p>Medium Heritage Significance</p>	<p>The site is wholly within the Mobberley CA but is immediately adjacent to a late 20th C residential development to the N of the row of historic cottages and former farm buildings on the N side of Town Lane. It is located around the junction of Plots 110, 118 and 128 on the 1841 Tith map (Plate 6b) but is not seen in the context of any historic buildings. The site now comprises: 23 Carlisle Close, a late 20th C house which makes no contribution to the significance of the CA; a recently planted area of woodland which extends into the open field and which makes no meaningful contribution at present but will ultimately provide some screening from the N and; some mature trees along the S edge of the site, which already provide some screening of the buildings on Carlisle Close from the N and make a positive contribution to the appearance of the CA.</p>	<p>The loss of 23 Carlisle Close would have no adverse impact on the significance of the CA. The development of the site would constitute a minor erosion of the openness and might involve loss of mature trees on the NE part of the site and their replacement with buildings and cause Moderate harm to the CA. However, the site is: substantially screened from the S and E by the existing buildings and trees and is seen from the N, partly against the backdrop of the existing houses. The development would involve the loss of some young trees which would have a Minor adverse impact. The development would therefore have a net Minor/Moderate Adverse impact on the significance of the CA.</p>	<p>The harm to the CA could be reduced by: ensuring that a substantial belt of the existing young trees on the N and W boundary are retained and their future root protection areas are not built upon; b) requiring an arboricultural survey and ensuring that any new development avoids the root protection areas of healthy trees and ensuring that healthy mature trees are retained and incorporated into the layout, together with additional planting of indigenous species of trees and shrubs and; c) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i> and does not follow the pattern/grain established at Great Oakes Square.</p>	<p>With the mitigation measures in place, the development of the site would have a Negligible/Minor Adverse impact on the character, appearance and significance of the Mobberley CA.</p>	<p>The development of the site would necessarily have some adverse impact on the heritage significance of the Mobberley CA as a CA with partly agricultural origins. With mitigation measures in place, the development of the site would have a Neutral/Slight adverse impact on this heritage significance of this heritage asset. This impact would at the lower end of the spectrum of “Less than substantial” and should be weighed against any public benefits. The mitigation measures are likely to reduce the potential number of residential units which can be satisfactorily built on the site.</p>



Plan 6a. Site CFS333. Land to the north of 23 Carlisle Close, Mobberley 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. April 2019



