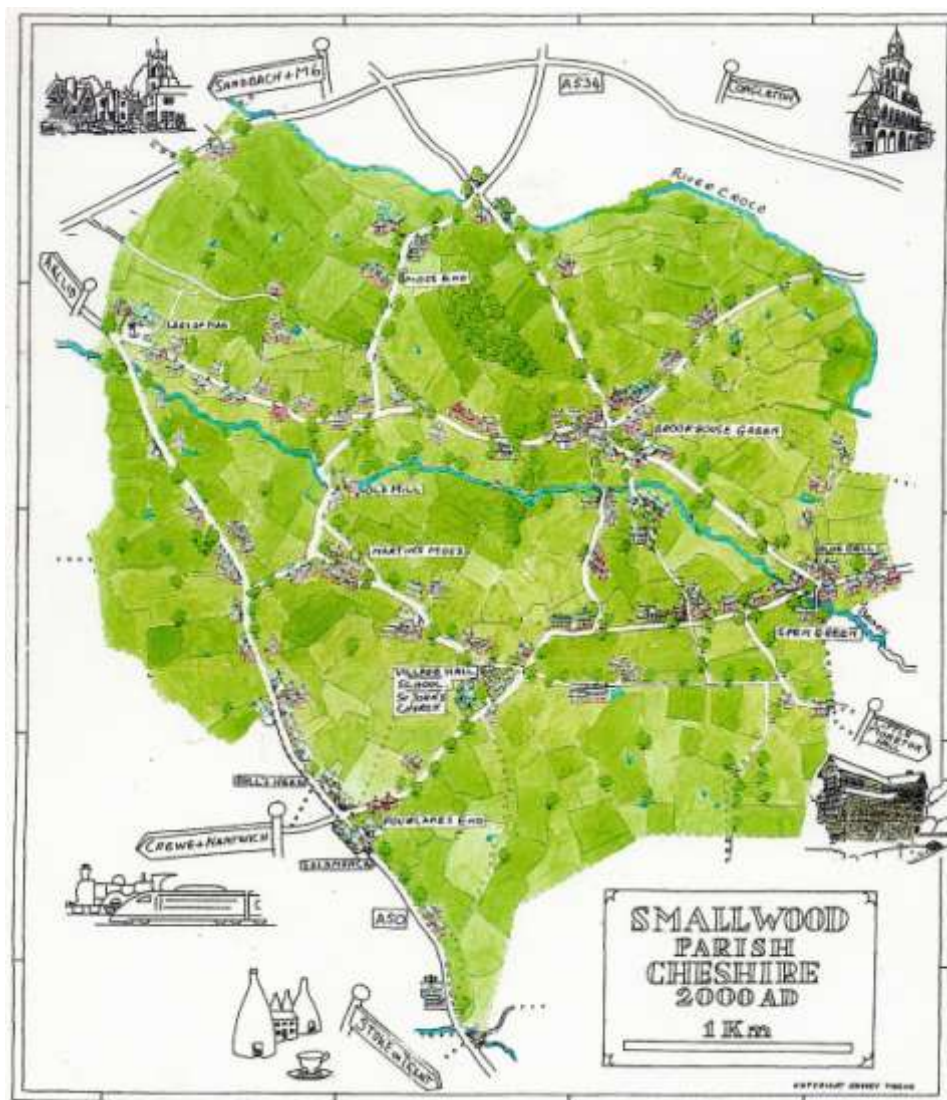


Local Development Framework

Smallwood Village Design Statement

Supplementary Planning Document



Smallwood Village Design Statement

Supplementary Planning Document

July 2010

Spatial Planning
Cheshire East Council
Westfields
Middlewich Road
Sandbach
Cheshire
CW11 1HZ

**Initiated by Smallwood Parish Council
Celebrating the Past and Guiding Future Changes**

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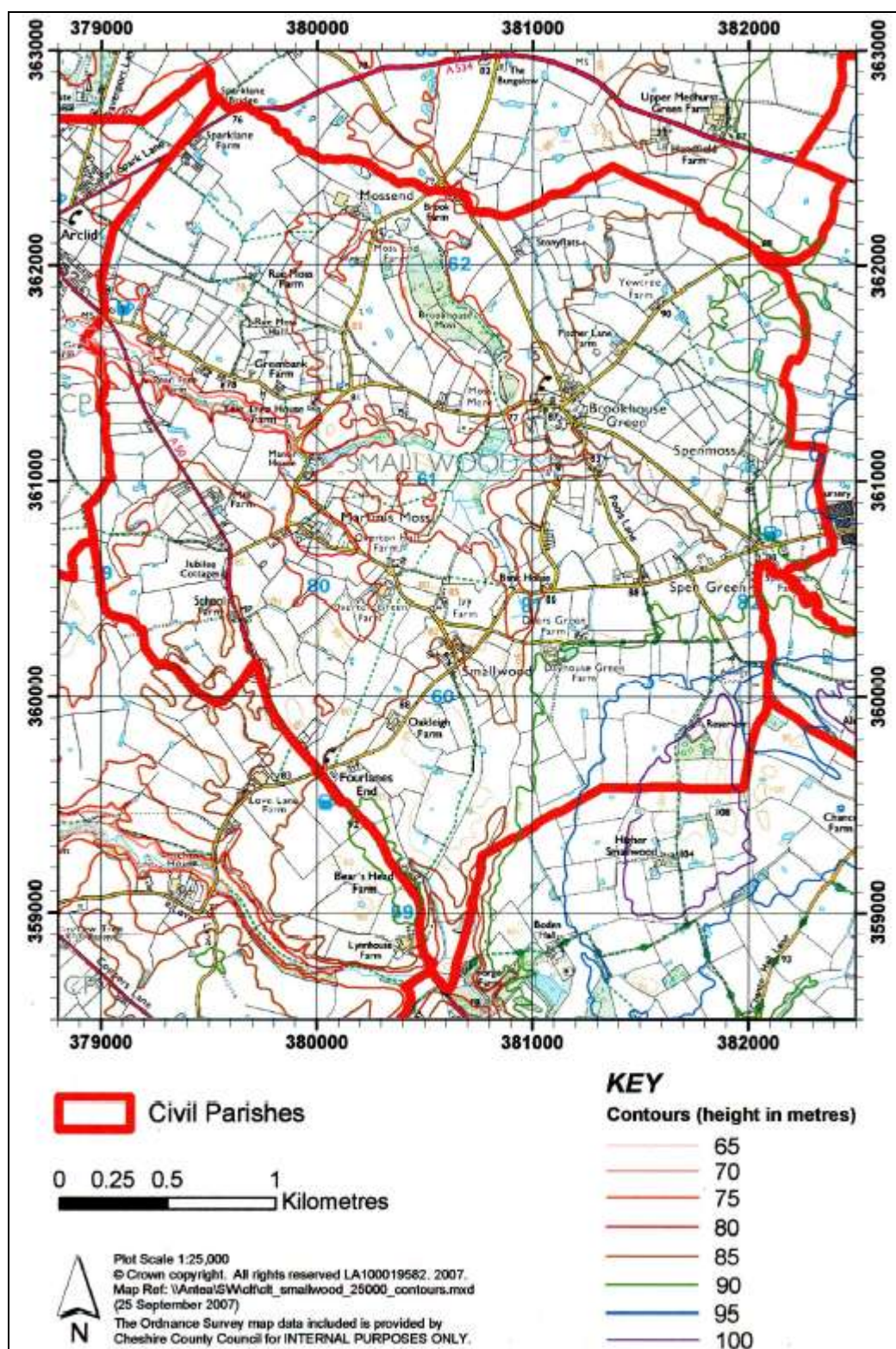
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Contents

1	Introduction and Policy Context	1
2	The Village Context	5
3	The Landscape Setting	10
4	The Settlement Pattern	15
5	Buildings	19
6	Open Space, Paths, Trees, Boundaries and Gateways	23
7	Highways and Traffic	26
8	A Vision for The Future	27
Appendices		
1	Glossary of Terms	28
2	Supplemented Policies	30
3	Hedges; Features Important to Wildlife	33
4	Brookhouse Moss	35
5	Listed Buildings	36
6	Useful Contacts	38
7	References	42
8	Smallwood Statistics	42
	Acknowledgments	43

1. Introduction and Policy Context

Figure 1: Smallwood Parish Boundary 2007¹



¹ Cheshire County Council

Figure 2: Burdett's Historical Map of Smallwood 1777



1.1 Figure 2 is the earliest map to show Cheshire in any detail and illustrates recognisable places in Smallwood, the Parish's relationship to Astbury and the general road layout. The original is to a scale of 1 inch to a mile.

What is a Village Design Statement?

