



LOCAL DEVELOPMENT FRAMEWORK



OVER PEOVER

Supplementary Planning Document

April 2011

Introduction and Background

1.0 Introduction

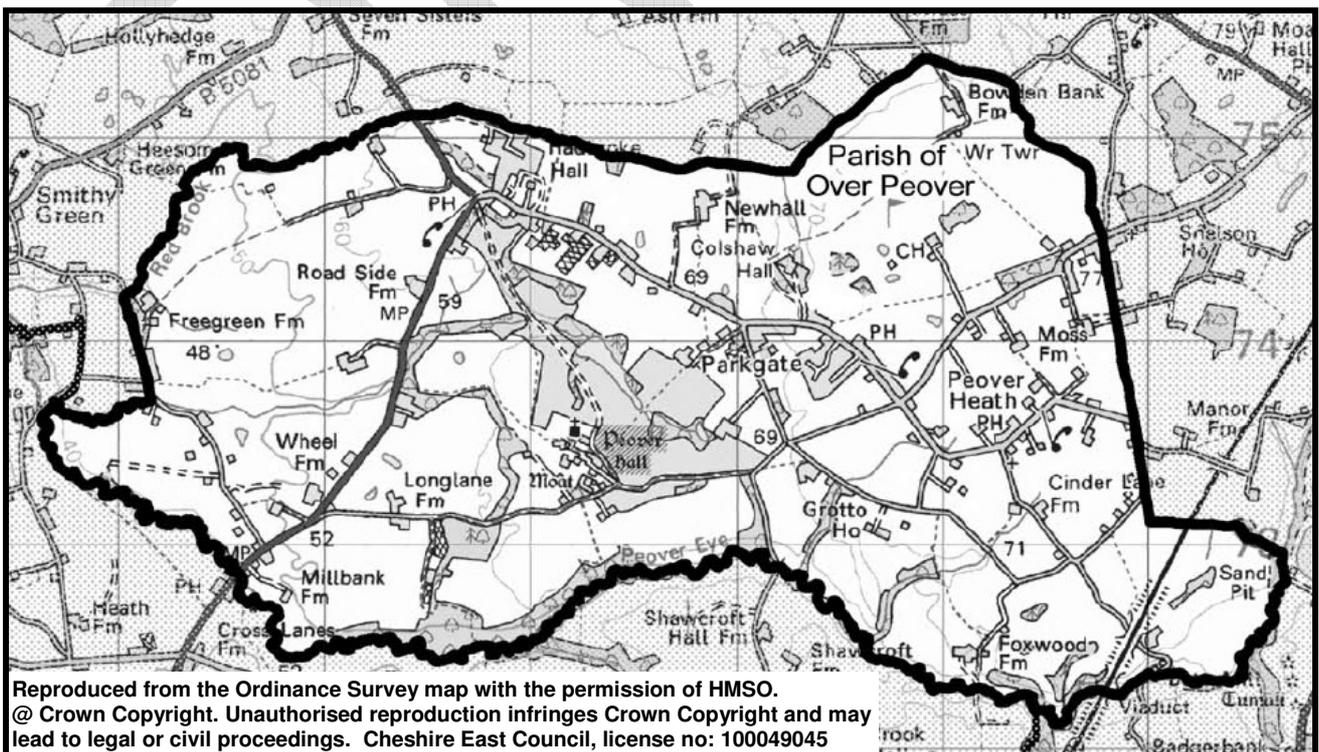
The following Supplementary Planning Document for the Parish of Over Peover has been prepared within the context of the existing adopted 2004 Macclesfield Borough Local Plan.

This document is intended to provide a link between the objectives of the Parish Plan produced by the parish residents and the formal planning policies contained within the Macclesfield Borough Local Plan and through this provide supplementary information which can, where appropriate assist with considering future planning application proposals.

The Supplementary Planning Document and associated policies within the adopted 2004 Macclesfield Borough Local Plan will be in place until such time as they are reviewed by Cheshire East Council in conjunction with Peover Superior Parish Council following adoption of the Local Development Framework for Cheshire East.