Plan 6b. c.1841 Tithe Map



Plan 6c. 1872 OS Map



Plan 6d. 1897 OS Map



Plate 37. Site (House on L) on Carlisle Close, looking N



Plate 34. Site, beyond hedge in middle distance



Plate 35. E end of site, beyond fence and sheds from Carlisle Close, looking W

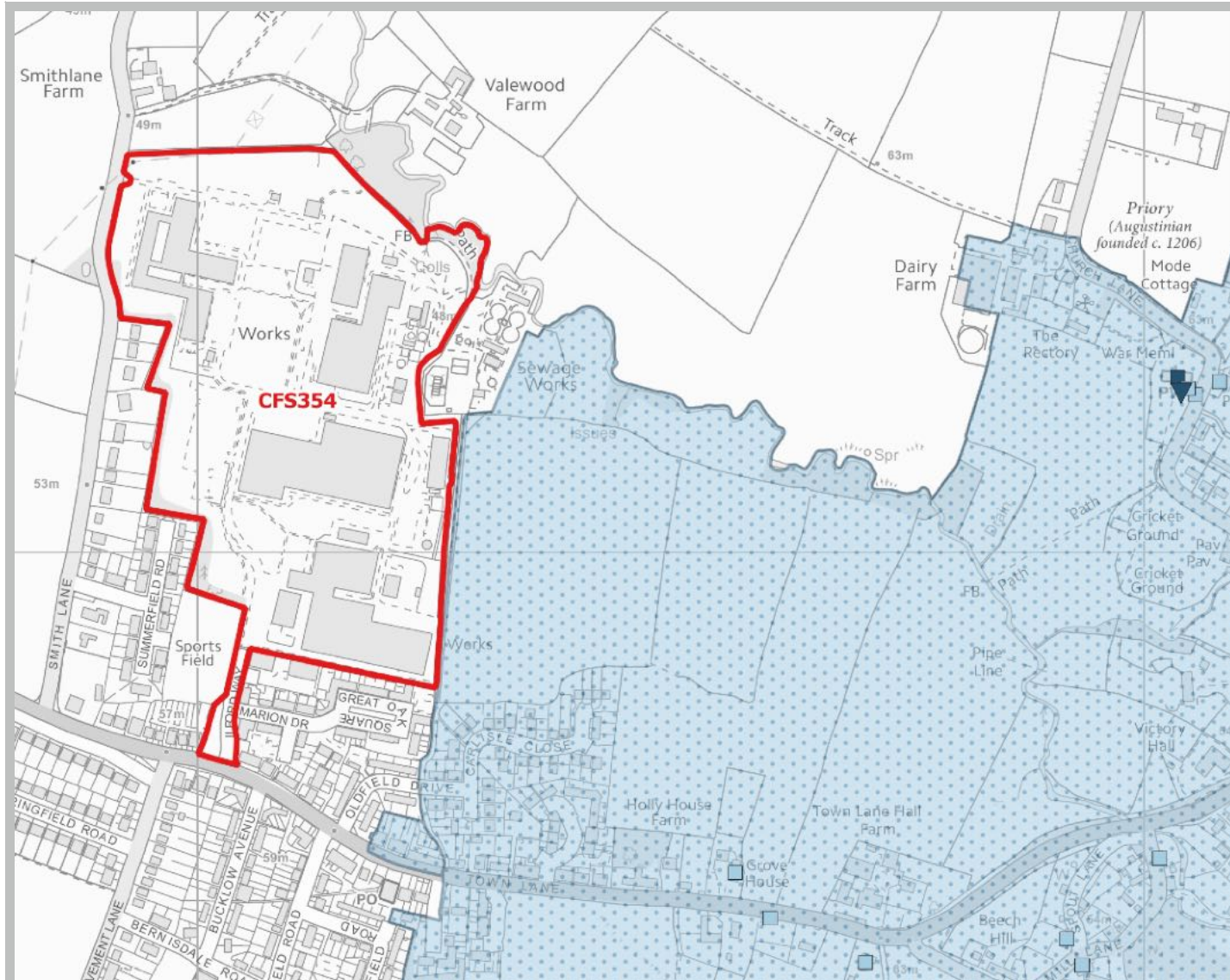


Plate 36. Site in middle distance from lane to Sewage works, looking E

Heritage Impact Assessments of Sites in Cheshire East. April 2019

Table 7. Site CFS354. Harman Technology, Ilford Way, Town Lane. Pot Dev: c.300 dwellings. 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>Mobberley Conservation Area</u> (Designated 1973) A Conservation Area Appraisal was prepared in 2006. It summarises the significance of the CA: “Mobberley is a rural village some two miles or three kilometres east of Knutsford on the main road to Wilmslow and Alderley Edge. It is a dispersed settlement with three centres: one at the parish church of St Wilfrid; one, to the S, at the site of a former mill on the Mobberley Brook, and one at Knolls Green to the E... The conservation area is notable for the survival of so many buildings from the 17th century and from a later building boom in the late-18th century....”</p> <p>“The rural character of pastoral parkland landscapes and mature woodland has endured due to the residual patronage of landed estates and the presence of working farms.” It identifies that:</p> <ul style="list-style-type: none"> - Mobberley is a dispersed settlement in a rural area within the flattish plain of North Cheshire, characterised by winding streams, meres, and open fields.... - Trees are important to the setting of Grove House <p>Medium Heritage Significance</p>	<p>The site is outside the CA but is immediately adjacent to its W boundary, where there is a single carriage-way track from Oldfield Drive to the sewage works. The site is currently occupied by several large industrial buildings, including a very tall chimney and tall cylindrical tanks. Although there are mature hedges on both sides of the track to the sewage works and several mature trees inside the E boundary of the site, the industrial buildings still dominate the view from the E and detract considerably from the character, appearance, setting and significance of the CA and have a major adverse impact on its setting. The main access to the site is from Ilford Way, off Town Lane, although the site has a long W boundary on to Smith Lane, where there is a secondary access. Apart from the CA, there are no other heritage assets in the site or in sight of the site. The CAA states: “6.2.2 On the north side, there is a series of brick cottages with semi-circular arches over the front doors, which, it is suggested, should be included in the conservation area. Then a row of 18th century cottages and other houses are set behind front gardens before the infill housing site of the former Ivy Bank Trading Estate.”</p>	<p>The loss of the industrial buildings on the site would have no adverse impact on the significance of the CA and would in fact have a Moderate Beneficial impact on the visual setting of the CA. The residential development of the site would replace the industrial buildings with dwellings but these are likely to have less visual impact. The site is partially screened from the E (and the W) by trees and hedges and the development might entail the loss of some of them. The development would then have a Minor/ Moderate Beneficial impact on the setting and significance of the CA.</p>	<p>The potential harm which might be caused by the loss of trees and hedges could be removed by requiring an arboricultural survey of the whole site and ensuring that any new development avoids the root protection areas of healthy trees and hedges and ensuring that healthy mature trees are retained and incorporated into the layout, together with additional planting of indigenous species of trees and shrubs, especially on the E boundary of the site. The integration of the new development into the setting of the CA could be ensured by requiring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i> and para 8.7 of the Mobberley CAA and that the layout is at least partially informed by the historic field pattern.</p>	<p>With these mitigation measures in place, the residential development of the site would have a Moderate Beneficial impact on the setting and significance of the Mobberley CA.</p>	<p>There are no heritage grounds for resisting residential development on this site. Provided that the mitigation measures are implemented, the development should enhance the setting and significance of the CA.</p>