1.2 This Statement has been produced to manage change in buildings and landscape, whether large or small or simply additions and alterations, in a way that reflects the local character of its buildings, spaces and landscape setting. It will provide further locationally specific practical guidance to developers and other interested parties in line with Congleton Local Plan policies GR1, GR2 and GR5 (see Appendix 2).

1.3 The Village Design Statement (VDS) is not about whether or not changes should take place, which is the job of the Local Development Framework. It is not meant to stop change from happening, but it will help to influence how changes fit into the village by setting out the qualities and

characteristics that people value in their village and surroundings, and by providing clear and simple guidance for the design of all development.

1.4 The Local Plan is the Congleton Borough Local Plan, First Review (Local Plan) adopted in January 2005. This establishes broad policies and guidelines for the location and design of development in the interests of good planning. The Smallwood VDS sets out localised guidance within this broader framework and is a Supplementary Planning Document, adopted by Cheshire East Council in XX2010.

How has the Statement Evolved?

1.5 There has always been a strong sense of community in Smallwood and the Smallwood VDS originated with Parish Councillors seeking to preserve the village's unique character and essential features without precluding change. At a Village Assembly the Parish Council was encouraged to pass Resolutions stating:-

- The Parish Council considers that a VDS is desirable and should be produced; and
- A special village committee, composed of Smallwood residents and some Parish Councillors, should do the actual work.

1.6 Through public meetings, an open afternoon, public consultation events and a questionnaire the residents of Smallwood and other interested parties have had an opportunity to express their views on the proposed content of the document; further details of which can be found in the Consultation Statement, which is available on the Council's website at www.cheshireeast.gov.uk.

Who Should Use the Village Design Statement?

1.7 The Village Design Statement has been written for:-

- Councillors and Development Management Officers at Cheshire East Council to guide their consideration of relevant planning applications;
- Architects and Designers in order to explain what the village community would reasonably expect to see in new development, so that they can incorporate this within their planning applications;
- Residents, giving guidance to enable alterations and extensions to harmonise with and respect the character of the village area;
- Anybody else who wishes to promote some form of alteration in the Smallwood area, including local authorities and statutory bodies.

National and Local Policy Context

1.8 In order to produce this guidance national and local policy documents were used, as outlined in the following paragraphs.

1.9 Central **Government guidance** relating to the design of development in villages is set out in Planning Policy Statement (PPS) 1 'Delivering Sustainable Development', a key principle of which is to promote high quality inclusive design, which should take the opportunities to improve the character and quality of an area. PPS7 'Sustainable Development in Rural Areas' asks that "all development in rural areas should be well designed and inclusive, in keeping and scale with its location and sensitive to the character of the countryside and local distinctiveness" and provides guidance on the design and the character of rural settlements. Planning Policy Guidance (PPG) 15 'Planning and the Historic Environment' provides guidance on the design of new buildings in relation to historic buildings. The Good Practice Guide on Planning for Tourism emphasises the value of tourism and how it can be used as a tool for regeneration in rural areas. All of these documents can be found on the Communities and Local Government (CLG) website at www.communities.gov.uk and their contact details can be found in Appendix 6.

1.10 The main policies within the **Local Plan** that this VDS provides further guidance on are GR1 'New Development', GR2 'Design' and GR5 'Landscaping'. The full text of which can be found in Appendix 2. The effectiveness of the Smallwood VDS SPD in implementing the Local Plan Policies will be monitored through the Cheshire East **Annual Monitoring Report (AMR)**. Should the AMR highlight a need to modify the Smallwood VDS SPD then the SPD will need to be reviewed. Similarly the AMR will identify changes needed to the VDS SPD as a consequence of Local Plan Policies being replaced by the production of **Local Development Documents**.

Pre-Application Discussions & Planning Decisions

1.11 Government promotes the use of pre-application discussions to assist in a more effective service. It can save cost and delays for applicants and the Local Planning Authority encourages applicants to arrange pre-application meetings with the Planning Service at as early a stage as possible in a scheme prior to progressing it to application. Once submitted each individual proposal will be assessed on its own merits, having regard to the relevant policies in the Local Plan and Development Plan Documents, national guidance (PPG's, PPS's and Government Circulars) and any other material planning considerations. Compliance with the guidance of the VDS does not remove the obligation where necessary to seek planning permission for development from the Local Planning Authority.

2. The Village Context

The Geographical Background

2.1 Smallwood is situated in the south of Cheshire East, midway between Congleton and Sandbach each some 6km away. The Parish is roughly bound to the west by the A50 and to the north by the River Croco. To the east is the parish of Astbury and Morton. Beyond that is the distinctive skyline of Mow Cop and Congleton Edge; the start of the Pennines. The village is affected by the South Cheshire Green Belt, the northern edge of which runs from Four Lanes End along Church Lane / Congleton Road to the eastern boundary. Figure 3 illustrates the Green Belt and Open Countryside division within the Parish.

2.2 The Parish occupies fairly level, good agricultural land and Smallwood was known as the market garden of the Potteries because of its rich agricultural land. The average height above sea level is 80m, and there is an area called Higher Smallwood rising to over 100m, where a reservoir has been located.

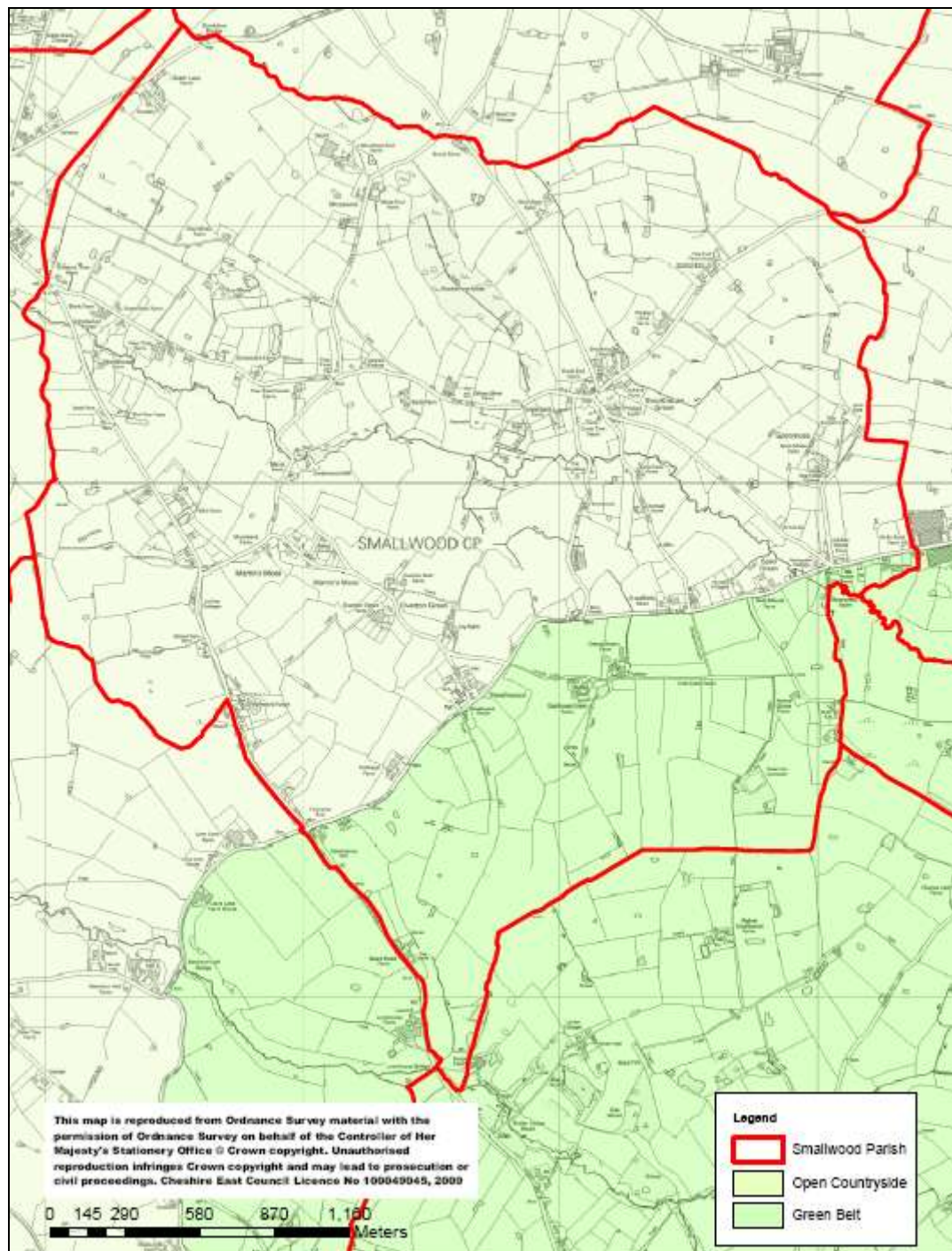
2.3 The subsoil is clay and sand. To the north, outside the parish, sand is extracted at Bent Farm. The area of interest for sand exploration extends to inside Smallwood's boundary, although there has been no pressure for sand extraction in the village up to the present time.

