Public Document Pack



Environment and Communities Committee

Agenda

Date: Thursday, 1st February, 2024

Time: 10.00 am

Venue: Committee Suite 1,2 & 3, Westfields, Middlewich Road,

Sandbach CW11 1HZ

The agenda is divided into 2 parts. Part 1 is taken in the presence of the public and press. Part 2 items will be considered in the absence of the public and press for the reasons indicated on the agenda and at the foot of each report.

It should be noted that Part 1 items of Cheshire East Council decision making and Overview and Scrutiny meetings are audio recorded and the recordings will be uploaded to the Council's website

PART 1 - MATTERS TO BE CONSIDERED WITH THE PUBLIC AND PRESS PRESENT

Apologies for Absence

To note any apologies for absence from Members.

2. **Declarations of Interest**

To provide an opportunity for Members and Officers to declare any disclosable pecuniary interests, other registerable interests, and non-registerable interests in any item on the agenda.

For requests for further information

Contact: Josie Lloyd **Tel**: 01270 686466

E-Mail: josie.lloyd@cheshireeast.gov.uk with any apologies

3. Public Speaking/Open Session

In accordance with paragraph 2.24 of the Council's Committee Procedure Rules and Appendix on Public Speaking, set out in the <u>Constitution</u>, a total period of 15 minutes is allocated for members of the public to put questions to the committee on any matter relating to this agenda. Each member of the public will be allowed up to two minutes each to speak, and the Chair will have discretion to vary this where they consider it appropriate.

Members of the public wishing to speak are required to provide notice of this at least three clear working days in advance of the meeting.

4. MTFS 91 Green Spaces Maintenance Review - Final Recommendations (Pages 3 - 180)

To consider a report seeking approval to implement the final recommendations of the green spaces review, informed by public consultation feedback.

5. **Approval of Cemeteries Strategy** (Pages 181 - 292)

To consider a report seeking approval of the updated Cemeteries Strategy.

6. **Sustainable Urban Drainage Supplementary Planning Document** (Pages 293 - 466)

To consider a report seeking approval to adopt the Sustainable Urban Drainage Supplementary Planning Document.

7. Conservation Area Appraisals and Management Plans (Pages 467 - 766)

To consider a report seeking approval to adopt Conservation Area Appraisals and Management Plans for Legh Road Knutsford, Holmes Chapel, Gawsworth and Bollin Hill Wilmslow.

8. **Work Programme** (Pages 767 - 770)

To consider the work programme and determine any required amendments.

Membership: Councillors J Bird, M Brooks, L Buchanan, T Dean, A Farrall, S Gardiner, D Jefferay, B Posnett, H Seddon, L Smetham, J Snowball (Vice-Chair), M Warren (Chair) and H Whitaker



OPEN

Environment and Communities Committee

1 February 2024

MTFS 91 Green Spaces Maintenance Review - Final Proposal

Report of: Tom Shuttleworth, Interim Director Environment and

Neighbourhoods

Report Reference No: EC/24/23-24

Ward(s) Affected: ALL

Purpose of Report

- 1. To update Members on the progress of the implementation of the Cheshire East Green Spaces Maintenance Review following the approval of the Council's Medium Term Financial Strategy 2023-27 (MTFS) at Full Council on 22 February 2023.
- 2. To update the Committee as to how the Green Spaces Maintenance Review proposal has been amended to reflect that feedback and results of a public consultation on the developed detail, undertaken during October and November 2023.
- 3. It seeks Committee approval to implement the policy from 1st April 2024 whilst having considered and taken due regard to the output of the consultation process.
- 4. It asks Members to note the requirement to undertake further due diligence and hence future reporting back to Committee on those sites not in the Council's ownership but to continue to be maintained, as set out under Category 2 of the schedule contained at Appendix C.

Executive Summary

5. A report was presented to Committee on 28th September 2023, with recommendations subsequently approved, which set out all of the key

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- background context to this matter, now summarised at paragraphs 14 to 26. The key decision made was to undertake a public consultation on the draft Policy and supporting information, which has now happened.
- 6. The consultation was supported by a draft Policy document and two schedules, sites owned by the Council and those not registered in it's ownership.
- 7. The consultation ran for 6 weeks between Monday 16th October and Friday 24th November 2023, was widely promoted through the following and invited anyone who wished to respond. The consultation saw circa 1,700 responses which are considered in detail in a Consultation Report contained at Appendix E.
- 8. A large number of detailed responses were received all of which have been carefully assessed and where appropriate used to inform the final proposals. These responses included those from ANSA as the Council's appointed provider and also the Highways Authority specifically in relation to those sites not registered in the Council's ownership by the Council but which had been identified as potentially required for the safe operation of the public highway.
- 9. The detail of the final proposals are contained at;
 - Appendix A Green Spaces Maintenance Policy document
 - Appendix B Site schedule (sites owned by CEC)
 - Appendix C Site schedule (sites not registered in the ownership of CEC)
- 10. It will be necessary to continue due diligence on a now smaller number of sites remaining in category 2 within the site schedule contained at Appendix C. The outcome from this work will be reported back to Committee at the appropriate time.
- 11. In order for the Council to enable the undertaking and/or enhancement of green spaces maintenance by third parties where it can no longer afford to do so a simple application proforma has been developed. This is contained at Appendix F with the intention that any such agreements are entered into via a delegation contained within this report.

RECOMMENDATIONS

The Environment and Communities Committee is recommended to:

- 1. Note the progress made to date in implementing the Green Spaces Maintenance Review included as a specific proposal within the Medium-Term Financial Strategy 2023-27 as approved at Council on 22 February 2023, including the feedback from the recent public consultation exercise.
- Approve the final details of the proposed Green Spaces Maintenance Policy and associated schedules contained at Appendices A, B and C and their implementation as of 1st April 2024.
- 3. Delegate authority to the Interim Director Environment and Neighbourhoods to take all necessary steps to;
 - a. implement the Green Spaces Maintenance Policy;
 - b. make all consequent changes to service provision and;
 - c. make technical amendments to the implementation of the Green Spaces Maintenance Policy, specifically for those sites contained within the site schedule at Appendix B, as required and to update the Committee on any significant changes at a future meeting.
- 4. Note the proposal to bring back to future Committee meeting(s) further updates on the continued due diligence around ownership for those sites not registered in Cheshire East Council's ownership, as contained in Category 2 within Appendix C. Where appropriate these reports will seek approvals related to future maintenance proposals for these Category 2 sites, in line with the Policy.
- 5. Delegate authority to the Head of Environmental Services to enter into agreements with third parties relating to the ongoing and/or enhanced maintenance of green spaces outside that undertaken by Cheshire East Council, as per that application process set out at Appendix F.

Background

12. A report was presented to the 28th September 2023 meeting of the Committee, with recommendations subsequently approved, which set out all of the key background context to this matter, now summarised at paragraphs 14 to 26. The key decision made was to undertake a public

- consultation on the draft Policy and supporting information, which has now happened.
- 13. Maintenance of green spaces has not been reviewed in detail since Cheshire East Council was formed.
- 14. Benchmarking has been undertaken with a number of other local authorities to understand how their maintenance regimes compare and to shape the offer in Cheshire East. It is clear that the standard for certain sites is considerably higher compared with other comparable Local Authorities in the region.
- 15. Conversely it is important to note that some green spaces maintenance regimes are driven by the need to adhere to standards, specifically those areas which are used for sport. Hence, the scope for change here is limited.
- 16. The development of the draft policy and supporting documentation has been guided by the following overarching principles;
 - The need to ensure that the service continues to be affordable in the immediate and longer term;
 - Consistency of standard of maintenance across the same typology of site:
 - Introduction of a hierarchy of amenity values ensuring that the budget available is proportionately directed to the maintenance of those areas which offer the greatest community value;
 - The need to benchmark our own ways of working with comparable organisations and;
 - To ensure that the review is a vehicle for service transformation including investment in technology to drive service improvement and introducing a higher degree of customer interface.
- 17. The following site typologies are identified with in the policy;
 - Formal Parks & Gardens
 - Outdoor Sport
 - Community Green Infrastructure
 - Urban Open Space
 - Rural Open Space

- Cemeteries, Church Yards & Memorials
- 18. A set of three zones based on High, Medium and Low were also developed to group standards under specific descriptions and to further refine how individual sites will be maintained.
- 19. It should be noted that some of the larger Cheshire East sites may have more than one zone due to their multi-faceted uses, which will be established via a bespoke site management plan.
- 20. There are also a number of sites across the estate which are also inspected from a public safety perspective, particularly around trees and play equipment. The draft Green Spaces Maintenance policy does not propose any changes to these safety critical inspection activities.

<u>Accreditations</u>

21. Key parks are currently entered annually in the Green Flag accreditation scheme. It is proposed that this form of accreditation continues and/or is established across sites which have been designated as strategic across the borough, as set out in the Green Spaces Maintenance Policy.

Biodiversity

- 22. The proposed measures will offer a degree of biodiversity enhancement in support of our corporate objectives through changes to the way we currently carry out mowing.
- 23. In some areas of the borough, the proposals include enhancing areas of no-mow or allowing areas to naturally develop into scrubland as a form of rewilding, which will promote a more diverse habitat structures.

Maintained sites – not registered in Council ownership

- 24. Having undertaken a review a total of 435 sites were confirmed as not in Council ownership but currently being maintained.
- 25. A set of simple categories were developed to classify these sites as follows;
 - Category 1 Maintenance works to continue in accordance with new policy 3 sites at time of consultation
 - Category 2 Maintenance works to continue in accordance with new policy, subject to further investigations on maintenance responsibility and/or funding – 352 sites at time of consultation

- Category 3 Maintenance works to cease from April 2024, as
 Council can demonstrate that it does not have an interest / obligation
 - at the time of going to consultation this equated to 76 sites in total,
 with 4 sites identified as requiring transfer to the Highway Authority
 to undertake maintenance in accordance with their own policies and
 standards.
- 26. Following further due diligence post the committees decision and working with the Highway Authority four sites located within the Lawton Way housing estate in the Sandbach Elworth ward were identified as part of the adopted highway. These were;
 - Dean Close, near house number 7 (ref: 374288, 361660)
 - Lawton Way, end of Dee Close (ref: 374313, 361564)
 - Lawton Way, entrance to Dean Close (ref: 374325, 361617)
 - Manifold Close, adjacent 1 Dee Close (ref: 374354, 361542)
- 27. These have subsequently been reclassified as asset type "2 Highways" and included as Category 1 sites with maintenance to continue in accordance with Highway maintenance standards.

Consultation and Engagement

- 28. The consultation ran for 6 weeks between Monday 16th October and Friday 24th November 2023.
- 29. The consultation was widely promoted through the following and invited anyone who wished to respond;
 - (a) Emails to All Members, Town and Parish Councils and the relevant Members of Parliament;
 - (b) Individual emails to Members setting out filtered schedules for the sites within their ward;
 - (c) Two all Member briefings held on Thursday 19th and Tuesday 24th October 2023
 - (d) Attendance at a Cheshire Association of Local Councils (ChALC) briefing on 14th November 2023
 - (e) Engagement with Friends of Parks groups
 - (f) Press releases, social media and promotional materials displayed at the Council's library sites.

- (g) In response to a direct request from the ward Member 200 hard copies were issued to the residents of the Grange (Lawton Way) estate in Sandbach.
- 30. The consultation received a total of circa 1,700 responses split as follows: 776 survey responses, approximately 700 petition letters related to the Sandbach Elworth Grange Way estate, 131 petition signatures and a further 102 email /letter responses.
- 31. In summary the following key statistics can be seen;
 - The majority of respondents felt that it was important for Cheshire East to have a Green Maintenance Policy (86%) and were in support of increasing biodiversity (62%).
 - The majority of respondents (93%) did not feel well informed on green maintenance activities currently (answering either not very informed or not well informed at all).
 - Respondents were presented with a list of communication tools for the Cheshire East Website and were asked to select which ones they would like to see available. Respondents could select as many that applied. 71% of respondents would like to see published maintenance schedules for each area ward and 68% would like to see a live mapping system which shows when maintenance has or will be undertaken.
- 32. Feedback was offered relating to specific site typologies sites as follows;
 - **Formal parks and gardens** the majority of respondents (62%) supported the retention of the Green Flag accreditation scheme for formal parks and gardens and agreed with the need for bespoke management plans for larger sites (77%). Over 57% of respondents agreed with each of the proposed amenity levels within this typology and around one quarter (23% 26%) of respondents disagreed.
- 33. **Outdoor Sports** around one half of respondents agreed with each of the proposed amenity levels within this typology with 'football' zones receiving the highest levels of agreement (53%) and 'bowls' the lowest (48%). The percentage of respondents disagreeing with the proposed amenity levels for each of the zones was low (11% or lower disagreed).
- 34. **Community Green Infrastructure** 45% of respondents agreed with the proposed amenity levels for the 'grass cutting', 'hard surfaces' and 'pond/ water feature' zones under this typology with 'hedges' receiving slightly more agreement (48%). The proposed amenity levels for 'grass

- cutting' zones received the highest disagreement (42% stated strongly or tend to disagree).
- 35. **Urban Open Spaces** agreement ranged from 42% for 'hard surfaces' to 48% for 'hedges' under this typology. Disagreement was highest for 'grass cutting' zones (41% disagreed).
- 36. **Rural Open Spaces** response was mixed for this typology with 39% 44% agreeing with each of the proposed amenity levels and 29% 40% disagreeing.
- 37. **Cemeteries, Church Yards and Memorials** around 40% of respondents (40% 43%) agreed with each of the proposed amenity levels within this typology. Whereas around one third (31% 36%) of respondents disagreed.
- 38. A large number of responses were about specific sites with a volume of requests in the written narrative requesting reclassification, which has been considered in detail in developing the final proposals.
- 39. Respondents were also asked a series of questions regarding the categorisation of sites not registered in the Council's ownership. Views were split with 36% agreeing, 30% disagreeing and 34% stating neither agree nor disagree or unsure/ don't know about our approach to the categorisation of sites which are not registered in the Councils ownership. Views were also split when asked if they support or oppose our approach to maintenance of those sites in Category 2 (39% supported whereas 29% opposed) and the proposal to cease maintenance on those sites which are definitely not owned by the Council (35% supported whereas 34% opposed).

<u>Final Proposal – Policy document</u>

40. An updated Policy document is contained at Appendix A which contains a small number of minor changes, specifically to the frequency of maintenance of some areas.

Final Proposal – Schedule of sites owned and maintained

- 41. An updated schedule of sites owned and maintained by the Council is contained at Appendix B. A summary of the changes is shown at Table 1 (typology) and 2 (amenity level). Sites have been grouped by broad geographical areas, as per the wards indicated.
- 42. A percentage change has been stated in relation to the number of sites now contained in either that typology or amenity level versus the original number.

- 43. It can be seen that in general there has been a shift towards sites being maintained to a higher standard either through a revised typology classification and/or a higher amenity level.
 - ANSA Environmental Services feedback
- 44. ANSA in their capacity as the Council's commissioned service provider for green spaces maintenance have provided feedback which has been considered by the Commissioning team, in developing the final proposals.

								Typo	logy								
		A - Forma		B - Outdo	oor Sport	C - Com Green	•	D - Urba	n Open ices		al Open ices	F - Cem Church		G - Inspec	tion Only	Totals (Consult)	Totals (Final)
Area	Wards	Consult	Final	Consult	Final	Consult	Final	Consult	Final	Consult	Final	Consult	Final	Consult	Final	(Consuit)	(Final)
Alderley Edge	2 wards - Alderley Edge and Chelford	1	1	1	1	2	4	0	2	5	1	0	0	1	1	10	10
Alsager	2 wards - Alsager and Odd Rode	1	2	2	2	2	13	7	20	39	14	0	1	9	8	60	60
Bollington	1 ward - Bollington	1	1	0	0	0	3	1	3	9	5	1	1	4	3	16	16
Congleton	3 wards - Congleton East, Congleton West, Dane Valley	1	1	3	4	3	7	4	27	44	12	0	0	151	155	206	206
Crewe (Inner)	6 wards - Crewe Central, East, North, South, St Barnabas and West	1	3	1	1	9	15	37	103	68	0	0	0	12	6	128	128
Crewe (Outer)	6 wards - Haslington, Leighton, Shavington, Willaston & Rope, Wistaston and Wybunbury	0	0	0	0	2	15	1	27	39	2	0	0	11	9	53	53
Handforth	1 ward - Handforth	0	0	0	0	1	6	9	23	18	0	0	0	8	6	36	35
Knutsford	3 wards - High Legh, Knutsford, Mobberley	1	1	1	1	2	2	8	40	41	8	1	3	5	4	59	59
Macclesfield (Inner)	6 wards - Macclesfield Central, East, Hurdsfield, South, Tytherington and West & Ivy	2	4	4	2	9	16	21	108	92	0	1	2	9	6	138	138
Macclesfield (Outer)	3 wards - Broken Cross and Upton, Gawsworth and Sutton	0	0	0	0	1	14	2	25	43	8	0	0	4	3	50	50
Middlewich	1 ward - Middlewich	1	1	1	1	6	10	4	74	75	0	0	2	5	4	92	92
Nantwich	5 wards - Audlem, Bunbury, Nantwich North and West, Nantwich South and Stapeley and Wrenbury	0	0	3	2	0	10	13	25	25	3	0	0	4	4	45	44
Poynton	3 wards - Disley, Poynton East and Pott Shrigley and Poynton West and Adlington	0	0	4	2	1	15	4	43	54	2	0	1	5	5	68	68
Prestbury	1 ward - Prestbury	0	0	0	0	0	3	2	4	8	3	0	0	0	0	10	10
Sandbach	5 wards - Brereton Rural, Sandbach Elworth, Ettiley Heath and Wheelock, Heath and East and Town wards.	1	1	1	2	4	13	10	53	57	6	0	0	11	9	84	84
Wilmslow	4 wards - Wilmslow Dean Row, East, Lacey Green and West and Chorley	0	0	3	4	4	10	6	38	45	7	1	1	7	6	66	66
						ection or N										0	2
	TOTALS	10	15	24	22	46	156	129	615	662	71	4	11	246	229	1121	1121
	CHANGE	5		-2	2	11	LO	48	86	-59	91	7	1	-1	7	\	

Table 1: Summary of Site Typologies by Area

		Amenity Level									
		Hi	gh	Med	lium	Lo	w	N	IA	Totals	Totals
Town	Wards	Consult	Final	Consult	Final	Consult	Final	Consult	Final	(Consult)	(Final)
Alderley Edge	2 wards - Alderley Edge and Chelford	1	1	4	8	4	0	1	1	10	10
Alsager	2 wards - Alsager and Odd Rode	2	1	3	37	46	14	9	8	60	60
Bollington	1 ward - Bollington	1	2	3	10	8	1	4	3	16	16
Congleton	3 wards - Congleton East, Congleton West, Dane Valley	3	2	6	38	46	11	151	155	206	206
Crewe (Inner)	6 wards - Crewe Central, East, North, South, St Barnabas and West	2	3	14	104	100	15	12	6	128	128
Crewe (Outer)	6 wards - Haslington, Leighton, Shavington, Willaston & Rope, Wistaston and Wybunbury	0	0	2	33	40	11	11	9	53	53
Handforth	1 ward - Handforth	0	0	6	27	22	2	8	7	36	36
Knutsford	3 wards - High Legh, Knutsford, Mobberley	2	2	4	42	48	11	5	4	59	59
Macclesfield (Inner)	6 wards - Macclesfield Central, East, Hurdsfield, South, Tytherington and West & Ivy	4	4	14	96	111	32	9	6	138	138
Macclesfield (Outer)	3 wards - Broken Cross and Upton, Gawsworth and Sutton	0	0	4	45	42	2	4	3	50	50
Middlewich	1 ward - Middlewich	2	2	4	58	81	28	5	4	92	92
Nantwich	5 wards - Audlem, Bunbury, Nantwich North and West, Nantwich South and Stapeley and Wrenbury	2	1	5	30	34	9	4	5	45	45
Poynton	3 wards - Disley, Poynton East and Pott Shrigley and Poynton West and Adlington	3	2	4	58	56	3	5	5	68	68
Prestbury	1 ward - Prestbury	0	0	0	9	10	1	0	0	10	10
Sandbach	5 wards - Brereton Rural, Sandbach Elworth, Ettiley Heath and Wheelock, Heath and East and Town wards.	2	2	7	58	64	15	11	9	84	84
Wilmslow	4 wards - Wilmslow Dean Row, East, Lacey Green and West and Chorley	2	3	8	50	49	7	7	6	66	66
	TOTALS	26	25	88	703	761	162	246	231	1121	1121
	CHANGE	4		60)9	-59	99	-1	15	\	\

Table 2: Summary of Amenity Levels

<u>Final Proposals – Schedule of sites not registered in the Councils ownership</u> (Appendix C)

- 45. An updated schedule of sites not registered in the Council's ownership but currently maintained by the Council is contained at Appendix C.
- 46. A summary of the changes in terms of categorisation, as per that criteria set out at paragraph 25, is included at Table 3.
 - Highways Authority feedback
- 47. It should be noted that the Highways Authority provided a consultation response specifically against those sites included under the "2 Highway" asset type within this schedule. Where sites not owned by the Council have been determined to be part of the public highway these are marked as Category 1 and Typology 'T Maintained to Highways policies and standards'. A total of 208 sites were confirmed as considered to be required for the safe operation of the public highway.
- 48. Further information relating to highways maintenance policies and standards can be found at <u>Grass verges</u>, <u>cutting and weeds</u> (cheshireeast.gov.uk)
- 49. For those sites previously included as Category 2 sites as a "2 Highway" asset type but now not determined by the Highway Authority to be required as part of the operation of the public highway these have been moved to Category 3, with maintenance to cease after 31st March 2024. This is on the basis that these sites having been through a detailed assessment process are neither registered in the ownership of the Council or considered required for the safe operation of the public highway.

Grange Way / Lawton Way Estate, Sandbach Elworth

- 50. A large number of responses were received from the residents of this particular estate were at the point of consultation a total of 37 plots of green space were proposed to be removed from maintenance regimes. This is on the basis that they are registered in the ownership of a third party, not Cheshire East Council, and have been for some time. There is no documentary evidence to support their continued maintenance as a Cheshire East Council asset or to include them as part of the adopted highway.
- 51. As mitigation the Council in its capacity as the Highways Authority undertook a review of the various plots to ascertain as to whether any of these plots could in fact be required for the safe operation of the highway. It should be stressed at this point that this is based on professional judgement rather than a documented evidence based

- assessment, undertaken in order to reach a pragmatic position with their future maintenance.
- 52. Whilst the review by the Highways Authority has identified a small number of plots which have visibility splays running partially across them, and which will be maintained in accordance with the relevant highway standards on an ad hoc basis, the fundamental position around ownership has not changed. As such the plots in question are proposed to be retained under Category 3, with the ceasing of maintenance from 1st April 2024.
- 53. As a mitigation to this position officers have engaged with Sandbach Town Council providing costs for the future maintenance of these plots. It is understood that the Town Council has also made provisions, within its 2024-25 budget, for potential additional green space maintenance, subject to understanding the outcomes of this Review. It is also understood that a proposal for Sandbach Town Council to fund continued maintenance to the Lawton Way Estate will be considered at a meeting later in 2024.

		No. of Sites by Category							
		1		2	2	3	3	Totals	
Asset Type	General Description	Consult	Final	Consult	Final	Consult	Final	Consult	Final
Churchyards, Cemeteries & Graveyards	Includes open and closed sites, some transferred to CEC and sites where tree maintenance is undertaken	2	2	13	13	0	0	15	15
Highways Land	land considered to be needed as part of adopted highway, detrunked areas and those areas acquired specifically for highway schemes	0	208	207	0	37	41	244	249
Housing Estate Land	Includes land in ownership of Council, third parties and social housing providers	0	0	54	54	41	36	95	90
Cenotaphs / Memorials	Land is not maintained for Council as a land owner. Relevant Act gives all councils powers to maintain, but this is discretionary.	0	0	5	5	0	0	5	5
Open Green Space	Expanses of green space which do not fall under any other category	0	0	52	52	2	2	54	54
Other Land	Miscellaneous plots such as car parks, village halls and the like	1	1	21	21	0	0	22	22
	Totals	3	211	352	145	80	79	435	435

Table 3: Summary of change of Categorisation

Third Party Green Space Maintenance

- 54. Through the consultation process a number of third parties have come forward and expressed an interest in delivering their own green spaces enhancement or maintenance works either in lieu of or in addition to those which Cheshire East Council would now deliver under this policy.
- 55. It is expected that as the policy is implemented that the interest from third parties in undertaking their own maintenance works will increase, placing a further burden on the Councils Green Spaces team. It is therefore necessary to consider at this stage how best to enable this for the benefit of all parties and ensuring any process is as streamlined as possible.
- 56. There are a number of existing routes available notably;
 - Community Asset Transfer where the green space is permanently transferred to a third party typically a Town or Parish Council. This process places all of the liability on the third party to undertake all future inspection and maintenance of the asset in question. This process is established on the Council's website and is administered by the Estates team. <u>Asset transfers</u> (cheshireeast.gov.uk)
 - Highways license to plant where third parties may wish to undertake planting within the extents of the adopted highway.
 This process is administered by Cheshire East Highways.
- 57. In addition to the above and considering the feedback received from the consultation it has also been necessary to consider the development and introduction of a streamlined licensing process. This has been designed to enable third parties to submit an application to the Council to undertake a limited scope of maintenance work to land which it owns.
- 58. The template proforma is contained at Appendix F to this report and has been the subject of legal and property team scrutiny. It is designed to be reviewed at regular intervals (minimum 12 months) with the onus on the third party to ensure that all relevant permissions, insurances and the like are valid and in place for the full duration.
- 59. This approach to enabling works by third parties to enhance maintenance of the Council's green spaces is subject to a recommendation to delegate to officers the ability to enter into these agreements.
- 60. It is important to note that none of the above permissions can therefore be given for any sites which are not registered in the Council's ownership.

Reasons for Recommendations

- 61. The proposal supports Open and enabling objective of the Corporate Plan, delivering the priority set out to:
- (a) Support a sustainable financial future for the council, through service development, improvement and transformation.
- 62. The proposed measures will offer a degree of biodiversity enhancement in support of our corporate objectives through changes to the way we currently carry out mowing. Mowing less regularly would promote the growth of grass and clover flowering structures for the benefit of pollinating insects.