Plan 7a. Site CFS354. Harman Technology, Ilford Way, Town Lane, Moberley 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. April 2019



Plan 7b. 1841 Tithe Map



Plan 7c. 1875 OS Map



Plan 7d. 1907 OS Map

Heritage Impact Assessments of Sites in Cheshire East. April 2019



Plate 37. Rear entrance to site at NW end on Smith Lane



Plate 38. W Boundary of site on Smith Lane



Plate 39. SE corner of site beyond hedge from Great Oak Square



Plate 40. E boundary of site (on L) along track to sewage works



Plate 41. Chimney and tanks inside E boundary

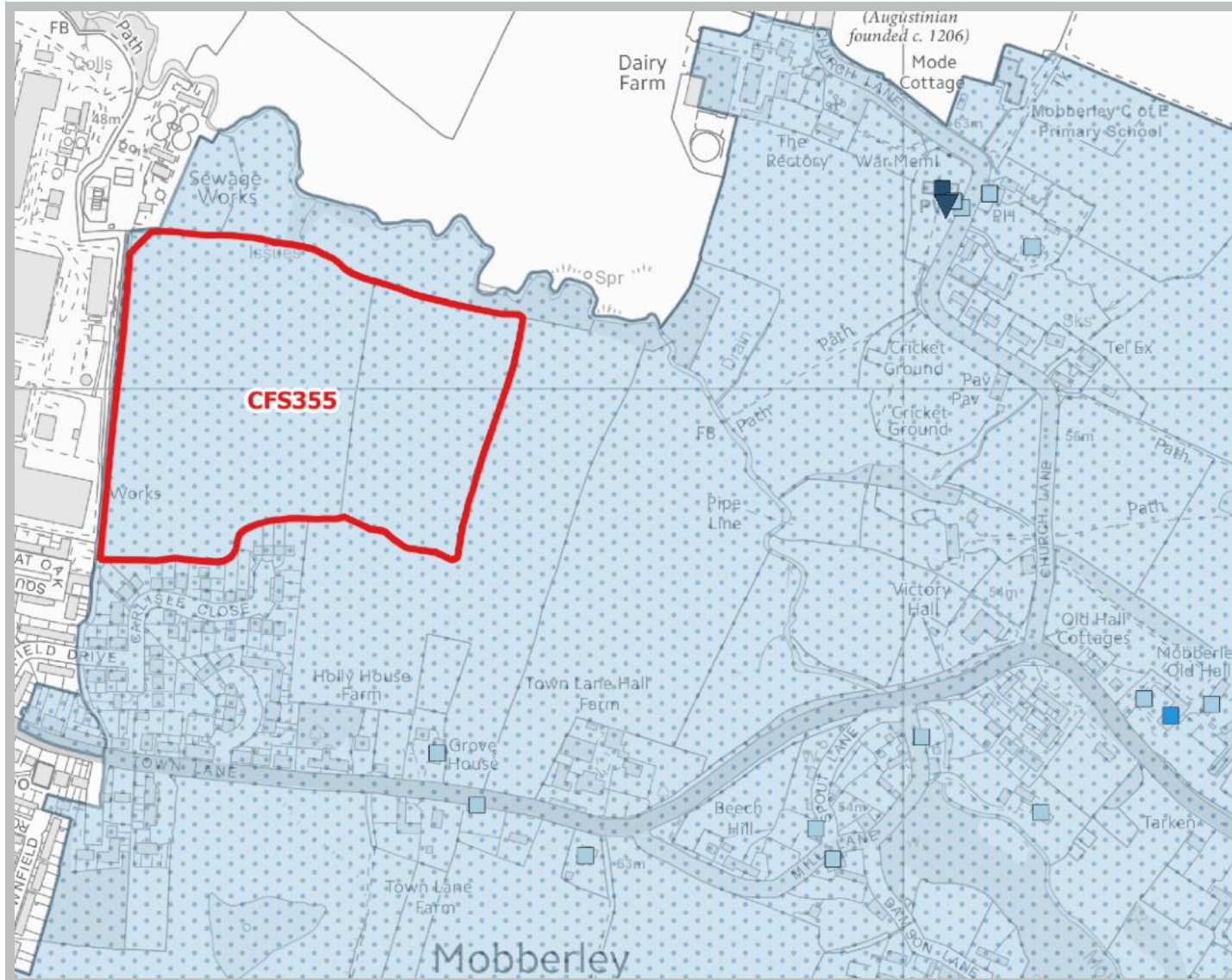


Plate 42. Large industrial tanks and buildings from track to sewage works

Heritage Impact Assessments of Sites in Cheshire East. April 2019

Table 8. Site CFS355 Land north of Carlisle Close/east of Harman Technology, Mobberley. Pot Dev: c.165 dwellings RAG Assessment: Red

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>Mobberley Conservation Area</u> (Designated 1973) A Conservation Area Appraisal was prepared in 2006. It summarises the significance of the CA: “Mobberley is a rural village some two miles or three kilometres east of Knutsford on the main road to Wilmslow and Alderley Edge. It is a dispersed settlement with three centres: one at the parish church of St Wilfrid; one, to the S, at the site of a former mill on the Mobberley Brook, and one at Knolls Green to the E... The conservation area is notable for the survival of so many buildings from the 17th century and from a later building boom in the late-18th century.... The rural character of pastoral parkland landscapes and mature woodland has endured due to the residual patronage of landed estates and the presence of working farms.” It identifies that: - Mobberley is a dispersed settlement in a rural area within the flattish plain of North Cheshire, characterised by winding streams, meres, and open fields.... - Trees are important to the setting of Grove House Medium Heritage Significance</p>	<p>The site is a large area (c.9 Ha) of open agricultural land, entirely within the Mobberley CA but adjacent to its W boundary and the Harman technology site - Site 7. It is also immediately N of Sites 5 and 6. It is mostly flat but slopes down gently towards the Mobberley Brook beyond its N boundary, which is marked by a line of trees and which forms the N boundary of the CA. The site itself has no special landscape features other than: its openness, which enables long range views over it to St Wilfred’s Church to the NE and; a hedge and a few trees around its W and S boundaries. Even so, it is part of the agricultural land which bears witness to the primary agricultural origins of the settlement of Mobberley and therefore contributes to its heritage significance.