Typical Views Across Smallwood



2.4 There are two rivers through the parish, flowing in a NW direction to the Mersey. They are the Croco, which rises in Smallwood, and a larger one, called locally The Brook, flows into the Mill Pond and was used to power the Mill up to the 1950's.

Figure 3: Green Belt and Open Countryside in Smallwood



The Historical Background

2.5 Smallwood is not mentioned in the Domesday Book. The first mention occurred in 1276 when Sir Ralph Mainwaring gave the manor of Smallwood to Henry of Audley when Henry married Sir Ralph's daughter Bertred. By the end of the 1200s there was enough corn being grown to make a water-powered mill a necessity – the first reference to Smallwood Mill being in 1299.



The Mill



Millpond

2.6 The “Calendar of Close Rolls” in the Public Record Office shows Smallwood belonging to the Duchy of Lancaster. In 1570 the Duchy of Lancaster estates in Smallwood were wound up.

2.7 Smallwood Church and Village School were built in Victorian times, Astbury Church being the mother church of Smallwood.



St John’s Church 1845



School 1845

2.8 The Audleys, Mainwarings and Hawkstones were all related and during the next 150 years the manor passed from one to another. In 1420 Smallwood became part of the Egerton estates moving among the Egerton, Wilbraham and Willoughby families, which continued until 1570. Smallwood was sold in 1624 to a Thomas Hood for £1,000, including 24 homesteads (or messuages).

2.9 The Lowndes family, being of Norman extraction, were prominent in the village, and lived at Overton Hall for many years. One branch of the Lowndes family went to live in South America. The last owner, Thomas Lowndes (1692-1747) left the property to Cambridge University to help found a Chair of Astronomy.

2.10 The Wedgwood family has a connection with Smallwood. Young Josiah Wedgwood courted his third cousin Sarah Wedgwood, who lived at Spen Green and they married in 1764 at Astbury Church.

2.11 There are eight Listed Buildings (see Appendix 5) in Smallwood and other buildings in the village that are of local significance.



Overton Green Farmhouse



Smallwood House (Former Rectory)

2.12 Smallwood has not altered greatly over the years in terms of population. Government returns show that in 1801 the population was 492, in 1881 it was 578 and in 2006 it was 570.

Present Economic and Other Activities

2.13 Smallwood is an agricultural parish and all farms are now owned by the farmers who work them, but only a small proportion of the working population is directly engaged in farming or market gardening. Others are engaged in associated activities such as transport and storage. There has been some diversification to large-scale egg production and there has been some move to equestrian activities.

2.14 There are two small industrial firms that provide employment; one engaged in parts for commercial vehicles and the other in electronics.

2.15 There are very few other work opportunities in the village, so most people travel to local firms or further afield to Stoke and Manchester for example. There is now the possibility of working from home using computers and the Internet.

2.16 There is an excellent primary school, which even attracts parents of children outside the Parish, and in recent years it has been necessary to build extra classrooms.

2.17 People from the surrounding area come to Smallwood for leisure pursuits such as walking, horse riding and shooting, and to the pubs for meals and entertainment.



The Three Public Houses:-

The Legs of Man The Bull's Head

The Blue Bell

2.18 The Village Hall is a centre of community life for meetings, clubs and social events, which are also popular with people from outside the Parish. There are also two Churches; an Anglican church and a Methodist church. Disappointment has been expressed that there is no village shop, bus service or playground.



The Village Hall



Brookhouse Green Methodist Church

3. The Landscape Setting

3.1 Smallwood is a farming parish and the landscape is that of rich arable farming, with fields enclosed by hedges with associated trees. The farms are either on their own or found with other houses, in small groups spread throughout the parish, many known as Greens or Mosses. These include the centre of Smallwood with the Parish Church, School and Village Hall. A characteristic of the groups of settlements forming the Parish of Smallwood is that they have open country between one and the next and dwellings have generous gardens. Orchards were an important part of most farms and would have included damsons, currants and berries. Fruit production is still enjoyed but usually on a domestic scale.

3.2 Cows are less in evidence now and some farmers have diversified to free range egg production, installing unobtrusively the large low barns necessary. There are also more signs of land used for horses and for leisure use. Smallwood was also known for market gardening, and this is still practised but on a reduced scale.



3.3 There are also woods and low-lying areas with pools and rivers providing a wonderful habitat for wildlife. The pools were often the result of Marl (clay) extraction for making the bricks for the village houses and barns on site, and for improving light soils. The low-lying areas were often a source of Peat and were divided into Moss Rooms with rights of extraction. One such area is Brookhouse Moss, a Site of Special Scientific Interest (SSSI) and now protected (see Appendix 4).



3.4 Very often these areas were productive in their own right. In these 'mosses' or 'drains' grew rushes, willow, hazel, alder and oak, which were coppiced and harvested in rotation depending on the size of timber needed.

You can still see examples of these coppiced trees when walking along some of the footpaths.

3.5 Rushes were cut annually and often used by the Potteries for packing china. Willow was used for basket making, hazel for hurdles, alder for clog bottoms, oak for joinery and the off-cuts used to make charcoal. Alder buckthorn was harvested for 'Syrup of Buckthorn', which is high in vitamins.

Managing the Land

3.6 Despite initial impressions Smallwood can be a very wet and soggy place due to the low lying land, high water table, heavy clay and compacted sand combined with many natural springs. These areas of boggy and often scrubby land were ignored by the larger landowners and taken on by the subsistence farmers. By a process of clearing the scrub and trees, creating ditches, putting in land drains and diverting and harnessing the spring water, the land became productive.

3.7 The combination of hedges and ditches served the purpose of marking a boundary, containing livestock and providing shelter. Hedges were sometimes the remnants of the old shrubs and trees left around the cleared ground or newly planted with 'quicks' (hawthorn).

3.8 Typically, the farmer would dig a ditch along the boundary of his land, putting the excavated soil back onto his land and in this loose topsoil the hedge would be planted. These new hedges were allowed to grow to 2m and then laid to create a dense, stock proof base.

3.9 This method gave the new 'quicks' a head start in free draining soil with double the depth of topsoil. The ditch would be draining the surrounding ground of excess water and holding it for when the ground started to dry out. Sometimes the ditch would be directed to a stream or to make a 'Stock' pond for fish. Where a drain was next to a road or track it helped keep it passable in winter.



3.10 Hedges are now recognised as very important to the wildlife, which has evolved to take advantage of them for food and shelter, and are now

dependant on them. A section on Hedges and Hedgerow Maintenance is contained in Appendix 3.

3.11 The Parish is crisscrossed by hedge lined country lanes. There are also 24 footpaths, bridleways and rights of way which are well used and managed with the invaluable help of the County Council's Rights of Way Unit and the goodwill of farmers and landowners. The south eastern section of the VDS region is part of the wider setting of Little Moreton Hall. The VDS area is therefore not only attractive but also ecologically rich and much enjoyed by local people and visitors, particularly the field paths, woodland areas, and pools, some of which are used for fishing. The best way to appreciate Smallwood is in fact to walk some of the delightful lanes and footpaths, and sample a woodland walk by Brookhouse Moss or over fields from Smallwood's centre.