1.1 Over Peover – Land Use

The Parish of Over Peover, or Peover Superior as it is officially known, covers an area of 2,973 acres within the north of Cheshire East. The Parish is predominantly rural, with the dominant land use being farmland. The map below indicates the location of the parish and the settlements within it, highlighting the location of key features such as the main highway (A50) between Knutsford, the closest town, and Holmes Chapel which bisects the western half of the parish and the Peover Eye stream from which the Parish takes its name.



1.2 Over Peover - Population

According to the national census performed in 2001, the Parish has a population of 658 persons, of these 337 are males and 321 are females. The age structure for these residents is indicated below:

Age structure of the population of Over Peover	
Age Range	Number of people
0-4	25
5-15	89
16-24	44
25-44	155
45-64	212
65-74	87
75+	46
Median Age of Residents	46

Within the Parish according to the national census performed in 2001, there are 277 dwellings; with 269 occupied and 8 vacant. Of these properties 8 are flats/maisonettes; 129 are semi-detached and 141 are detached. The average household size in the Parish is 2.45.

Within the Parish 208 properties are owner occupied, 45 are rented from a private landlord and 16 are rented from the Council or Housing Association.

These households are located in the settlements of Over Peover, Peover Heath and the rural area, including a number of homes located in Peover Park, the site of Peover Hall.

1.3 Over Peover – Built and Natural Environment

The Parish of Over Peover has a rich built heritage, highlighted by the presence of the designated historic park at Peover Hall and the many listed buildings (there are 29 listings, however each listing may represent more than one building). The listed buildings and their grades are highlighted in the table following.



Listed buildings in the Parish of Over Peover			
Listed Building Unique ID	Building Name	Street Name	Grade
59092	BATE MILL (DISUSED WATER MILL)	BATE MILL LANE	II
59093	FARMBUILDING CIRCA 50 YARDS NORTH WEST OF BATEMILL FARM	BATE MILL LANE	II
59094	RAILWAY VIADUCT CIRCA 150 YARDS NORTH WEST OF BATEMILL FARM	BATE MILL LANE	II
59095	CHEERS GREEN FARMHOUSE	FREE GREEN LANE	II
59096	FREE GREEN FARMHOUSE	FREE GREEN LANE	II
59097	HUNGER HILL FARMHOUSE	GROTTO LANE	II
59098	FOXWOOD FARMHOUSE GARDEN WALL AND GATEPIERS	GROTTO LANE	II
59099	FARMBUILDING CIRCA 10 YARDS NORTH WEST OF FOXWOOD FARMHOUSE	GROTTO LANE	II
59100	KNUTSFORD LODGE	HOLMES CHAPEL ROAD	II
59101	MILE POST	HOLMES CHAPEL ROAD	II
59102	REDBROKE FARMHOUSE	HOLMES CHAPEL ROAD	II
59103	RADBROKE HALL	HOLMES CHAPEL ROAD	II
59104	ROSE GARDEN WALL AND PAVILIONS AT RADBROKE HALL	HOLMES CHAPEL ROAD	II
59105	OUTHOUSE AT MILLBANK FARM	HOLMES CHAPEL ROAD	II
59106	THE KENNELS	LONG LANE	II
59107	GATEPIERS AND GATES CIRCA 20 YARDS NORTH EAST OF THE OLD STABLE BLOCK PEOVER HALL	PEOVER HALL PARK	II
59108	THE OLD STABLE BLOCK PEOVER HALL	PEOVER HALL PARK	I
59109	THE COACH HOUSE PEOVER HALL	PEOVER HALL PARK	II
59110	MOUNTING BLOCK CIRCA 15 FEET NORTH WEST OF THE COACH HOUSE AT PEOVER HALL	PEOVER HALL PARK	II
59111	PEOVER HALL	PEOVER HALL PARK	II*
59112	CHURCH OF ST LAWRENCE	PEOVER HALL PARK	I
59113	CROSS BASE AND CROSS IN CHURCHYARD OF CHURCH OF ST LAWRENCE	PEOVER HALL PARK	II
59114	SUNDIAL IN CHURCHYARD OF CHURCH OF ST LAWRENCE	PEOVER HALL PARK	II
59115	PEOVER HALL FARM	PEOVER HALL PARK	II
59116	THE COTTAGE	STOCKS LANE	II
59117	NEWHALL	STOCKS LANE	II
59118	COLSHAW HALL	STOCKS LANE	II
59119	PARK FARMHOUSE	STOCKS LANE	II
432029	BATE MILL (HOUSE)	BATE MILL LANE	II

The natural environment within the Parish is also of high importance both locally and regionally; as it contains 2 sites of biological importance and is exclusively within Green Belt (the Parish is entirely Green Belt including the settlements which are washed over by it).