</p>	<p>The residential development of the site would radically change it from an open rural character to a suburban character, especially in the long/mid-distance views from the E and N. However, despite its large size, the site is substantially screened from view from the W by Site 7 and slightly less so from the S by the buildings on the N side of Town Lane. The development of the site and the consequent loss of openness and agricultural use would have a Moderate/Major adverse impact on the character, appearance and significance of the CA. The site is partially screened by trees and hedges around parts of the boundary and the development might entail the loss of some of them. That would have a further Moderate/Major adverse impact on the character, appearance and significance of the CA. Any vehicular access to the site from the N or E would further erode the open agricultural character and appearance of the CA.</p>	<p>The harm could be partially reduced by: a) retaining undeveloped and open landscaped buffer zones along the N and E boundaries of the site; b) ensuring that existing mature hedges around the boundaries of the site are retained as far as possible and; c) ensuring that any development is low-rise and low density; d) ensuring that vehicular access to the site from the N and E is avoided 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> and para 8.7 of the Mobberley CAA and d) requiring that the layout is at least partially informed by the historic field pattern.</p>	<p>The impact of the development of the site with these mitigation measures in place would be Minor Adverse.</p>	<p>The development of the site would necessarily have some adverse impact on the heritage significance of the Mobberley CA, as a CA with partly agricultural origins. With mitigation measures in place, the development of the site would have a Slight adverse impact on this heritage significance of this heritage asset. This impact would be “Less than substantial” and should be weighed against any public benefits. The impact should also be considered in the context of the potential development of other similar open agricultural sites around the edges of the CA (including Sites 5 and 6) and the potential cumulative erosion of the agricultural setting of the built-up parts of the CA.</p> <p>The mitigation measures may reduce the potential number of residential units which can be satisfactorily built on the site.</p>



Plan 8a. Site CFS355. Land north of Carlisle Close/east of Harman Technology, Mobberley 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. April 2019



Plan 8b. 1841 Tithe Map



Plan 8c. 1875 OS Map



Plan 8d. 1907 OS Map

Heritage Impact Assessments of Sites in Cheshire East. April 2019



Plate 43. View NE over site from near SW corner, with St Wilfrid's on horizon (just)