Landscape Guidelines

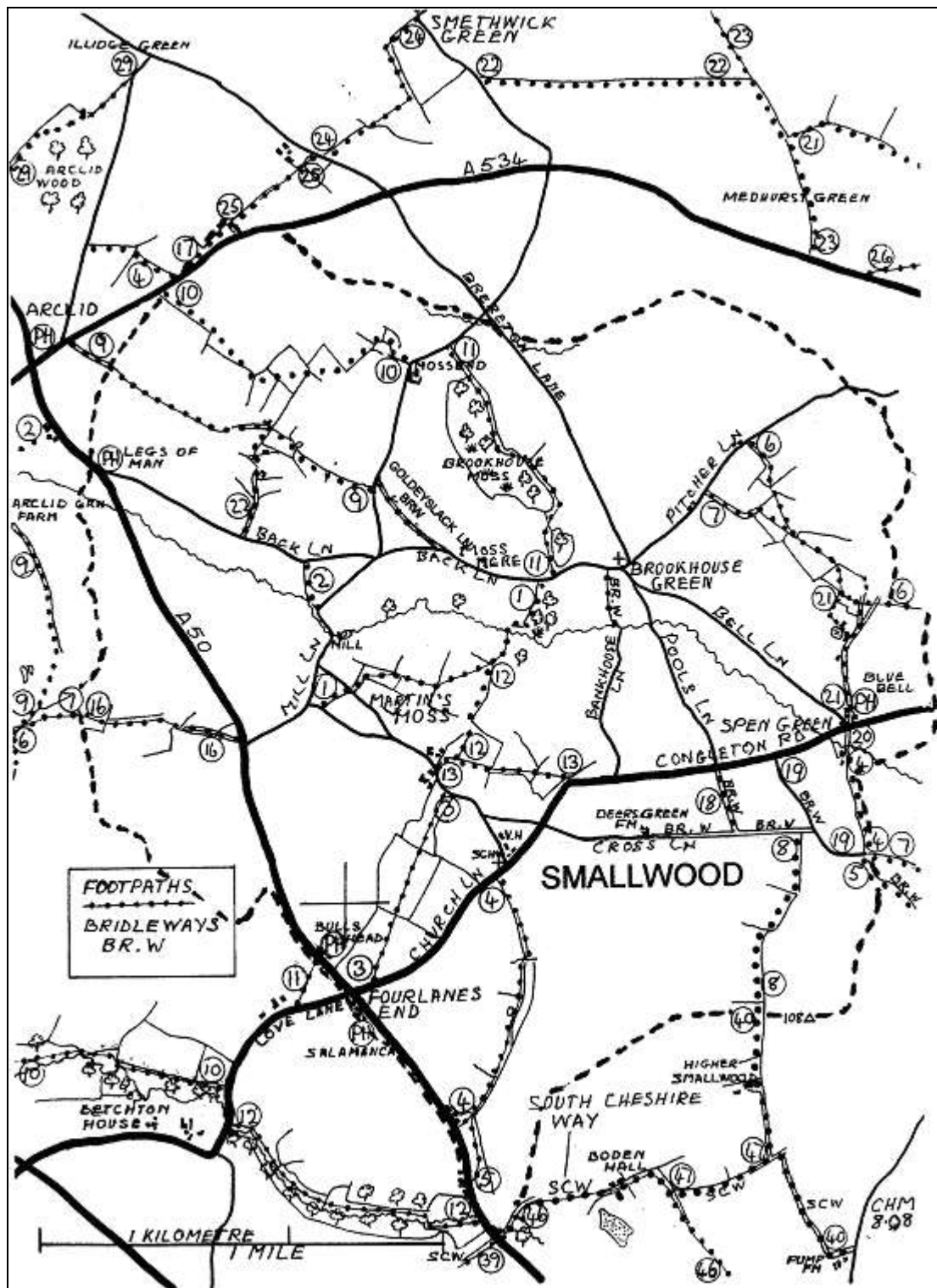
Where appropriate, development should:-

- L1 Not detract from the character of woodland, water and wildlife areas including;**
 - Brookhouse Moss
 - Moss to the South of Brookhouse Moss
 - The Brook
 - River Croco
 - River Wheelock
- L2 Not detract from the settings and views provided from Rights of Way/Footpaths and Bridleways including;**
 - Hangmans Lane (No.18) to Higher Smallwood (No.8)
 - Bankhouse Lane by the Brook
 - Goldeyslack Lane
 - Path 4 opposite Blue Bell Morton
 - From the Church by the Old Vicarage to the A50 by No.s 4 and 5
 - Rights of Way No.s 1, 6, 7, 9, 10, 12 & 19
- L3 Not detract from the wider setting of Little Moreton Hall, including views to and from the Hall;**
- L4 Respect the distinctive character of the traditional agricultural landscapes in Smallwood Parish, in particular its essential tree and hedge features;**
- L5 When proposing or requiring landscaping regard should be given to the good practice guidance on hedges contain in Appendix 3;**

L6 Have regard to the characterisations in the Landscape Assessment of Congleton Borough, The Cheshire Historic Landscape Characterisation and the Cheshire Landscape Character Assessment.

Policies GR1, GR2 and GR5 are the Local Plan policies that the above guidelines supplement.

Figure 4: Footpaths, Bridleways and Rights of Way in Smallwood²



² Path numbers are from the definitive map by Cheshire County Council

4. The Settlement Pattern

4.1 Smallwood is a rural parish originally based on agriculture. The population is mainly in small settlements spread throughout the area and this pattern may well be very old. Interestingly the population has not altered greatly over the last two hundred years. In 1801 it was 492 with 90 families and 82 houses. In 1881 it was 578. In 2006 it was 570 but in 236 houses and about the same number of families.

4.2 The oldest recorded building is the Mill, 1299, and this would have been surrounded by local farms and associated workers dwellings. Some of the settlements have buildings that can be dated to the early 16th century and some with Listed Buildings (contemporary with Little Moreton Hall) (see Appendix 5).

4.3 The settlements are:-

- Smallwood (this is the 'central' settlement with the Anglican Church, Vicarage and School, built in 1845, and modern Village Hall). Until 1845 Four Lanes End was the centre of Smallwood as shown on Burdett's map of 1777 (see Figure 2 pg 2);
- Brookhouse Green;
- Spen Green;
- Sims Green;
- Overton Green;
- Martin's Moss;
- Moss End;
- Moss Mere;
- Days Green (site of Dayhouse Green Farm and Deers Green Farm); and
- Heron Green (not commonly used now, but the land west of the A50 opposite Mill Lane).



Brookhouse Green



Spen Green and the Blue Bell



Martin's Moss



Smallwood Centre (School Lane)

4.4 In addition there are farms and groups of buildings along the principal roads, such as those along the A50 Newcastle Rd, which include three very old hostleries and an old industrial site called Jackson's Forge where carts were made (part of this site now has modern houses, called Smallwood Forge).

4.5 Over the years, as the timber framed buildings have become dilapidated, the outside walls have been rebuilt in brick. Inside walls often show the original timber frame. Some buildings have been demolished and some extended.

4.6 Development appears to have taken place in the 19th century as there are many more buildings shown on the OS Map of 1909 compared to those shown on Burdett's map of Smallwood 1777.

4.7 In the 1930's and 40's there was quite a big change, when two developments of Council built homes were constructed for agricultural workers under The Housing Act of 1938 and The Agricultural Workers' Houses Act of 1945. The first resulted in sixteen houses being built at Bankhouse Lane and near Four Lanes End. The second Act resulted in fourteen houses at Moss Mere and Smallwood centre.



Council Built House



Barn Conversion

4.8 The most recent developments have been the conversions of redundant barns to dwellings. These seem to work well and if done sensitively, show minimum change to the appearance of the Village. Further information on the conversion of redundant barns can be found in Congleton Borough

Council's SPD7: Rural Development, which is available on Cheshire East's website: www.cheshireeast.gov.uk.

4.9 There has also been change of use of two industrial sites to residential use; one is at Jackson's Forge on the A50 and the other at Brookhouse Green. However where a real effort has been made to keep to local traditional styles they are maturing quite well.



Large Barn Conversions



New Developments

4.10 Street lighting is not favoured in Smallwood as it tends to give an urban feel. Light pollution from buildings can be a problem where any properties have strong garden lighting that is not pointing down. It also should be positioned and angled to avoid glare distracting drivers.

Settlement Guidelines

Where appropriate, development should:-

- S1** Be of a small scale and sited to maintain the character of the settlements in Smallwood Parish;
- S2** Where new buildings are proposed outside the village, they should be sited close to other existing buildings or unobtrusively in the landscape, so as to respect the open character of the settings of the settlements in Smallwood Parish.
- S3** Respect existing streetscenes within settlements in terms of typical building set backs from the highway edge.
- S4** Ensure that any proposed exterior lights do not adversely affect the character of the settlements or their settings through light pollution, having regard to the guidance in the document: Lighting in the Countryside: Towards Good Practice (1997), especially on developments outside or on the edge of settlements.
- S5** Ensure that any proposed exterior lights are positioned away from any potential bat roost or foraging areas.
- S6** Consider protected species in the design and construction/alteration of any building in the Parish.

Policies GR1, GR2 and GR5 are the Local Plan policies that the above guidelines supplement.

5. Buildings

Architectural Heritage

5.1 The existing building stock within the Parish of Smallwood dates from the fifteenth century to the twenty-first.

5.2 There is a small number of farmsteads and public house buildings, which would originally have been farms containing elements of building fabric dating from the fifteenth, sixteenth or seventeenth centuries. There are very few buildings in the parish that are Georgian in origin. The greater majority of the remaining buildings sited within the Parish of Smallwood are nineteenth century farms and cottages. There are a number of rows of inter-war and post war houses, which were originally constructed by the Local Authority as uncrowded, well built homes on secure tenancies at affordable rents.