1.4 Over Peover - Employment

According to the Interdepartmental Business Register for Cheshire and Warrington (2005), there are 35 businesses in Over Peover. The largest single business operation is Barclays Bank at Radbroke Hall which employs over 3,000 people; the remaining businesses include horticulture, fruit and vegetable production and farming.

Of the 658 residents 317 (188 males and 129 females) are economically active (based on the national census performed in 2001). However, as a result of limited employment opportunities within the Parish, long distance commuting by residents is high (the average distance travelled by residents to a fixed place of work was identified as 21.43km in the 2001 census).

1.5 Over Peover - Services

The Parish contains two churches (1 Methodist, 1 Church of England), a primary school, a village hall, a parish field and three public houses (The Dog, Park Gate Inn and Whipping Stocks). There are no longer any shops or medical facilities in the village following the closure of the post office and general store. The neighbouring village of Chelford has the closest shops, including a post office and Medical Centre (Chelford is approximately 3.5km from Over Peover).



1.6 Over Peover - Transport

The Parish of Over Peover has no railway station, (the nearest station being Chelford on the Manchester to Crewe line), however the village benefits from an intermittent bus service running between Knutsford and Macclesfield that passes through the village. However, within the Village, reliance on private transport is high, as indicated by the high percentage (66% of the economically active population) travelling to work by car, van or motorcycle, compared to 31% travel to work by other means or working at home and only 3% travelling via public transport (Source 2001 census).

1.7 Over Peover - Parish Plan

The Over Peover Parish Plan was commenced in September 2006, following a public meeting in which residents indicated their support for the production of a Parish Plan. A Parish Plan Steering Group was established in December 2006 to direct the production of the plan and work then commenced.

The Steering Group produced and distributed a questionnaire (divided into 4 sections dealing with amenities, activities, services and planning and the environment) to every household in the Parish in June 2007. This elicited a 70% response. Analysis of the responses commenced and was completed in February 2008, with a presentation of the main findings.

The Parish Plan was completed in April 2008 and represented the formal record of the findings and proposed actions of the residents. 15 central actions have been developed by the Steering Group; these are indicated in the figure below.

Recommendation	Action Area	Action	Action By	Partners	Priority 1-3
Our Environment					
1	Planning & Development	Develop supplementary planning document to incorporate local views. Consult planning authority.	Action Group	Parish Council Macclesfield B.C. Cheshire Community Council	1
2	Conservation Areas	Review proposed areas. Consult partners and planning authorities.	Action Group	Parish Council Macclesfield B.C.	2
3	Best Kept Village	Press for greater ongoing community involvement.	Action Group	Parish Council	1
4	Transport	Consult re. improved services with users and providers.	Action Group	Local Authorities Transport providers	3
5	Manchester Airport	Establish Monitoring Group.	Action Group	Parish Council Manchester Airport	2

Recommendation	Action Area	Action	Action By	Partners	Priority 1-3
Village Amenities					
6	Village School	Support Governors and PTA in promoting the interests of the school.	Action Group	Governors and PTA	1
7	Parish Field Changing Rooms Playing area - more equipment/picnic tables etc. Improve surfaces	Establish Working Group. Evaluate Options.	Action Group	Parish Council Macclesfield B.C. Cheshire Community Council Sponsors	1
7	Village Hall Evaluate Options: • Refurbish • Relocate • Finance	Establish Working Group. Discuss with current owners/management committee.	Action Group	Parish Council Macclesfield B.C. Cheshire Community Council W.I., Parochial C.C. Sponsors	1
7	Facilities for young people	Establish Working Group to evaluate needs and prospective demand. Liaise with Village Hall and Parish Field Groups.	Action Group	Parish Council Macclesfield B.C. Cheshire Community Council Sponsors	1
8	Sports Facilities etc. at Radbroke Hall	Establish workable link with Barclays at Radbroke Hall. Publicise. Establish method. Appoint contact/leader.	Action Group	Barclays Bank, Radbroke Hall	1
9	Clubs & Societies	Formulate specific communication plan for community based activities.	Action Group	Existing Organisations Communication Action Groups	3
Services to the Parish					
10	Electricity/Water/Gas/ Post/Broadband Mobile Phones/ Telephone/Refuse Collection/ Post Office/ Medical Service	Convey survey results to service suppliers. Press for improvements. Express support as necessary. Lobby for plastics recycling.	Action Group	Parish Council Service Suppliers Macclesfield B.C.	2