Plate 44. SW corner of site



Plate 45. View E over site from entrance to sewage works

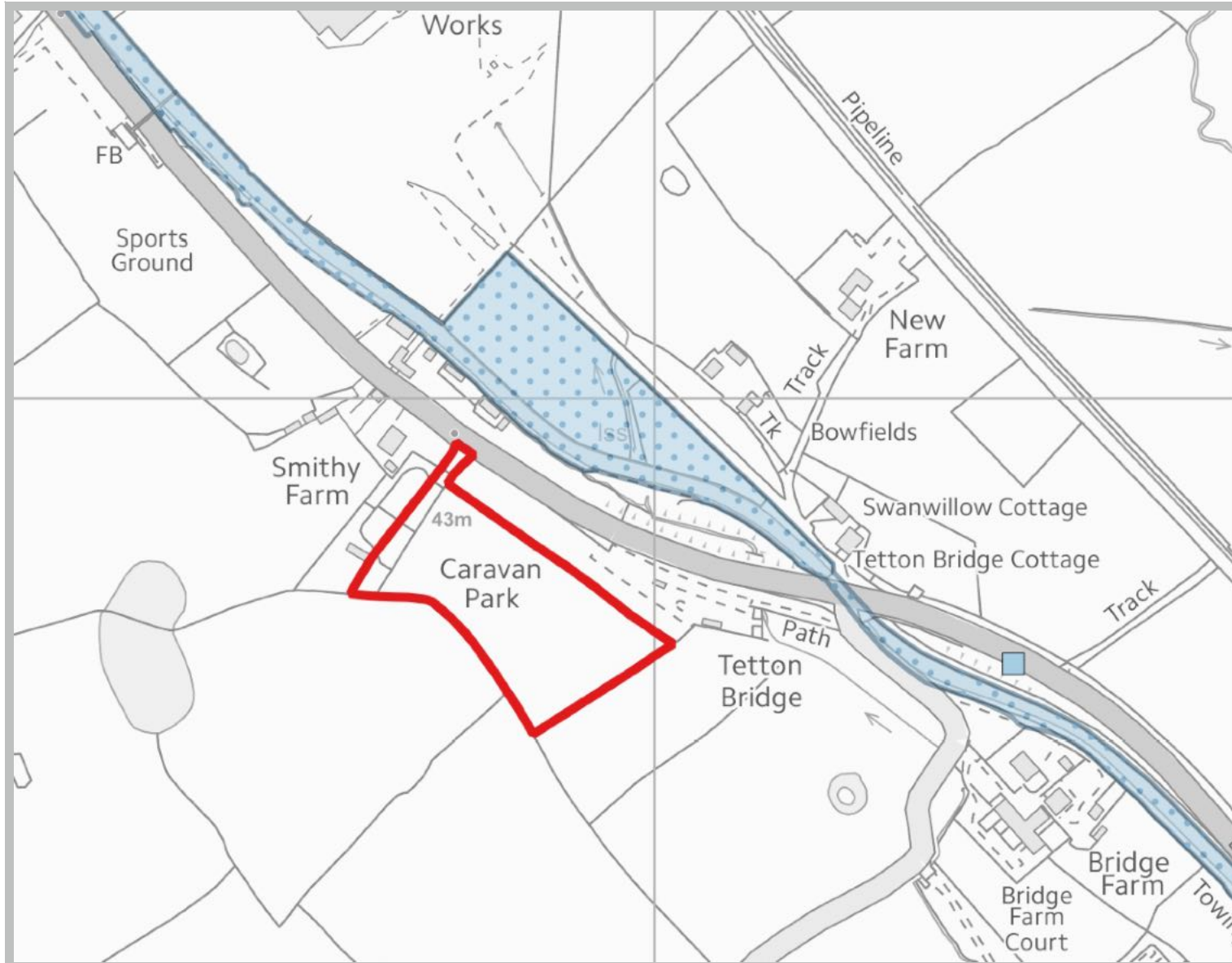


Plate 46. W boundary of site (on L) from entrance to sewage works

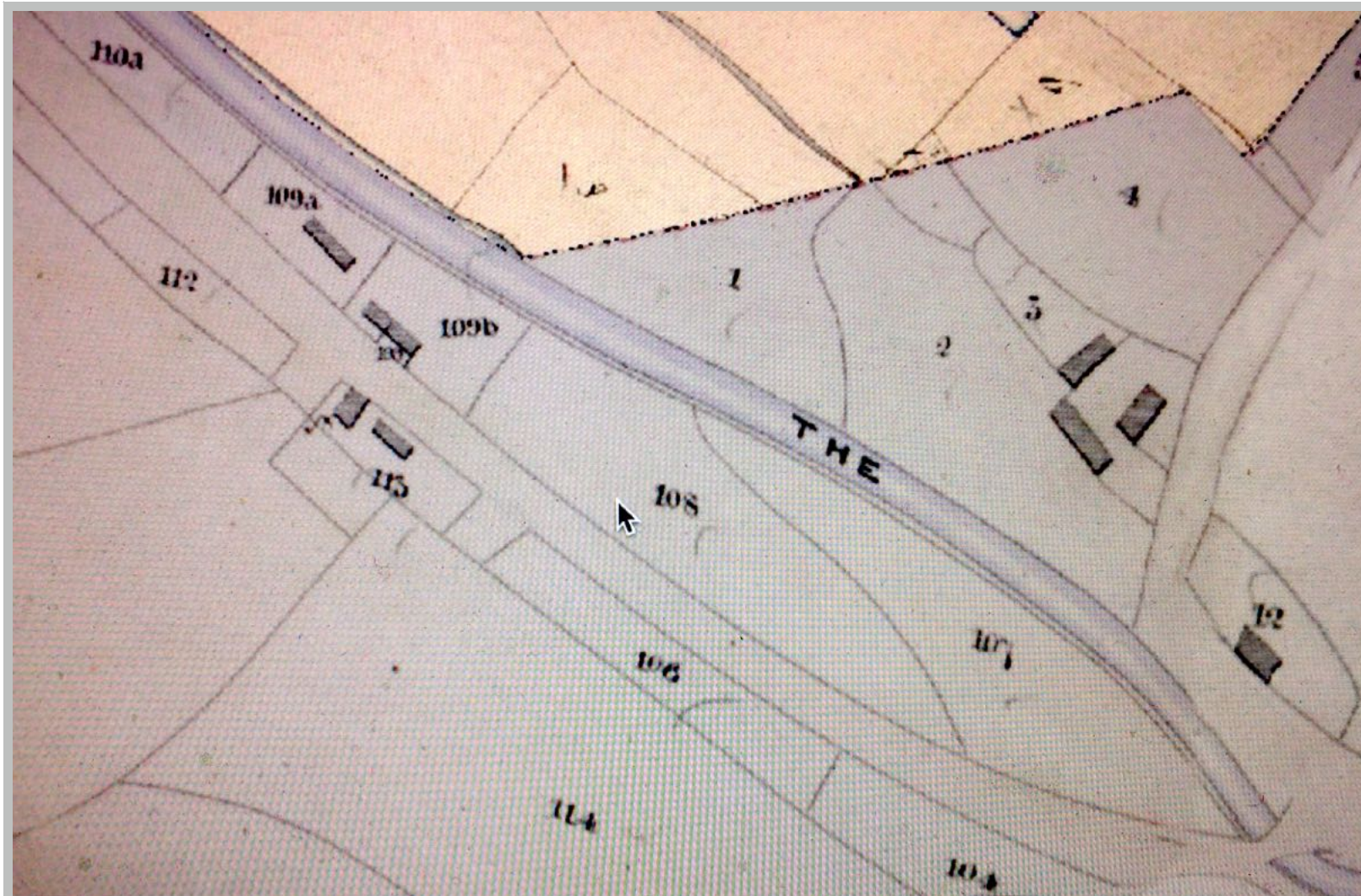
Heritage Impact Assessments of Sites in Cheshire East. April 2019

Table 9. Site GTT S15. Three Oakes Caravan Park, Booth Lane, Middlewich CW10 0HE. Pot Dev: Approx. 24 Gypsy and Traveller pitches. 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> CA designated 1992. No CA Appraisal has been prepared. The canal/CA meanders through the district on an approximate NW-SE axis from Dutton to Kildgrove. The Trent and Mersey Canal is a 93.5 miles in total. It was built to enable transportation of manufactured goods between the industrial areas and the port adjacent to the two rivers. It is mostly a "narrow canal". It opened in 1771 and was designed and built by James Brindles. Josiah Wedgwood was a principle promoter. The CA is mostly restricted to the canal itself, the towpath, tunnels, bridges and other immediately associated structures but it widens out in places to incorporate land which was associated with its construction and operation. Adjacent to the site; it incorporates a large triangular plot of fields on the NE side (with no obvious historic structures); the towpath is on the SW side and; the canal walls and their copings have been rebuilt in the 20th C, mostly in concrete.</p> <p>Medium Heritage Significance</p>	<p>Along its route, the canal passes through urban, rural and urban-fringe areas. In the vicinity of the site, the setting of the CA is very mixed, with small groups of cottages/houses, spread out in a mostly flat agricultural area, although there are also some large industrial (salt) units which dominate the landscape. The site is outside the CA and separated