5.3 The late twentieth century has contributed two small housing developments on land formerly in industrial use on Newcastle Road and at Brookhouse Green.

Scale and Density of Buildings

5.4 Buildings within the Parish of Smallwood are generally at low density. The village is a collection of hamlets and farmsteads and rows of nineteenth century cottages, which are separated by open countryside. Generally houses and farms are two or two and a half stories in height. The few industrial sites in the village have larger single-storey buildings.

Building Types, Styles and Forms

5.5 The Parish largely comprises farms and their associated outbuildings and nineteenth century cottages. There are few buildings that have been designed by architects; most of the building stock being classed as vernacular architecture, where the methods of construction use locally available resources to meet local needs. Vernacular architecture tends to evolve over time, reflecting the local environmental, cultural and historical context in which it exists.

5.6 There are a number of public and civic buildings within the Parish, which are probably the only ones of the pre-twentieth century building stock that have been designed by architects. These are the school, the church and the former vicarage at the centre of the village. There is a Methodist Chapel sited at Brookhouse Green. There are also two other former non-conformist chapels, one on Martins Moss and one on Newcastle Road, which have been converted into dwellings.

5.7 There are a number of sites within the parish which contain small scale industrial developments: a site at Four Lane Ends and a site further north on Newcastle Road, which dates from the late nineteenth century and Smallwood

Mill. These sites generally contain small industrial and warehouse type buildings.

Materials and Building Details

5.8 Walls to older buildings within the Parish tend to be of local red brick or exposed timber framing.

5.9 Roofs are constructed of stone flags, tiles or Welsh slate. Most of the buildings in the village have roofs that are of gabled form. The former Local Authority houses have hipped tiled roofs.

5.10 Prior to the improvement of transport links in the mid eighteenth century stone flags or thatch would have been the most easily obtainable roof coverings available in the locality, and timber and brick the most easily obtainable walling materials.

5.11 Windows to older buildings would have been either vertical sliding sash or two or three light wooden windows with side-hung casements. This pattern of windows has altered over time as windows have been replaced with ones with different glazing patterns or of different materials. Porches and canopies to doors have historically been open fronted.

5.12 The images below illustrate the use of materials and variety of building styles and forms of dwellings in Smallwood Parish. Further images can also be found throughout the document.

Images of Smallwood Dwellings





Buildings Guidelines

- B1** Buildings within the Parish's settlements generally give the appearance of being at a low density and through careful design this perception should be maintained where appropriate, to preserve settlement character;
- B2** Development either to existing buildings or new construction should normally respect the local vernacular architecture in terms of siting, design, scale and materials;
- B3** Exterior walls to older buildings tend to be of local red brick or exposed timber framing. Where brick is to be used the traditional local red brick is preferred;
- B4** Roofs are generally constructed with 'blue' tiles or Welsh slate and these are preferred on new development;
- B5** Proposed window openings in extensions and new development should where appropriate complement the more traditional styles of window openings in the Parish in terms of size, proportion, recess and materials; timber being the preferred material for frames and glazing bars with a painted finish;
- B6** Porches and canopies proposed on traditional buildings should normally be open fronted and of a traditional design and appearance;

Policies GR1, GR2 and GR5 are the Local Plan policies that the above guidelines supplement.

6. Open Spaces, Paths, Trees, Boundaries and Gateways

Open Spaces and Paths

6.1 Open Spaces are essential ingredients of Smallwood. These occur naturally in all the farmland and in the space between settlements and in the ample gardens surrounding most houses. The majority of open space in the settlements of Smallwood Parish is private, there being very little public open space.

6.2 There are however many footpaths, bridleways and rights of way criss-crossing the village, providing a wonderful leisure resource allowing walkers and riders to explore the countryside and get close to nature.

Trees

6.3 Smallwood has a variety of trees growing along its roadways. These are mainly trees 'common' to the area such as oak, sycamore, ash, silver birch and beech. However there are a number of woodland patches such as the mosses where there are trees growing randomly in groups. In the marshy places there are a lot of willow trees interspersed with oak and birch.

6.4 The trees growing in the hedgerows soften the roadsides and enhance the visual effect, while the ones in wooded areas add to the overall visual effect of the landscape. Many of the trees in the area are reaching the end of their life and care should be taken to ensure that replacement planting is carried out to compensate for this loss. More tree planting of 'native' species (oak, ash and silver birch) should be encouraged where this fits in with the landscape. Tree Preservation Orders exist to protect trees that have public amenity value. Further information on this can be found in SPD14: 'Trees and Development'.



Bell Lane



Pitcher Lane

Boundaries

6.5 There are a number of different materials used for boundaries; however the majority of the boundaries in this area are hedgerows. The hedging is mainly thorn, hazel, and holly (this is covered more fully in Appendix 3). This type of hedging provides cover for birds, particularly at nesting time and makes a good stock-proof barrier. Some gardens in the area are bounded with privet, laurel, yew and conifer and other more exotic hedging shrubs such as pyracantha. Brick walls are also used for boundaries. Here Cheshire bricks can be found, which are an orangey colour blending well with the landscape of the area. The brick walls are usually capped with blue capping stones or sandstone slabs. Other materials are post and rail fencing, post and barbed wire or the white painted metal fencing used on corners of roads such as at Four Lanes End.



6.6 There is one example of a stone wall around the churchyard that is built from stone quarried at Mow Cop. Some gardens use the conventional over lapping wooden fencing panels.

Gates and Gateways

6.7 Gates to fields are metal or wooden five barred. Gateways to fields are now being indented slightly to enable a vehicle plus a trailer to draw into the gateway off the road. Gates to houses are varied. A number have electronically operated gates, which are usually wrought iron, some rather overly ornate for the countryside. Other types of gates are simple old-fashioned Victorian wrought iron, or wooden five bared gates. There are lots of small pedestrian gates to houses usually small iron gates. Gateways on footpaths take the form of stiles, kissing gates, and occasionally three leg gates (as into the churchyard). It should be noted that some boundary treatments may require planning permission and therefore advice should be sought from the Local Planning Authority prior to commencement of works.

Examples of Traditional Gateways



Open Spaces, Paths, Trees, Boundaries and Gateways Guidelines:

OS1 Consideration should be given to domestic boundaries, particularly to ensure that they are of durable design consistent with the character of the area;

- Suitable hedge varieties are given in Appendix 3;
- If walls are to be used thought should be given to the material. If brick is used then reclaimed brick is preferred;
- Where fencing is chosen, a style should be selected to fit with the surrounding area. Fencing to be avoided includes close boarded, panelling, concrete block and high ornate railings and gates.

OS2 Trees are essential to the Parish's landscape character and trees that are lost through development should be replaced where appropriate. Replacement and additional planting of native species is encouraged.

Policies GR1, GR2 and GR5 are the Local Plan policies that the above guidelines supplement.

7. Highways and Traffic

7.1 Smallwood has two main roads running at its west and north boundaries; the A50 and the A534 respectively.

7.2 All the other roads are Unclassified but one of these, Church Lane/Congleton Rd, sees a significant increase in through traffic at peak hours of the day. National Cycle Network 70 goes along this stretch also.

7.3 On this road at Smallwood centre by the Church is the turning to the School and this is an additional hazard at the beginning and end of the school day. There are a number of safety signs and flashing lights near the School.

7.4 People also walk with their children along this road and there is no footpath. This is particularly dangerous at Wharam's Bank, a narrow winding section of road about half a mile from the School.



7.5 With these exceptions horse riding and walking are popular and relatively safe leisure activities on the internal roads and lanes.

7.6 The roadside vegetation and verges in the Parish give the highway network surrounding Smallwood an attractive rural character and appearance, despite being vulnerable to damage by road users and fly tipping.

7.7 Parking is not a problem in the Parish. Where it was a problem in the past at the School, the Village Hall managers allowing parking in their yard solved this.

7.8 The other problem was conducting traffic along the narrow School Lane and having an unofficial one-way system, which most parents observe, has largely solved this.

8. Vision for the Future

8.1 The unique character of Smallwood with its groups of houses set in an open landscape has been enjoyed by its inhabitants for centuries and reflects its history. The gradual developments that have taken place over the years, both in scale and design, have generally been sympathetic to the whole, producing a pleasing mixture.

8.2 We are very conscious of caring for the environment, and support measures that do this, locally and in the wider sense. However the effects of these on the appearance of the Parish should be negligible if used unobtrusively. Some examples are: heat pumps to make use of the considerable amount of low grade heat in the ground and even the air; domestic scale wind turbines; solar panels; and reed beds and willow, which could have advantages for biodiversity and water quality of domestic effluent.