Other Options Considered

63. The following options appraisal outlines the other options considered in more detail:

Option	Impact	Risk
The Committee	The Committee would	The Council cannot
resolving to not adopt	need to identify	deliver a balanced
the policy	alternative savings /	budget.
	income to deliver the	
	required income target	
	of ££598,000.	
Continuing to maintain	The council would	The Council cannot
sites – not registered in	continue to spend	deliver a balanced
Council ownership	resources on servicing	budget.
	areas that it is not	
	legally responsible for.	Maintenance of these
		areas could infer
		liability (incorrectly) to
		the council for land it
		does not own.

Table 2: Summary of alternative options considered

Implications and Comments

Monitoring Officer/Legal

- 64. The Council should ensure that it maintains land where it has a statutory duty to do so.
- 65. The Council should ensure that any decisions it makes are reasonable, proportionate and take all considerations into account when reaching the decision.

- 66. Following the consultation process the decision makers must give clear and conscientious consideration to the responses received to the consultation will need to take account of the views expressed in arriving at their decision.
- 67. Under the Local Government Finance Act 1992 the Council has a duty to set a balanced budget for each financial year. The Council identified within its Medium-Term Financial Strategy 2023-27 savings that it could make to its budget and the proposals within this report align to those savings identified.
- 68. The Council has a fiduciary duty at all times to the taxpayers and must fulfil its duty in a way that is accountable to local people. The Local Government Act 2003 allows a Council to charge for its discretionary services that it provides, provided that the charges do not exceed the costs of providing the service, the Council are therefore able to charge third parties any costs associated with the maintenance of land.

Section 151 Officer/Finance

- 69. The maintenance of green spaces across parks, public open space, many playing pitches and the like delivered by ANSA is funded though the agreed Annual Management Fee. This budget is held and managed by the Environmental Services team as lead commissioner for these services.
- 70. The current budget forecast (excluding savings proposals) for 2023/24 equates to circa £2.93m.
- 71. The total budget saving identified within the MTFS is £598k split as follows;
 - £398k in 2023/24 and £200k in 2024/25

It is understood that ANSA have now identified a series of measures in order to achieve these savings on a permanent basis.

- 72. In order to bring forward this service transformation and specifically the investment in technology to automate maintenance scheduling and reporting there is a need for capital investment. This has an estimated cost of £100k which is already included in the capital programme.
- 73. The preferred software system has been identified and subject to the committee's decision will then be used to optimise the operational delivery of the ongoing green spaces maintenance regimes.
- 74. Ongoing revenue costs associated with maintaining any new software and technology systems will be funded by ANSA.

Policy

75. The proposal supports the following Corporate Plan priorities.

An open and enabling organisation Priority: Support a sustainable financial future for the council, through service development, improvement and	A council which empowers and cares about people Priority: Work together with our residents and our partners to support people and communities to be strong and resilient.	A thriving and sustainable place Priorities; Reduce impact on the environment Be a carbon neutral
transformation	All services to be developed together with our residents and communities.	council by 2025

76. The authority sets out in its corporate plan to improve and increase biodiversity and natural habitats across the borough by increasing the number of rewilded areas within our parks and open spaces as part of the authorities overall Green aspiration to be "a thriving and sustainable place."

Equality, Diversity and Inclusion

- 77. A full Equality Impact Assessment has been undertaken and updated with the feedback from the public consultation. This is contained at Appendix D to this report.
- 78. In summary the following should be noted; The response to the consultation undertaken included comments from some contributors over accessibility for Disability and Pregnancy & Maternity groups. These are addressed by classifying maintenance frequencies based on the level of amenity and typologies of the site which have been extensively reviewed in developing the final proposals. Larger sites will be zoned to maintain amenity and accessibility to key areas.

Human Resources

- 79. There are no direct implications for the Council in terms of human resources.
- 80. The proposals will have human resources implications within ANSA as the Councils appointed contractor. Trade Union and staff consultations have been delivered and these operational changes will continue to be led by ANSA.

Risk Management

81. Table 4 sets out an overview of key project risks and their mitigation actions.

Risk	Mitigating Actions
Adverse public reaction to changes in maintenance regimes Post implementation	Undertake comprehensive public engagement on the adopted policy including Member and Town and Parish Council briefings.
	Ensure robust and proactive communications campaign included in project plan to be implemented in advance of and across initial stages of new maintenance regime.
	Ensure adequate resource is in place to deal with customer correspondence as a result of changes.

Table 4: Summary of key risks and proposed mitigations

Rural Communities

82. Maintenance levels will vary according to site typologies and zones. Rural open space and cemeteries are likely to see a reduced standard of maintenance compared to urban spaces which see a greater level of amenity value and usage under these proposals. This has been designed to carefully reflect the more naturalised environment in rural settings.

Children and Young People including Cared for Children, care leavers and Children with special educational needs and disabilities (SEND)

83. The proposals will protect sports and amenity spaces whilst increasing opportunities for children and young people to experience nature in their locality.

Public Health

84. The proposals will standardise and protect maintenance to the likes of designated sports pitches and urban amenity spaces such as play areas to promote physical and wellbeing activities. This is likely to have a positive, overall impact on the health and wellbeing of Cheshire East residents particularly for those who live in urban areas with less access to countryside.

85.

Climate Change

- 86. The proposals are likely to help the council to reduce its carbon footprint with less use of currently diesel mowers equipment and vehicles.
- 87. The opportunities for increased biodiversity, tree and shrub planting will also off set carbon and assist in achieving the Councils objectives related to climate change mitigation, particularly in urban areas through providing more shading and greater surface water retention in our green spaces.

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Access to Informa	ation					
Contact Officer:	Ralph Kemp, Head of Environmental Services					
	Ralph.kemp@cheshireeast.gov.uk					
Appendices:	Appendix A - Green Spaces Maintenance Policy (final for approval)					
	Appendix B – Green Spaces Maintenance Schedule – sites registered in Council ownership (final for approval)					
	Appendix C – Green Spaces Maintenance Schedule – sites not registered in Council ownership (final for approval)					
	Appendix D - Equality Impact Assessment (post consultation)					
	Appendix E – Consultation Report					
	Appendix F – template green spaces maintenance request (third party)					
Background Papers:	Cheshire East Corporate Plan 2021-2025 - Pdf (browsealoud.com)					
	Medium Term Financial Strategy 2023-2027 - Pdf (browsealoud.com) Environment and Communities Committee Policy proposals p92					

Cheshire East Green Spaces Maintenance Standards Policy

FOR APPROVAL

Rev 1.6

January 2024





Introduction

Grounds maintenance includes the care of public grassed areas, verges, annual bedding displays and horticultural features, herbaceous borders, shrub and rose beds, hedges, and outdoor sports pitches. These standards will be used to provide a pleasant environment for residents and visitors alike, ensuring the green spaces play a key role in achieving Cheshire East Councils Corporate Plan objectives.

This policy identifies the different typologies and zones within the Cheshire East borough as well as providing images to offer a typical representation of the proposed standard but are not intended to be prescriptive.

A core element of grounds maintenance relates to safety inspection of assets such as trees and play equipment. These regimes are already well established and are unaffected by the content of this policy.

For clarity this document does not cover activity related to maintenance activities undertake in the extents of the adopted public highway, which has its own policy standards.

Typologies

All Council managed green spaces are divided into **eight** typologies based on the type of site and it's primary function. Subject to the size and features included of the individual site in question each of these typologies could be further broken down on a zonal basis with maintenance standards then being set according to each zone amenity standard. These standards will be based on a set range of annual maintenance tasks.

The main typologies are;

Typology A – Formal Parks and Gardens

This typology includes the likes of high-profile town parks and gardens which are well used community spaces. The sites in this category typically leisure/recreation features and a higher proportion of ornamental features, to also include named cenotaphs.

These sites are those as identified on the Councils webpages - <u>Parks and gardens in Cheshire</u> <u>East</u>

From this list there are a number of formal parks which due to their scale, different areas of use and usage levels have been deemed strategic to the borough. They are as follows;

- Alderley Edge Park;
- Bollington Recreation Ground (GF);
- Congleton Park (GF);
- Fountain Fields, Middlewich (GF);
- Milton Park, Alsager (GF);
- Queens Park, Crewe (GF);

Page | 2

- Sandbach Park (GF)
- South Park, Macclesfield
- The Moor, Knutsford (GF) and;
- West Park, Macclesfield

These larger strategic sites will include several 'zones' such as play areas, sports pitches, event space, formal areas and floral features, each of which will have their own maintenance standards. A bespoke management plan will be developed and maintained in relation to effectively and efficiently maintaining these sites.

The majority of these sites hold Green Flag accreditation which will be maintained as reflected by a "(GF)" in the list above. Where a site on this list does not hold this accreditation the target will be to acquire it over a reasonable period of time.

Typology B - Outdoor Sport

This typology incudes the locations that support sporting activities throughout the borough. This includes sports turf pitches subject to fees and charges and involves management practices that ensure these facilities are maintained to playable standards

Examples would include:

- Back Lane Playing Fields, Congleton
- Barony Sports Complex, Nantwich;
- Cedar Avenue Playing Fields, Alsager;
- Jim Evison Playing Fields, Wilmslow;
- King George V Playing Fields, Crewe;
- Lyme Green Playing Fields, Macclesfield;
- Sutton Lane Playing Fields, Middlewich;
- Victoria Park, Macclesfield and;
- Wheelock Playing Fields, Sandbach

Typology C - Community Green Infrastructure

The community green infrastructure typology includes public open space that features key infrastructure such as play areas, Multi Use Games Areas, key green spaces within town centres (including a small number of core town centre cemeteries) and related maintained connecting corridors. Sports pitches which are not maintained to the same standards as those listed under Typology B may be present in this category.

Typology D – Urban Open Spaces

This typology includes the boroughs open space within the core urban environment, such as planting strips/grassed areas within housing developments, ancillary green spaces surrounding car parks, highway verges and employment parks.

Typology E - Rural Open Spaces

This typology includes the boroughs open space, highway and other grass verges and ancillary green spaces within a semi-rural or rural setting.

Typology F - Cemeteries, Church Yards & Memorials

This typology includes cemeteries, closed graveyards, church yards and memorials otherwise not covered under other typologies.

Examples would include:

- Bollington War Memorial and Gardens;
- Park Green War Memorial and:
- Wilmslow War memorial & Remembrance Garden

Typology G – Inspection Only

 This typology includes sites where there is no proposed planned maintenance but inspections from a safety perspective will be undertaken, most often related to the presence of mature trees or play equipment accessible to the public. Where issues are identified from those inspections requiring intervention these will be programmed on a reactive basis.

Typology H – No Inspection or Maintenance

This typology includes sites where there is no proposed planned inspection or maintenance
as the site is allowed to be re-wilded to enhance biodiversity, closed to public access or it is
not registered in Cheshire East Council's ownership.

Zones

A set of three zone ratings have been selected to group maintenance standards under specific descriptions. They are as follows:

1 – High amenity (high maintenance)

Maintenance standard expected for high profile areas such as in formal parks and bowling greens. The tasks within this zoning include regular mowing of fine Turf areas, floral display maintenance including watering, dead-heading, pruning, weeding and fertilizing; and maintenance of formal water features. Fine turf grass playing pitches will include programmed scarification, aeration, irrigation and renovation at the end of each playing season. Enhanced highway features i.e. roundabouts

2. - General/medium amenity (standard maintenance)

Maintenance standard expected in areas where there is a high level of general use/activity, sites such as recreation areas. The tasks within this zoning include regular mowing of park grassland and sports playing fields. Informal hedge maintenance, informal shrub and non- ornamental seasonal bedding maintenance and roundabouts.

3. - Low amenity (low maintenance)

Maintenance standard expected in natural areas including countryside parks, rural spaces and grass verges. The tasks within this zoning include mowing of grass verges, highway gateways, meadows, natural ponds, rural and natural hedges.

Site Schedules

In support of this document site schedules have been produced which set out the specific typology and the overall zoning rating for each site. Those sites which have formal accreditations or are required to be maintained to a higher standard under regulations or specific grant funding conditions will attract a higher zoning rating. For clarity the larger sites will have multiple zones defined within their boundary which could attract different amenity levels.





Typology A – Formal Parks and Gardens

Zoned Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Cutting	1 High amenity	Fine quality turf areas in high profile sites, often adjacent to ornamental features e.g. flower beds.	Mar – Oct	20-24 cuts per season where specified, cut and collect with a striped finish	As per existing maintenance standards	
Grass (2 Medium amenity	Reasonable quality grass areas in non- ornamental areas of formal parks and urban spaces such as areas around sports pitches	Mar – Oct	12-14 cuts. Uniform cut with consistent finish	10 visits annually, uniform cut.	



	3 Low amenity	Meadow grass, wildflower and no-mow areas usually situated in areas of amenity grass in formal parks	March- Nov	6 or less cuts during the growing season. Areas are cut less frequent through growing season	Up to 3 visits annually, subject to resource availability	
Hedge	2 Medium amenity	Hedges pruned to a specific form in high profile area often adjacent to ornamental features	Jun- Mar	Hand Cut to formal shape (1 to 2 cuts per year as required)	As per existing maintenance standard	
上	3 Low amenity	Good quality informal hedges sometimes forming boundaries in formal parks and urban spaces.	Aug - Feb	1 cut per calendar year. Tractor and flail (where accessible otherwise by hand)	As per existing maintenance standard	



Zoned Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Borders	1 High amenity	Specialist focal planting. Perennial, summer and winter annual beds.	Jan- Dec	Weed control by hand including dead heading through the flowering period. Irrigation undertaken as required.	Ad-hoc as required – maximum of 8 visits annually	
	1 High amenity	Formal shrub beds in high profile areas of formal parks, often used to complement floral planting and bedding	Jan - Dec	Ongoing maintenance throughout the growing season. Specialist pruning	Ad-hoc as required – maximum of 4 visits annually	
	2 Medium amenity	Shrub borders providing backdrops to non-ornamental areas in formal parks and green spaces.	Oct - Mar	Shrub beds - ad hoc maintenance throughout the growing season. Hard prune as part of winter maintenance	Ad-hoc, subject to resource availability – one visit annually for hard prune	



Zoned Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Ponds / Water Features	2 Medium amenity	All ponds in formal park settings	Jan - Dec	Ad hoc as required	As per existing maintenance standard	
Hard surfaces	1 High amenity	Hard surfaces in high usage formal parks. Mainly footpaths and kerb edges next to formal flower beds/high amenity grass	Apr - Dec	Weed treatment and leaf blowing in autumn.	2 visits for weed spraying annually - where appropriate	



Zoned Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
urfaces	2 Medium amenity	Hard surfaces in formal parks including car parks, medium amenity footpaths, curbs, fence lines, building footings etc	Apr - Dec	Weed treatment and leaf blowing in autumn.	1 visit for weed spraying annually - where appropriate	
Hard surfaces	3 Low amenity	Hard surfaces in low amenity areas of formal parks such as meadow areas.	Apr - Dec	Weeds treatment and leaf blowing in autumn.	None	



Typology B - Outdoor Sport

Zoned Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Football (Pitch Improvement Programme)	1 High amenity	All football pitches within formal parks and Public Open Space.	Jan – Dec	20 - 24 cuts per year. Football pitches will be accurately set out and lines visible throughout the playing season	As per existing maintenance standards	
Football (Non Pitch Improvement Programme)	2 Medium amenity	All football pitches within formal parks and Public Open Space.	Jan- Dec	14 - 16 cuts per year. Football pitches will be accurately set out and lines visible throughout the playing season	As per existing maintenance standards	



Zone Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Rugby	2 Medium amenity	All rugby pitches within formal parks and public open space.	Aug - Jun	10 - 14 cuts per year. Rugby pitches will be accurately set out and lines visible throughout the playing season	As per existing maintenance standards	
Cricket	1 High amenity	All cricket pitches including artificial cricket wickets and grass outfields	Mar - Oct	28 - 56 cuts per year. Cut and collect on the square allowing uniform grass levels and optimum playing conditions.	As per existing maintenance standards	
Bowls	1 High amenity	All bowling greens with quality fine turf	Mar - Oct	84 - 96 cuts per year. Cut and collect allowing uniform grass levels and optimum playing conditions. Spring and Autumn renovation	As per existing maintenance standards	



Typology C – Community Green Infrastructure

Zone Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
	2 Medium amenity	Open areas directly adjacent (within 5 metres) to community infrastructure such as play areas	Apr - Oct	12-14 cuts. Uniform cut with consistent finish	10 visits annually	
Grass Cutting	3 Low amenity	Reasonable quality grass areas in non-ornamental areas within community infrastructure spaces	Apr - Oct	6 or less cuts during the growing season. Areas are cut less frequent through growing season. Uniform cut with consistent finish	Up to 6 visits annually, subject to resource availability	
	3 Low amenity	Meadow grass, wildflower and no-mow areas usually situated in areas of grassland kinked with community green space	Apr - Oct	6 or less cuts during the growing season. Areas are cut less frequent through growing season	2 visits annually	

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Zone Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Grass Cutting	3 Low amenity	Steep embankments that are difficult to access.	Apr - Oct	6 or less cuts during the growing season. Areas are cut less frequent through growing season	4 visits annually	
Hedges	3 Low amenity	Hedges generally maintained to act as boundaries to the site boundary.	Sep - Feb	1 cut per calendar year. Tractor and flail (where accessible otherwise by hand)	Ad-hoc as required, subject to resource availability	



Zone Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Borders / Planted Areas	1 Medium amenity	Specialist focal planting. perennial, summer and winter annual beds	Apr - Sep	Weed control by hand including dead heading through the flowering period. Irrigation undertaken as required.	Ad-hoc as required – maximum of 6 visits annually	
Ponds / Water Features	2 medium amenity	All maintained ponds in a natural setting	Jan - Dec	Ad-hoc as required, subject to resource availability and prioritised safety requirements	As per existing maintenance	
Hard Surfaces	3 Iow amenity	General standard for footpaths and kerbs/channels.	Apr - Oct	Ad-hoc as required, subject to resource availability	As per existing maintenance	



Typology Type D – Urban Green Spaces

Zoned Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Cutting	2 medium amenity	Urban grass verges and local amenity open space adjacent to pedestrian footpaths and highways.	Apr - Oct	12-14 cuts. Uniform cut with consistent finish	8 visits annually	
Grass	2 medium amenity	Traffic junction sites. Single swath width (1.2m) visibility splay from the carriage way.	Apr - Oct	12-14 cuts. Uniform cut with consistent finish	4-6 visits annually	



	3 Low amenity	Meadow grass, wildflower and no- mow areas	Apr - Oct	6 or less cuts during the growing season. Areas are cut less frequent through growing season	Up to 4 visits annually, subject to resource availability	Council
Grass Cutting	3 Low amenity	Steep embankments that are difficult to access.	Apr - Oct	6 or less cuts during the growing season. Areas are cut less frequent through growing season	Up to 4 visits annually, subject to resource availability	
Borders / Planted Areas	1 High amenity	Specialist focal planting. perennial, summer and winter annual beds.	Apr - Sep	Weed control by hand including dead heading through the flowering period. Irrigation undertaken as required.	Ad-hoc as required – maximum of 8 visits annually	



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Hedges	3 Low amenity	Urban and semi- rural hedges generally maintained to act as boundaries.	Sep - Feb	1 cut per calendar year. Tractor and flail (where accessible otherwise by hand)	As per existing maintenance standard	
Ponds / Water Features	2 medium amenity	All maintained ponds in a natural setting in urban settings	Jan - Dec	Ad-hoc as required, subject to resource availability and prioritised safety requirements	As per existing maintenance standard	
Hard surfaces	2 medium amenity	General standard for footpaths and kerbs/ channels.	Apr - Oct	Weed treatment and leaf blowing in autumn.	1 visit for weed spraying annually - where appropriate	



Typology E – Rural Open Space

Zoned Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
	2 Medium amenity	Semi-rural / rural grass verges and amenity open space adjacent to pedestrian footpaths and highways (where not part of public highway).	Apr - Oct	12-14 cuts. Uniform cut with consistent finish	6 visits annually	
Grass Cutting	3 Low amenity	Meadow grass, wildflower and no-mow areas	Apr - Oct	6 or less cuts during the growing season. Areas are cut less frequent through growing season	2 visits annually	
	3 Low amenity	Steep embankments that are difficult to access.	Apr - Oct	6 or less cuts during the growing season. Areas are cut less frequent through growing season	2 visits annually	



Zoned Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Hedges	3 Low amenity	Rural hedges generally maintained to act as boundaries.	Sep - Feb	1 cut per calendar year. Tractor and flail (where accessible otherwise by hand)	Ad-hoc as required, subject to prioritisation of resource availability	
Ponds / Water Features	3 Low amenity	All maintained ponds in a natural setting in urban and semi-rural settings	Jan - Dec	Ad-hoc as required, subject to resource availability and prioritised safety requirements	As per maintenance standard	
Hard surfaces	2 Medium amenity	General standard for footpaths and kerbs/ channels within country parks.	Apr - Oct	Weed treatment and leaf blowing in autumn.	1 visit for weed spraying annually - where appropriate	



Zoned Tasks	Zone Definition When Current Standa				Proposed Maintenance Standard	Typical Example		
Hard surfaces	3 Low amenity	Semi-rural areas and low use footpaths or country park car parks	Apr - Dec	Weed treatment and leaf blowing in autumn.	None			



Typology F - Cemeteries, Church Yards & Memorials

Zoned Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Cutting	2 Medium amenity	Accessible grassed areas within churchyards including grass pathways	Mar - Oct	Grass cut 12 – 14 times throughout the growing season.	8 visits annually	
Grass	3 Low amenity	Areas with long grass and areas identified as biodiversity enhancement including grazed areas.	Mar Oct	6 or less cuts during the growing season. Areas are cut less frequent through growing season	Up to 4 visits annually, subject to resource availability	



Zoned Tasks	Zone	Definition	When	Current Average Standard	Proposed Maintenance Standard	Typical Example
Hedges	2 Medium amenity	Frontage hedges adjacent footpaths and access roads and internal hedges.	Oct - March	1 cut per calendar year. Tractor and flail (where accessible otherwise by hand)	1 cut annually	
Hard surfaces	3 Low amenity	Car parks and access footpaths/ highways	Apr - Oct	Weed treatment and leaf blowing in autumn.	1 visit for weed spraying per annum,	

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Cheshire E	<u> East - Green Spaces Maintenance Po</u>	olicy				200000	V.		
						Cheshire East			
Appondix D	Schodule of cites registered in CEC augusta	i n				Council V			
Appendix B -	Schedule of sites registered in CEC ownersh	ip				Courien			
			FOR FINAL API	PROVAL					
UPDATED: Januar	ry 2024 (post consultation)								
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Notes for Users									
	should be read in conjunction with the Green Spaces Maint	enance Policy.	1			1			
,		1							
2) This schedule s	sets out those sites maintained by ANSA Environmental Serv	ices on behalf of the Council. It do	es not contain those sites main	tained by Ch	eshire Fas	t Highways and Countryside Services	which are		
	ntly under separate regimes.			, , , , , , , , , , , , , , , , , , , ,					
3) The schedule c	an be filtered across all headings by using the drop down bo	x to the right hand side of each he	Ading title			1			-
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						5: 124 :			(, , , , , ,
			T			Final Maintenance Categor	=	Previous Categorisation ((at consultation)
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Final Typology	Final Amenity Level	Typology	Amenity Level
393088, 378043	Adlington Road Ranger Base	Bollington	Bollington	393088	378043	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
383227, 378167	Alderley Edge Cemetery	Alderley Edge	Alderley Edge	383227		G - Inspection only	NA	G - Inspection only	NA
384222, 378411	Alderley Edge Cernetery Alderley Edge Park	Alderley Edge	Alderley Edge	384222		A - Formal Parks & Gardens	Medium	A - Formal Parks & Gardens	Medium
387252, 378293	Alderley Road Park	Mottram St Andrew	Prestbury	387252		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
379649, 355671	Alsager Cadet Hut Car Park Sandbach Road (N)	Alsager	Alsager	379649		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
379670, 355520	Alsager Library	Alsager	Alsager	379670		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
379727, 355515	Alsager Municipal Offices	Alsager	Alsager	379727		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
385301, 381892	Alveston Drive Playground	Wilmslow	Wilmslow Dean Row	385301		C - Community Green Infrastructure	Medium	C - Community Green Infrastru	
385655, 363026	Antrobus Street Car Park	Congleton	Congleton West	385655		G - Inspection only	NA	G - Inspection only	NA
385576, 382951	Army Cadet & Air Training Corps Dean Drive	Wilmslow	Handforth	385576		C - Community Green Infrastructure	Medium	D - Urban Open Spaces	Low
391429, 372138	Ash Grove Playground	Macclesfield	Macclesfield South	391429		C - Community Green Infrastructure	Medium	C - Community Green Infrastru	
	Back Lane Playing Fields & Changing Facilities	Congleton	Congleton West	383860		B - Outdoor Sport	High	B - Outdoor Sport	High
386174, 362924	Back Park Street Congleton	Congleton	Congleton West	386174		G - Inspection only	NA	G - Inspection only	NA
392416, 374820		Macclesfield	Macclesfield Hurdsfield	392416		C - Community Green Infrastructure	Medium	C - Community Green Infrastru	
391784, 383010	Banbury Close Recreation Ground Barnaby Road Recreation Ground	Poynton	Poynton West and Adlington	391784		C - Community Green Infrastructure	Medium	B - Outdoor Sport	High
365596, 353002	Barony Sports Complex	Nantwich	Nantwich North and West	365596		B - Outdoor Sport	High	B - Outdoor Sport	High
384775, 379137	Beech Road Playing Field	Alderley Edge	Alderley Edge	384775		C - Community Green Infrastructure	Medium	C - Community Green Infrastru	
377966, 379545	Bernisdale Road Playground	Mobberley	Mobberley	377966		C - Community Green Infrastructure	Medium	C - Community Green Infrastru	
385197, 363023	Blake Street and Egerton Street Car Park	Congleton	Congleton West	385197		G - Inspection only	NA	G - Inspection only	NA NA
384653, 381615	Boddington Playing Fields (Carrs Park), Cliff Road	Wilmslow	Wilmslow Lacey Green	384653		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Medium
389855, 377498	Bollin Grove Recreation Ground	Prestbury	Prestbury	389855		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
392099, 378000	Bollington Household Waste Disposal Centre	Bollington	Bollington	392099		G - Inspection only	NA	G - Inspection only	NA
393237, 378025	Bollington Recreation Ground (Green Flag)	Bollington	Bollington	393237		A - Formal Parks & Gardens	High	A - Formal Parks & Gardens	High
393492, 377897	Bollington War Memorial & Gardens	Bollington	Bollington	393492		F - Cemeteries, Church Yards and Mem		F - Cemeteries, Church Yards a	
376399, 370293	Booth Bed Lane Playing Field	Goostrey	Dane Valley	376399		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Medium
370644, 365550	Booth Lane Play Area	Middlewich	Middlewich	370599		C - Community Green Infrastructure	Medium	C - Community Green Infrastru	
365010, 352330	Bowers Row Car Park	Nantwich	Nantwich South and Stapely	365010		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
365299, 352288	Bowling Green Car Park	Nantwich	Nantwich South and Stapely	365299		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
375568, 378538	Branden Drive Recreation Ground	Knutsford	Knutsford	375568		C - Community Green Infrastructure	Medium	C - Community Green Infrastru	
392873, 383540	Brecon Close Playing Field	Poynton	Poynton East and Pott Shrigley	392873		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
377726, 364285	Brereton Green Play Area	Brereton	Brereton Rural	377726		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
370890, 355910	Brierley Street Business Generation Centre	Crewe	Crewe East	377726		D - Urban Open Spaces	Low	G - Inspection only	NA
384869, 380927	Broadway Meadow Car Park	Wilmslow	Wilmslow East	384869		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
387238, 362584	Bromley Farm Community Hall	Congleton	Congleton East	387238		G - Inspection only	NA	D - Urban Open Spaces	Low
365076, 351723	Brookfield Park	Nantwich	Nantwich South and Stapely	365097		C - Community Green Infrastructure	Medium	B - Outdoor Sport	High
375869, 360573	Brookhouse Road Car Park	Sandbach	Sandbach Town	375869		D - Urban Open Spaces	Medium	D - Urban Open Spaces	
									Low
370109, 355857	Browning Street Car Park	Crewe	Crewe Central	370109	333837	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low