Recommendation	Action Area	Action	Action By	Partners	Priority 1-3
Law & Order and Road Safety					
11	Police	Raise concerns expressed with the police.	Action Group	Parish Council Police	2
12	Homewatch	Publicise existence and how to participate.	Action Group	Homewatch Co-ordinator Police	3
13	Roads Pavements Public Footpaths/ Verges Road Markings Drainage	Highlight unsatisfactory and dangerous conditions. Press for repairs/improvements.	Action Group	Parish Council Highways Authority Macclesfield B.C.	2
14	Road Safety Speed Limits Road Markings/A50 Traffic Survey	Raise serious concerns with Highways Authorities/Parish Council. Consider traffic census/survey.	Action Group	Parish Council Highways Authority Macclesfield B.C. Police	1
Communications					
15 (i)	Website	Find Webmaster. Establish site.	Action Group	Parish Council Cheshire Community Council	1
15 (ii)	Notice Boards	Evaluate existing signs and coverage and improve where required.	Action Group	Parish Council Cheshire Community Council	3
15 (iii)	Parish Magazine/ W.I. Distribution	Discuss with W.I. etc.	Action Group	W.I./Parish Magazine	3
15 (iv)	New Community Newsletter Welcome Pack	Consider feasibility.	Action Group	Parish Council Cheshire Community Council Parish Magazine W.I.	3

Footnotes

- (i) The tables above include actions in respect of each recommendation where work is proposed. It is intended that these actions will be carried out by small teams of volunteers (Action Groups). Once formed the aim of each group will be to make significant progress in 2008, at a cost which will be carefully budgeted and managed.
- (ii) Following the recent decision to create two Unitary Authorities to govern Cheshire, it should be noted that some work initiated with existing local authority bodies will, over time, become the responsibility at the new Cheshire East Council.

The Parish Plan is available on the Cheshire Community Action Website:
www.cheshireaction.org.uk/parish-plan-completed.php

Objectives for Over Peover

2.0 Green Belt

2.1 Objective

2.1.1 The countryside of Over Peover Parish is designated as Green Belt in the Macclesfield Borough Council Local Plan (2004). Within the Green Belt, no development will be permitted unless it is in accordance with Government Planning Guidance: Planning Policy Guidance 2 on Green Belts and Policy GC1 of the Macclesfield Borough Council Local Plan (2004).

2.1.2 Development on land within the Jodrell Bank Radio Telescope Consultation Zone, as defined on the Macclesfield Borough Council Local Plan (2004) Proposals Map, will not be permitted if it is deemed to impair the efficiency of the radio telescopes.

2.1.3 The major developed site of Radbroke Hall is located within the Green Belt of Over Peover Parish, planning permission will be granted for limited infilling or redevelopment proposals at the site provided they are in accordance with policy GC4 of the Macclesfield Borough Local Plan (2004) and Planning Policy Guidance 2: Green Belts (1995).

2.2 Reason

2.2.1 The Over Peover Parish Plan emphasises the importance of retaining the rural environment of the Parish, particularly the green fields and country lanes. This reflects the wishes of a majority of those responding to the survey which formed the basis of the Over Peover Parish Plan and consequent recommendations contained therein.

2.2.2 The radio telescopes at Jodrell Bank are of international importance. They must be able to receive radio emissions from space with a minimum of interference from electrical equipment.