8.3 This Village Design Statement is meant to ensure any future developments should have regard for the history and appearance of Smallwood, and help to keep it a place to be proud of now and in the future.

Appendix: 1

Glossary of Terms

Annual Monitoring Report - A report submitted to the government by local planning authorities or regional planning bodies assessing progress with and the effectiveness of a Local Development Framework.

Development Plan - A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. It includes Unitary, Structure, and Local Plans prepared under transitional arrangements.

It also includes Development Plan Documents prepared under the Planning & Compulsory Purchase Act of 2004.

Development Plan Document - A Local Development Document with significant weight in the determination of planning applications. Independent scrutiny is required before its adoption.

Listed Building – A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage).

English Heritage is responsible for designating buildings for listing in England.

Local Development Document - These include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents (which do not form part of the statutory development plan). LDDs collectively deliver the spatial planning strategy for the local planning authority's area.

Local Development Framework - The Local Development Framework (LDF) is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents. An LDF is comprised of:

- Development Plan Documents (which form part of the statutory development plan)
- Supplementary Planning Documents

The local development framework will also comprise of:

- the Statement of Community Involvement
- the Local Development Scheme
- the Annual Monitoring Report
- any Local Development Orders or Simplified Planning Zones that may have been added

Local Development Scheme - The local planning authority's time-scaled programme for the preparation of Local Development Documents that must be agreed with government and reviewed every year.

Local Plan - An old-style development plan prepared by district and other local planning authorities. These plans will continue to operate for a time after the commencement of the new development plan system, by virtue of specific transitional provisions.

Open Countryside – The rural area outside the Borough's towns and villages, as defined in the Congleton Borough Local Plan First Review, but excluding the Green Belt.

Planning Policy Guidance (PPG) - Issued by central government setting out its national land use policies for England on different areas of planning. These are gradually being replaced by Planning Policy Statements.

Planning Policy Statement (PPS) - Issued by central government to replace the existing Planning Policy Guidance notes in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.

Rural Areas – For the purpose of the SPD this relates to areas outside of the Settlement Zone Line of the Borough's towns and villages as defined in the adopted Congleton Borough Local Plan First Review and includes both the Open Countryside and the Green Belt.

Supplementary Planning Document (SPD) - A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.

Appendix: 2

Supplemented Policies Congleton Borough Local Plan First Review (adopted January 2005)

NEW DEVELOPMENT

Policy GR1

ALL DEVELOPMENT WILL BE EXPECTED TO BE OF A HIGH STANDARD, TO CONSERVE OR ENHANCE THE CHARACTER OF THE SURROUNDING AREA AND NOT DETRACT FROM ITS ENVIRONMENTAL QUALITY, AND TO HAVE REGARD TO THE PRINCIPLES OF SUSTAINABLE DEVELOPMENT.

PROPOSALS WILL ONLY BE PERMITTED IF CONSIDERED TO BE ACCEPTABLE IN TERMS OF THE FOLLOWING, AS APPROPRIATE:

- I) DESIGN
- II) LANDSCAPE
- III) AMENITY AND HEALTH
- IV) ACCESSIBILITY, SERVICING AND PARKING PROVISION
- V) TRAFFIC GENERATION
- VI) INFRASTRUCTURE
- VII) OPEN SPACE PROVISION
- VIII) PROVISION OF SERVICES AND FACILITIES
- IX) WIDER ENVIRONMENTAL CONSIDERATIONS

THE DEVELOPMENT SHOULD ALSO HAVE REGARD TO ANY SUPPLEMENTARY PLANNING GUIDANCE AND STANDARDS RELATING TO THE PROPOSAL OR THE SITE WHICH HAS BEEN APPROVED BY THE BOROUGH COUNCIL.

WHERE APPROPRIATE, THE BOROUGH COUNCIL WILL REQUIRE THE SUBMISSION OF STATEMENTS OR ASSESSMENTS TO ACCOMPANY THE APPLICATION IN RESPECT OF DESIGN PRINCIPLES, AIR QUALITY AND ENVIRONMENTAL, TRAFFIC AND RETAIL IMPACT.

DESIGN

Policy GR2

PLANNING PERMISSION FOR DEVELOPMENT WILL ONLY BE GRANTED WHERE THE PROPOSAL SATISFIES THE FOLLOWING DESIGN CRITERIA:

- I) THE PROPOSAL IS SYMPATHETIC TO THE CHARACTER, APPEARANCE AND FORM OF THE SITE AND THE SURROUNDING AREA IN TERMS OF:
 - A) THE HEIGHT, SCALE, FORM AND GROUPING OF THE BUILDING(S);
 - B) THE CHOICE OF MATERIALS;
 - C) EXTERNAL DESIGN FEATURES, INCLUDING SIGNAGE AND STREET FURNITURE;
 - D) THE VISUAL, PHYSICAL AND FUNCTIONAL RELATIONSHIP OF THE PROPOSAL TO NEIGHBOURING PROPERTIES, THE STREET SCENE AND TO THE LOCALITY GENERALLY;

- II) WHERE APPROPRIATE, THE PROPOSAL PROVIDES FOR HARD AND SOFT LANDSCAPING AS AN INTEGRAL PART OF THE SCHEME WHICH IS SATISFACTORY IN TERMS OF:-
 - A) THE BALANCE BETWEEN THE OPEN SPACE AND BUILT FORM OF THE DEVELOPMENT;
 - B) THE RELATIONSHIP OF PROPOSED AREAS OF LANDSCAPING TO THE LAYOUT, SETTING AND DESIGN OF THE DEVELOPMENT;
 - C) THE SCREENING OF ADJOINING USES;
 - D) MAXIMISING OPPORTUNITIES FOR CREATING NEW WILDLIFE/NATURE CONSERVATION HABITATS WHERE SUCH FEATURES CAN REASONABLY BE INCLUDED AS PART OF SITE LAYOUTS AND LANDSCAPING WORKS;

- III) WHERE APPROPRIATE, THE PROPOSAL RESPECTS EXISTING FEATURES AND AREAS OF NATURE CONSERVATION, HISTORIC, ARCHITECTURAL AND ARCHAEOLOGICAL VALUE AND IMPORTANCE WITHIN THE SITE;

- IV) WHERE APPROPRIATE, THE PROPOSAL INCORPORATES MEASURES TO IMPROVE NATURAL SURVEILLANCE AND REDUCE THE RISK OF CRIME;

- V) WHERE APPROPRIATE, CONSIDERATION IS GIVEN TO THE USE OF PUBLIC ART AND THE CREATION OF PUBLIC SPACES TO BENEFIT AND ENHANCE THE DEVELOPMENT AND THE SURROUNDING AREA;

- VI) THE PROPOSAL TAKES INTO ACCOUNT THE NEED FOR ENERGY CONSERVATION AND EFFICIENCY BY MEANS OF BUILDING TYPE, ORIENTATION AND LAYOUT, SUSTAINABLE DRAINAGE SYSTEMS AND THE USE OF LANDSCAPING.

PROPOSALS WHICH, IN THE OPINION OF THE BOROUGH COUNCIL, ARE FOR LARGE-SCALE OR COMPLEX DEVELOPMENT OR INVOLVING SENSITIVE SITES WILL REQUIRE THE SUBMISSION OF A STATEMENT OF DESIGN PRINCIPLES TO ACCOMPANY ANY APPLICATION FOR PLANNING PERMISSION.

LANDSCAPING

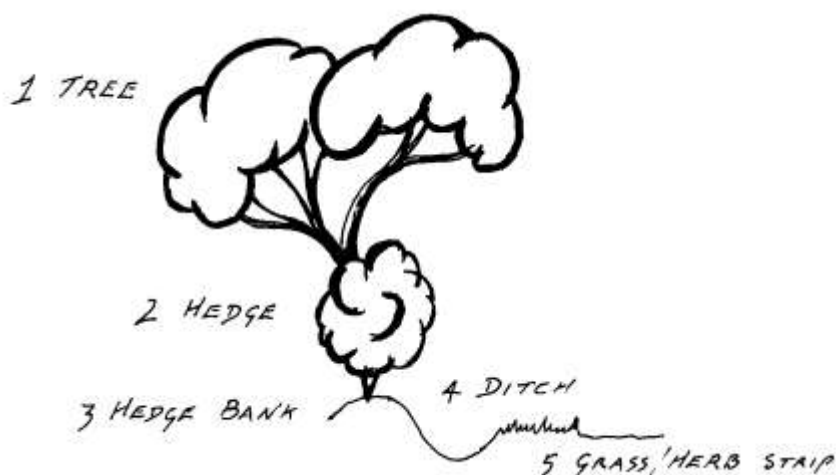
Policy GR5

DEVELOPMENT WILL BE PERMITTED ONLY WHERE IT RESPECTS OR ENHANCES THE LANDSCAPE CHARACTER OF THE AREA. DEVELOPMENT WILL NOT BE PERMITTED WHICH, IN THE VIEW OF THE BOROUGH COUNCIL, WOULD BE LIKELY TO IMPACT ADVERSELY ON THE LANDSCAPE CHARACTER OF SUCH AREAS, OR WOULD UNACCEPTABLY OBSCURE VIEWS OR UNACCEPTABLY LESSEN THE VISUAL IMPACT OF SIGNIFICANT LANDMARKS OR LANDSCAPE FEATURES WHEN VIEWED FROM AREAS GENERALLY ACCESSIBLE TO THE PUBLIC, AS A RESULT OF THE LOCATION, DESIGN OR LANDSCAPING OF THE PROPOSAL. PARTICULAR ATTENTION WILL BE PAID TOWARDS THE PROTECTION OF FEATURES THAT CONTRIBUTE TO THE SETTING OF URBAN AREAS.