						Final Maintenance Categorisation		Previous Categorisation	(at consultation)
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Final Typology	Final Amenity Level	Typology	Amenity Level
383100, 360700	Brownlow Waste Disposal Site	Brownlow	Odd Rode	383100	360700	G - Inspection only	NA	G - Inspection only	NA
386438, 381567	Browns Lane Recreation and Playground	Wilmslow	Wilmslow Dean Row	386438		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Medium
392654, 373320	Brynmore Drive Playground	Macclesfield	Macclesfield East	392654		C - Community Green Infrastructure	Medium	C - Community Green Infrastr	
386440, 382409	Budworth Walk Play Area	Wilmslow	Wilmslow Dean Row	386440		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
375080, 378481	Bus Station	Knutsford	Knutsford	375080		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
383841, 381335	Carnival Field Playing Field	Wilmslow	Wilmslow West and Chorley	383841		B - Outdoor Sport	High	B - Outdoor Sport	High
384713, 381626	Carrs Car Park by Wilmslow Parish Hall	Wilmslow	Wilmslow Lacey Green	384713		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
379603, 355107	Cedar Avenue Playing Field	Alsager	Alsager	379603		B - Outdoor Sport	Medium	B - Outdoor Sport	High
362794, 360005	Chapel Close Playing Fields	Cholmondeston	Bunbury	362794		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
385937, 362808	Chapel Street Car Park	Congleton	Congleton West	385937		G - Inspection only	NA	G - Inspection only	NA
375500, 360986	Chapel Street Car Park	Sandbach	Sandbach Town	375500		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
377933, 358612	Charles Square Playing Field Hassall Green	Hassall Green	Brereton Rural	377933		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
391532, 373630	Chatham Street Disabled Parking	Macclesfield	Macclesfield Central	391532		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
365862, 343701	Cheshire Street Playing Field and Car Park	Audlem	Audlem	365862		B - Outdoor Sport	Medium	B - Outdoor Sport	Medium
370352, 355636	Chester Street Car Park	Crewe	Crewe Central	370352		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
365360, 352530	Cheyne Hall Day Centre	Nantwich	Nantwich North and West	365360		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
384092, 378143	Chorley Hall Lane Playing Fields	Alderley Edge	Alderley Edge	384092		B - Outdoor Sport	High	B - Outdoor Sport	High
382354, 379121	Chorley Village Hall Playing Field Beswick Lane	Alderley Edge	Wilmslow West and Chorley	382354		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
391364, 373585	Christ Church Car Park	Macclesfield	Macclesfield Central	391364	373585	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
365206, 352272	Church Lane Car Park	Nantwich	Nantwich South and Stapely	365206		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
385111, 356805	Church Street Play Area	Mow Cop	Odd Rode	385111		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391986, 373824	Commercial Road Car Park	Macclesfield	Macclesfield Hurdsfield	391986		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
386034, 362833	Community Garden High Street	Congleton	Congleton West	375495	360983	G - Inspection only	NA	G - Inspection only	NA
385993, 362566	Congleton Cemetery	Congleton	Congleton West	385993	362566	G - Inspection only	NA	G - Inspection only	NA
386026, 363152	Congleton Fellowship House Day Centre	Congleton	Congleton West	386026	363152	G - Inspection only	NA	G - Inspection only	NA
386243, 363146	Congleton Leisure Centre (Hankinsons Field)	Congleton	Congleton East	386243	363146	B - Outdoor Sport	Medium	B - Outdoor Sport	Medium
385960, 362970	Congleton Library	Congleton	Congleton West	385960	362970	G - Inspection only	NA	D - Urban Open Spaces	Low
386194, 363398	Congleton Park (Green Flag)	Congleton	Congleton West	386194	363398	A - Formal Parks & Gardens	Medium	A - Formal Parks & Gardens	High
390380, 371670	Congleton Road Playing Fields	Macclesfield	Macclesfield South	390380	371670	B - Outdoor Sport	High	B - Outdoor Sport	High
392655, 370665	Cop Meadow Playing Field	Sutton	Sutton	392655	370665	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Medium
393563, 383111	Coppice Road Allotments	Poynton	Poynton East and Pott Shrigley	393563	383111	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
365526, 352648	Coronation Gardens	Nantwich	Nantwich North and West	365526	352648	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
379316, 355710	Coronation Gardens, Sandbach Road	Alsager	Alsager	379316	355710	A - Formal Parks & Gardens	Medium	E - Rural Open Spaces	Medium
393496, 377971	Coronation Play Area Palmerston Street	Bollington	Bollington	393496	377971	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Medium
370623, 354734	Cotterill Street East Car Park	Crewe	Crewe South	370623	354734	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
370595, 354731	Cotterill Street West Car Park	Crewe	Crewe South	370595	354731	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
375175, 368355	Cranage Park	Cranage	Dane Valley	375175	368355	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
371810, 354853	Crewe Business Park	Crewe	Crewe East	371810	354853	C - Community Green Infrastructure	Low	G - Inspection only	NA
370378, 356459	Crewe Cemetery, Badger Avenue	Crewe	Crewe North	370378	356459	G - Inspection only	NA	G - Inspection only	NA
368615, 356838	Crewe Cemetery, Minshull New Road	Crewe	Crewe St Barnabas	368615	356838	G - Inspection only	NA	G - Inspection only	NA
370393, 356046	Crewe Engineering and Design UTC	Crewe	Crewe Central	370393	356046	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
367795, 356795	Crewe Household Waste Recycling Centre	Crewe	Wistaston	367795	356795	G - Inspection only	NA	G - Inspection only	NA
370677, 355738	Crewe Municipal Square	Crewe	Crewe Central	370677	355738	A - Formal Parks & Gardens	Medium	D - Urban Open Spaces	Medium
370663, 355854	Crewe Outdoor Market	Crewe	Crewe Central	370663	355854	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
375955, 360838	Crown Bank Car Park	Sandbach	Sandbach Town	375955	360838	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
397710, 384295	Dane Hill Close Playground	Disley	Disley	397710	384295	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
385853, 382227	Dean Row Community Centre	Wilmslow	Handforth	385853	382227	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
370340, 355670	Delamere House	Crewe	Crewe Central	370340	355670	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
370413, 355678	Delamere Street Car Park	Crewe	Crewe Central	370413	355678	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
369604, 356415	Derby Street Play Area	Crewe	Crewe Central	369604	356415	C - Community Green Infrastructure	Medium	C - Community Green Infrastr	ruc Medium
390892, 383877	Deva Close Changing Rooms & Playing Field	Poynton	Poynton West and Adlington	390892	383877	B - Outdoor Sport	High	B - Outdoor Sport	High
382902, 379120	Dingle Avenue Allotments	Alderley Edge	Wilmslow West and Chorley	382902	379120	G - Inspection only	NA	G - Inspection only	NA
397570, 384653	Disley Community Centre Car Park	Disley	Disley	397570	384653	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
390582, 383979	Distaff Road Play Area	Poynton	Poynton West and Adlington	390582	383979	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391121, 375456	Dorchester Way Playing Field	Macclesfield	Macclesfield Tytherington	391121	375456	C - Community Green Infrastructure	Medium	C - Community Green Infrastr	ruc Medium
391627, 373370	Duke Street Car Park	Macclesfield	Macclesfield Central	391627		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low

						Final Maintenance Categor	isation	Previous Categorisation ((at consultation)
Cito Dof	Duanantu Cita Nama	Ta	18/oud	Faction	Northing	Final Tunalagu	Final Amenity	Turadamı	Amanitudaval
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Final Typology	Level	Typology	Amenity Level
370537, 355185	Edleston Road Car Park	Crewe	Crewe South	370537	355185	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
370567, 354627	Edward Street Car Park	Crewe	Crewe South	370567		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
373919, 361612	Elworth Gardens & Playground, London Road	Sandbach	Sandbach Elworth	373919		C - Community Green Infrastructure	Medium	C - Community Green Infrastru	ıc Low
373905, 361051	Enterprise Court Industrial Units	Sandbach	Sandbach Elworth	373905	361051	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
391606, 373494	Exchange Street Car Park	Macclesfield	Macclesfield Central	391606	i	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
379654, 355540	Fairview Car Park	Alsager	Alsager	379654		C - Community Green Infrastructure	Medium	G - Inspection only	NA
380025, 354905	Fannys Croft Car Park off Audley Road	Alsager	Alsager	380025		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
386863, 376684	Festival Drive Playground	Over Alderley	Prestbury	386863		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
364916 , 352456	First Wood Street Car Park	Nantwich	Nantwich North and West	364916		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
392236, 382946	Fleetbank Farm Recreation Ground	Poynton	Poynton West and Adlington	392236		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Medium
374836, 378355	Former Bexton Court Community Support Centre	Knutsford	Knutsford	374836		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
375261, 378407	Former Civic Centre	Knutsford	Knutsford	375261		D - Urban Open Spaces	Low	G - Inspection only	NA
370690, 355690	Former Crewe Library	Crewe	Crewe Central	370690		D - Urban Open Spaces	Medium	G - Inspection only	NA
369993, 355388	Former Crewe Swimming Pool & Valley Park Play Area	Crewe	Crewe West	369993		C - Community Green Infrastructure	Medium	G - Inspection only	NA
370250, 366141	Fountain Fields (Green Flag)	Middlewich	Middlewich	370250		A - Formal Parks & Gardens	High	A - Formal Parks & Gardens	High
368959, 356889	Frank Webb Avenue Open Space	Crewe	Crewe St Barnabas	368959		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Medium
390620, 372014	Franklin Close Rotherhead Drive Recreation Ground	Macclesfield	Macclesfield South	390620	1	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
391914, 373731	Gas Road Car Park	Macclesfield	Macclesfield Central	391914		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
370246, 355745	Gatefield Car Park	Crewe	Crewe Central	370246		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
374000, 360536	Gibson Crescent Playing Field	Sandbach	Sandbach Elworth	374000		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391698, 384273	Glastonbury Drive Playing Field	Poynton	Poynton West and Adlington	391698		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
374543, 361239	Grange Way and Rostherne Way Open Space	Sandbach	Sandbach Elworth	374543		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
383414, 380236	Gravel Lane Recreation Ground	Wilmslow	Wilmslow West and Chorley	383414		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
371391, 356388	Greendale Gardens	Crewe	Crewe East	371391		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Medium
391771, 375490	Hall Grove Play Area	Macclesfield	Macclesfield Tytherington	391771	1	C - Community Green Infrastructure	Medium	C - Community Green Infrastrւ	
385810, 383491	Handforth Library	Handforth	Handforth	385810		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
385921, 383380	Handforth Youth Centre	Handforth	Handforth	385921		D - Urban Open Spaces	Medium	G - Inspection only	NA
376354, 360284	Hassall Road Play Area	Sandbach	Sandbach Heath and East	376354		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
378603, 356286	Hassall Road Playground	Alsager	Alsager	378603		C - Community Green Infrastructure	Medium	C - Community Green Infrastru	
376235, 360363	Hassall Road Recreation Ground	Sandbach	Sandbach Heath and East	376235		B - Outdoor Sport	Medium	E - Rural Open Spaces	Medium
380502, 357572	Heath Avenue Play Area	Rode Heath	Odd Rode	380502		C - Community Green Infrastructure	Medium	C - Community Green Infrastru	
370904, 356202	Henry Street The Razzer Recreation Ground	Crewe	Crewe East	370904	1	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
367370, 377870	Hield Grove Playground	High Legh	High Legh	367370		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
390847, 375461	Holcombe Drive Play Area	Macclesfield	Macclesfield Tytherington	390847		C - Community Green Infrastructure	Medium	C - Community Green Infrastru	
370283, 355685	Holly Bank Car Park	Crewe	Crewe Central	370283		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
376271, 367102	Holmes Chapel Library	Holmes Chapel	Dane Valley	376271		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
376311, 367115	Holmes Chapel Library Car Park	Holmes Chapel	Dane Valley	376311	 	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
384590, 380915	Hoopers Car Park	Wilmslow	Wilmslow East	384590	<u> </u>	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
370695, 354819	Hope Street Car Park	Crewe	Crewe South	370695		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
377445, 384364	Hough Green Garages Ashley	Mobberley	Mobberley	377445	 	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Medium
385981, 382462	Howty Close Playground	Wilmslow	Handforth	385981		C - Community Green Infrastructure	Medium	C - Community Green Infrastru	
383280, 382089	Jim Evison Playing Fields	Wilmslow	Wilmslow West and Chorley	383280		B - Outdoor Sport	High	B - Outdoor Sport	High
391676, 373985	Jordangate Multi Storey Car Park	Macclesfield	Macclesfield Central	391676		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
370195, 355874	Jubilee Gardens	Crewe	Crewe Central	370195		A - Formal Parks & Gardens	Medium	D - Urban Open Spaces	Medium
389266, 374347	Juniper Rise Play Area	Macclesfield	Broken Cross and Upton	389266		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
389805 , 374555	Kennedy Avenue Car Park	Macclesfield	Broken Cross and Upton	389805		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
368277 , 355773	King George V Playing Fields	Crewe	Crewe West	368277		B - Outdoor Sport	High	B - Outdoor Sport	High
392304, 372848	King Georges Playing Field Windmill Street	Macclesfield	Macclesfield South	392304		C - Community Green Infrastructure	Medium	C - Community Green Infrastru	
375293, 378661	King Street Car Park	Knutsford	Knutsford	375293	i	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
364802, 352616	Kingsley Fields Recreation Ground	Nantwich	Nantwich North and West	364802		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
376652, 379369	Knutsford Household Waste Recycling Centre	Knutsford	Knutsford	376652		G - Inspection only	NA I	G - Inspection only	NA II
384804, 382308	Lacey Green (Barlow Road) Park	Wilmslow	Wilmslow Lacey Green	384804		C - Community Green Infrastructure	Medium	C - Community Green Infrastru	
384866, 382650	Lacey Green Pavilion (Clough Avenue Playing Field)	Wilmslow	Wilmslow Lacey Green	384866		B - Outdoor Sport	Medium	G - Inspection only	NA
394191, 383495	Land & Civic amenity site Anson Road	Poynton	Poynton East and Pott Shrigley	394191		G - Inspection only	NA	G - Inspection only	NA
389051, 374297	Land & corner by 69 Drummond Way	Macclesfield	Broken Cross and Upton	389051		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385206, 362978	Land & path & parking by 27 Davenport Street	Congleton	Congleton West	385206	362978	G - Inspection only	NA	G - Inspection only	NA

						Final Maintenance Categor	isation	Previous Categorisation	(at consultation)
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Final Typology	Final Amenity Level	Typology	Amenity Level
386846, 362376	Land & path beside 10 Thames Close & 28 Avon Drive	Congleton	Congleton East	386846	362376	G - Inspection only	NA	G - Inspection only	NA
391014, 375305	Land & path beside 21 Ploughmans Way	Macclesfield	Macclesfield Tytherington	391014		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
380855, 377308	Land & path beside 23 Buttermere Drive	Alderley Edge	Mobberley	380855		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
389279, 374356	Land & path between 10 & 12 Juniper Rise	Macclesfield	Broken Cross and Upton	389279		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
392364, 382619	Land & path by 119 Vernon Road to 1 Fielding Avenue	Poynton	Poynton East and Pott Shrigley	392364		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
392178, 382787	Land & path by 2 Curzon Road to 33 Micawber Road	Poynton	Poynton West and Adlington	392178		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
392157, 382674	Land & path by 24 Micawber Road to 63 Vernon Road	Poynton	Poynton West and Adlington	392157		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
392365, 382712	Land & path by 50 Curzon Road to 77 Micawber Road	Poynton	Poynton West and Adlington	392365		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
375829, 361006	Land & path side garage off Congleton Road	Sandbach	Sandbach Heath and East	375829	361006	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
373889, 361150	Land & paths front of Wisdom Walk	Sandbach	Sandbach Elworth	373889		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
397622, 384267	Land & road at & off Bentside Road & St Marys Road	Disley	Disley	397622	384267	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
393764, 371447	Land & road at Brighton Crescent less crescent strip, Langley	Sutton	Sutton	393764	371447	E - Rural Open Spaces	Low	E - Rural Open Spaces	Low
392671, 370840	Land & road at Cop Meadow to Symondley Road	Sutton	Sutton	392671	370840	G - Inspection only	NA	G - Inspection only	NA
378452, 373807	Land & road at Parkgate Avenue & Stocks Lane	Over Peover	Chelford	378452	373807	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
394700, 375544	Land & road at Ravenho Lane Hawkins Lane	Rainow	Sutton	394700	375544	E - Rural Open Spaces	Low	E - Rural Open Spaces	Low
394275, 371607	Land & road at Teggnose Mount & access by 4 & 5, Langley	Sutton	Sutton	394275	371607	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
370282, 366412	Land & road at The Moorings & off Pepper Street	Middlewich	Middlewich	370282	366412	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
375956, 378690	Land & road Beech Drive & Mansion Drive	Knutsford	Knutsford	375956	378690	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386567, 362857	Land & road between 2 & 14 Southbank Grove	Congleton	Congleton East	386567	362857	G - Inspection only	NA	G - Inspection only	NA
385540, 384370	Land & road corner Clay Lane & Wilmslow Road	Handforth	Handforth	385540	384370	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
389443, 374179	Land & road corner Priory Lane & Birtles Road	Macclesfield	Broken Cross and Upton	389443	374179	G - Inspection only	NA	G - Inspection only	NA
384540, 382106	Land & road Cranford Trafford Egerton roads	Wilmslow	Wilmslow Lacey Green	384540	382106	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
393969, 377874	Land & road Harrop Road	Bollington	Bollington	393969	377874	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
374473, 378417	Land & road in front 8 to 76 Westfield Drive	Knutsford	Knutsford	374473	378417	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
392113, 377073	Land & road Kingsway & access roadways off	Bollington	Bollington	392113	377073	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
394033, 377712	Land & road Lowther Road	Bollington	Bollington	394033	377712	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
375968, 378757	Land & road Manor Crescent & Woodlands Drive	Knutsford	Knutsford	375968	378757	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385408, 383655	Land & road part Meriton Road & Hampson Crescent	Handforth	Handforth	385408	383655	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385468, 383550	Land & road part Meriton Road & path & School Road	Handforth	Handforth	385468	383550	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385802, 383289	Land & road South Acre Drive Wilmslow Road	Handforth	Handforth	385802	383289	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370157, 366420	Land & road St Michaels Way by 5 Webbs Lane	Middlewich	Middlewich	370157	366420	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
392022, 373912	Land & road Thorp Street near Commercial Road	Macclesfield	Macclesfield Hurdsfield	392022		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
381717, 377007	Land & road Warford Crescent Merrymans Lane	Alderley Edge	Mobberley	381717	377007	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
391627, 372438	Land & roadway beside 45 Maple Avenue	Macclesfield	Macclesfield South	391627	372438	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
391395, 375190	Land & roadway by 5 & 7 Wheatfield Close	Macclesfield	Macclesfield Tytherington	391395	375190	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391751, 382645	Land & scout hut Calder Close to London Road South	Poynton	Poynton West and Adlington	391751	382645	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
387010, 363986	Land & scout hut St Johns Road	Congleton	Congleton East	387010	363986	G - Inspection only	NA	G - Inspection only	NA
386137, 383474	Land & track near Hall Road to Epsom Avenue	Handforth	Handforth	386137	383474	G - Inspection only	NA	G - Inspection only	NA
389849, 374147	Land 107 to 201 Victoria Road & Leamington Road	Macclesfield	Broken Cross and Upton	389849	374147	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
375215, 367926	Land access beside 55 Needham Drive	Cranage	Dane Valley	375215	367926	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
384880, 361436	Land access roadway off Peel Lane by 17 Peel Drive, Astbury	Congleton	Odd Rode	384880	361436	G - Inspection only	NA	G - Inspection only	NA
376137, 360394	Land access strip between 41 & 43 Palmer Road	Sandbach	Sandbach Heath and East	376137	360394	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
392476, 374651	Land adjacent 135 Brocklehurst Avenue	Macclesfield	Macclesfield Hurdsfield	392476	374651	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
371627, 356372	Land adjacent 136 Rochester Crescent	Crewe	Crewe East	371627	356372	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
375970, 367416	Land adjacent to 1 Sadlers Close	Holmes Chapel	Dane Valley	375970	367416	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
384024, 371195	Land adjacent to Woodside Close Siddington Bank Siddington	Gawsworth	Gawsworth	384024		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
384946, 362960	Land along west side of Mereside Avenue	Congleton	Congleton West	384946	362960	G - Inspection only	NA	G - Inspection only	NA
389810, 373321	Land and buildings, off Ivy Road/Somerton Road	Macclesfield	Macclesfield West and Ivy	389810		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369745, 357737	Land and path off Mablins Lane	Crewe	Crewe North	369745		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370035, 353837	Land and play area at Gresty Brook	Crewe	Crewe South	370035		C - Community Green Infrastructure	Medium	C - Community Green Infrast	
380962, 356046	Land and road at Greengate Road, Church Lawton	Alsager	Odd Rode	380962		G - Inspection only	NA	G - Inspection only	NA
386601, 363073	Land and roadway off Bromley Road	Congleton	Congleton East	386601	363073	G - Inspection only	NA	G - Inspection only	NA
370478, 366212	Land and turning circle off Lewin Street	Middlewich	Middlewich	370478	366212	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391850, 375644	Land around Marlborough School Tytherington Drive	Macclesfield	Macclesfield Tytherington	391850	375644	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
384236, 381163	Land at 10 Hall Road	Wilmslow	Wilmslow West and Chorley	384236	381163	G - Inspection only	NA	G - Inspection only	NA
387615, 364033	Land at 167 St Johns Road corner with Harvey Road	Congleton	Congleton East	387615	364033	G - Inspection only	NA	G - Inspection only	NA