from it by: a wedge of land (Plots 107 and 108 on 1841 Tithe Map), substantial hawthorn hedges and trees, some chalets and cottages and Booth Lane (A533). The triangular plot of fields to the NE slopes down gently away from the canal. The site has no association with canal. It is barely visible from the CA and there is very limited inter-visibility between the CA and the site and makes minimal contribution to its setting and significance.</p>	<p>As the site is substantially separated from the CA by distance, vegetation, existing structures and the road, it makes minimal contribution to the setting and significance of the CA. In any event, the development of the site with approx 24 gypsy and traveller pitches would be visually very similar to the current use of the site and the adjacent site as a caravan park. The proposed development would cause No Meaningful Change to the setting or significance of the asset.</p> <p>The site and the CA would be both be visible from the proposed bridge over the canal which is proposed as part of the Middlewich Eastern Bypass, but this would not affect the (lack of) impact of the proposal on the setting of the heritage asset.</p>	<p>As the development would cause no harm to the heritage asset or its setting, there is no need to remove or reduce the harm. However, a strip of soft landscaping with indigenous species of trees and shrubs along the E boundary of the site, as required by previous permission (ref 14/5108C), would further screen the site from the CA.</p>	<p>With the additional landscaping in place, the proposed development would cause No Change to the significance and setting of the CA</p>	<p>The development of the site as proposed with the additional landscaping in place would have a Neutral impact on the significance and setting of the Trent and Mersey Canal CA</p>