Appendix: 3

Hedges: Features Important to Wildlife

A hedgerow will support more wildlife if it has all or most of these features:

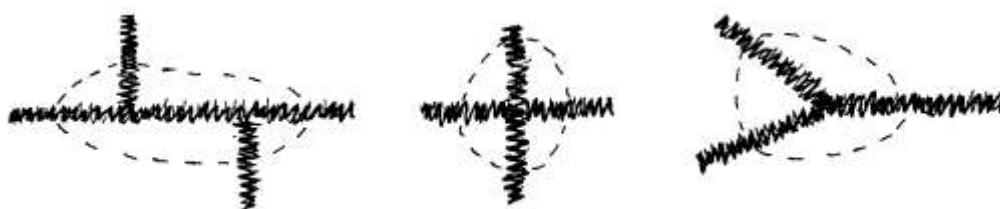


SPECIES RICH - A variety of flowering and fruiting hedge shrubs and trees provide food over different periods as well as ensuring that insects with specific 'host' shrubs are provided for. If a new hedge is planned or an old one gapped up, consider varying the range of species used in the hedge.

VARIETIES - Where possible use a combination of these species:- Holly, hawthorn, hazel, elder, blackthorn, crab apple, sycamore, Cheshire damson, dog rose, honeysuckle.

LINKING HABITATS - Hedges can create corridors along which wildlife can move and access woods, ponds etc. in safety from predators. If planting a new hedge consider what other habitats it could link up with.

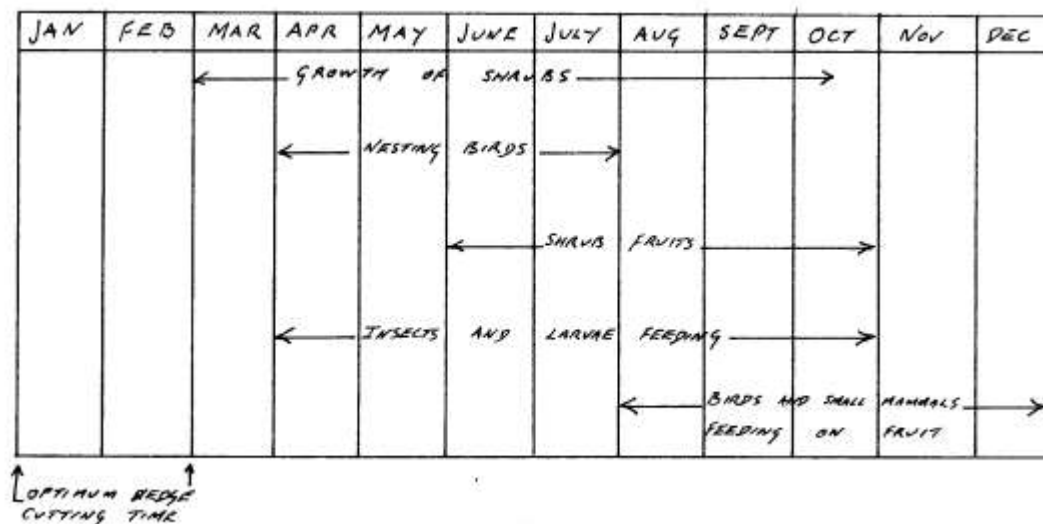
SONGPOSTS - Hedges that have trees or a ragged top with long top shoots are favoured by songbirds as they use them to project their songs during the breeding season. Hedge junctions are a favoured habitat for songbirds as they provide a choice of direction when avoiding predators without breaking cover.



Hedge Junction Patterns

'FREE' GROWTH - If possible allow a small proportion of hedge to go into free growth or cut on a 3 year rotation as this will allow some of the shrubs to flower and fruit. If hedge junctions are allowed to become 'overgrown' this can also provide shelter and shade for livestock.

HEDGEROW MAINTENANCE - Except where sight lines and pedestrian safety need to be maintained along roadsides it is not necessary to cut hedges annually. In fact many shrubs can only produce flowers and fruit on year old wood so annual cutting dramatically reduces the benefit of these hedges. Ideally cut every 2 or 3 years between January and 1st March. Not only does this benefit wildlife, it saves money. It is often thought that cutting hard along the top of a hedge will encourage it to thicken out at the base. This is not the case and only by laying a hedge will you get it stock proof at ground level. The optimum height for a hedge is 2m as this prevents foxes, badgers, cats etc reaching the nests.



FREE GROWTH

- Cut every 5-10 yrs
- Gives tall hedge with a dense base
- Ideal for hedge junctions



'A' SHAPED

- Ideal stock proof hedge
- Excellent windbreak
- Must be at least 1.5m tall.



TOPPED 'A'

- The top can be left with an irregular fringe which can flower and fruit.



PARALLEL SIDED

- Needs periodic laying or coppicing
- Should not be cut low.

Information from Cheshire FWAG

N.B. FWAG stands for Farming and Wildlife Advisory Group.

APPENDIX 4: Brookhouse Moss

The Meres and Mosses of the North West Midlands form some of the most important wetland areas in England. Brookhouse Moss is one of these nationally important sites and is designated as a **Site of Special Scientific Interest (SSSI)**. It has an area of 10.06 hectares and is 18 metres at its deepest. Water levels vary considerably between seasons.

As with most of the Mosses and Meres of the region, Brookhouse Moss developed in a natural depression in the 'glacial drift' left by the ice sheets that covered the Cheshire/Shropshire plain about 15,000 years ago. This depression was colonised by bog mosses and gradually became infilled, resulting in a 'peat bog' or 'moss'.

Efforts to drain the Moss and to improve it for agricultural purposes have occurred during the past 150 years or more. There is a central main drainage channel running from the north to the south of the Moss, with a number of smaller drains feeding into it. In the 19th century, the drained areas were divided into what were known as 'Moss Rooms' and cultivated by individual members of the community. The two World Wars of the 20th century saw renewed efforts to drain the Moss for cultivation purposes in order to supply the extra demand for food. Since the mid-20th century, the Moss has been reverting to its natural state.



As a Site of Special Scientific Interest, Brookhouse Moss is recognised as an outstanding example of a Moss at an advanced stage of development. Wetland areas such as this are not permanent and unchanging, but are part of a dynamic process known as 'succession'. This is when one vegetation type slowly develops into the next phase as plant growth modifies the environment. At Brookhouse Moss there are several areas of open bog in addition to fen woodland, the latter being dominated by Birch, Alder and Goat Willow. Alder Buckthorn, a rarity in Cheshire, is present in the southern areas of the Moss. The Mosses also support nationally important communities of mosses, liverworts and uncommon flowering plants. Notably, Brookhouse Moss supports the nationally rare Bog Rosemary.

APPENDIX 5: Listed Buildings

There are a number of listed buildings scattered throughout the village.

Smallwood 'Village Centre' (houses pictured earlier)

Amongst the buildings at the village centre is a small group of nineteenth century listed buildings which are thought to be by the same architect.

Church of St John the Baptist

The church was built in 1845 with walls of coursed sandstone rubble with ashlar dressings and a slate roof. It has simple lancet windows in groups of two or three. It was designed by C & J Trubshaw in the Gothic style. The stone was from Mow Cop.

Smallwood House

This house was formerly the parish rectory, and dates from the mid nineteenth century. It has walls of red Flemish bond brick with blue brick patterning. The roof is covered with fishscale tiles. It is thought to have been designed by C & J Trubshaw in the Gothic style.

Smallwood School and Schoolmaster's House

The school and schoolmaster's house date from the mid nineteenth century. They have Flemish bond brick walls with ashlar stone dressings. The roof is covered with fishscale tiles. The building has simple lancet windows in groups of two or three.