						Final Maintenance Categor	isation	Previous Categorisation	(at consultation)
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Final Typology	Final Amenity	Typology	Amenity Level
	1	Town	ward	ŭ		Final Typology	Level	Typology	Amenity Level
387222, 381571	Land at Adlington Road	Wilmslow	Wilmslow Dean Row	387222		E - Rural Open Spaces	Low	E - Rural Open Spaces	Low
386322, 363654	Land at and off Hertford Close	Congleton	Congleton West	386322		G - Inspection only	NA	G - Inspection only	NA
386150, 362930	Land at Back Park Street	Congleton	Congleton West	386150		G - Inspection only	NA	G - Inspection only	NA
384767, 381193	Land at Bank Square	Wilmslow	Wilmslow East	384767		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385332, 381371	Land at Briarwood & off Cow Lane	Wilmslow	Wilmslow Dean Row	385332		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386784, 361964	Land at Canal Road	Congleton	Congleton East	386784		G - Inspection only	NA	G - Inspection only	NA
386811, 363853	Land at Charlesworth Place Havannah Street	Congleton	Congleton East	386811		G - Inspection only	NA	G - Inspection only	NA
390910, 373668	Land at Chester Road	Macclesfield	Macclesfield West and Ivy	390910		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
375860, 366980	Land at Chester Road	Holmes Chapel	Dane Valley	375860		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369473, 366784	Land at Chester Road to rear 43 Beechfield Drive	Middlewich	Middlewich	369473		G - Inspection only	NA	G - Inspection only	NA
385826, 383510	Land at Church Road	Handforth	Handforth	385826	1	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
376610, 361410	Land at Congleton Road	Sandbach	Sandbach Heath and East	376610		G - Inspection only	NA	G - Inspection only	NA
369570, 358249	Land at corner of Lambourne Drive & Simpson Court	Crewe	Leighton	369570		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385260, 363100	Land at Dane House	Congleton	Congleton West	385260		G - Inspection only	NA	G - Inspection only	NA
391590, 373300	Land at Elizabeth Street	Macclesfield	Macclesfield Central	391590		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
373930, 360880	Land at Elworth Road	Sandbach	Sandbach Elworth	373930		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
390951, 374637	Land at estate off Westminster & Abbey Road	Macclesfield	Macclesfield Tytherington	390951	1	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
370520, 356020	Land at former Beech St	Crewe	Crewe Central	370520		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
383648, 363718	Land at front boundary of 14 & 16 Longdown Road	Congleton	Congleton West	383648		G - Inspection only	NA	G - Inspection only	NA
370556, 364861	Land at George VI Close	Middlewich	Middlewich	370556		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
377445, 384353	Land at Hough Green off Cow Lane Ashley	Mobberley	Mobberley	377445	-	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
391536, 373906	Land at King Edward Road	Macclesfield	Macclesfield Central	391536		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
380920, 357050	Land at Knutsford Road, Rode Heath	Rode Heath	Odd Rode	380920		G - Inspection only	NA	G - Inspection only	NA
391786, 365974	Land at Lakeside off A523 Bosley	Gawsworth	Gawsworth	391786		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
392460, 385100	Land at London Rd North	Poynton	Poynton East and Pott Shrigley	392460		G - Inspection only	NA	G - Inspection only	NA
386068, 363498	Land at Maskery Place Eardley Crescent and Salford Place	Congleton	Congleton West	386068		G - Inspection only	NA	G - Inspection only	NA
371692, 375333	Land at Moorcroft off Trouthall Lane to number 16, Plumbley	Chelford	Chelford	371692		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
384363, 362449	Land at Newcastle Road	Congleton	Congleton West	384363		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369910, 366330	Land at Newton Bank	Middlewich	Middlewich	369910		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370620, 356060	Land at Newton Street East	Crewe	Crewe Central	370620		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370590, 356060	Land at Newton St East	Crewe	Crewe Central	370590		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
375216, 378806	Land at Old Market Place	Knutsford	Knutsford	375216		G - Inspection only	NA	G - Inspection only	NA
385422, 362759	Land at outer corner of west end of The Crescent	Congleton	Congleton West	385422		G - Inspection only	NA	G - Inspection only	NA
369437, 377144	Land at Pickmere Lane Pickmere	Knutsford	High Legh	369437		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
373265, 356344	Land at Primrose Avenue	Haslington	Haslington	373265		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
370009, 366854	Land at Ravenscroft Close	Middlewich	Middlewich	370009		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
375548, 366785	Land at Selkirk Drive opposite Portree Drive	Holmes Chapel	Dane Valley	375548		E - Rural Open Spaces	Low	E - Rural Open Spaces	Low
376151, 378752	Land at south side Bellingham Close	Knutsford	Knutsford	376151		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
372956, 383456	Land at The Crescent & Whitehouse Road Bucklow Hill	Knutsford	High Legh	372956		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
379297, 355966	Land at The Fairway	Alsager	Alsager	379297		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
387750, 361890	Land at The Gables Biddulph Road	Congleton	Congleton East	387750		G - Inspection only	NA	G - Inspection only	NA
389480, 374833	Land at Upton Priory	Macclesfield	Broken Cross and Upton	389480		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
367663, 355073	Land at Valley Brook	Wistaston	Wistaston	367663		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
370730, 355790	Land at Vernon Way	Crewe	Crewe Central	370730		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
367924, 352738	Land at Victoria Mill Drive and John Gresty Drive	Willaston	Willaston and Rope	367924		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
389680, 372680	Land at Warwick Road	Macclesfield	Macclesfield West and Ivy	389680		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
365000, 352117	Land at Water Lode / Barker Street	Nantwich	Nantwich South and Stapely	365000		G - Inspection only	NA	G - Inspection only	NA
375754, 361118	Land at Welles Street	Sandbach	Sandbach Town	375754		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370284, 356010	Land at West Street in front of Albert Street	Crewe	Crewe Central	370284		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
374760, 358250	Land at White Hall Farm	Haslington	Sandbach Ettiley Heath and Whe			E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
384504, 379630	Land at Whitehall Farm	Alderley Edge	Alderley Edge	384504		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370301, 384285	Land at Wrenshot Lane	High Legh	High Legh	370301		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
384252, 363816	Land Back Lane by 44 Chestnut Drive	Congleton	Congleton West	384252		G - Inspection only	NA	G - Inspection only	NA
378249, 355575		Alsager	Alsager	378249		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391662, 383970	Land behind 32 Lindisfarne Drive	Poynton	Poynton West and Adlington	391662		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
371997, 379370	Land behind 9 to 25 Holly Grove, Tabley	Knutsford	High Legh	371997	379370	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low

						Final Maintenance Catego	orisation	Previous Categorisation	(at consultation)
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Final Typology	Final Amenity Level	Typology	Amenity Level
370469, 365892	Land Bembridge Drive	Middlewich	Middlewich	370469	365892	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
374653, 377936	Land beside 1 Gloucester Road & 78 Bexton Road	Knutsford	Knutsford	374653	377936	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
384244, 363744	Land beside 1 Hawthorne Close	Congleton	Congleton West	384244	363744	G - Inspection only	NA	G - Inspection only	NA
385811, 382071	Land beside 1 Kingsbury Drive	Wilmslow	Wilmslow Dean Row	385811	382071	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
376360, 360230	Land beside 1 Mortimer Drive to Hassall Road	Sandbach	Sandbach Heath and East	376360	360230	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369821, 365491	Land beside 1 Simonswood & 8 Blakelow Close	Middlewich	Middlewich	369821	365491	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
370789, 365200	Land beside 102 Booth Lane	Middlewich	Middlewich	370789	365200	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
383931, 363819	Land beside 102 Chestnut Drive	Congleton	Congleton West	383931	363819	G - Inspection only	NA	G - Inspection only	NA
392494, 376772	Land beside 106 & by 108 South West Avenue	Bollington	Bollington	392494	376772	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
390346, 383468	Land beside 11 Bittern Close & 31 Heron Drive	Poynton	Poynton West and Adlington	390346	383468	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385168, 362999	Land beside 11 Blake Street linking Garden Street	Congleton	Congleton West	385168	362999	G - Inspection only	NA	G - Inspection only	NA
386905, 362090	Land beside 11 Isis Close & 14 Tamar Close	Congleton	Congleton East	386905	362090	G - Inspection only	NA	G - Inspection only	NA
390485, 383582	Land beside 11 Teal Avenue	Poynton	Poynton West and Adlington	390485	383582	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369607, 366816	Land beside 12 Beechfield Drive to corner	Middlewich	Middlewich	369607	366816	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
390366, 383488	Land beside 14 Heron Drive to path	Poynton	Poynton West and Adlington	390366	383488	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369864, 366774	Land beside 14 Meadow View	Middlewich	Middlewich	369864	366774	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
390488, 383543	Land beside 15 Petrel Avenue & 18 Puffin Avenue	Poynton	Poynton West and Adlington	390488	383543	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385209, 363232	Land beside 16 Valley View	Congleton	Congleton West	385209	363232	G - Inspection only	NA	G - Inspection only	NA
386982, 362094	Land beside 17 Tamar Close & 12 Lune Close	Congleton	Congleton East	386982	362094	G - Inspection only	NA	G - Inspection only	NA
375244, 361733	Land beside 2 Dove Close	Sandbach	Sandbach Town	375244		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
376381, 360261	Land beside 2 Mortimer Drive to Hassall Road	Sandbach	Sandbach Heath and East	376381		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
376177, 360228	Land beside 20 Mortimer Drive to footpath	Sandbach	Sandbach Heath and East	376177		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385288, 362988	Land beside 20 to in front part of 24 John Street	Congleton	Congleton West	385288		G - Inspection only	NA	G - Inspection only	NA
370901, 364819	Land beside 22 Alexandra Road	Middlewich	Middlewich	370901		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
390050, 374486	Land beside 24 & 26 Brampton Avenue	Macclesfield	Broken Cross and Upton	390050		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
390473, 383546	Land beside 24 Teal Avenue & 7 Snipe Close to paths	Poynton	Poynton West and Adlington	390473		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386989, 362336	Land beside 25 & 27 Avon Drive	Congleton	Congleton East	386989		G - Inspection only	NA	G - Inspection only	NA
385280, 362968	Land beside 28 to front of 26 John Street	Congleton	Congleton West	385280		G - Inspection only	NA	G - Inspection only	NA
390485, 383401	Land beside 29 Mallard Crescent & 1 Heron Drive	Poynton	Poynton West and Adlington	390485		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
379068, 356068	Land beside 3 St Marys Close	Alsager	Alsager	379068		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385258, 362955	Land beside 31 John Street	Congleton	Congleton West	385258		G - Inspection only	NA	G - Inspection only	NA
376050, 367081	Land beside 46 Bessancourt	Holmes Chapel	Dane Valley	376050		E - Rural Open Spaces	Low	E - Rural Open Spaces	Low
384262, 363594	Land beside 53 Hawthorne Close	Congleton	Congleton West	384262		G - Inspection only	NA	G - Inspection only	NA
380703, 357557	Land beside 65 Beech Avenue & 3 Bracken Close	Rode Heath	Odd Rode	380703		E - Rural Open Spaces	Low	E - Rural Open Spaces	Low
384254, 363703	Land beside 66 Hawthorne Close	Congleton	Congleton West	384254		G - Inspection only	NA	G - Inspection only	NA
392351, 382810	Land beside 7 Brownlow Close	Poynton	Poynton West and Adlington	392351		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
384115, 363865	Land beside 72 Chestnut Drive	Congleton	Congleton West	384115		G - Inspection only	NA	G - Inspection only	NA
386535, 362502	Land beside 73 Thames Close	Congleton	Congleton East	386535		G - Inspection only	NA NA	G - Inspection only	NA
385773, 383340	Land beside 73 Harries close Land beside 78 Wilmslow Road	Handforth	Handforth	385773		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
387016, 362292	Land beside 8 Severn Close	Congleton	Congleton East	387016		G - Inspection only	NA	G - Inspection only	NA
376161, 360233	Land beside 85 Palmer Road to footpath	Sandbach	Sandbach Heath and East	376161		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
387180, 364357	Land beside 87 Malhamdale Road & 9 Harvey Road Congleton	Congleton	Congleton East	387180		G - Inspection only	NA	G - Inspection only	NA
386517, 362539	Land beside 90 Thames Close	Congleton	Congleton East	386517		G - Inspection only	NA	G - Inspection only	NA NA
385484, 382158	Land between 11 & 15 Alveston Drive	Wilmslow	Wilmslow Dean Row	385484		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391684, 384016	Land between 11 & 15 Alveston brive	Poynton	Poynton West and Adlington	391684		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
383802, 363772	Land between 112 Chestnut Drive & 71 Longdown Road	Congleton	Congleton West	383802		D - Urban Open Spaces	Medium	G - Inspection only	NA
385020, 356727	Land between 122 Clestrict Drive & 71 Longdown Road Land between 13 Clare Street & Fern Close Mount Pleasant	Mow Cop	Odd Rode	385020		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
378959, 355319	Land between 14 Moreton Drive & 21 Bluebell Way	Alsager	Alsager	378959		G - Inspection only	NA		NA
	·					· · · · · · · · · · · · · · · · · · ·		G - Inspection only	
375712, 378892	Land between 150 & 152 Mobberley Road to railway	Knutsford Knutsford	Knutsford	375712 374955		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
374955, 377850	Land between 16 & 24 to beside 46 Ashworth Park		Knutsford			D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370081, 364901	Land between 2 & 3 Heaton Close	Middlewich	Middlewich	370081		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
378882, 362002	Land between 21 & 30 Villa Farm	Arclid	Brereton Rural	378882		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
369579, 357574	Land between 22 and 24 Merlin Way	Crewe	Leighton	369579		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
372798, 352196	Land between 25 & 27 Millbeck Close Weston	Weston	Haslington	372798		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
387882, 362224	Land between 28 to 33 & 46 to 51 Blackshaw Close	Congleton	Congleton East	387882		G - Inspection only	NA	G - Inspection only	NA
386959, 362193	Land between 29 & 31 Derwent Drive & canal	Congleton	Congleton East	386959	362193	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low

						Final Maintenance Categori	isation	Previous Categorisation	(at consultation)
Cito Dof	Dronouty Site Name	Tours	Mond	Fasting	Northing	Final Typelegy	Final Amenity	Tymology	Amonity Lovel
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Final Typology	Level	Typology	Amenity Level
386561, 361939	Land between 29 & 31 to rear of 23 Lamberts Lane	Congleton	Congleton East	386561		G - Inspection only	NA	G - Inspection only	NA
368386, 355942	Land between 3 & 9 Victoria Avenue	Crewe	Crewe West	368386		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
384173, 362470	Land between 3 Rydal Court & 8 Langdale Court	Congleton	Congleton West	384173		G - Inspection only	NA	G - Inspection only	NA
376626, 378701	Land between 35 North Downs & 11 Longridge	Knutsford	Knutsford	376626		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
387280, 362543	Land between 36 & 38 Ayrshire Way	Congleton	Congleton East	387280		G - Inspection only	NA	G - Inspection only	NA
389137, 376700	Land between 5 & 7 Castleford Drive	Prestbury	Prestbury	389137		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
365902, 350966	Land between 6 & 8 Bishops Wood	Nantwich	Nantwich South and Stapely	365902		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386970, 364309	Land between 65 and 67 St Johns Road	Congleton	Congleton East	386970		G - Inspection only	NA	G - Inspection only	NA
385354, 381571	Land between 69 & 90 Hazelwood Road	Wilmslow	Wilmslow Dean Row	385354		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386084, 362787	Land between 8 & 24 Colehill Bank Canal Street	Congleton	Congleton West	386084		G - Inspection only	NA	G - Inspection only	NA
369825, 365468	Land between 8 & 9 Blakelow Close	Middlewich	Middlewich	369825	 	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
368823, 357632	Land between Bradfield Road and Minshull New Road	Crewe	Leighton	368823		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
370436, 364756	Land between Chadwick Road & Redshaw Close	Middlewich	Middlewich	370436		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370442, 364713	Land between Chadwick Road and Gorsley Close	Middlewich	Middlewich	370442	 	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
368917, 357780	Land between Elmstead Crescent and Lawford Close	Crewe	Leighton	368917		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
387468, 362373	Land between end Worsley Drive & end Telford Close	Congleton	Congleton East	387468		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386226, 383717	Land between Epsom Avenue & Kiln Croft Lane	Handforth	Handforth	386226	 	G - Inspection only	NA	G - Inspection only	NA
369334, 352936	Land between Farndale Close and Glaisdale	Wistaston	Willaston and Rope	369334		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
368022, 354713	Land between Field Lane and Wistaston Brook	Wistaston	Wistaston	368022		G - Inspection only	NA	G - Inspection only	NA
369716, 353595	Land between Fuller Drive Crewe and Dunham Crescent	Wistaston	Willaston and Rope	369716		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
371853, 356016	Land between Lansdowne Road & Cormoront Close	Crewe	Crewe East	371853		D - Urban Open Spaces	High	E - Rural Open Spaces	Low
369548, 353434	Land between Ledbury Drive and Haddon Close	Wistaston	Willaston and Rope	369548		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386100, 362983	Land between Mountbatten Way & Park Street	Congleton	Congleton West	386100		G - Inspection only	NA	G - Inspection only	NA
369320, 353615	Land between Ripon Drive and Tunbridge Close	Wistaston	Wistaston	369320		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385675, 381752	Land between Sandown Close and Carnoustie Close	Wilmslow	Wilmslow Dean Row	385675		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
376220, 360764	Land between The Spinney & Woodside Drive	Sandbach	Sandbach Heath and East	376220		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
391994, 373884	Land between Thorp Street & Commercial Road	Macclesfield	Macclesfield Hurdsfield	391994		D - Urban Open Spaces	Low	G - Inspection only	NA
389715, 374088	Land between Victoria Road & Bracken Close	Macclesfield	Broken Cross and Upton	389715	l	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
390023, 374444	Land Brampton Avenue Batemill & Farwood Close	Macclesfield	Broken Cross and Upton	390023		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
392501, 374639	Land Brocklehurst Avenue Hawthorn Way	Macclesfield	Macclesfield Hurdsfield	392501		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
392751, 373104	Land Brocklehurst Avenue to Masons Lane	Macclesfield	Macclesfield Hurdsfield	392751		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
390750, 371999	Land Buckingham Rise	Macclesfield	Macclesfield South	390750	1	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386314, 362322	Land by & behind 5 Quayside to St Peters Road	Congleton	Congleton East	386314		G - Inspection only	NA	G - Inspection only	NA
380636, 368263	Land by 1 Congleton Road Swettenham	Holmes Chapel	Brereton Rural	380636		G - Inspection only	NA	G - Inspection only	NA
389196, 373530	Land by 12 Bromley Road & rear 21 Pexhill Road	Macclesfield	Macclesfield West and Ivy	389196		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
390792, 374866	Land by 137 Abbey Road to rear 38 Abbots Close	Macclesfield	Macclesfield Tytherington	390792		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
390946, 375539	Land by 15 & 17 Augusta Drive	Macclesfield	Macclesfield Tytherington	390946		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391266, 375330	Land by 17 & 19 Freshfield Drive	Macclesfield	Macclesfield Tytherington	391266		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391528, 374575	Land by 18 & 20 Beech Farm Drive to river	Macclesfield	Macclesfield Tytherington	391528		G - Inspection only	NA	G - Inspection only	NA
370548, 365001	Land by 19 George VI Avenue to Queens Drive	Middlewich	Middlewich	370548		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
390935, 375571	Land by 2 Oakhill Close & 8 Augusta Drive	Macclesfield	Macclesfield Tytherington	390935		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
389907, 372897	Land by 2 Pickenham Close to Kendal Road	Macclesfield	Macclesfield West and Ivy	389907		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391278, 375301	Land by 20 Freshfield Drive & Cornfield Close	Macclesfield	Macclesfield Tytherington	391278	 	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391328, 372110	Land by 20 Hathaway Drive	Macclesfield	Macclesfield Central	391328		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
393064, 374244	Land by 21 Clarendon Drive between canal & path	Higher Hurdsfield	Bollington	393064		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
389900, 373731	Land by 242 Chester Road to Bishopton Drive	Macclesfield	Broken Cross and Upton	389900		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
385847, 382689	Land by 26 Waveney Drive to beside 9 Kennet Close	Wilmslow	Handforth	385847		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
374921, 377933	Land by 29 to 31 & 51 & 53 Ashworth Park	Knutsford	Knutsford	374921		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
385828, 381705	Land by 32 Hazelwood Road to 14 Stanhope Close	Wilmslow	Wilmslow Dean Row	385828	i	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369826, 365790	Land by 34 Shropshire Close & Hannahs Walk	Middlewich	Middlewich	369826		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
369565, 366319	Land by 37 Glastonbury Drive	Middlewich	Middlewich	369565		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385685, 381558	Land by 37 Hazelwood Road to Fairford Way	Wilmslow	Wilmslow Dean Row	385685		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
389172, 373973	Land by 39 to rear 73 St Austell Avenue & paths	Macclesfield	Broken Cross and Upton	389172		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
389934, 373828	Land by 4 Oxney Close to Abingdon Close	Macclesfield	Broken Cross and Upton	389934		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
380925, 377404	Land by 4 Ullswater Drive & 5 Buttermere Drive	Alderley Edge	Mobberley	380925		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
370623, 364796	Land by 42 Moss Drive corner of Coronation Road	Middlewich	Middlewich	370623	364796	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low

						Final Maintenance Catego	risation	Previous Categorisation	(at consultation)
Site Ref	Bronarty Sita Nama	Town	Mard	Easting	Northing	Final Typology	Final Amenity	Typology	Amonity Loyal
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Final Typology	Level	Typology	Amenity Level
391508, 384088	Land by 5 Kirkstall Close to by 31 Glastonbury Drive	Poynton	Poynton West and Adlington	391508		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
390970, 375392	Land by 5 Weybridge Drive	Macclesfield	Macclesfield Tytherington	390970	375392	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386905, 363807	Land by 51 Buxton Road to by 2 Redfern Avenue	Congleton	Congleton East	386905		G - Inspection only	NA	G - Inspection only	NA
386787, 362580	Land by 52 Park Lane to corner Kennet Drive	Congleton	Congleton East	386787	362580	G - Inspection only	NA	G - Inspection only	NA
384070, 363698	Land by 53 Chestnut Drive to 11 Poplar Close	Congleton	Congleton West	384070		G - Inspection only	NA	G - Inspection only	NA
389872, 373817	Land by 54 & 56 Bishopton Drive to Pavilion Way	Macclesfield	Broken Cross and Upton	389872		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
386821, 362570	Land by 58 Park Lane to corner Kennet Drive	Congleton	Congleton East	386821	362570	G - Inspection only	NA	G - Inspection only	NA
391264, 375206	Land by 6 Pasture Close & 8 Freshfield Drive	Macclesfield	Macclesfield Tytherington	391264		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
390479, 383464	Land by 60 Mallard Crescent & rear 4 Snipe Close	Poynton	Poynton West and Adlington	390479		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385394, 381696	Land by 7 & 14 Fernwood Grove & 15 Connaught Close	Wilmslow	Wilmslow Dean Row	385394		G - Inspection only	NA	G - Inspection only	NA
391223, 375929	Land by 7 & 19 Birkdale Close	Macclesfield	Macclesfield Tytherington	391223		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391523, 375305	Land by 7 & opposite 10 Bluebell Close	Macclesfield	Macclesfield Tytherington	391523		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
376364, 378287	Land by 7 & to rear 1 Delmar Road to path	Knutsford	Knutsford	376364		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
383827, 363713	Land by 7 Maple Close & 97 Chestnut Drive to paths	Congleton	Congleton West	383827		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391286, 375170	Land by 7 Pasture Close & 9 Harvest Road	Macclesfield	Macclesfield Tytherington	391286		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
384253, 363587	Land by 8 Chestnut Drive & near 53 Hawthorne Close	Congleton	Congleton West	384253		G - Inspection only	NA	G - Inspection only	NA
391373, 375959	Land by 8 Gleneagles Drive & 1 Turnberry Close	Macclesfield	Macclesfield Tytherington	391373		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
383826, 363667	Land by 81 Longdown Road & 6 Maple Close to paths	Congleton	Congleton West	383826		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385554, 381790	Land by 82 & 84 Mainwaring Drive	Wilmslow	Wilmslow Dean Row	385554		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
376361, 378315	Land by 9 Downs End & by 8 Lynton Close to path	Knutsford	Knutsford	376361		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
390961, 373682	Land by 96 Chester Road to Cumberland Street	Macclesfield	Macclesfield Central	390961		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386738, 363853	Land by Eaton Bank over Riverdane Road footbridge	Congleton	Congleton West	386738		G - Inspection only	NA	G - Inspection only	NA
374758, 378451	Land by entrance & in line with 2 Cranford Square	Knutsford	Knutsford	374758		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391980, 373866	Land by Middle Thorp Street & Commercial Road	Macclesfield	Macclesfield Hurdsfield	391980		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
392711, 373220	Land by path beside 40 Brookfield Lane	Macclesfield	Macclesfield East	392711		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
392707, 373224	Land by path Brookfield Lane to Brynmore Drive	Macclesfield	Macclesfield East	392707		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
392634, 383878	Land by path in front 12 to 16 Capenhurst Close	Poynton	Poynton East and Pott Shrigley	392634		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
392599, 383812	Land by path Ladys Incline to 9 Capenhurst Close	Poynton	Poynton East and Pott Shrigley	392599		G - Inspection only	NA	G - Inspection only	NA .
375418, 367508	Land by river & access at Daresbury Close	Holmes Chapel	Dane Valley	375418		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
370235, 366727	Land by river rear Fossa Close to 31 Hadrian Way	Middlewich	Middlewich	370235		D - Urban Open Spaces	Medium	G - Inspection only	NA
386790, 363887	Land by river rear of 75 Havannah Street	Congleton	Congleton East	386790		G - Inspection only	NA	G - Inspection only	NA
370398, 366230	Land by St Michaels Church Leadsmithy & Hightown	Middlewich	Middlewich	370398		F - Cemeteries, Church Yards and Mer		E - Rural Open Spaces	Low
385736, 382866	Land by Wittenham House & River Dean Welland Road	Wilmslow	Handforth	385736		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370418, 364785	Land Chadwick Road in front 2 & 4 Whitemore Road	Middlewich	Middlewich	370418		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
382620, 379128	Land commons in front 66 to 74 Knutsford Road	Alderley Edge	Wilmslow West and Chorley	382620		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
390802, 372363	Land Congleton Road & Park Lane to Moss Lane	Macclesfield	Macclesfield South	390802		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
375959, 361259	Land Congleton Road to Tatton Drive to Eaton Close	Sandbach	Sandbach Town	375959		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
389713, 372311	Land corner 110 Kenilworth Road & Appleby Close	Macclesfield	Macclesfield West and Ivy	389713		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
384230, 363719	Land corner 32 Chestnut Drive & Hawthorne Close	Congleton	Congleton West	384230		G - Inspection only	NA	G - Inspection only	NA
389731, 373799	Land corner Alderney Close & Bishopton Drive	Macclesfield	Broken Cross and Upton	389731		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385558, 382206	Land corner Alveston Drive & Dean Row Road	Wilmslow	Wilmslow Dean Row	385558		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385320, 363030	Land corner Astbury Street & Henrietta Street	Congleton	Congleton West	385320		G - Inspection only	NA	G - Inspection only	NA
369603, 366792	Land corner Beechfield Drive & Laurel Close	Middlewich	Middlewich	369603		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
373883, 360864	Land corner beside 1 Gibson Crescent	Sandbach	Sandbach Elworth	373883		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
383682, 363750	Land corner beside 18 Longdown Road	Congleton	Congleton West	383682		G - Inspection only	NA	G - Inspection only	NA
384322, 363655	Land corner beside 24 Hawthorne Close to path	Congleton	Congleton West	384322		G - Inspection only	NA	G - Inspection only	NA NA
384178, 363842	Land corner beside 31 Chestnut Drive	Congleton	Congleton West	384178		G - Inspection only	NA	G - Inspection only	NA
384302, 363632	Land corner beside 42 Hawthorne Close	Congleton	Congleton West	384302		G - Inspection only	NA	G - Inspection only	NA
398208, 384530	Land corner Bishopton Drive & Blandford Drive	Disley	Disley Proken Cross and Unton	398208		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
389780, 373814	Land corner Bishopton Drive & Blandford Drive	Macclesfield	Broken Cross and Upton	389780		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
389347, 373622	Land corner Broken Cross & Fallibroome Road	Macclesfield	Broken Cross and Upton	389347		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
392711, 383924	Land corner by 31 & 33 Charlecote Road	Poynton	Poynton East and Pott Shrigley	392711		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
392718, 383827	Land corner by 48 Charlecote Road & Moreton Drive	Poynton	Poynton East and Pott Shrigley	392718		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
392722, 383815	Land corner by 50 Charlecote Road & Moreton Drive	Poynton	Poynton East and Pott Shrigley	392722		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
384192, 363610	Land corner by 7 Chestnut Drive & Poplar Close	Congleton	Congleton West	384192		G - Inspection only	NA NA odivers	G - Inspection only	NA
375248, 377269	Land corner by 9 Highland Way & 15 Beggarmans Lane	Knutsford	Knutsford	375248	3/7269	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low