Plan 9a. Site GTT S15. Three Oakes Caravan Park, Middlewich and nearby heritage asset (Trent and Mersey Canal CA)

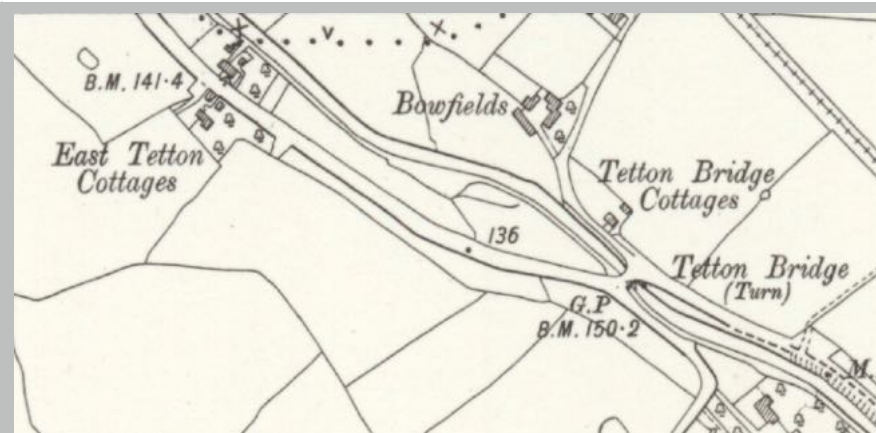


Plan 9b. 1841 Tithe Map

Heritage Impact Assessments of Sites in Cheshire East. April 2019



Plan 9c. 1876 OS Map



Plan 9d. 1907 OS Map



Plate 47. View N over canal and triangular plot of land in CA beyond



Plate 48. View NW over triangular plot of land in CA with canal beyond and site behind hedge and trees



Plate 49. View N along Booth Lane with canal on R and site on L



Plate 50. View NW from towpath over historic plots 107 & 108 to site beyond



Plate 51. Site and entrance from Booth Lane



Plate 52. View W over triangular site in CA with canal and site beyond

Table 10. Site GTT S38 Land at Firs Farm, Newcastle Road, Brereton CW 11 2SW. Pot Dev: 6 Travellers' dwellings and storage. RAG Assessment. Amber