Overton Green

Overton Green Farmhouse (pictured earlier)

The older parts of Overton Green Farmhouse date from the late 16th or early 17th century. The walls are exposed timber framing in-filled with render or Flemish bond brick. The roof is covered with slate. Windows generally are casements set in moulded timber surrounds.

Overton Hall Farm Barn

The barn to the north of the complex of buildings at Overton Hall Farm dates from the 16th or 17th century. It is a five bay timber framed structure with later gable walls built from brick in the 19th century. The long exterior walls are clad in twentieth century vertical timber boarding with the central threshing floor flanked by doors. The frame of the barn is made up of four trusses supported on wall posts with angle bracing. The roof is covered with graded stone slates.

Brookhouse Green

Pinfold Farm

The farmhouse at Pinfold Farm dates from the 16th century and was a timber framed cruck structure (still visible inside). Much of the house was rebuilt in brick in the 18th century. The walls are now whitewashed. The roof is covered with plain tiles. Windows are generally casements with 2 or 3 lights.

Deer's Green

Deer's Green Farmhouse

The older part of Deer's Green Farmhouse dates from the 16th or 17th century. The walls are timber framed with render infill or of facing brickwork in Flemish bond with black brick headers. The roof is covered with clay tiles. The windows are generally casements.



Deer's Green Farmhouse



Pinfold Farm

Deer's Green Farm Barn

The single storey outbuilding located 10 metres to the south-east of the farmhouse dates from the 17th century. The walls are timber framed with an ashlar stone plinth with some areas replaced by facing brickwork. The interior of the building has two timber trusses with angle braces. The roof is covered with clay tiles.



Deer's Green Farm Barn



Overton Hall Farm Barn

APPENDIX 6: Useful contacts

Business Link Cheshire and Warrington
International Business Centre
Delta Crescent
Westbrook
Warrington
Cheshire
WA5 7WQ
Tel: 0845 345 4025
Email: info@blinkcw.co.uk

Cheshire Community Action
96 Lower Bridge Street
Chester
Cheshire
CH1 1RU
Tel: 01244 323602
Website: www.cheshireaction.org.uk

Cheshire Landscape Trust
Redland House
64 Hough Green
Chester
Cheshire
CH4 8JY
Tel: 01244 674 193

Cheshire Wildlife Trust
Bickley Hall Farm
Bickley
Malpas
Cheshire
SY14 8EF
Tel: 01948 820728
Email: info@cheshirewt.cix.co.uk
Website: www.cheshirewildlifetrust.co.uk

Commission for Architecture and the Built Environment
1 Kemble Street
London
WC2B 4 AN
Tel: 020 7070 6700
Fax: 020 7070 6777
E-mail: enquiries@cabe.org.uk
Website: www.cabe.org.uk

Communities and Local Government
Eland House
Bressenden Place
London
SW1E 5DU
Tel: 020 7944 4400
Website: www.communities.gov.uk

Commission for Rural Communities
20th Floor
Portland House
Stag Place
London
SW1E 5RS
Tel: +44(0)20 7932 5800
Fax: +44(0)20 7932 5811
Email: info@ruralcommunities.gov.uk

Defra
Customer Contact Unit
Eastbury House
30-34 Albert Embankment
London
SE1 7TL
Tel: 08459 33 55 77
E-mail: helpline@defra.gsi.gov.uk

Energy Saving Trust
21 Dartmouth Street
London
SW1H 9BP
Tel: 0800 512012
Fax: 020 7654 2460
Website: www.energysavingtrust.org.uk

Environment Agency
Appleton House
430 Birchwood Boulevard
Birchwood
Warrington
Cheshire
WA3 7WD
E-mail: enquiries@environment-agency.gov.uk
Website: www.environment-agency.gov.uk

Government Office for the North West
Cunard Building
Pierhead
Water Street
Liverpool
L31 1QB
Tel: 0151 224 3000
Fax: 0151 224 6470
Website: www.go-nw.gov.uk

Natural England
North West Region
Regional Advocacy and Partnerships Team
Planning and Advocacy
3rd Floor Bridgewater House
Whitworth Street
Manchester
M1 6LT
Tel: 0161 237 1061
Fax: 0161 237 1062
E-mail: stephen.hedley@naturalengland.org.uk

North West Tourist Board
e-Media Manager
Northwest Regional Development Agency
Renaissance House
PO Box 37
Centre Park
Warrington
WA1 1XB
E-mail: venw@nwda.co.uk

Planning Consultants
The RTPI Planning Consultants Referral Service has details of practices offering the services of Chartered Town Planners:
Hawksmere/RTPI Conferences,
7th Floor,
Elizabeth House,
York Road,
London
SE1 7NQ
Tel: 020 7960 5663

Rural Enterprise Gateway
Philip Leverhulme Centre
Reaseheath College
Reaseheath
Cheshire
CW5 6DF
Tel: +44(0)1270 628621
Fax: +44(0)1270 619076
Email: reg@reaseheath.ac.uk

Rural Housing Enabler for East Cheshire
Cheshire East Council
Municipal Buildings
Earle Street
Crewe
Cheshire
CW1 2BJ
Tel: 0300 123 5017
E-mail: affordablehousing@cheshireeast.gov.uk

Rural Planning Facilitation Service
Business Support and Planning Manager
Cumbria Rural Enterprise Agency
Lake District Business Park
Mint Bridge Road
Kendal
Cumbria
LA9 6NH
Tel: 01539 726624
Fax: 01539 730928

Small Business Council Secretariat
Bay 106-112
1st Floor
1 Victoria Street
London
SW1H 0ET
Tel: 020 7215 5484/6297
Email: sbcsecretariat@sbs.gsi.gov.uk
The Barn Owl Trust
Waterleat
Ashburton
Devon
TQ13 7HU
Tel: 01364 653026

The Bat Conservation Trust
Unit 2, 15 Cloisters House
8 Battersea Park Road
London
SW8 4BG
Tel: +44(0)20 76272629
Fax: +44(0)20 76272628
Email: enquiries@bats.org.uk

APPENDIX 7: References

<i>The Re-use of Rural Buildings</i>	Congleton Borough Council
History: - <i>Old Smallwood</i>	Colin Jones and Margaret Meeke
<i>More Old Smallwood</i>	Margaret Meeke

APPENDIX 8: Smallwood Statistics

Population of Smallwood	2006	570 (estimated 94 are children up to the age of 14)
Population	1801	492 (90 families, 82 houses)
	1881	578 (no figures)
	2006	570
Electorate	2006	469
Area of Smallwood Parish		9 square kilometres (3.5 sq miles)
Length of roads		18.5 km (11.5 miles)
Number of footpaths/bridleways		22
Average height above sea level approximately		80 metres

Acknowledgements

The Parish Council initiated Smallwood Village Design Statement and it was encouraged and supported by Congleton Borough Council and then by Cheshire East Council. Most importantly it was realised by a group of Residents and Councillors whose interest, enthusiasm and effort have made it possible.

The VDS Group Members:

Harvey Meeke Chairman/Coordinator, Parish Councillor

Jan Williams Secretary, Clerk to the Parish Council

Ondre Nowakowski

Carol Henshaw

Sally Platt

Jan Fox

Lou Blythe

John Cunniffe

Jean Cunniffe

Yvonne Amery Parish Council Chairperson

Margaret Meeke

Anthea Hughes Parish Councillor

John Hollinshead Parish councillor

John Warren

Special thanks are due to John Gittins of the Cheshire Landscape Trust for his initial help, advice and support and for arranging financial aid. Thanks also to Ben McDyre, the Co-ordinator of Whitegate and Marton VDS, for his advice and allowing us to use their VDS as a model. Thanks to the Parish Council for their financial aid for accommodation for our many meetings. Thanks to Congleton Borough Council/Cheshire East Council for their help in taking us through the various stages. Thanks to the School for help they gave. Last but not least we thank all those who took part filling up the Questionnaire and giving opinions, to make it a meaningful document.

HARVEST TIME

*Our village holds no special place
In history. Its public face
Would cause no traveller to pause,
Its landscape merits no applause.*

*We love it though. And love declares
Its memories, in patchwork squares,
And fabric images that bind
The heritage we leave behind.
Each public, private thought portrayed,
Each delicately appliquéd.*

*We stretch our memories on frames,
Without exaggerated claims,
Knowing each proud biography
Embroiders our geography.
This warning, too, our needles know,
That as we reap, so shall we sew.*

Con Connell

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The full title of the original poem was 'Harvest Time – A needlework map commemorating the Millennium'.

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Westfields, Middlewich Road
Sandbach, Cheshire CW11 1HZ
www.cheshireeast.gov.uk

This information is available in other formats on request