						Final Maintenance Categor	isation	Previous Categorisation	(at consultation)
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Final Typology	Final Amenity	Typology	Amenity Level
380347, 357489	Land corner Byron Close & Keats Drive Rode Heath	Rode Heath	Odd Rode	380347	257490	E - Rural Open Spaces	Level Medium	E - Rural Open Spaces	Low
385023, 356502	Land corner Chapel Street & Heatherside Mount Pleasant	Mow Cop	Odd Rode	385023		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
384224, 363741	Land corner Chestnut Drive & 1 Hawthorne Close	· · · · · · · · · · · · · · · · · · ·	Congleton West	384224		G - Inspection only	NA	G - Inspection only	NA
		Congleton						· ' '	NA NA
384189, 363638	Land corner Chestnut Drive & by 15 Poplar Close	Congleton	Congleton West	384189		G - Inspection only	NA Na divers	G - Inspection only	
385014, 356541	Land corner Clare Street & Chapel Street Mount Pleasant	Mow Cop	Odd Rode	385014		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
393117, 383419	Land corner Coppice Road & Middlewood Road	Poynton	Poynton East and Pott Shrigley	393117		D - Urban Open Spaces	Medium	E - Rural Open Spaces E - Rural Open Spaces	Low
374793, 378422	Land corner Cranford Square	Knutsford	Knutsford	374793		D - Urban Open Spaces	Medium		Low
376087, 367446	Land corner crescent between 9 & 19 North Way	Holmes Chapel	Dane Valley	376087		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385094, 362954	Land corner Crescent opposite 1 West End Cottages	Congleton	Congleton West	385094		G - Inspection only	NA NA - diame	G - Inspection only	NA
385783, 382122	Land corner Dean Row Road & Knightsbridge Close	Wilmslow	Wilmslow Dean Row	385783		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
375557, 361146	Land corner Elworth Street & Platt Avenue	Sandbach	Sandbach Town	375557		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386641, 361956	Land corner from 21 Lamberts Lane to foothpath	Congleton	Congleton East	386641		G - Inspection only	NA	G - Inspection only	NA .
398213, 384564	Land corner front of 2 & 4 Chantry Road	Disley	Disley	398213		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369867, 365594	Land corner Hayhurst Avenue at Swanscoe Close	Middlewich	Middlewich	369867		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386644, 362848	Land corner in front of 13 to 21 South Bank Grove	Congleton	Congleton East	386644		G - Inspection only	NA	G - Inspection only	NA
370508, 366492	Land corner King Street & New King Street	Middlewich	Middlewich	370508		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370439, 366063	Land corner Lewin Street & Civic Way by Rosemount	Middlewich	Middlewich	370439		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391762, 383936	Land corner Lindisfarne Drive & 1 Tewkesbury Close	Poynton	Poynton West and Adlington	391762		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385680, 362777	Land corner Lion Street and Wesley Court	Congleton	Congleton West	385680		G - Inspection only	NA	G - Inspection only	NA
391950, 372315	Land corner London Road & Sutton Close	Macclesfield	Macclesfield South	391950	372315	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391530, 375424	Land corner Macclesfield Road & Bluebell Lane	Macclesfield	Macclesfield Tytherington	391530		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
382854, 355236	Land corner near 1 Liverpool Road East	Church Lawton	Odd Rode	382854	355236	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
386680, 362161	Land corner of Canal Road & Derwent Drive	Congleton	Congleton East	386680	362161	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
372992, 355690	Land corner of Cloverfields	Haslington	Haslington	372992	355690	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
378797, 355341	Land corner of Crewe Road & Chancery Lane	Alsager	Alsager	378797	355341	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
369053, 355853	Land corner of Farmer Close & Coppenhall Grove	Crewe	Crewe West	369053	355853	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
364845, 352512	Land corner of First and Second Wood Street	Nantwich	Nantwich North and West	364845	352512	G - Inspection only	NA	G - Inspection only	NA
370066, 355324	Land corner of Flag Lane and Alton Street	Crewe	Crewe West	370066	355324	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369637, 356732	Land corner of Kinloch Close and Dutton Way	Crewe	Crewe Central	369637	356732	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385203, 363184	Land corner of Obelisk Way to 4 Valley View	Congleton	Congleton West	385203	363184	G - Inspection only	NA	G - Inspection only	NA
379881, 355306	Land corner of Sandbach Road South & Ashmores Lane	Alsager	Alsager	379881	355306	F - Cemeteries, Church Yards and Mem	Medium	E - Rural Open Spaces	Low
374001, 361132	Land corner of School Lane & 1 Randle Bennett Close	Sandbach	Sandbach Elworth	374001	361132	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
375015, 378408	Land corner of Stanley Road and Bexton Road (front of Booths Superstore) (exc. Paved areas)	Knutsford	Knutsford	375015	378408	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
386055, 382022	Land corner Pinewood Road & Dean Row Road	Wilmslow	Wilmslow Dean Row	386055	382022	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370631, 355651	Land corner Prince Albert Street and Crewe Street	Crewe	Crewe Central	370631		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370764, 364683	Land corner Warmingham Lane & Chadwick Road	Middlewich	Middlewich	370031		B D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370752, 365021	Land corner Warmingham Lane & Queens Drive	Middlewich	Middlewich	370752		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385118, 362945	Land corner West End Cottages and St James Avenue	Congleton	Congleton West	385118		G - Inspection only	NA	G - Inspection only	NA
368436, 355977	Land corner West End Cottages and Straines Avenue	Crewe	Crewe West	368436	1	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385607, 382173	Land corner Wolverton Drive & Dean Row Road	Wilmslow	Wilmslow Dean Row	385607		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
393678, 381732	Land corner Wood Lane North & Wood Lane West	Adlington		393678		G - Inspection only	NA		NA
391297, 375314	Land Cornfield Close by 22 Freshfield Drive	Macclesfield	Poynton West and Adlington Macclesfield Tytherington	391297	1	D - Urban Open Spaces	Medium	G - Inspection only E - Rural Open Spaces	Low
373818, 360427	Land crescent between 7 & 15 Thornbrook Way	Sandbach	Sandbach Ettiley Heath and Whe			D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
376089, 367513	Land crescent in front of 44 to 54 North Way	Holmes Chapel	Dane Valley	376089		D - Urban Open Spaces	Medium	E - Rural Open Spaces	
376073, 367452	Land crescent in Hont of 44 to 54 North Way	Holmes Chapel	Dane Valley	376089		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391313, 375403 391322, 376027	Land Dorchester Way & passage to Bluebell Lane Land Dorchester Way & rear Turnberry Close	Macclesfield Macclesfield	Macclesfield Tytherington Macclesfield Tytherington	391313 391322		C - Community Green Infrastructure D - Urban Open Spaces	Medium Medium	E - Rural Open Spaces E - Rural Open Spaces	Low
391322, 376027	· · · · · · · · · · · · · · · · · · ·	Macclesfield	, ,	391322			+	E - Rural Open Spaces E - Rural Open Spaces	Low
	Land Dorchester Way by 12 & 14 Barnside Way		Macclesfield Tytherington			D - Urban Open Spaces	Medium	<u> </u>	Low
391313, 375090	Land Dorchester Way by 2 Melford Drive	Macclesfield	Macclesfield Tytherington	391313		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391394, 376016	Land Dorchester Way by 8 & 10 Turnberry Close	Macclesfield	Macclesfield Tytherington	391394		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391464, 375126	Land Dorchester Way by rear 23 Ryebank Way	Macclesfield	Macclesfield Tytherington	391464		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391334, 375111	Land Dorchester Way east corner Harvest Road	Macclesfield	Macclesfield Tytherington	391334		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391248, 375157	Land Dorchester Way Freshfield Drive to Harvest	Macclesfield	Macclesfield Tytherington	391248		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
391034, 375399	Land Dorchester Way from 2 Ploughmans Way	Macclesfield	Macclesfield Tytherington	391034		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391393, 375127	Land Dorchester Way rear 6 to 16 Ryebank Way	Macclesfield	Macclesfield Tytherington	391393	375127	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low

						Final Maintenance Categor	risation	Previous Categorisation	(at consultation)
Site Ref	Dranarty Sita Nama	Tourn	Mard	Easting	Northing	Einal Typology	Final Amenity	Tunology	Amonity Lovel
Site Kei	Property Site Name	Town	Ward	Easting	Northing	Final Typology	Level	Typology	Amenity Level
389134, 374295	Land Drummond Way by 1 Cotswold Close Broken Cross	Macclesfield	Broken Cross and Upton	389134	374295	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
390308, 383576	Land Dunlin Close & beside 10 Highfield Road to path	Poynton	Poynton West and Adlington	390308	383576	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
389818, 374317	Land East Cheshire Close to Wellesbourne Close	Macclesfield	Broken Cross and Upton	389818		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
382318, 382031	Land east corner Mobberley Road & Morley Green Road	Wilmslow	Wilmslow West and Chorley	382318	382031	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
369086, 357624	Land east of Bradfield Road	Crewe	Leighton	369086	357624	C - Community Green Infrastructure	Medium	G - Inspection only	NA
392029, 373820	Land east of Commercial Road and Buxton Road	Macclesfield	Macclesfield Hurdsfield	392029		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370073, 355549	Land east of Flag Lane facing Bridle Road	Crewe	Crewe West	370073	355549	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
371481, 356367	Land east of Lime Tree Avenue	Crewe	Crewe East	371481		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369733, 357741	Land east of Mablins Lane	Crewe	Crewe North	369733	357741	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385006, 363038	Land east of Mereside Avenue & beside 84 West Road	Congleton	Congleton West	385006		G - Inspection only	NA	G - Inspection only	NA
367580, 355913	Land east of Middlewich Road rear Marshfield Bank	Crewe	Wistaston	367580		G - Inspection only	NA	G - Inspection only	NA
370678, 355130	Land east of Mill Street	Crewe	Crewe South	370678		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369743, 365651	Land east of Nantwich Road to Norbury Drive	Middlewich	Middlewich	369743	365651	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
392815, 373334	Land east of path by 322 Buxton Road	Macclesfield	Macclesfield East	392815	373334	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
365062, 350874	Land east of Shrewbridge Road and river	Nantwich	Nantwich South and Stapely	365062		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
375276, 378544	Land east of St Johns Church off Church Hill	Knutsford	Knutsford	375276	378544	F - Cemeteries, Church Yards and Men	nd Low	E - Rural Open Spaces	Low
384280, 362673	Land east of Thirlmere Court	Congleton	Congleton West	384280	362673	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
364836, 352697	Land east of Waterlode by River Weaver	Nantwich	Nantwich North and West	364836	352697	G - Inspection only	NA	G - Inspection only	NA
392783, 383851	Land end Holker Close & path to 1 Sulgrave Avenue	Poynton	Poynton East and Pott Shrigley	392783	383851	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
367957, 352668	Land end of Gladstone Street	Willaston	Willaston and Rope	367957	352668	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
387065, 363904	Land extending from beside & behind 61 Buxton Road	Congleton	Congleton East	387065	363904	G - Inspection only	NA	G - Inspection only	NA
365168, 351983	Land facing 2 to 8 The Blankney	Nantwich	Nantwich South and Stapely	365168	351983	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
391406, 375605	Land Fearndown Way	Macclesfield	Macclesfield Tytherington	391406	375605	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
382311, 382017	Land field at Morley Green Road	Wilmslow	Wilmslow West and Chorley	382311	382017	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
386694, 381457	Land field off Browns Lane & Altrincham Road	Wilmslow	Wilmslow Dean Row	386694	381457	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
376009, 360431	Land field off end Condliffe Close	Sandbach	Sandbach Heath and East	376009	360431	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
376083, 360133	Land field rear of Mortimer Drive & Laurel Close	Sandbach	Sandbach Heath and East	376083	360133	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370517, 364764	Land footpath from 47 Moss Drive to Chadwich Drive	Middlewich	Middlewich	370517	364764	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
375297, 361269	Land footpath off Sweettooth Lane by Greenacres	Sandbach	Sandbach Town	375297		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385173, 363020	Land for parking beside 3 Blake Street	Congleton	Congleton West	385173	363020	G - Inspection only	NA	G - Inspection only	NA
370664, 366800	Land from 1 Pennymoor Drive to corner	Middlewich	Middlewich	370664		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
369867, 365348	Land from 17 to 36 Ryecroft Close	Middlewich	Middlewich	369867		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
375558, 367114	Land from 2 Brookfield Drive to Chester Road	Holmes Chapel	Dane Valley	375558		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
393078, 374259	Land from 22 Clarendon Drive by path to canal	Higher Hurdsfield	Bollington	393078		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
379630, 356261	Land from 22 Leicester Avenue to 20 Grosvenor Avenue	Alsager	Alsager	379630		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
380864, 377356	Land from 3 Ullswater to 8&10 Buttermere Drive	Alderley Edge	Mobberley	380864		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
371744, 356384	Land from 35 to 115 Rochester Crescent	Crewe	Crewe East	371744		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
375937, 366589	Land from 62 to rear 78 Portree Drive by river	Holmes Chapel	Dane Valley	375937		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
390087, 373794	Land from Bishopton Drive to Pavilion Way	Macclesfield	Broken Cross and Upton	390087		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
383743, 363676	Land from nearby 22 Longdown Road to school	Congleton	Congleton West	383743		G - Inspection only	NA	G - Inspection only	NA
385591, 363172	Land from rear of 26 Overton Close by river	Congleton	Congleton West	385591		G - Inspection only	NA	G - Inspection only	NA
369656, 366275	Land front 17 Glastonbury Drive & 3 Tewkesbury Cls	Middlewich	Middlewich	369656		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
374656, 377883	Land front 2 to 6 Malvern Road to Gloucester Road	Knutsford	Knutsford	374656		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391648, 384094	Land front 51 Glastonbury Drive & by 2 Neath Close	Poynton	Poynton West and Adlington	391648		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
376109, 367437	Land front of 16 to 38 North Way	Holmes Chapel	Dane Valley	376109		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
391630, 384023	Land Glastonbury Drive by 2 Selby Close	Poynton	Poynton West and Adlington	391630		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
392228, 372712	Land Gunco Lane on bend facing Heapy Street	Macclesfield	Macclesfield South	392228		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
370798, 366442	Land Holmes Chapel Road at access Prospect Court	Middlewich	Middlewich	370798		G - Inspection only	NA	G - Inspection only	NA
389956, 373823	Land in front 11 to 19 Abingdon Close	Macclesfield	Broken Cross and Upton	389956		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391379, 374914	Land in Front 11 to 19 Abinguon Close Land in front 11 to 21 Lavenham Close	Macclesfield	Macclesfield Tytherington	391379		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386855, 362107	Land in Front 11 to 21 Laverman close Land in front 14 & 16 Isis Close			-			NA		NA
		Congleton	Congleton East	386855		G - Inspection only		G - Inspection only	
379151, 379724	Land in front 2 to 7 Hall Bank North	Mobberley	Mobberley Macclesfield Tytherington	379151		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
391330, 375260	Land in front 23 to 27 Harvest Road to path	Macclesfield	Macclesfield Tytherington	391330		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386925, 362272	Land in front 24 to 27 Severn Close	Congleton	Congleton East	386925		G - Inspection only	NA	G - Inspection only	NA
389094, 374296	Land in front 67 Drummond Way to Cotswold Close	Macclesfield	Broken Cross and Upton	389094		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
389816, 373819	Land in front 8 to 10 Blandford Drive	Macclesfield	Broken Cross and Upton	389816	3/3819	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low

						Final Maintenance Catego	risation	Previous Categorisation	(at consultation)
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Final Typology	Final Amenity Level	Туроlоду	Amenity Level
387253, 362828	Land in front of 1 to 10 Hilary Avenue	Congleton	Congleton East	387253	362828	G - Inspection only	NA	G - Inspection only	NA
381040, 356026	Land in front of 10 to 14 Grove Avenue	Church Lawton	Odd Rode	381040	356026	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
373675, 360540	Land in front of 11 to 35 Milton Way	Sandbach	Sandbach Ettiley Heath and Whe	373675	360540	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
384236, 363593	Land in front of 12 & 10 Chestnut Drive	Congleton	Congleton West	384236	363593	G - Inspection only	NA	G - Inspection only	NA
384213, 363631	Land in front of 14 & 16 Chestnut Drive	Congleton	Congleton West	384213	363631	G - Inspection only	NA	E - Rural Open Spaces	Low
386909, 362958	Land in front of 17 to 29 Woolston Avenue	Congleton	Congleton East	386909	362958	G - Inspection only	NA	G - Inspection only	NA
381063, 356026	Land in front of 18 to 20 Grove Avenue	Church Lawton	Odd Rode	381063	356026	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
367672, 352292	Land in front of 19 Beech Tree Close	Willaston	Willaston and Rope	367672	352292	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
377816, 369964	Land in front of 2 to 14 The Old Paddock	Goostrey	Dane Valley	377816	369964	E - Rural Open Spaces	Low	E - Rural Open Spaces	Low
386827, 362744	Land in front of 2 to 8 Highcroft Avenue	Congleton	Congleton East	386827	362744	G - Inspection only	NA	G - Inspection only	NA
386796, 362792	Land in front of 28 to 40 Edinburgh Road	Congleton	Congleton East	386796	362792	G - Inspection only	NA	G - Inspection only	NA
380622, 357163	Land in front of 3 to 15 Millmead Rode Heath	Rode Heath	Odd Rode	380622	357163	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
369661, 358264	Land in front of 32 to 34 Mills Way	Crewe	Leighton	369661	358264	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
386657, 362823	Land in front of 32 to 46 South Bank Grove	Congleton	Congleton East	386657	362823	G - Inspection only	NA	G - Inspection only	NA
374985, 368106	Land in front of 33 & 35 Armistead Way	Cranage	Dane Valley	374985	368106	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
386339, 362759	Land in front of 3D to 3F Elvington Close	Congleton	Congleton West	386339	362759	G - Inspection only	NA	G - Inspection only	NA
384222, 363563	Land in front of 4 & 2 Chestnut Drive	Congleton	Congleton West	384222	363563	G - Inspection only	NA	G - Inspection only	NA
380559, 357266	Land in front of 4 to 20 Millmead	Rode Heath	Odd Rode	380559	357266	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
370505, 364745	Land in front of 42 to 48 Chadwick Road	Middlewich	Middlewich	370505	364745	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
380403, 355975	Land in front of 43 to 53 Moorhouse Avenue	Alsager	Alsager	380403	355975	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
369526, 366853	Land in front of 49 & 51 Beechfield Drive	Middlewich	Middlewich	369526	366853	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
374527, 361136	Land in front of 5 to 13 Budworth Close	Sandbach	Sandbach Elworth	374527	361136	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
384226, 363580	Land in front of 8 & 6 Chestnut Drive	Congleton	Congleton West	384226	363580	G - Inspection only	NA	G - Inspection only	NA
374514, 359342	Land in front of 80 to 88 Forge Fields to canal	Sandbach	Sandbach Ettiley Heath and Whe		359342	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
375317, 368013	Land in front of 85 & 87 Needham Drive	Cranage	Dane Valley	375317		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
377129, 367290	Land in front of 88 to 92 Macclesfield Road	Holmes Chapel	Dane Valley	377129		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
386266, 362777	Land in front of 9 Lowe Avenue	Congleton	Congleton West	386266		G - Inspection only	NA	G - Inspection only	NA
365742, 351109	Land in front of 91/113 Audlem Road	Nantwich	Nantwich South and Stapely	365742		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
383627, 363664	Land in front of boundary of 8 & 10 Longdown Road	Congleton	Congleton West	383627		G - Inspection only	NA	G - Inspection only	NA
383632, 363678	Land in front of part of 10 & 12 Longdown Road	Congleton	Congleton West	383632		G - Inspection only	NA	G - Inspection only	NA
383641, 363702	Land in front of part of 14 & 12 Longdown Road	Congleton	Congleton West	383641		G - Inspection only	NA	G - Inspection only	NA
383652, 363730	Land in front of part of 16 & 18 Longdown Road	Congleton	Congleton West	383652		G - Inspection only	NA	G - Inspection only	NA
370391, 366277	Land in front St Michaels Church St Michaels Way	Middlewich	Middlewich	370391		F - Cemeteries, Church Yards and Men	nd Medium	E - Rural Open Spaces	Low
386738, 362856	Land island at Edinburgh Place	Congleton	Congleton East	386738		G - Inspection only	NA	G - Inspection only	NA
386756, 362908	Land island at Newton Place	Congleton	Congleton East	386756	362908	G - Inspection only	NA	G - Inspection only	NA
376387, 367405	Land island at Picton Square	Holmes Chapel	Dane Valley	376387	367405	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
392067, 375540	Land island at Salisbury Place	Macclesfield	Macclesfield Tytherington	392067		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385048, 356744	Land island between 10 & 32 Clare Street Mount Pleasant	Mow Cop	Odd Rode	385048		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
391532, 375916	Land island by 11 & 15 Muirfield Drive	Macclesfield	Macclesfield Tytherington	391532		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
374778, 378441	Land island centre of Cranford Square	Knutsford	Knutsford	374778		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386928, 362294	Land island corner Severn Close & Daven Road	Congleton	Congleton East	386928		G - Inspection only	NA	G - Inspection only	NA
381353, 369691	Land island Dicklow Cob Salters Lane	Lower Withington	Gawsworth	381353		E - Rural Open Spaces	Medium	G - Inspection only	NA
375454, 361119	Land island facing 18 to 38 Platt Avenue	Sandbach	Sandbach Town	375454		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
375332, 361083	Land island facing 66 to 90 Platt Avenue	Sandbach	Sandbach Town	375332		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
390333, 374273	Land island front 1 to 27 Bittern Grove	Macclesfield	Broken Cross and Upton	390333		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386967, 362980	Land island in front of 29 to 47 Woolston Avenue	Congleton	Congleton East	386967		G - Inspection only	NA	G - Inspection only	NA
375087, 368136	Land island in front of 8 to 22 Armistead Way	Cranage	Dane Valley	375087		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
390909, 373465	Land island junction Oxford Road Beswick Street	Macclesfield	Macclesfield Central	390909		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
365044, 352419	Land island off Oat Market	Nantwich	Nantwich North and West	365044		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369671, 355491	Land junction of Wistaston Road & Stewart Street	Crewe	Crewe West	369671		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
389763, 374593	Land Kennedy Avenue Avon Court Severn Close	Macclesfield	Broken Cross and Upton	389763		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
370562, 366328	Land Kinderton Street Mill Cottage to King Street	Middlewich	Middlewich	370562		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
391740, 383908	Land Lindisfarne Drive by 2 Bylands Close	Poynton	Poynton West and Adlington	391740		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
384176, 381079	Land Little Lindow Altrincham Road Hawthorn Street	Wilmslow	Wilmslow West and Chorley	384176		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
390020, 376478	Land Macclesfield Road East Side	Prestbury	Prestbury	390020		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
391618, 375988	Land Manchester Road & north of Dorchester Way	Macclesfield	Macclesfield Tytherington	391618	375988	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low

						Final Maintenance Categor	isation	Previous Categorisation	(at consultation)
Site Def	Dronouty Site Name	Tours	Mond	Facting	Northing	Final Typology	Final Amenity	Tymology	A manitu I aval
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Final Typology	Level	Typology	Amenity Level
391608, 375930	Land Manchester Road & south of Dorchester Way	Macclesfield	Macclesfield Tytherington	391608	375930	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
391577, 375623	Land Manchester Road end Oldham Rise to track	Macclesfield	Macclesfield Tytherington	391577		G - Inspection only	NA	G - Inspection only	NA
375994, 378833	Land Manor Crescent Lowe Drive Woodlands Drive	Knutsford	Knutsford	375994		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
376165, 378845	Land Manor Park North Shaw Drive Boothfields	Knutsford	Knutsford	376165	378845	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
364924, 352203	Land Mill Island	Nantwich	Nantwich North and West	364924		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
389909, 374374	Land Millbank Drive Batemill & Portford Close	Macclesfield	Broken Cross and Upton	389909		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369883, 366303	Land near 22 Nantwich Road at corner Newton Bank	Middlewich	Middlewich	369883	366303	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
383786, 363692	Land near 71 Longdown Road bounded by paths	Congleton	Congleton West	383786		B - Outdoor Sport	Medium	E - Rural Open Spaces	Low
397470, 384640	Land near War Memorial	Disley	Disley	397470		F - Cemeteries, Church Yards and Mem	Medium	E - Rural Open Spaces	Low
388899, 373912	Land Newquay Drive to corner Whirley Road	Macclesfield	Broken Cross and Upton	388899		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
373649, 356186	Land next to 34 Batterbee Court	Haslington	Haslington	373649	 	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369762, 366736	Land north corner Croxton Lane & Beechfield Drive	Middlewich	Middlewich	369762	366736	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386237, 382732	Land north corner Dean Road & Welland Road	Wilmslow	Handforth	386237	382732	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
380890, 357045	Land north corner Knutsford Road & Sandbach Road	Rode Heath	Odd Rode	380890		G - Inspection only	NA	G - Inspection only	NA
370634, 356263	Land north corner Middlewich Street and railway	Crewe	Crewe East	370634	356263	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386352, 381751	Land north corner Pinewood Road & Browns Lane	Wilmslow	Wilmslow Dean Row	386352	381751	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386455, 362244	Land north east off Chaffinch Close	Congleton	Congleton East	386455	362244	G - Inspection only	NA	G - Inspection only	NA
369909, 358250	Land north of Parkers Road Crewe by railway	Crewe	Leighton	369909	358250	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
384642, 371262	Land north of Redesmere Road, Siddington (near A34)	Macclesfield	Gawsworth	384642	371262	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
366431, 352143	Land north of St Joseph Way from Lewis Close	Nantwich	Nantwich South and Stapely	366431	352143	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
392030, 373926	Land north of Thorp Street by Comercial Road	Macclesfield	Macclesfield Hurdsfield	392030	373926	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
372286, 354140	Land north of Weston Road	Crewe	Crewe East	372286	354140	G - Inspection only	NA	G - Inspection only	NA
384410, 362797	Land north west of Newcastle Road	Congleton	Congleton West	384410	362797	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385113, 362468	Land off & west of Bankyfields Crescent	Congleton	Congleton West	385113	362468	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
375796, 360408	Land off A534 to rear 54 Fairfield	Sandbach	Sandbach Heath and East	375796	360408	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
384369, 363677	Land off Back Lane & rear 21 to 31 Hawthorne Close	Congleton	Congleton West	384369	363677	G - Inspection only	NA	G - Inspection only	NA
384327, 363709	Land off Back Lane by 6 & 20 Hawthorne Close	Congleton	Congleton West	384327	363709	G - Inspection only	NA	G - Inspection only	NA
370040, 356495	Land off Badger Avenue Ford Lane & Broad Street	Crewe	Crewe North	370040	356495	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370745, 354344	Land off Barker Street & St Clair Street	Crewe	Crewe South	370745	354344	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370711, 354347	Land off Barker Street and Peter Ellson Close	Crewe	Crewe South	370711	354347	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
380190, 354817	Land off Barley Croft	Alsager	Alsager	380190	354817	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
370500, 365201	Land off Barrington Drive & Cresanne Close	Middlewich	Middlewich	370500	365201	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
365585, 352614	Land off Beam Street & The Crescent	Nantwich	Nantwich North and West	365585	352614	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
367677, 352331	Land off Beech Tree Close by 74 Park Road	Willaston	Willaston and Rope	367677	352331	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369582, 353210	Land end of Beechcroft Avenue next to Berkeley Academy Prima	Wistaston	Willaston and Rope	369582	353210	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
387371, 362148	Land off Biddulph Road beside 29 Fenton Close	Congleton	Congleton East	387371	362148	G - Inspection only	NA	G - Inspection only	NA
368781, 357915	Land off Bradfield Road rear of Elmstead Crescent	Crewe	Leighton	368781	357915	G - Inspection only	NA	G - Inspection only	NA
369779, 357728	Land off Bude Close	Crewe	Crewe North	369779	i	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
389961, 374326	Land off Campbell Close to rear Batemill Close	Macclesfield	Broken Cross and Upton	389961		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
392075, 373545	Land off Canal Street & Green Street	Macclesfield	Macclesfield East	392075		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370293, 383629	Land off Candelan Way & A50	High Legh	High Legh	370293	 	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
379341, 355139	Land off Cedar Avenue	Alsager	Alsager	379341		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
369533, 349769	Land off Church Way	Wybunbury	Wybunbury	369533		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
369426, 355494	Land off Collins Street	Crewe	Crewe West	369426	i	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385709, 382435	Land off Colshaw Drive & Howty Close by school	Wilmslow	Handforth	385709		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
375582, 360104		Sandbach	Sandbach Heath and East	375582		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
379841, 356021		Alsager	Alsager	379841		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
371488, 354904	Land off Crewe Road and Gateway	Crewe	Crewe East	371488		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
,	Land off Dane Street south of River Dane to path	Congleton	Congleton West	385505		G - Inspection only	NA	G - Inspection only	NA
370767, 364475	Land off Davenham Way & Kestrel Close	Middlewich	Middlewich	370767	1	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386487, 382097	Land off Dean Row Road	Wilmslow	Wilmslow Dean Row	386487		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
378111, 355171		Alsager	Alsager	378111		C - Community Green Infrastructure	Low	E - Rural Open Spaces	Low
391026, 375581	Land off Dorchester Way & Augusta Drive	Macclesfield	Macclesfield Tytherington	391026		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391457, 376031	Land off Dorchester Way & Carnoustie Drive	Macclesfield	Macclesfield Tytherington	391457		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391207, 375825		Macclesfield	Macclesfield Tytherington	391207		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
376338, 378343	<u> </u>	Knutsford	Knutsford	376338		B D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
	The second second second second close			3,0330	3,0545			Spen spaces	