2.3 Supplemented Local Plan Policies

2.3.1 *Policy GC1 states that within the green belt approval will not be given, except in very special circumstances, for the construction of new buildings unless it is for the following purposes:*

- 1. Agriculture and forestry (the provision of new dwellings will be subject to the principles contained in policy GC6)*
- 2. Essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the green belt and which do not conflict with the purposes of including land in it*
- 3. Limited extension or alteration of existing dwellings, subject to policy GC12*
- 4. The replacement of existing dwellings, subject to policy GC11*

5. *Limited affordable housing for local community needs in accordance with policies H8-H10*
6. *Development within major developed sites which is in accordance with policy GC4.*

2.3.2 *Policy GC4 states that major developed sites in the green belt are identified on the proposals map. Planning permission will be granted for limited infilling or redevelopment proposals within these sites provided they are in accordance with policy GC3 and meet the following criteria;*

Infilling should:

- 1 *Have no greater impact on the purposes of including land in the green belt than the existing development*
- 2 *Not exceed the height of the existing buildings*
- 3 *Not lead to a major increase in the developed proportion of the site*

Redevelopment should:

- 1 *Have no greater impact than the existing development on the openness of the green belt and the purposes of including land in it, and where possible have less*
- 2 *Contribute to the achievement of the objectives for the use of land in green belts*
- 3 *Not exceed the height of existing buildings*
- 4 *Not occupy a larger area of the site than the existing buildings unless this would achieve a reduction in height which would benefit visual amenity*

Supplementary planning guidance will be prepared as appropriate to guide the consideration of proposals on the major developed sites in the green belt identified on the proposals map. Proposals for development on major developed sites should be accompanied by a travel plan.

2.3.3 *Policy GC14 states that within the Jodrell Bank Radio Telescopes Consultation Zone, as defined on the proposals map, no development will be permitted which would impair the efficiency of the radio telescopes.*