Heritage Impact Assessments of Sites in Cheshire East. April 2019

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>Holly Cottage Grade II Listed Building</u> Probably early C17, altered. Oak frame and brick, rendered; clay tile roof of steep pitch probably formerly thatched. 1 storey plus attic. Small casements mostly of C19 vernacular type. Oak frame exposed on left (N) gable with flush gable chimney; this was formerly a central ridge chimney, the adjoining cottage to left having been demolished circa 1965. Internal features of architectural and historic interest</p> <p><u>Tudor Cottage (listed as The Cottage Grade II Listed Building</u> Cottage, probably late C17, altered and extended. Brick-nogged oak small frame with diagonal braces, partly replaced in brick; clay tile roof, formerly thatched. One storey plus attic bedrooms with dormers ; 2 windows. Boarded door on south side and (on HL hinges) in east gable end, in wall replaced in brick. Small-pane wood casements of C19 vernacular type. Ridge chimney of brick. Internal features of architectural and historic interest</p> <p>Both buildings are examples of former low status agricultural workers dwellings in a small group. Medium Heritage Significance</p> <p>Firs Farmhouse and an outbuilding are shown on the 1841 Tithe Map and so may have some heritage significance, although they have not been studied in this assessment.</p>	<p>Both listed buildings are within their own small plots which form their immediate setting. They are part of a small group of historic buildings within a rural road-side location which forms their intermediate setting. The existing access track to the site runs past both assets and behind Tudor Cottage. Historically, it provided access to Arclid Wood as well as the farm. The main site is separated from Tudor Cottage by distance and intervening substantial vegetation and makes minimal visual contribution to its wider. There is some limited inter-visibility between Holly Cottage and the main part of the site and they can be seen in the same view from the S and makes a small contribution to its wider setting. The proposed access strip is also part of the wider rural setting of Holly Cottage but is separated from it by an intervening open field and the hedge on the boundary of Holly Cottage.</p>	<p>The development of the site as proposed would remove most traffic to the site from the existing historic track and its potential closure would harm the historic relationship between the assets, the track and the wider setting of Arclid Woods. The formation of the new access road would encroach slightly on to the current open setting SE of the cottages and have a Negligible adverse impact on their agricultural setting. The development of 6 dwellings on the main part of the site would be substantially screened from the heritage assets by distance, the track and substantial vegetation and so would have only a Negligible adverse impact on their wider open setting. The proposed storage and parking areas for trailers and vehicles and the storage shed would be further separated from the assets by distance, the track, the existing farm buildings and substantial vegetation. However, those trailers, vehicles and storage shed would be bigger, some more brightly coloured and potentially more visible in the distance in the shared view towards the heritage assets and the site from the S. They could have a Negligible/Minor Adverse impact on their setting and significance.</p>	<p>The harm to the historic relationship between the assets and the track could be reduced by retaining the track as a PRoW, as a commitment has been given in the approval (18/2961C) and by requiring a programme of historic landscape restoration along the track to be implemented through conditions on any application for the proposed development.</p> <p>The harm to the openness of the setting to the SE of the heritage assets could be reduced by implementing the landscaping scheme in the approval (18/2961C).</p> <p>The harm to the openness of the setting to the NE of the heritage assets could be reduced by an additional landscaping scheme of indigenous species, especially to the E of Fir Farmhouse.</p>	<p>With the mitigation measure in place, the level of harm to the setting and significance of the heritage assets would be Negligible adverse</p>	<p>Provided that the proposed mitigation measures are put in place the level of harm would be Neutral/slight adverse. This harm would be at the lower end of the spectrum of “Less than substantial” and could be outweighed by wider public benefits.</p>



Plan 10a. Site GTT S38 Land at Firs Farm, Newcastle Road, Brereton and nearby heritage assets



Plan 10b. 1841 Tithe Map



Plan 10c. 1876 OS Map



Plan 10d. 1907 OS Map



Plate 53. View SE with existing access to site and timber-framed gable of Holly Cottage on R



Plate 54. RH (SE) gable of Holly Cottage



Plate 55. Tudor Cottage and extension, fronting on to existing access



Select Bibliography

The Buildings of England: Cheshire Nikolaus Pevsner, Clare Hartwell, Matthew Hyde and Edward Hubbard 2011 Yale

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

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

Very High	<ul style="list-style-type: none"> • Structures inscribed as of universal importance as World Heritage Sites. • Other buildings of recognised international importance.
High	<ul style="list-style-type: none"> • Scheduled Monuments with standing remains. • Grade I and Grade II* (Scotland: Category A) Listed Buildings. • Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. • Conservation Areas containing very important buildings. • Undesignated structures of clear national importance.

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Very High	<ul style="list-style-type: none"> • Structures inscribed as of universal importance as World Heritage Sites. • Other buildings of recognised international importance.
Medium	<ul style="list-style-type: none"> • Grade II (Scotland: Category B) Listed Buildings. • Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations. • Conservation Areas containing buildings that contribute significantly to its historic character. • Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).
Low	<ul style="list-style-type: none"> • ‘Locally Listed’ buildings (Scotland Category C(S) Listed Buildings). • Historic (unlisted) buildings of modest quality in their fabric or historical association. • Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).
Negligible	<ul style="list-style-type: none"> • Buildings of no architectural or historical note; buildings of an intrusive character.
Unknown	<ul style="list-style-type: none"> • Buildings with some hidden (i.e. inaccessible) potential for historic significance.

Table 3. Evaluating Historic Landscape Character

Very High	<ul style="list-style-type: none"> • World Heritage Sites inscribed for their historic landscape qualities. • Historic landscapes of international value, whether designated or not. • Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).
High	<ul style="list-style-type: none"> • Designated historic landscapes of outstanding interest. • Undesignated landscapes of outstanding interest. • Undesignated landscapes of high quality and importance, and of demonstrable national value. • Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).

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

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