						Final Maintenance Categor	risation	Previous Categorisation	(at consultation)
Site Ref	Property Site Name	Town	Mord	Facting	Northing	Final Typology	Final Amenity	Typology	Amonity Lovel
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Final Typology	Level	Typology	Amenity Level
376302, 378333	Land off Downs End beside & behind 2 Delmar Road	Knutsford	Knutsford	376302		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370530, 355372	Land off Edleston Road & corner of Oak Street	Crewe	Crewe Central	370530		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
390851, 375263	Land off Farmfield Drive & Ploughmans Way	Macclesfield	Macclesfield Tytherington	390851		D - Urban Open Spaces	Medium	G - Inspection only	NA
386530, 362969	Land off Festival Hill	Congleton	Congleton East	386530		G - Inspection only	NA	G - Inspection only	NA
369198, 356883	Land off Frank Webb Avenue by Westbourne Avenue	Crewe	Crewe St Barnabas	369198		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369315, 356789	Land off Frank Webb Avenue to Brooklands Grove	Crewe	Crewe St Barnabas	369315		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370020, 353469	Land off Fuller Drive Crewe rear of Westbury Close	Crewe	Crewe South	370020		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369426, 357793	Land off Gillow Close	Crewe	Leighton	369426		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
374544, 361235	Land off Grange Way rear 1 to 15 Rostherne Way	Sandbach	Sandbach Elworth	374544		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
379743, 356337	Land off Grosvenor Avenue & Sandbach Road North	Alsager	Alsager	379743		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
387477, 362664	Land off Guernsey Close by railway to a brook	Congleton	Congleton East	387477		G - Inspection only	NA	G - Inspection only	NA
379240, 355097	Land off Hall Drive & behind Swettenham Close	Alsager	Alsager	379240		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
387001, 364124	Land off Haworth Avenue & rear Clayton Avenue	Congleton	Congleton East	387001		G - Inspection only	NA	G - Inspection only	NA .
370376, 357183	Land off Hazel Grove	Crewe	Crewe East	370376	1	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
371838, 356213	Land off Heron Crescent	Crewe	Crewe East	371838		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
371832, 356082	Land off Heron Crescent to Lansdowne Road	Crewe	Crewe East	371832		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
376046, 360646	Land off High Street by Old Hall Hotel to river	Sandbach	Sandbach Town	376046	1	G - Inspection only	NA	G - Inspection only	NA
376112, 360725	Land off High Street near Bath Street to river	Sandbach	Sandbach Town	376112		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385526, 383274	Land off Kenilworth Avenue	Handforth	Handforth	385526		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
389871, 374524	Land off Kennedy Avenue & Millbank Drive	Macclesfield	Broken Cross and Upton	389871		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
375099, 368773	Land off Knutsford Road opposite Twemlow Lane	Holmes Chapel	Dane Valley	375099		G - Inspection only	NA .	E - Rural Open Spaces	Low
373404, 355710	Land off Leyland Grove	Haslington	Haslington	373404		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
386108, 364066	Land off Lower Heath Avenue & Tidnock Avenue	Congleton	Congleton West	386108	1	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
371417, 355372	Land off Macon Way	Crewe	Crewe East	371417		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
383933, 363702	Land off Maple Close beside 11 Sycamore Avenue	Congleton	Congleton West	383933		G - Inspection only	NA NA disease	G - Inspection only	NA
365351, 353543	Land off Mercer Way & Larkspur Close	Nantwich	Nantwich North and West	365351		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
367473, 355152	Land off Middlewich Road Connect 2 Greenway	Wistaston	Wistaston	367473		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
372798, 352231	Land off Millbeck Close & Westmere Close	Crewe	Haslington	372798		D - Urban Open Spaces	NA	E - Rural Open Spaces	Low
385883, 362863	Land off Moody Street to rear of 52 High Street	Congleton	Congleton West	385883		G - Inspection only		G - Inspection only	NA
380355, 356067	Land off Moorhouse Avenue to Lawton Road	Alsager	Alsager	380355		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
369150, 357819 359754, 347497	Land off Moss Croft & Hesketh Croft Land off Nantwich Road rear of Oakfield Drive	Crewe Wrenbury	Leighton Wrenbury	369150 359754		D - Urban Open Spaces E - Rural Open Spaces	Low	E - Rural Open Spaces	Low
391702, 384120	Land off Neath Close & Newstead Close	Poynton	Poynton West and Adlington	391702		D - Urban Open Spaces	Medium	E - Rural Open Spaces E - Rural Open Spaces	Low
390170, 377053	Land off New Road & Bridge Green Admiral Rodney	Prestbury		3901702		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369392, 356460	Land off Newcastle Street by 52 Broom Street	Crewe	Prestbury Crewe St Barnabas	369392		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
385143, 363160	Land off Obelisk Way & Westholme Close	Congleton	Congleton West	385143		G - Inspection only	NA	G - Inspection only	NA
376000, 360572	Land off Old Mill Road east of river	Sandbach	Sandbach Town	376000		G - Inspection only	NA	· · · · · · · · · · · · · · · · · · ·	NA
376642, 361580	Land off Old Mill Road from 155 Congleton Road	Sandbach	Sandbach Town	376642		C - Community Green Infrastructure	Medium	G - Inspection only E - Rural Open Spaces	Low
384154, 362447	Land off Padgbury Lane by 7 Langdale Court	Congleton	Congleton West	384154		G - Inspection only	NA	G - Inspection only	NA
367569, 352419	Land off Park Road & Bayley Road	Willaston	Willaston and Rope	367569		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386094, 363247	Land off Park Road from theatre to bridge	Congleton	Congleton West	386094		G - Inspection only	NA	G - Inspection only	NA
369003, 357831	Land off Parkers Road rear of Barrows Close	Crewe	Leighton	369003		G - Inspection only	NA	G - Inspection only	NA
380398, 355805	Land off Percy James Close	Alsager	Alsager	380398		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
371704, 366143	Land off Pochin Way & north of warehouse	Middlewich	Middlewich	371704		G - Inspection only	NA	G - Inspection only	NA
364847, 351941	Land off Queens Drive and Riverside to river	Nantwich	Nantwich North and West	364847		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
365209, 353557	Land off Riverbank Close to river	Nantwich	Nantwich North and West	365209		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369971, 351982	Land off Rope Lane from number 28	Shavington	Shavington	369971		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
376460, 361374	Land off roundabout beside 24 Park House Drive	Sandbach	Sandbach Town	376460		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
379907, 355223	Land off Foundabout beside 24 Park House Drive Land off Sandbach Road South and Cedar Avenue	Alsager	Alsager	379907		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
379907, 353223	Land off Sheppard Close	Crewe	Crewe East	379907		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
365002, 351123	Land off Shrewbridge Road and Stonebridge Road	Nantwich	Nantwich South and Stapely	365002	-	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
384399, 362867	Land off Solly Crescent in front of the bungalows	Congleton	Congleton West	384399		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
391959, 373839	Land off south Thorp Street & Commercial Road	Macclesfield	Macclesfield Hurdsfield	391959		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
387307, 364140	Land off St Johns Road and corner Havannah Lane	Congleton	Congleton East	387307		G - Inspection only	NA	G - Inspection only	NA
372028, 355596	Land off Stephenson Drive	Crewe	Crewe East	372028		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
368675, 355075	Land off Sweet Briar Crescent	Crewe	Crewe West	368675		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
300073, 333073	במוזע טוו ששככו שוומו כו כשכנוונ	CIENAC	CIENNE ANEST	3000/3	3330/3	ornari ohen shares	IVICUIUIII	L Murai Open Spaces	LUW

						Final Maintenance Categor	isation	Previous Categorisation	(at consultation)
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Final Typology	Final Amenity Level	Typology	Amenity Level
383965, 363723	Land off Sycamore Avenue beside 19 Maple Close	Congleton	Congleton West	383965	363723	G - Inspection only	NA	G - Inspection only	NA
383963, 363686	Land off Sycamore Drive beside 1 Laburnum Close	Congleton	Congleton West	383963	363686	G - Inspection only	NA	G - Inspection only	NA
383947, 363652	Land off Sycamore Drive beside 33 Laburnum Close	Congleton	Congleton West	383947	363652	G - Inspection only	NA	G - Inspection only	NA
371990, 355985	Land off Sydney Road & Pelican Close	Crewe	Crewe East	371990	355985	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
375838, 366774	Land off the end of Strathmore Drive	Holmes Chapel	Dane Valley	375838	366774	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
369509, 357889	Land off Tollemache Drive	Crewe	Leighton	369509	357889	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
369800, 356665	Land off Underwood Lane	Crewe	Crewe Central	369800	356665	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369725, 356800	Land off Underwood Lane to Mount Pleasant	Crewe	Crewe Central	369725	356800	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
389800, 374045	Land off Victoria Road	Macclesfield	Broken Cross and Upton	389800	374045	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
368966, 354361	Land off Waldron Gardens and to rear of 18 to 27	Wistaston	Wistaston	368966	354361	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370269, 355337	Land off Walthall Street north of Valley Brook	Crewe	Crewe West	370269	355337	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370069, 357710	Land off Wareham Drive	Crewe	Crewe North	370069	357710	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370198, 356050	Land off West Street by John Street	Crewe	Crewe Central	370198	356050	G - Inspection only	NA	G - Inspection only	NA
369821, 357747	Land off Whitby Close	Crewe	Crewe North	369821	357747	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369513, 357015	Land off Windsor Avenue	Crewe	Crewe North	369513	357015	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386671, 362775	Land off Windsor Place	Congleton	Congleton East	386671	362775	G - Inspection only	NA	G - Inspection only	NA
370483, 355392	Land off Wistaston Road opposite Dunwoody Way	Crewe	Crewe Central	370483	355392	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
379972, 356016	Land off Woodland Court	Alsager	Alsager	379972		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
374104, 361090	Land on bend beside 32 Randle Bennett Close	Sandbach	Sandbach Elworth	374104		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
389994, 373475	Land on the west side of Ivy Road	Macclesfield	Macclesfield West and Ivy	389994		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
375987, 367501	Land opposite 12 to 30 Westmorland Terrace	Holmes Chapel	Dane Valley	375987		E - Rural Open Spaces	Low	G - Inspection only	NA
369359, 353343	Land opposite 15 Edgewood Drive	Wistaston	Willaston and Rope	369359		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385027, 356582	Land opposite 5 & part of 3 Clare Street Mount Pleasant	Mow Cop	Odd Rode	385027		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
370167, 365451	Land opposite 55 to 81 Long Lane	Middlewich	Middlewich	370167		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
375104, 377920	Land opposite 75 to 85 Ashworth Park	Knutsford	Knutsford	375104		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370384, 366732	Land opposite 81 King Street	Middlewich	Middlewich	370384		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
386951, 363845	Land opposite 9 & 10 Craig Road	Congleton	Congleton East	386951		G - Inspection only	NA	G - Inspection only	NA
385169, 363003	Land opposite part 17 Garden Street used parking	Congleton	Congleton West	385169		G - Inspection only	NA	G - Inspection only	NA
378892, 363045	Land part Arclid Wood by waste site Davenport Lane	Brereton	Brereton Rural	378892		G - Inspection only	NA	G - Inspection only	NA
386066, 381713	Land passage by Hazelwood Road to Pinewood Road	Wilmslow	Wilmslow Dean Row	386066		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
373859, 360336	Land passage from 39 to around 41 Masefield Way	Sandbach	Sandbach Ettiley Heath and Whe			D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
387737, 361626	Land path by 41 Boundary Lane to Roseville Drive	Congleton	Congleton East	387737		G - Inspection only	NA	G - Inspection only	NA
391687, 384120	Land path Glastonbury Drive Neath Close Selsby Drive	Poynton	Poynton West and Adlington	391687		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
376365, 367356	Land path Glastonidary Brive Neath Close Selsby Brive Land paths around 37E to 37H Macclesfield Road	Holmes Chapel	Dane Valley	376365		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391589, 375588	Land piece & track near 17 Oldhams Rise	Macclesfield	Macclesfield Tytherington	391589		G - Inspection only	NA	G - Inspection only	NA
384766, 381195	Land piece & track flear 17 Oldriams Rise	Wilmslow	Wilmslow East	384766		D - Urban Open Spaces	Medium	E - Rural Open Spaces	
374044, 361079	Land piece at Bank Square Land piece beside 16 Randle Bennett Close by road	Sandbach	Sandbach Elworth			D - Urban Open Spaces		E - Rural Open Spaces	Low
383658, 363770				374044 383658		' '	Low NA	G - Inspection only	Low NA
385629, 363185	Land piece between drives of 55 & 57 Longdown Road Land piece beyond Rope Walk to river footpath	Congleton	Congleton West	385629		G - Inspection only G - Inspection only	NA	' '	
370324, 365128	Land piece beyond kope wark to river rootpath Land piece by 113 Sutton Lane corner Long Lane	Congleton Middlewich	Congleton West Middlewich	370324		D - Urban Open Spaces	Medium	G - Inspection only E - Rural Open Spaces	NA
392940, 383644			Poynton East and Pott Shrigley	392940			Medium	E - Rural Open Spaces	Low
	Land piece by 124 Towers Road & path	Poynton				D - Urban Open Spaces			Low
385660, 362768	Land piece by 21 Lion Street near Wesley Court	Congleton	Congleton West	385660		G - Inspection only	NA Na divers	G - Inspection only	NA
370782, 366030	Land piece by dry dock and part of Brooks Lane	Middlewich	Middlewich	370782	-	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
374767, 378429	Land piece by front east corner 8 Cranford Square	Knutsford	Knutsford	374767		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
374787, 378455	Land piece by front west corner 1 Cranford Square	Knutsford	Knutsford	374787		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369919, 366339	Land piece corner Nantwich Road & Newton Bank	Middlewich	Middlewich	369919		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386063, 362857	Land piece east of community garden Lawton Street	Congleton	Congleton West	386063		G - Inspection only	NA	G - Inspection only	NA
391988, 373877	Land piece east side of middle Thorp Street	Macclesfield	Macclesfield Hurdsfield	391988		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
383841, 363781	Land piece in front 120 Chestnut Drive	Congleton	Congleton West	383841		G - Inspection only	NA	G - Inspection only	NA
384204, 363670	Land piece in front 24 & 22 Chestnut Drive	Congleton	Congleton West	384204		G - Inspection only	NA	G - Inspection only	NA
384207, 363689	Land piece in front 28 & 26 Chestnut Drive	Congleton	Congleton West	384207		G - Inspection only	NA	G - Inspection only	NA
384213, 363708	Land piece in front 32 & 30 Chestnut Drive	Congleton	Congleton West	384213		G - Inspection only	NA	G - Inspection only	NA .
376113, 360567	Land piece in front of 1 to 11 Palmer Road	Sandbach	Sandbach Heath and East	376113		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
376439, 361673	Land piece in front of 131 & 133 Congleton Road	Sandbach	Sandbach Town	376439		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
392925, 383638	Land piece near 126 Towers Road & part path	Poynton	Poynton East and Pott Shrigley	392925		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385641, 363191	Land piece near Rope Walk to river footpath	Congleton	Congleton West	385641	363191	G - Inspection only	NA	G - Inspection only	NA

						Final Maintenance Categor	risation	Previous Categorisation	(at consultation)
Site Ref	Branarty Sita Nama	Town	Word	Easting	Northing	Final Typology	Final Amenity	Typology	Amonity Loyal
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Final Typology	Level	Typology	Amenity Level
376585, 367642	Land piece of track by 5 Ash Close	Holmes Chapel	Dane Valley	376585		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
370271, 366359	Land piece off St Michaels Way & Pepper Street	Middlewich	Middlewich	370271		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386306, 362617	Land piece on New Street opposite Sherratt Close	Congleton	Congleton West	386306		G - Inspection only	NA	G - Inspection only	NA
375762, 360348	Land piece rear 60 to 64 Fairfield Avenue	Sandbach	Sandbach Heath and East	375762	360348	G - Inspection only	NA	G - Inspection only	NA
384415, 362898	Land piece rear of 34 Newcastle Road	Congleton	Congleton West	384415		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
386744, 362786	Land piece rear of 6 Edinburgh Place	Congleton	Congleton West	386744	362786	G - Inspection only	NA	G - Inspection only	NA
370101, 366422	Land piece St Michaels Way by Lawrence Avenue	Middlewich	Middlewich	370101	366422	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385664, 362770	Land piece Wesley Court corner with 21 Lion Street	Congleton	Congleton West	385664		G - Inspection only	NA	G - Inspection only	NA
385666, 362771	Land piece Wesley Court near corner 21 Lion Street	Congleton	Congleton West	385666		G - Inspection only	NA	G - Inspection only	NA
386088, 381818	Land Pinewood Road beside 33 Rowanside Drive	Wilmslow	Wilmslow Dean Row	386088		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
392092, 376776	Land Princess Drive Windsor Close Bollington Rd	Bollington	Bollington	392092		E - Rural Open Spaces	Medium	G - Inspection only	NA
390497, 383653	Land rear 1 to 17 beside 19 Widgeon Close	Poynton	Poynton West and Adlington	390497		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
378996, 355156	Land rear 2 Arley Close to beside 34 Hall Drive	Alsager	Alsager	378996		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
390394, 374251	Land rear 25 & 27 Bittern Grove	Macclesfield	Broken Cross and Upton	390394		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
392236, 382502	Land rear 30 Vernon Road to 20 Spring Road	Poynton	Poynton West and Adlington	392236		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
391773, 382932	Land rear 42 to 60A Barnaby Road & London Road South	Poynton	Poynton West and Adlington	391773		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
369630, 365326	Land rear 5 Warren Close to 38 Greendale Drive	Middlewich	Middlewich	369630	1	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
376208, 366505	Land rear 80 Portree Drive to 6 Arran Close	Holmes Chapel	Dane Valley	376208		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
380657, 355170	Land rear 89 to 167 Talke Road to railway	Alsager	Alsager	380657		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370292, 355178	Land rear of 1 to 27 Hammond Street	Crewe	Crewe South	370292		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
365572, 352387	Land rear of 2 to 7 Alvaston Road	Nantwich	Nantwich North and West	365572		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
376162, 360193	Land rear of 22 to 28 Mortimer Drive	Sandbach	Sandbach Heath and East	376162		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
372282, 355450	Land rear of 3 to 15A Renaissance Way	Crewe	Crewe East	372282		G - Inspection only	NA	G - Inspection only	NA
364932, 351894	Land rear of 4 to 68 Shrewbridge Road to river	Nantwich	Nantwich South and Stapely	364932		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
387600, 362099	Land rear of 41 to 43 Johnson Close	Congleton	Congleton East	387600		G - Inspection only	NA	G - Inspection only	NA
370009, 357420	Land rear of 73 to 85 Bradfield Road	Crewe	Crewe North	370009		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
371475, 356253	Land rear of Birch Avenue Bray and Birch Close	Crewe	Crewe East	371475		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386523, 362579	Land rear of Daven Primary and 18 to 32 Park Lane	Congleton	Congleton East	386523		G - Inspection only	NA	E - Rural Open Spaces	Low
380128, 356091	Land rear of Heath View off Woodside Road	Alsager	Alsager	380128		G - Inspection only	NA	G - Inspection only	NA .
369793, 357935	Land rear of Parkstone Drive	Crewe	Crewe North	369793		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
370197, 366977	Land recreation Harbutts Field by 121 King Street	Middlewich	Middlewich	370197		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
369299, 355507	Land remaining at Alton Street Allotments	Crewe	Crewe West	369299		D - Urban Open Spaces	Low	G - Inspection only	NA
370414, 354108	Land remaining at Brookhouse Drive	Crewe	Crewe South	370414		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
384745, 381685	Land remaining at Cliff Road Allotments	Wilmslow	Wilmslow Lacey Green	384745		G - Inspection only	NA	G - Inspection only	NA
369724, 356597	Land remaining at Ford Lane Allotments	Crewe	Crewe Central	369724		D - Urban Open Spaces	Medium	G - Inspection only	NA
385282, 380405	Land remaining at Land Lane Allotments	Wilmslow	Wilmslow East	385282		G - Inspection only	NA NA disease	G - Inspection only	NA
376238, 367336	Land remaining at the former Holmes Chapel PC	Holmes Chapel	Dane Valley	376238		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
379698, 355503	Land remaining from devolution of Alsager Civic Hall	Alsager	Alsager	379698		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
383216, 379595	Land road & island Knutsford Road & Upcast Lane	Wilmslow	Wilmslow West and Chorley	383216		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385331, 382380	Land road & path at Highfield Estate Wilmslow	Wilmslow	Handforth	385331		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
384982, 381367	Land road Resellaburat Avenue & Timber Street	Wilmslow	Wilmslow East	384982		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
392632, 374322	Land road Brocklehurst Avenue & Timber Street	Macclesfield	Macclesfield Hurdsfield	392632		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391549, 373582	Land road Churchill Way by car park corner	Macclesfield	Macclesfield Central	391549		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
391080, 373923	Land road Cumberland Street by Prestbury Road	Macclesfield	Macclesfield Central	391080		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
390994, 373800	Land road Cumberland Street West part	Macclesfield	Macclesfield Central	390994		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
390664, 383860	Land road Handforth bypass Doan Row Road to Handforth Road	Poynton	Poynton West and Adlington	390664		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386219, 382252	Land road Hibel Road by Roynall & Prock Street		Wilmslow Dean Row	386219		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
391579, 373947	Land road Loadboaters Boad & Brook Street	Macclesfield	Macclesfield Tytherington	391579		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
392831, 373119 385927, 363124	Land road Mounthatton Way	Macclesfield	Macclesfield East	392831		D - Urban Open Spaces	Medium NA	E - Rural Open Spaces	NA
· ·	Land road off Newton Pood	Congleton	Congleton West	385927		G - Inspection only		G - Inspection only	
384298, 382073	Land road off Newton Road	Wilmslow	Wilmslow Lacey Green	384298		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
386058, 362986	Land road part St Michaels Way by Popper Street	Congleton	Congleton West Middlewich	386058		G - Inspection only D - Urban Open Spaces	NA Modium	G - Inspection only E - Rural Open Spaces	NA
370278, 366340	Land road piece West Street by Car park by Vergen Way	Middlewich		370278			Medium		Low
370577, 356039	Land road piece West Street by car park by Vernon Way	Crewe	Crewe Central	370577		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
370553, 356040	Land road section West Street by Newton Street	Crewe	Crewe Central	370553		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370612, 365772	Land road south corner Lewin Street & Brooks Lane	Middlewich	Middlewich	370612	365//2	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low