3.0 Community Open Spaces

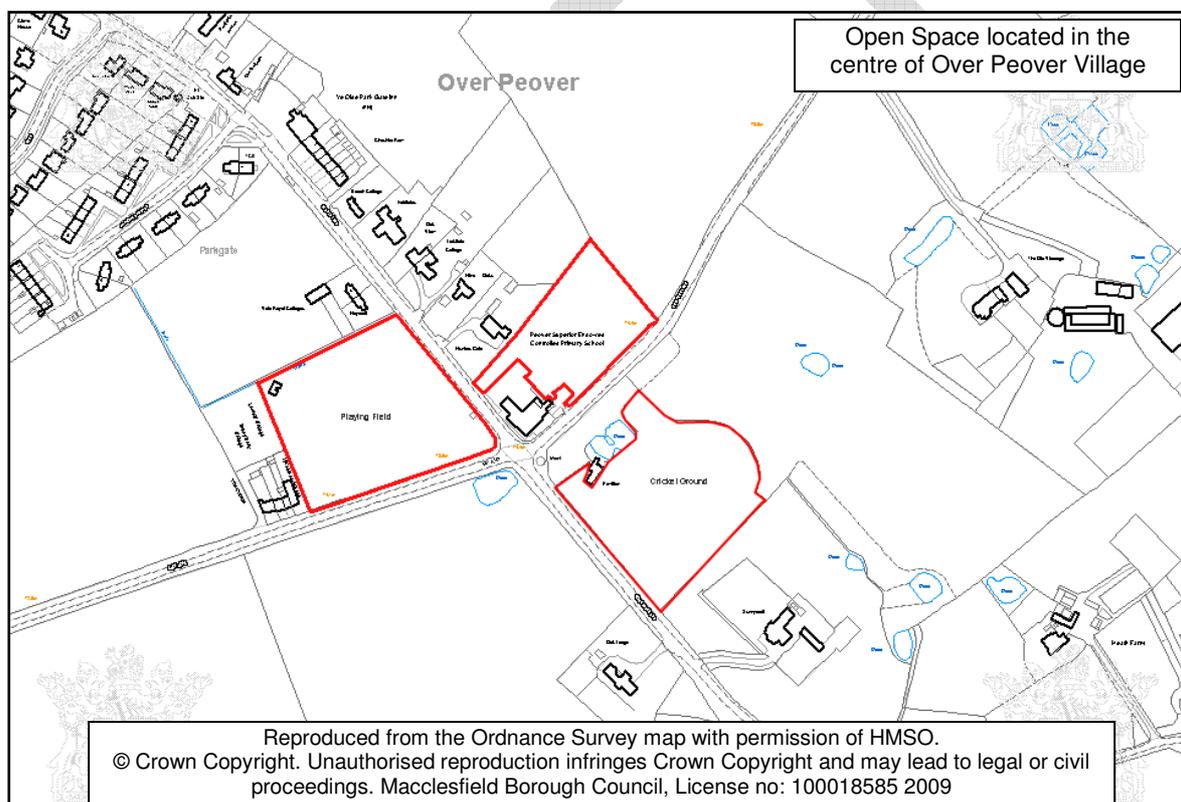
3.1 Objective

3.1.1 Areas of Open space located in the centre of Over Peover Village (as identified in the map below), will be protected from development and enhanced as appropriate.

3.1.2 An acceptable exception to this general principle might apply where any proposed development involves:

- The creation or enhancement of recreational facilities for community use,
- Redevelopment within a building footprint which does not harm the integrity of the open space
- Additional/replacement educational buildings provided that the integrity of the open spaces is not harmed.

3.1.3 However, all other planning policies remain relevant.



3.2 Reason

3.2.1 Through the Parish Plan residents identified the retention of existing open spaces that forms a focal point and hub of village activity as a core objective.

3.2.2 These open spaces include:

- The Village School and its playing field,
- The Cricket Club
- The Parish Field

3.3 Supplemented Local Plan Policies

- 3.3.1 *Policy RT1 states that areas of recreational land and open space as shown on the proposals map will be protected from development. Redevelopment of a building footprint which does not harm the integrity of the open space will normally be permitted. Open space uses will be enhanced as appropriate. Additional or replacement educational buildings may be permitted provided that the integrity of the open spaces is not harmed.*
- 3.3.2 *Policy RT2 states that incidental open spaces/amenity areas in residential areas will normally be protected from development and enhanced as appropriate.*

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4.0 Ensuring appropriate development in the Village

4.1 Objective

- 4.1.1 **The overall scale, density, height, mass and materials of new development must normally be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself, in accordance with policy DC1 of the Macclesfield Borough Council Local Plan (2004).**

4.2 Reason

- 4.2.1 To ensure that a high standard of design is achieved and that new development is compatible with the rural character and appearance of the Village.
- 4.2.2 This character is that of a linear settlement, mostly dating from the 20th Century, but with some earlier elements, which developed along Stocks Lane.
- 4.2.3 This is set in a parish that is of a fairly flat and mostly open, pastoral landscape, crossed by the A50, the main road north-south between Knutsford and Holmes Chapel.
- 4.2.4 This policy also reflects the wishes of residents of Over Peover as identified in the survey work performed as part of the Parish Plan.

4.3 Supplemented Local Plan Policies

- 4.3.1 *Policy DC1 states that the overall scale, density, height, mass and materials of new development must normally be sympathetic to the character of the local environment, street scene, adjoining buildings and the site itself.*
- 4.3.2 *Policy DC2 states that proposals to alter and extend buildings should meet the criteria in DC1. In addition, proposals should respect the existing architectural features of the building.*
- 4.3.3 *Policy BE1 states that the Borough Council will promote high standards of design. New development and changes in the built environment, particularly in the town and district centres, should achieve the following design principles:*
- 1. Reflect local character*
 - 2. Respect form, layout, siting, scale and design of surrounding buildings and their setting*
 - 3. Contribute to a rich environment and add to the vitality of the area*
 - 4. Be human in scale and not normally exceed 3 storeys in height*
 - 5. Use appropriate materials*
- 4.3.4 *Policy H2 states that new residential development should create an attractive, high quality living environment by:*
- 1. Creating places and spaces with the needs of people in mind*

2. *Creating an attractive place which has its own distinct identity but respects and enhances local character and connects well with the wider locality*
 3. *Creating safe designs and layouts*
 4. *Providing an appropriate mix of dwelling size, type and affordability which meet the changing composition of households and the needs of specific groups*
 5. *Giving priority to the needs of pedestrians rather than the movement and parking of vehicles*
 6. *Having regard to any immediate neighbouring buildings, streets and spaces*
 7. *Including sufficient open space and recreation provision*
 8. *Greening the residential environment by the retention and planting of trees, landscaping and other greening.*
- 4.3.5 *Policy H13 states that development which would adversely affect the character of a housing area or the amenities of the occupiers of adjoining or nearby houses will not normally be permitted.*

5.0 Reusing vacant sites

5.1 Objective

5.1.1 When sites utilised for housing, retail or employment become vacant within Over Peover Parish, priority should usually be given to re-using them for the same use as previous.

5.1.2 Alternative forms of development should normally only be considered if the previous use is found to be unviable.

5.2 Reason

5.2.1 Vacant sites within the Village of Over Peover are both an important resource, due to limitations on the availability of land for development and a potential eyesore detracting from the aesthetic appeal of the area (although it must be noted that some brownfield sites can have a high environmental value).

5.2.2 The Parish Plan questionnaire results highlighted the resident's belief in the need to promote redundant and vacant sites while simultaneously respecting the established character of the Parish.

5.3 Supplemented Local Plan Policies

5.3.1 *Policy H1 states that previously developed sites (or buildings for reuse or conversion) should be developed before greenfield sites except where they perform so poorly in relation to the criteria listed in policy h5 as to preclude their use for housing before a particular greenfield site.*

5.3.2 *H11 the borough council will normally seek to retain existing housing and will:*
1. Encourage the refurbishment of unsatisfactory housing rather than clearance
2. And promote environmental improvements in older housing areas.

5.3.3 *Policy H13 states that development which would adversely affect the character of a housing area or the amenities of the occupiers of adjoining or nearby houses will not normally be permitted.*

5.3.4 *Policy E1 states that both existing and proposed employment areas will normally be retained for employment purposes. Planning permission for new development will normally be granted in accordance with policies E3-E5, on a scale appropriate to the size and character of the area. Large scale warehousing will not normally be permitted.*

5.3.5 *Policy S5 states that the change of use from class A1 to another use of either an individual shop or a shop in a small group of shops, will not normally be permitted where it would result in the loss of a shop which serves the day to day needs of local residents.*
As an exception, where an existing shop is within a residential area and the borough council is satisfied that the loss is justified, a conversion to residential use only will normally be permitted.

6.0 Housing

6.1 Objective

6.1.1 Additional housing provision within the Parish should aim to meet the requirements of Over Peover Parish as informed by evidence of need, particularly in relation to affordability. Simultaneously it must be ensured that development respects the scale, character and density of the local environment.

6.1.2 The need for affordable housing in rural areas must be supported by an up-to-date survey identifying the need for such provision within the local community. The Council's Rural Housing Enabler can give advice on the methodology for the survey which should normally be carried out either by, or in association with, the Parish Council.

6.2 Reason

6.2.1 Housing needs should be a key consideration for any housing scheme proposed, to ensure that appropriate housing is available to all. Key considerations during the identification of need include:

- The Borough has a population which is both increasing and ageing.
- Nationally the household structure is changing (reduction to the average size of family units and increased numbers of people living alone).
- The need for Affordable Housing commensurate with proven demand from within the Parish.

6.2.2 Affordable housing is identified in Planning Policy Statement 3 as social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision. However rural exception sites should only be used for affordable housing in perpetuity.

6.2.3 Occupancy restrictions for affordable housing (particularly in rural areas) will be agreed prior to development. This will incorporate considerations of eligibility and will introduce a cascade principle.

6.2.4 Considerations of eligibility are identified through the development of local connection criteria, as part of the Section 106 agreements for the development (agreed as part of granting planning permission).

6.2.5 A cascade principle is used in rural affordable housing scenarios to describe the order of preference for allocating housing by local connection (source: Homes and Communities Agency, 2010). This means that, if at the time of allocation, there are insufficient local applicants the remaining homes will be offered to applicants with a local connection to neighbouring parishes. The 'cascade' for a specific development will be detailed in the Section 106 agreement.