						Final Maintenance Categor	isation	Previous Categorisation	(at consultation)
Site Def	Duran antu Cita Nama	T	18/and	Fastina	Northing	Final Tunalagu	Final Amenity	Timelesi	Amanitu I aval
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Final Typology	Level	Typology	Amenity Level
370042, 366422	Land road St Michaels Way from Wheelock Street	Middlewich	Middlewich	370042	366422	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370597, 366385	Land road to 3 King Street from Kinderton Street	Middlewich	Middlewich	370597		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
370817, 355549	Land road Vernon Way Earle Street to Mill Street	Crewe	Crewe Central	370817	355549	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
364983, 352320	Land road Water Lode High Street to Mill Street	Nantwich	Nantwich South and Stapely	364983	352320	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
373759, 361045	Land roadway at Norton Way & verges off Moss Lane	Sandbach	Sandbach Ettiley Heath and Whe			D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
390921, 373679	Land roundabout Chester Road Cumberland Street	Macclesfield	Broken Cross and Upton	390921		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370048, 365033	Land Rushton Drive between Astle & Butley Close	Middlewich	Middlewich	370048		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386929, 376681	Land School Lane Festival Road Ashbrook Road	Over Alderley	Prestbury	386929		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
373997, 361101	Land School Lane rear 2 to 8 Randle Bennett Close	Sandbach	Sandbach Elworth	373997		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
391191, 373564	Land Shaw Street Atheys Street & Pownall Square	Macclesfield	Macclesfield Central	391191		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
369801, 365498	Land Simonswood Close rear 9 & 10 Bradley Close	Middlewich	Middlewich	369801		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
391509, 373632	Land site former 22 Chatham Street	Macclesfield	Macclesfield Central	391509		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
375942, 360542	Land small piece off Brookhouse Road by roundabout	Sandbach	Sandbach Town	375942	360542	G - Inspection only	NA	G - Inspection only	NA
386304, 382692	Land south corner Dean Road & Welland Road	Wilmslow	Handforth	386304		G - Inspection only	NA	G - Inspection only	NA
372546, 361772	Land south corner of Plant Ln & Warmingham Ln, Moston	Sandbach	Brereton Rural	372546	361772	E - Rural Open Spaces	Medium	G - Inspection only	NA
385748, 383943	Land south corner Wilmslow Road & Spath Lane	Handforth	Handforth	385748	383943	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391966, 373851	Land south end Thorp Street & Commercial Road	Macclesfield	Macclesfield Hurdsfield	391966	373851	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
368957, 355275	Land south of Alton Street	Crewe	Crewe West	368957	355275	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
373900, 361181	Land south of Angelina Close	Sandbach	Sandbach Elworth	373900	361181	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369572, 365555	Land south of Brynlow Drive & east Nantwich Road	Middlewich	Middlewich	369572	365555	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370502, 353736	Land south of Davenport Avenue	Crewe	Crewe South	370502	353736	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369120, 355126	Land south of Doddington Road	Crewe	Crewe West	369120	355126	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
375734, 366586	Land south of Dunoon Close to Aberfeldy Close	Holmes Chapel	Dane Valley	375734	366586	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
369590, 356747	Land south of Kinloch Close	Crewe	Crewe Central	369590	356747	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
387513, 364149	Land south of Mardale Close	Congleton	Congleton East	387513	364149	G - Inspection only	NA	G - Inspection only	NA
374505, 357047	Land south of Newtons Crescent, Winterley	Haslington	Haslington	374505	357047	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370011, 357930	Land south of Parkers Road by railway	Crewe	Crewe North	370011	357930	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369338, 357753	Land south of Parkers Road	Crewe	Leighton	369338	357753	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
368345, 353480	Land south of Sandringham Drive	Wistaston	Wistaston	368345	353480	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
371123, 364310	Land south of Sycamore Drive	Middlewich	Middlewich	371123	364310	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
391848, 373720	Land Sparrow Walk	Macclesfield	Macclesfield Central	391848	373720	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
391859, 372624	Land square facing 17 to 20 Canton Walks	Macclesfield	Macclesfield South	391859	372624	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
383469, 357162	Land square in front of 11 to 19 Mead Avenue	Scholar Green	Odd Rode	383469	357162	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
376483, 378962	Land St Johns Wood rear Forester & Autumn Avenue	Knutsford	Knutsford	376483	378962	G - Inspection only	NA	G - Inspection only	NA
370043, 366413	Land St Michaels Way by Wheelock Street to subway	Middlewich	Middlewich	370043	366413	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385988, 381748	Land Stanhope & Gainsborough Close Reynolds Mews	Wilmslow	Wilmslow Dean Row	385988	381748	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
392572, 382624	Land strip & path rear 7 to 17 Spring Road	Poynton	Poynton East and Pott Shrigley	392572	382624	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
380962, 355987	Land strip across from 45 Greengate Road	Church Lawton	Odd Rode	380962	355987	E - Rural Open Spaces	Low	E - Rural Open Spaces	Low
392240, 383659	Land strip at end Park Avenue by library	Poynton	Poynton East and Pott Shrigley	392240	383659	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
369758, 366719	Land strip Beechfield Drive to Croxton Lane	Middlewich	Middlewich	369758	366719	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
384607, 362795	Land strip beside 1 Ennerdale Drive	Congleton	Congleton West	384607	362795	G - Inspection only	NA	G - Inspection only	NA
384394, 363627	Land strip beside 32 Hawthorne Close to path	Congleton	Congleton West	384394		G - Inspection only	NA	G - Inspection only	NA
385112, 362884	Land strip beside 35 & 37 St James Avenue	Congleton	Congleton West	385112	1	G - Inspection only	NA	G - Inspection only	NA
374679, 359330	Land strip beside 44 Marriott Road to footpath	Sandbach	Sandbach Ettiley Heath and Whe			D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
374680, 359323	Land strip beside 48 Marriott Road to footpath	Sandbach	Sandbach Ettiley Heath and Whe			D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
386654, 362829	Land strip between 32 & 46 South Bank Grove	Congleton	Congleton East	386654		G - Inspection only	NA	G - Inspection only	NA
379198, 355404	Land strip between 88 and 94 Crewe Road	Alsager	Alsager	379198		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
391682, 384187	Land strip by 39 & 41 Glastonbury Drive	Poynton	Poynton West and Adlington	391682		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
389026, 374310	Land strip by 42 at end of Drummond Way Broken Cross	Macclesfield	Broken Cross and Upton	389026		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
390486, 383474	Land strip by 58 Mallard Crescent & 23 Puffin Avenue	Poynton	Poynton West and Adlington	390486		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
387292, 378477	Land strip by Alderley Road	Mottram St Andrew	Prestbury	387292		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
370631, 366989	Land strip by B5309 rear 2 to 90 Pennymoor Drive	Middlewich	Middlewich	370631		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
370174, 364902	Land strip by Sutton Lane from Tytherington Close	Middlewich	Middlewich	370174		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
394398, 383399	Land strip by Woodhouse Farm Green Lane & Anson Road	Poynton	Poynton East and Pott Shrigley	394398		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386358, 362434	Land strip Canal Road rear of 1 to 5 The Moorings	Congleton	Congleton East	386358		G - Inspection only	NA	G - Inspection only	NA
386334, 362465	Land strip Canal Road rear of 2 to 6 The Moorings	Congleton	Congleton East	386334		G - Inspection only	NA	G - Inspection only	NA
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						Final Maintenance Categor	isation	Previous Categorisation	(at consultation)
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Final Typology	Final Amenity Level	Typology	Amenity Level
391180, 375969	Land strip Dorchester Way by 1 Birkdale Close	Macclesfield	Macclesfield Tytherington	391180	375969	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391066, 375613	Land strip Dorchester Way by Fearndown Way	Macclesfield	Macclesfield Tytherington	391066	375613	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391059, 375666	Land strip Dorchester Way by Portrush Close	Macclesfield	Macclesfield Tytherington	391059	375666	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391217, 376020	Land strip Dorchester Way rear Prestwick Close	Macclesfield	Macclesfield Tytherington	391217	376020	D - Urban Open Spaces	Medium	G - Inspection only	NA
390343, 374428	Land strip field beside 164 Prestbury Road	Macclesfield	Broken Cross and Upton	390343	374428	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
384208, 363569	Land strip front 1 & 3 Chestnut Drive	Congleton	Congleton West	384208	363569	G - Inspection only	NA	G - Inspection only	NA
384206, 363591	Land strip front part of 5 & 7 Chestnut Drive	Congleton	Congleton West	384206	363591	G - Inspection only	NA	G - Inspection only	NA
386157, 383274	Land strip Hall Road Hereford Drive to school	Handforth	Handforth	386157	383274	G - Inspection only	NA	G - Inspection only	NA
372581, 361798	Land strip in front of 109 & 111 Warmingham Lane, Moston	Sandbach	Brereton Rural	372581	361798	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
376353, 361673	Land strip in front of 115 to 129 Congleton Road	Sandbach	Sandbach Town	376353	361673	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
372565, 361730	Land strip in front of 120 to 126 Plant Lane, Moston	Sandbach	Brereton Rural	372565	361730	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
370461, 364710	Land strip in front west part of 25 Chadwick Road	Middlewich	Middlewich	370461	364710	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
370351, 365116	Land strip off Long Lane South by 113 Sutton Lane	Middlewich	Middlewich	370354	365116	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
384602, 362748	Land strip off Sandy Lane beside 2 Ennerdale Drive	Congleton	Congleton West	384602	362748	G - Inspection only	NA	G - Inspection only	NA
370296, 366339	Land strip off St Michaels Way by 8 The Moorings	Middlewich	Middlewich	370296	366339	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
370764, 364659	Land strip off The Green rear of Livingstone Way	Middlewich	Middlewich	370764	364659	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
392013, 373901	Land strip off Thorp Street & Commercial Road	Macclesfield	Macclesfield Hurdsfield	392013	373901	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
391482, 372399	Land strip rear 23 Hulme Square	Macclesfield	Macclesfield South	391482	372399	A - Formal Parks & Gardens	Medium	E - Rural Open Spaces	Low
384575, 362747	Land strip rear of 4 Lake View	Congleton	Congleton West	384575	362747	G - Inspection only	NA	G - Inspection only	NA
385555, 383447	Land strip south side 1 to 36 Sagars Road	Handforth	Handforth	385555	383447	G - Inspection only	NA	G - Inspection only	NA
370029, 366441	Land strip St Michaels Way from Wheelock Street	Middlewich	Middlewich	370029	366441	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
384095, 381963	Land Styal Road to River Bollin Grange Park Avenue	Wilmslow	Wilmslow Lacey Green	384095	381963	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
365246, 352520	Land surrounding former Nantwich Civic Hall	Nantwich	Nantwich North and West	365246	352520	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
384014, 381808	Land The Carrs behind Carrwood Road to River Bollin	Wilmslow	Wilmslow West and Chorley	384014	381808	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385542, 383434	Land the link between Bulkeley Road & Sagars Road	Handforth	Handforth	385542	383434	G - Inspection only	NA	G - Inspection only	NA
369377, 357674	Land to rear of Merlin Way	Crewe	Leighton	369377	357674	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
389940, 372854	Land to the south off Kendal Road	Macclesfield	Macclesfield South	389940	372854	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
375647, 377418	Land Toft Road by 15 Rowley Way to Beggarmans Lane	Knutsford	Knutsford	375647	377418	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
380689, 355068	Land track opposite 153 Talke Road to Mere Lake Road	Alsager	Alsager	380689	355068	G - Inspection only	NA	G - Inspection only	NA
384211, 363632	Land triangle beside 16 Chestnut Drive	Congleton	Congleton West	384211	363632	G - Inspection only	NA	G - Inspection only	NA
370068, 365793	Land triangle beside 3 Shropshire Close	Middlewich	Middlewich	370068	365793	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
374896, 359240	Land triangle beside 47 Forge Fields to corner	Sandbach	Sandbach Ettiley Heath and Whe	374896	359240	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
369809, 365487	Land triangle near 8 Bradley Close	Middlewich	Middlewich	369809	365487	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
376236, 378317	Land triangle Sparrow Lane by rear 28 Delmar Road	Knutsford	Knutsford	376236	378317	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
392655, 371022	Land Tunnicliffe Road Morton Drive Bell Avenue	Sutton	Sutton	392655	371022	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
390830, 375650	Land Tytherington Wood off Dorchester Way	Macclesfield	Macclesfield Tytherington	390830	375650	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386169, 381848	Land Warren Hey to Fieldhead Road & Pinewood Road	Wilmslow	Wilmslow Dean Row	386169	381848	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
390804, 374918	Land west corner Abbey Road & Cartmel Close	Macclesfield	Macclesfield Tytherington	390804	374918	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
382282, 382019	Land west corner Mobberley Road & Morley Green Road	Wilmslow	Wilmslow West and Chorley	382282	l	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
378866, 362951	Land west of and from 11 Davenport Lane	Brereton	Brereton Rural	378866	362951	G - Inspection only	NA	G - Inspection only	NA
365063, 353426	Land west of Barony Road beside river	Nantwich	Nantwich North and West	365063	353426	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
371347, 350858	Land west of Cobbs Lane	Hough	Wybunbury	371347	350858	G - Inspection only	NA	G - Inspection only	NA
371324, 355869	Land west of Conrad Close & Barrie Close	Crewe	Crewe East	371324	355869	G - Inspection only	NA	G - Inspection only	NA
371012, 366682	Land west of Galloway Close to Hereford Way	Middlewich	Middlewich	371012		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
389375, 374609	Land west of Priory Lane by Leisure Centre	Macclesfield	Broken Cross and Upton	389375		G - Inspection only	NA	G - Inspection only	NA
370744, 354680	Land west of South Street from Nantwich Road	Crewe	Crewe South	370744		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
375210, 378503	Land west of St Johns Church off Church Hill	Knutsford	Knutsford	375210	<u> </u>	F - Cemeteries, Church Yards and Mem		E - Rural Open Spaces	Medium
366424, 352094	Land west of St Joseph Way to Lewis Close	Nantwich	Nantwich South and Stapely	366424		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370202, 355317	Land west of Walthall Street	Crewe	Crewe West	370202	 	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
364898, 352538	Land west of Waterlode by river	Nantwich	Nantwich North and West	364898	<u> </u>	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
392812, 373340	Land west side of path by 322 Buxton Road	Macclesfield	Macclesfield East	392812	l	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370311, 366032	Land White Horse Alley to Civic Way Car Park	Middlewich	Middlewich	370311		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
393490, 383107	Land with hall at rear 123 to 173 Coppice Road	Poynton	Poynton East and Pott Shrigley	393490	 	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385467, 381845	Land with path beside 1 Daresbury Close	Wilmslow	Wilmslow Dean Row	385467		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
369976, 365817	Land with path beside 1 Baresbury close Land with path beside 4 & 12 Shropshire Close	Middlewich	Middlewich	369976		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370005, 365744	Land with path beside 4 & 12 Shropshire Close	Middlewich	Middlewich	370005	 	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
5,0005, 303/44	Land with hath peside 3 sill obstille close	IVIIGUIEWICII	Iviidulewicii	3/0005	303744	or pari Open Spaces	IVICUIUIII	L Nurai Open Spaces	LOW

						Final Maintenance Catego	risation	Previous Categorisation	(at consultation)
City Def	Describe Cita Name	T	Maria	F4'	Ni a sabbita a	Cool Townshows	Final Amenity	T ala	A
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Final Typology	Level	Typology	Amenity Level
392315, 374816	Land with path by Queens Close Queens Avenue	Macclesfield	Macclesfield Hurdsfield	392315	374816	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
376196, 360680	Land with path on east side of the Spinney	Sandbach	Sandbach Heath and East	376196	360680	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
385840, 382863	Land with playground at end Orwell Close	Wilmslow	Handforth	385840	382863	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
385215, 381673	Land with ponds by railway south of Alveston Drive	Wilmslow	Wilmslow Dean Row	385215	381673	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
370869, 356686	Land Woodland Gardens	Crewe	Crewe East	370869	356686	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
369314, 354862	Langley Drive Play Area	Crewe	Crewe West	369314	354862	C - Community Green Infrastructure	Medium	C - Community Green Infrast	ruc Medium
371922, 356009	Lansdowne Road Playground	Crewe	Crewe East	371922	356009	C - Community Green Infrastructure	Medium	C - Community Green Infrast	ruc Low
375201, 359715	Lightley Close Playground	Sandbach	Sandbach Ettiley Heath and Whe	375201	359715	C - Community Green Infrastructure	Medium	C - Community Green Infrast	ruc Medium
369785, 356130	Lincoln Street Car Park	Crewe	Crewe Central	369785	356130	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
384123, 381070	Little Lindow Playground	Wilmslow	Wilmslow West and Chorley	384123		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Medium
370167, 365495	Long Lane Verge	Middlewich	Middlewich	370167		D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
376735, 379407	Longridge Depot	Knutsford	Knutsford	376735		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
370642, 354788	Lord Street Car Park	Crewe	Crewe South	370642	354788	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
365150, 352110	Love Lane Car Park	Nantwich	Nantwich South and Stapely	365150	352110	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
391026, 384898	Lower Park Crescent Playground	Poynton	Poynton West and Adlington	391026	384898	C - Community Green Infrastructure	Medium	C - Community Green Infrast	ruc Medium
391278, 383903	Lower Park School	Poynton	Poynton West and Adlington	391278	383903	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391780, 371024	Lyme Green Playing Field (Community Park)	Macclesfield	Sutton	391780	371024	C - Community Green Infrastructure	Medium	C - Community Green Infrast	ruc Low
369657, 357754	Mablins Lane Playing Fields	Crewe	Leighton	369657	357754	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
391758, 373466	Macclesfield Bus Station	Macclesfield	Macclesfield Central	391758	373466	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
390795, 374447	Macclesfield Cemetery	Macclesfield	Macclesfield Tytherington	390795	374447	G - Inspection only	NA	G - Inspection only	NA
391585, 373396	Macclesfield Community Centre	Macclesfield	Macclesfield Central	391585	373396	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
391420, 373620	Macclesfield Disability Bureau	Macclesfield	Macclesfield Central	391420	373620	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Medium
390150, 371560	Macclesfield Household Waste Recycling Centre	Macclesfield	Macclesfield South	390150	371560	G - Inspection only	NA	G - Inspection only	NA
389296, 374524	Macclesfield Leisure Centre	Macclesfield	Broken Cross and Upton	389296	374524	C - Community Green Infrastructure	Medium	D - Urban Open Spaces	Medium
391150, 375002	Macclesfield Riverside Park Melford Drive & Farmfield Drive	Macclesfield	Macclesfield Tytherington	391150	375002	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
390977, 374941	Macclesfield Riverside Park with Bollin Way	Macclesfield	Macclesfield Tytherington	390977	374941	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391764, 373761	Macclesfield Town Hall	Macclesfield	Macclesfield Central	391764	373761	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Medium
391440, 373630	Macclesfield Youth Hub	Macclesfield	Macclesfield Central	391440	373630	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Medium
394228, 371680	Main Road Playing Field	Macclesfield	Sutton	394228	371680	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Medium
369671, 349810	Main Road Recreation Ground	Wybunbury	Wybunbury	369671	349810	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
367743, 355858	Marshfield Bank Industrial Estate	Crewe	Wistaston	367743	355858	G - Inspection only	NA	G - Inspection only	NA
380989, 377150	Mary Dendy Playing Fields	Alderley Edge	Mobberley	380989	377150	B - Outdoor Sport	High	B - Outdoor Sport	High
391181, 372117	Mayfield Centre	Macclesfield	Macclesfield South	391181	372117	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Medium
370233, 357062	Mclaren Street Recreation Ground	Crewe	Crewe North	370233	357062	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Medium
378198, 355226	Meadowside Allotments, Adlington	Poynton	Poynton West and Adlington	378198	355226	E - Rural Open Spaces	Low	E - Rural Open Spaces	Low
381006, 375135	Mere Court Playing Field	Chelford	Chelford	381006	375135	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Medium
385488, 383704	Meriton Road Park	Handforth	Handforth	385488	383704	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
369499, 367051	Middlewich Household Waste Recyling Centre	Middlewich	Middlewich	369499	367051	G - Inspection only	NA	G - Inspection only	NA
375992, 367245	Middlewich Road Play Area	Holmes Chapel	Dane Valley	375992	367245	C - Community Green Infrastructure	Medium	C - Community Green Infrasti	ruc Low
370591, 356449	Middlewich Street Playing Fields	Crewe	Crewe East	370591	356449	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370350, 366036	Middlewich Youth Centre	Middlewich	Middlewich	370350	366036	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
392160, 375418	Middlewood Track Old Railway Poynton to Bollington	Macclesfield	Macclesfield Tytherington	392160	375418	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
391783, 382926	Midway Playing Field and Barnaby Road Playground	Poynton	Poynton West and Adlington	391783	382926	C - Community Green Infrastructure	Medium	B - Outdoor Sport	Medium
371969, 355324	Mill Bridge Close Play Area	Crewe	Crewe East	371969	355324	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Medium
379598, 355366	Milton Park (Green Flag)	Alsager	Alsager	379598		A - Formal Parks & Gardens	High	A - Formal Parks & Gardens	High
371769, 375267	Moorcroft Playground	Chelford	Chelford	371769	375267	C - Community Green Infrastructure	Medium	C - Community Green Infrasti	ruc Medium
370505, 364786	Moss Drive Playground	Middlewich	Middlewich	370505	.	C - Community Green Infrastructure	Medium	C - Community Green Infrasti	
369699, 358493	Mossfields to Perryfields	Crewe	Leighton	369699		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
394444, 383115	Mount Vernon Playing Field	Poynton	Poynton East and Pott Shrigley	394444		B - Outdoor Sport	High	B - Outdoor Sport	High
370673, 355790	Municipal Buildings Crewe	Crewe	Crewe Central	370673		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Medium
365455, 352538	Nantwich Almshouses	Nantwich	Nantwich North and West	365455		H - No Inspection / Maintenance	NA	D - Urban Open Spaces	Medium
365897, 353372	Nantwich Cemetery	Nantwich	Nantwich North and West	365897		G - Inspection only	NA	G - Inspection only	NA
364950, 352608	Nantwich Leisure Centre	Nantwich	Nantwich North and West	364950		C - Community Green Infrastructure	Medium	D - Urban Open Spaces	Medium
365287, 352528	Nantwich Library	Nantwich	Nantwich North and West	365287	1	B D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
375440, 367909	Needham Drive Estate Playing Field	Cranage	Dane Valley	375440	1	B - Outdoor Sport	High	B - Outdoor Sport	High
370584, 366493	New King Street Play Area	Middlewich	Middlewich	370584		D - Urban Open Spaces	Low	C - Community Green Infrasti	
		1		□ 3.3354	550.55		1==		

						Final Maintenance Categor	isation	Previous Categorisation	(at consultation)
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Final Typology	Final Amenity Level	Typology	Amenity Level
375678, 360410	Newall Avenue Playing Fields	Sandbach	Sandbach Heath and East	375678	360410	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Medium
370517, 356082	Newton Street Parking	Crewe	Crewe Central	370517	356082	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
376700, 378650	North Downs Playing Field	Knutsford	Knutsford	376700	378650	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
379386, 355468	Northolme Gardens	Alsager	Alsager	379386	355468	C - Community Green Infrastructure	Medium	D - Urban Open Spaces	Medium
370598, 355409	Oak Street Car Park	Crewe	Crewe Central	370598	355409	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
385800, 382450	Oakenclough Childrens Centre	Wilmslow	Handforth	385800	382450	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Medium
377956, 376989	Oaklands Road Playing Field	Chelford	Chelford	377956	376989	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Medium
385935, 383961	Oakmere Extra Care Development PFI	Handforth	Handforth	385935	383961	H - No Inspection / Maintenance	NA	G - Inspection only	NA
389541, 374630	Old Barn Playing Field	Macclesfield	Broken Cross and Upton	389541	374630	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Medium
391798, 373293	Old Library and Parsonage Street Car Park	Macclesfield	Macclesfield Central	391798	373293	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
378013, 358694	Old School Playing Field	Hassall Green	Brereton Rural	378013	358694	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
398758, 379866	Paddock Lane Recreation Ground	Kettleshulme	Poynton East and Pott Shrigley	398758	379866	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
391396, 373554	Park Great King Street by Christ Church	Macclesfield	Macclesfield Central	391396	373554	F - Cemeteries, Church Yards and Mem	d Medium	D - Urban Open Spaces	Medium
391868, 373270	Park Green Car Park and Public Convenience	Macclesfield	Macclesfield Central	391868	373270	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
391927, 373223	Park Green War Memorial	Macclesfield	Macclesfield Central	391927	373223	F - Cemeteries, Church Yards and Mem	dHigh	F - Cemeteries, Church Yards	an Medium
366175, 351503	Pear Tree Academy	Nantwich	Nantwich South and Stapely	366175	351503	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Medium
370801, 354794	Pedley Street Car Park	Crewe	Crewe South	370801	354794	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
370552, 367002	Pennymoor Drive Playground	Middlewich	Middlewich	370552	367002	C - Community Green Infrastructure	Medium	C - Community Green Infrastr	uc Medium
370272, 383884	Pheasant Walk Recreation Ground	High Legh	High Legh	370272	383884	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
386155, 382566	Picton Drive Park (Peckforton Field)	Wilmslow	Handforth	386155	382566	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Medium
389086, 374138	Play Area off Bodmin Avenue Broken Cross	Macclesfield	Broken Cross and Upton	389086	374138	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
389575, 373379	Playground adjacent to Weston Community Centre	Macclesfield	Macclesfield West and Ivy	389575	373379	C - Community Green Infrastructure	Medium	C - Community Green Infrastr	uc Medium
376688, 367621	Playground off Hermitage Drive	Holmes Chapel	Dane Valley	376688	367621	C - Community Green Infrastructure	Medium	C - Community Green Infrastr	uc Medium
393723, 377921	Pool Bank Car Park	Bollington	Bollington	393723	377921	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
383433, 356824	Portland Drive Playing Field	Scholar Green	Odd Rode	383433	356824	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
392328, 383614	Poynton Civic Hall Car Park	Poynton	Poynton East and Pott Shrigley	392328	383614	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
394220, 383468	Poynton Household Waste Recycling Centre	Poynton	Poynton East and Pott Shrigley	394220	383468	G - Inspection only	NA	G - Inspection only	NA
392250, 383640	Poynton Library	Poynton	Poynton East and Pott Shrigley	392250	383640	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Medium
385171, 380282	Prestbury Road Playing Field	Wilmslow	Wilmslow East	385171	380282	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
389325, 373553	Princes Way Car Park	Macclesfield	Macclesfield West and Ivy	389325	373553	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
385281, 362912	Prospect Street & Astbury Street Congleton Land and Garages	Congleton	Congleton West	385281	362912	G - Inspection only	NA	G - Inspection only	NA
385257, 362942	Prospect Street Parking	Congleton	Congleton West	385257		G - Inspection only	NA	G - Inspection only	NA
371154, 355946	Queen Street Recreation Ground	Crewe	Crewe East	371154			Medium	C - Community Green Infrastr	uc Low
368728, 355628	Queens Park (Green Flag)	Crewe	Crewe West	368728		A - Formal Parks & Gardens	High	A - Formal Parks & Gardens	High
383871, 362972	Quinta Park and Play Area	Congleton	Congleton West	383871		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Medium
370855, 354875	Railway Station Long Stay Car Park	Crewe	Crewe South	370855		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
393303, 374736	Rainow Road Playground	Higher Hurdsfield	Bollington	393303		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Medium
383724, 380242	Regency Park Recreation Ground	Wilmslow	Wilmslow West and Chorley	383724		C - Community Green Infrastructure	Medium	C - Community Green Infrastr	
367170, 352750	Richmond Villages Playing Fields	Nantwich	Wistaston	367170		E - Rural Open Spaces	Medium	G - Inspection only	NA
364897, 351367	Riverside Park	Nantwich	Wrenbury	364897		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
373522, 360137	Rookery Close Play Area	Sandbach	Sandbach Ettiley Heath and Whe			C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Medium
392146, 375367	Rugby Drive Playing Fields	Macclesfield	Macclesfield Tytherington	392146		B - Outdoor Sport	High	B - Outdoor Sport	High
370459, 366182	Salinae Elderley Persons Centre	Middlewich	Middlewich	370459		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
369794, 355973	Samuel Street Recreation Ground	Crewe	Crewe Central	369794		C - Community Green Infrastructure	Medium	C - Community Green Infrastr	
376280, 360435	Sandbach Cemetery	Sandbach	Sandbach Heath and East	376280		G - Inspection only	NA	G - Inspection only	NA
377300, 360998	Sandbach Heath Playground	Sandbach	Sandbach Heath and East	377300		C - Community Green Infrastructure	Medium	C - Community Green Infrastr	
375723, 360690	Sandbach Inner Relief Road	Sandbach	Sandbach Town	375723		D - Urban Open Spaces	Low	G - Inspection only	NA
375950, 360970	Sandbach Library	Sandbach	Sandbach Town	375950		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
376093, 361026	Sandbach Park (Green Flag)	Sandbach	Sandbach Town	376093		A - Formal Parks & Gardens	High	A - Formal Parks & Gardens	High
375419, 360750	Saxon Place Gardens	Sandbach	Sandbach Town	375419		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Medium
371338, 355765	School Crescent Recreation Ground	Crewe	Crewe East	371338		C - Community Green Infrastructure	Medium	C - Community Green Infrastr	
385700, 383522	School Road Car Park	Handforth	Handforth	385700		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
371460, 354410	Scope House	Crewe	Crewe East	371460		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Medium
375897, 360963	Scotch Common Car Park	Sandbach	Sandbach Town	371460		D - Urban Open Spaces		D - Urban Open Spaces	Low
							Low		
370500, 366280	Seabank Car Park	Middlewich	Middlewich	370500		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
390072, 376813	Shirleys Car Park	Prestbury	Prestbury	390072	3/6813	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low