6.2.6 In existing homes in rural areas without a Section 106 agreement, where the community connection criteria are in place, the cascade system in the Cheshire Home Choice Policy will apply.

6.3 Supplemented Local Plan Policies

6.3.1 *Policy H1 states that previously developed sites (or buildings for reuse or conversion) should be developed before greenfield sites except where they perform so poorly in relation to the criteria listed in policy H5 as to preclude their use for housing before a particular greenfield site.*

6.3.2 *Policy H2 states that new residential development should create an attractive, high quality living environment by:*

1. *Creating places and spaces with the needs of people in mind*
2. *Creating an attractive place which has its own distinct identity but respects and enhances local character and connects well with the wider locality*
3. *Creating safe designs and layouts*
4. *Providing an appropriate mix of dwelling size, type and affordability which meet the changing composition of households and the needs of specific groups*
5. *Giving priority to the needs of pedestrians rather than the movement and parking of vehicles*
6. *Having regard to any immediate neighbouring buildings, streets and spaces*
7. *Including sufficient open space and recreation provision*
8. *Greening the residential environment by the retention and planting of trees, landscaping and other greening.*

6.3.3 *Policy H9 (1) states that on housing sites where an element of affordable housing is to be provided and the applicant is a registered social landlord planning permission will normally be granted subject to:*

- (I) *A condition restricting the occupation of the houses to persons who meet the objectives of the registered social landlord*
- (II) *Satisfying development control criteria.*

Policy H9 (2) states that where the applicant is not a registered social landlord planning permission may be granted for the whole scheme:

- (I) *Providing the applicant enters into a legal agreement whereby:*
 - (A) *There are secure arrangements to ensure that the benefits of the affordable housing will be enjoyed by subsequent occupiers as well as the initial occupiers*
 - (B) *75% of the general market housing on the site cannot be occupied until the affordable housing element has been built and allocated in accordance with the occupancy criteria.*
- (II) *Subject to a condition restricting the occupation of the housing to:*

- (A) Firstly, a resident of the borough whose housing need would not genuinely be met otherwise*
- (B) Secondly, a person employed in the borough, or seeking work in the borough who cannot continue to work or take up an offer of employment because of a lack of affordable housing, and*
- (C) Thirdly, a person with local connections who because of special circumstances needs to live in the locality and is prevented from doing so because of a lack of affordable housing*

Policy H9 (3) Subject to satisfying development control criteria.

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7.0 Preserving the Historic Fabric

7.1 Objective

7.1.1 The Council will seek to preserve and enhance the historic fabric of the Parish. Development which would adversely affect the historic fabric will not normally be permitted.

7.2 Reason

7.2.1 Over Peover is an historic settlement that owes much of its development to the Peover Hall Estate, which influenced the physical development of the Parish as a result of the various elements of the hall itself and the infrastructure required to support it.

7.2.2 The legacy of this development is still evident in the real estate of the Parish, with the presence of several listed buildings and the ancient Parish Church containing the historic and well documented Mainwaring Chapels.

7.2.3 The key focus of historic interest in the Parish is Peover Park, site of Peover Hall, built for the Mainwaring family in 1585 and the 15th century Church of St Lawrence.

7.2.4 In addition there are other historic farmsteads dotted over the plain, as well as two early 20th century country houses, Radbroke Hall, a Palladian hall in miniature by Sir Percy Worthington, and Colshaw Hall, a brick composition in the Arts and Crafts style.

7.2.5 This built heritage is held in high regard by the local residents who feel that new development should respect and complement the existing.

7.3 Supplemented Local Plan Policies

7.1.1 *Policy BE1 states that the Borough Council will promote high standards of design. New development and changes in the built environment, particularly in the town and district centres, should achieve the following design principles:*

1. *Reflect local character*
2. *Respect form, layout, siting, scale and design of surrounding buildings and their setting*
3. *Contribute to a rich environment and add to the vitality of the area*
4. *Be human in scale and not normally exceed 3 storeys in height*
5. *Use appropriate materials*

7.1.2 *Policy BE2 states that the Borough Council will seek to preserve, enhance and interpret the historic fabric of the environment. Development which would adversely affect the historic fabric will not normally be permitted.*