						Final Maintenance Categor	risation	Previous Categorisation	(at consultation)
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Final Typology	Final Amenity Level	Typology	Amenity Level
391541, 373634	Shopmobility Centre	Macclesfield	Macclesfield Central	391541	373634	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
370320, 355907	Shopmobility Centre Crewe	Crewe	Crewe Central	370320	355907	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
393947, 377967	Shrigley Road Public Convenience	Bollington	Bollington	393947	377967	G - Inspection only	NA	G - Inspection only	NA
385995, 362950	Site of former Congleton Municipal Offices	Congleton	Congleton West	385995	362950	G - Inspection only	NA	G - Inspection only	NA
365016, 352475	Snowhill Car Park	Nantwich	Nantwich North and West	365016	352475	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
362063, 347943	Sound Common	Audlem	Audlem	362063	347943	E - Rural Open Spaces	Low	E - Rural Open Spaces	Low
384584, 380831	South Drive Car Park	Wilmslow	Wilmslow East	384584	380831	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
391450, 372674	South Park	Macclesfield	Macclesfield Central	391450	372674	A - Formal Parks & Gardens	Medium	A - Formal Parks & Gardens	Medium
370803, 354604	South Street Car Park	Crewe	Crewe South	370803	354604	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
370145, 366135	Southway Car Park	Middlewich	Middlewich	370145	366135	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
365537, 352151	Spring Gardens Car Park	Nantwich	Nantwich South and Stapely	365537	352151	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
390133, 377185	Springfields Car Park	Prestbury	Prestbury	390133		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
373701, 360935	Springvale Business Centre	Sandbach	Sandbach Ettiley Heath and Whe	373701	360935	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Medium
391789, 372962	St Georges Play Area High Street	Macclesfield	Macclesfield Central	391789	372962	C - Community Green Infrastructure	Medium	C - Community Green Infrasti	ruc Low
376567, 378788	St Helenas Church & Graveyard off Boothfields	Knutsford	Knutsford	376567		F - Cemeteries, Church Yards and Men	nd Medium	F - Cemeteries, Church Yards	an Medium
386835, 364235	St Johns Road Playing Fields	Congleton	Congleton East	386835	364235	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Medium
370284, 365808	Stallard Way Playground	Middlewich	Middlewich	370284	365808	C - Community Green Infrastructure	Medium	C - Community Green Infrasti	ruc Low
374920, 378420	Stanley Centre	Knutsford	Knutsford	374920	378420	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Medium
386163, 384327	Stanley Hall Playing Field	Handforth	Handforth	386163	384327	C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
397333, 384595	Station Approach Car Park	Disley	Disley	397333		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
379231, 355375	Station Road Car Park	Alsager	Alsager	385788	383318	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
383914, 382208	Styal Road Car Park	Wilmslow	Wilmslow Lacey Green	383914		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
370207, 364681	Sutton Lane Sports Ground	Middlewich	Middlewich	370207		B - Outdoor Sport	High	B - Outdoor Sport	High
371000, 364493	Sycamore Drive Play Area & Open Space	Middlewich	Middlewich	371000		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
375032, 378915	Tatton Street Car Park	Knutsford	Knutsford	375032		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
391707, 372580	The Brocklehurst Centre	Macclesfield	Macclesfield South	391707		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Medium
384429, 381555	The Carrs Park	Wilmslow	Wilmslow West and Chorley	384429		D - Urban Open Spaces	Medium	E - Rural Open Spaces	Medium
385880, 382210	The Dean Row Centre	Wilmslow	Handforth	385880		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Medium
375412, 378660	The Moor Recreation Ground (Green Flag)	Knutsford	Knutsford	375412		A - Formal Parks & Gardens	High	A - Formal Parks & Gardens	High
385917, 382435	The Old Nursery	Handforth	Handforth	385917		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Medium
386103, 383031	The Parsonage Playground	Handforth	Handforth	386103		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Medium
385790, 384150	The Redesmere Centre	Handforth	Handforth	385790		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Medium
370780, 355910	Thomas Street Car Park East	Crewe	Crewe East	370780		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
370780, 355850	Thomas Street Car Park West	Crewe	Crewe East	370780		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
369296, 358058	Thorn Tree Drive Play Area	Crewe	Leighton	369296		C - Community Green Infrastructure	Medium	C - Community Green Infrasti	
369308, 358305	Thorn Tree Drive Recreation Ground	Crewe	Leighton	369308		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Medium
373804, 360495	Thornbrook Way Play Area	Sandbach	Sandbach Ettiley Heath and Whe			C - Community Green Infrastructure	Medium	C - Community Green Infrasti	
385202, 380601	Thorngrove Play Area	Wilmslow	Wilmslow East	385202		C - Community Green Infrastructure	Medium	C - Community Green Infrasti	
369136, 355615	Tipkinder Park	Crewe	Crewe West	369136		C - Community Green Infrastructure	Medium	C - Community Green Infrasti	
386428, 363640	Town Wood	Congleton	Congleton West	386428		G - Inspection only	NA	G - Inspection only	NA
378113, 379497	Townfield Road Garages Mobberley	Mobberley	Mobberley	378113		G - Inspection only	NA	G - Inspection only	NA
370642, 355066	Union Street Car Park	Crewe	Crewe South	370642		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
370292, 355935	Victoria Centre Car Park	Crewe	Crewe Central	370292		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
392268, 373787	Victoria Park	Macclesfield	Macclesfield Hurdsfield	392268		A - Formal Parks & Gardens	High	B - Outdoor Sport	High
370371, 355915	Victoria Shopping Centre	Crewe	Crewe Central	370371		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
373786, 355922	Waterloo Road Car Park	Crewe	Haslington	373786		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
391838, 373621	Waters Green Car Park	Macclesfield	Macclesfield Central	391838		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
380946, 354784	Wayside Recreation Ground	Alsager	Alsager	380946		C - Community Green Infrastructure	Medium	E - Rural Open Spaces	Low
370228, 366552	Webbs Lane Play Area	Middlewich	Middlewich	370228		C - Community Green Infrastructure	Medium	C - Community Green Infrasti	
375961, 360855	Well Bank and Hawk Street Car Parks	Sandbach	Sandbach Town	375961		D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
379374, 355340	Well Lane Car Park	Alsager	Alsager	379374		D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
392709, 377473	Wellington Road Depot	Bollington	Bollington	392709		G - Inspection only	NA	G - Inspection only	NA
370284, 355803	Wellington Square Car Park	Crewe	Crewe Central	370284	_	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
383638, 379415	Welton Drive Recreation Ground	Wilmslow	Wilmslow East	383638		E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
370116, 351505	Wessex Close Playground	Shavington	Shavington	370116		C - Community Green Infrastructure	Medium	C - Community Green Infrasti	
391065, 374125	West Park	Macclesfield	Macclesfield Tytherington	391065	374125	A - Formal Parks & Gardens	Medium	A - Formal Parks & Gardens	Medium

						Final Maintenance Catego	risation	Previous Categorisation	(at consultation)
Site Ref	Property Site Name	Town	Ward	Easting	Northing	Final Typology	Final Amenity Level	Typology	Amenity Level
385074, 363097	West Road Play Area	Congleton	Congleton West	385074	363097	G - Inspection only	NA	C - Community Green Infrast	ruc Medium
369923, 356152	West Street Car Park	Crewe	Crewe Central	369923	356152	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
375315, 360972	Westfields Office Accommodation	Sandbach	Sandbach Town	375315	360972	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
370355, 354739	Westminster Street Recreation Ground	Crewe	Crewe South	370355	354739	C - Community Green Infrastructure	Medium	C - Community Green Infrast	ruc Medium
372653, 352398	Weston Cemetery (maintained by Orbitas)	Crewe	Haslington	372653	352398	G - Inspection only	NA	G - Inspection only	NA
389610, 373074	Weston Estate Recreation Ground	Macclesfield	Macclesfield West and Ivy	389610	373074	C - Community Green Infrastructure	Medium	B - Outdoor Sport	High
389515, 373250	Weston Square Retail Park	Macclesfield	Macclesfield West and Ivy	389515	373250	G - Inspection only	NA	G - Inspection only	NA
391334, 373842	Whalley Hayes Car Park	Macclesfield	Macclesfield Central	391334	373842	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
375090, 358836	Wheelock Playing Fields	Sandbach	Sandbach Ettiley Heath and Whe	375090	358836	B - Outdoor Sport	High	B - Outdoor Sport	High
379947, 356125	Wilbrahams (Wood Park) Recreation Ground	Alsager	Alsager	379947	356125	B - Outdoor Sport	Medium	B - Outdoor Sport	Medium
385276, 382272	Wilmslow Cemetery	Wilmslow	Wilmslow Lacey Green	385276	382272	G - Inspection only	NA	G - Inspection only	NA
384936, 381030	Wilmslow Leisure Centre	Wilmslow	Wilmslow East	384936	381030	B - Outdoor Sport	Medium	B - Outdoor Sport	Medium
384610, 380840	Wilmslow Library	Wilmslow	Wilmslow East	384610	380840	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
385787, 383318	Wilmslow Road Car Park	Wilmslow	Handforth	385787	383318	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
384830, 381537	Wilmslow War memorial & Remembrance Garden	Wilmslow	Wilmslow East	384830	381537	F - Cemeteries, Church Yards and Men	nd High	F - Cemeteries, Church Yards	an Medium
370146, 355623	Windycote Car Park	Crewe	Crewe Central	370146	355623	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
367930, 354845	Wistaston Green Road Allotments	Crewe	Wistaston	367930	354845	G - Inspection only	NA	G - Inspection only	NA
370661, 354621	Wood Street East Car Park	Crewe	Crewe South	370661	354621	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
370620, 354645	Wood Street West Car Park	Crewe	Crewe South	370620	354645	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
370598, 356122	Wrexham Terrace Car Park	Crewe	Crewe Central	370598	356122	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
365677, 352268	Wyche Garden	Nantwich	Nantwich North and West	365677	352268	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Medium

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Cheshire East - Green Spaces Maintenance Policy

Appendix C - Schedule of sites not registered in CEC ownership

FOR FINAL APPROVAL



UPDATED: January 2024 (post consultation)

Notes for Users

- 1) This document should be read in conjunction with the Green Spaces Maintenance Policy.
- 2) The schedule can be filtered across all headings by using the drop down box to the right hand side of each heading title
- 3) To find specific sites please use the Eastings and Northings

https://gridreferencefinder.com/

								Final Maintenance Categorisa	ation	Previous Categoris consultation	•
Site Ref	Site Name	Town	Category	Ward	Easting	Northing	Asset Type	Proposed Typology	Proposed Amenity Level	Typology	Amenity
365928, 353661	A51 Alvaston Roundabout, adjacent The Sacred Orchard PH	Nantwich	1	Nantwich North and West	365928	353661	2 - Highway	T- Maintained to Highways policies and st	t NA	E - Rural Open Spaces	Low
374386, 360987	Abbey Road, nr 9	Sandbach	3	Sandbach Elworth	374386	360987	2 - Highway	H - No Inspection / Maintenance	NA	G - Inspection only	NA
390866, 374838	Abbots Close, land adjacent footpath	Macclesfield	2	Macclesfield Tytherington	390818	374897	3 - Housing Estates	H - No Inspection / Maintenance	NA	E - Rural Open Spaces	Low
363287, 353039	Acton Car Park	Acton	2	Bunbury	363287	353039	6 - Other	G - Inspection only	NA	G - Inspection only	NA
379627, 356787	Acton Way planters, nr entrance from Sandbach Road	Church Lawton	3	Odd Rode	379627	356787	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
369346, 355204	Albion Street Scout Fields	Crewe	2	Crewe West	369346	355204	5 - Open Space	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
384736, 381013	Alderley Road Shrub Island	Wilmslow	3	Wilmslow East	384736	381013	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
387220, 378457	Alderley Road, nr 3 The Crescent to nr Kirkeyditch Farm	Mottram St. Andrew	1	Prestbury	387220	378457	2 - Highway	T- Maintained to Highways policies and st	: NA	E - Rural Open Spaces	Low
384434, 380757	Alderley Road, nr Coach & Four Public House	Wilmslow	1	Wilmslow East	384434	380757	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
384847, 381125	Alderley Road, nr The Rectory PH (Miller & Carter)	Wilmslow	3	Wilmslow East	384847	381125	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
387161, 378444	Alderley Road, sides of entrance to The Crescent	Mottram St. Andrew	1	Prestbury	387161	378444	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
370915, 364922	Alexandra Road, nr 52 to 56	Middlewich	1	Middlewich	370915	364922	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low

							'	Final Maintenance Categorisa	ation	Previous Categoris consultation	-
Site Ref	Site Name	Town	Category	Ward	Easting	Northing	Asset Type	IPronosed Lynology	Proposed Amenity Level	Туроlоду	Amenity
369465, 355214	All Saints Church (area to front)	Crewe	2	Crewe West	369465	355214	1 - Churchyards	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
378684, 356821	Alsager Household Waste Recycling Centre	Alsager	2	Alsager	378684	356821	6 - Other	G - Inspection only	NA	G - Inspection only	NA
385393, 382053	Alveston Drive, nr 52 to nr 1 Shargate Close	Wilmslow	1	Wilmslow Dean Row	385393	382053	2 - Highway	T- Maintained to Highways policies and st	t NA	E - Rural Open Spaces	Low
385380, 382021	Alveston Drive, nr Sandhurst Drive entrance	Wilmslow	1	Wilmslow Dean Row	385380	382021	2 - Highway	T- Maintained to Highways policies and st	t NA	E - Rural Open Spaces	Low
370824, 366582	Angus Gr Play Area	Middlewich	2	Middlewich	370824	366582	2 5 - Open Space	C - Community Green Infrastructure	Low	E - Rural Open Spaces	Low
386516, 361800	Appleton Close	Congleton	1	Congleton East	386516	361800) 2 - Highway	T- Maintained to Highways policies and st	t NA	E - Rural Open Spaces	Low
398172, 384758	Arnold Rhodes Recreation ground	Disley	2	Disley	398172	384758	5 - Open Space	C - Community Green Infrastructure	Low	E - Rural Open Spaces	Low
391284, 371886	Ash Grove & Cornbrook Road Corner	Macclesfield	2	Macclesfield South	391284	371886	3 - Housing Estates	s D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
386777, 361976	Astbury Lane Ends, nr 137 to 151 Canal Road	Congleton	3	Congleton East	386777	361976	2 - Highway	H - No Inspection / Maintenance	NA	G - Inspection only	NA
386785, 361953	Astbury Lane Ends, nr 2	Congleton	1	Congleton East	386785	361953	2 - Highway	T- Maintained to Highways policies and st	tNA	E - Rural Open Spaces	Low
386771, 361905	Astbury Lane Ends, nr The Brambles to 12	Congleton	1	Congleton East	386771	361905	2 - Highway	T- Maintained to Highways policies and st	t NA	E - Rural Open Spaces	Low
387004, 362319	Avon Drive to Sefton Avenue footpath	Congleton	2	Congleton East	387004	362319) 6 - Other	G - Inspection only	NA	D - Urban Open Spaces	Low
374507, 361491	Bagmere Close, between 7 & 8	Sandbach	3	Sandbach Elworth	374507	361491	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
380296, 355449	Bailey Crescent	Alsager	2	Alsager	380296	355449	3 - Housing Estates	s D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
385313, 362441	Banky Fields, nr 113 Waggs Road	Congleton	1	Congleton West	385313	362441	2 - Highway	T- Maintained to Highways policies and st	t NA	E - Rural Open Spaces	Low

								Final Maintenance Categorisa	ition	Previous Categorisa consultation	,
Site Ref	Site Name	Town	Category	Ward	Easting	Northing	Asset Type	Proposed Typology	Proposed Amenity Level	Typology	Amenity
383252, 357378	Barnbridge Close	Scholar Green	3	Odd Rode	383252	357378	2 - Highway	H - No Inspection / Maintenance	Low	E - Rural Open Spaces	Low
375173, 377313	Beggarmans Lane to Tree Way	Knutsford	1	Knutsford	375173	377313	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
375319, 361437	Belmont Ave & Queens Drive Roundabout	Sandbach	1	Sandbach Town	375319	361437	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
375321, 377991	Bexton Lane & Toft Road Corner	Knutsford	1	Knutsford	375321	377991	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
383869, 363167	Birch Road, 34 to 46	Congleton	1	Congleton West	383869	363167	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
390131, 373785	Bishopton Drive, nr White House	Macclesfield	2	Broken Cross and Upton	390131	373785	5 - Open Space	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
387798, 362222	Blackshaw Close & Minton Close	Congleton	1	Congleton East	387798	362222	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
387955, 362299	Blackshaw Close, opp 33 to 37	Congleton	2	Congleton East	387955	362299	3 - Housing Estates	G - Inspection only	NA	D - Urban Open Spaces	Low
377916, 355508	Bollin Close	Alsager	3	Alsager	377916	355508	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
374348, 361462	Bollin Close, between 10 & 12	Sandbach	3	Sandbach Elworth	374348	361462	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
389890, 377434	Bollin Grove Recreation Ground (non CEC owned area)	Prestbury	2	Prestbury	389890	377434	5 - Open Space	C - Community Green Infrastructure	Low	E - Rural Open Spaces	Low
392036, 376930	Bollington Road, nr 68 to 74	Bollington	2	Bollington	392036	376930	3 - Housing Estates	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
370788, 365249	Booth Lane, opp Long Lane South Junction	Middlewich	1	Middlewich	370788	365249	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
387851, 362346	Bosley View, between 16 & 17	Congleton	2	Congleton East	387851	362346	3 - Housing Estates	G - Inspection only	NA	D - Urban Open Spaces	Low
384283, 362385	Bowness Crescent, nr 83 Ullswater Road	Congleton	2	Congleton West	384283			G - Inspection only	NA		Low
392726, 383499	Brecon Close Playing Field (non CEC owned area)	Poynton	2	Poynton East and Pott Shrig	392726	383499	5 - Open Space	C - Community Green Infrastructure	Low	E - Rural Open Spaces	Low
365788, 353133	Brereton Drive, nr & opp 32 to 38	Nantwich	2	Nantwich North and West	365788	353133	3 - Housing Estates	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
386187, 383097	Brereton Road, nr 9 Dean Road	Handforth	2	Handforth	386187			D - Urban Open Spaces	Medium		Low
390197, 376963	Bridge Green, nr 28	Prestbury	2	Prestbury	390197	376963	5 - Open Space	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
385157, 382223	Bridgefield Ave, opp 124 Manchester Road	Wilmslow	1	Wilmslow Lacey Green	385157	382223	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
359191, 353287	Brindley Common	Brindley	2	Wrenbury	359191	353287	5 - Open Space	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
392639, 374548	Brocklehurst Ave & Lathom Way Corner	Macclesfield	2	Macclesfield Hurdsfield	392639	374548	3 - Housing Estates	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
390108, 377646	Brocklehurst Drive, nr entrance from Butley Lanes	Prestbury	3	Prestbury	390108	377646	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
386704, 363146	Bromley Road & Coronation Road Corner	Congleton	1	Congleton East	386704	363146	2 - Highway	T- Maintained to Highways policies and st	NA .	E - Rural Open Spaces	Low

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Site Ref	Site Name	Town	Category	Ward	Easting	Northing	Asset Type	IPronosed Tynology	Proposed Amenity Level	Typology	Amenity
370755, 366053	Brooks Lane (adjacent canal)	Middlewich	2	Middlewich	370755		5 - Open Space	<u> </u>	Medium	E - Rural Open Spaces	Low
381399, 375273	Broomfield Close to Wheat Moss	Chelford	2	Chelford	381399	375273	3 - Housing Estates	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
381197, 375298	Broomfield Close, between 2 & 16	Chelford	2	Chelford	381197			<u> </u>	Low	D - Urban Open Spaces	Low
381335, 375368	Broomfield Close, nr Barncroft Close	Chelford	2	Chelford	381335	375368	3 - Housing Estates	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
391892, 384028	Buckfast Close, nr 2 to 15	Poynton	3	Poynton West and Adlingto	391892	384028	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
356618, 357718	Bunbury Jubilee Playing Field	Bunbury	2	Bunbury	356618	357718	5 - Open Space	B - Outdoor Sport	Medium	E - Rural Open Spaces	Low
387200, 362925	Burns Road, nr 33 to 49	Congleton	2	Congleton East	387200	362925	3 - Housing Estates	G - Inspection only	NA	D - Urban Open Spaces	Low
387213, 362989	Burns Road, nr 63 Fern Cres	Congleton	1	Congleton East	387213	362989	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
381033, 377387	Buttermere Drive, nr entrance from Ancoats Lane	Great Warford	1	Mobberley	381033	377387	2 - Highway	T- Maintained to Highways policies and st	INA	E - Rural Open Spaces	Low
399073, 384518	Buxton Road Recreation ground	Disley	2	Disley	399073	384518	5 - Open Space	B - Outdoor Sport	Medium	B - Outdoor Sport	Medium
397194, 384586	Buxton Road West War Memorial	Disley		Disley	397194	384586	4 - Cenotaphs	F - Cemeteries, Church Yards and Memori	Medium	F - Cemeteries, Church	Medium
392633, 377639	Calder Close, opp 7 to 25	Bollington	2	Bollington	392633	377639	5 - Open Space	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
386579, 362268	Canal Road & Daven Road Corner, nr The Laurels Care Home	Congleton	1	Congleton East	386579	362268	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
386579, 362230	Canal Road, nr 2 Daven Road	Congleton	1	Congleton East	386579	362230	2 - Highway	T- Maintained to Highways policies and st	:NA	E - Rural Open Spaces	-
375000, 378722	Canute Place Roundabout	Knutsford	1	Knutsford	375000	378722	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
392454, 374493	Carisbrook Ave, nr The Mulberry Bush PH	Macclesfield	1	Macclesfield Hurdsfield	392454	374493	2 - Highway	T- Maintained to Highways policies and st	.NA	E - Rural Open Spaces	Low
376398, 378000	Carrwood, nr 22 to 48	Knutsford	2	Knutsford	376398	378000	5 - Open Space	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
370718, 366830	Centurion Way Roundabout, by Kinderton Hall	Middlewich	1	Middlewich	370718	366830	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
370983, 366771	Centurion Way, Holmes Chapel Road to White Park Close	Middlewich	1	Middlewich	370983	366771	2 - Highway	T- Maintained to Highways policies and st	. NA	E - Rural Open Spaces	Low
370336, 364792	Chadwick Road, between 31a &33 to behind Sutton Lane Playing Field	Middlewich	2	Middlewich	370336	364792	3 - Housing Estates	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
370354, 364878	Chadwick Road, between 66 & 68 to behind CloseedfoRoad Primary School	Middlewich	2	Middlewich	370354	364878	3 - Housing Estates	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
370424, 364731	Chadwick Road, nr 3 Ashmore Close	Middlewich	1	Middlewich	370424	364731	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
398067, 384493	Chantry Road, behind 175 to side of 177	Disley	1	Disley	398067	384493	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
398042, 384623	Chantry Road, between 83 & 111	Disley	2	Disley	398042	384623	3 - Housing Estates	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
398030, 384520	Chantry Road, side of 175	Disley	1	Disley	398030	384520	2 - Highway	T- Maintained to Highways policies and st	.NA	E - Rural Open Spaces	Low
373258, 356106	Chatham Way	Haslington	2	Haslington	373258	356106	5 - Open Space	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
380561, 357428	Chestnut Ave, opp 8 to 34	Rode Heath	1	Odd Rode	380561		2 - Highway	T- Maintained to Highways policies and st	:NA	E - Rural Open Spaces	
365260, 351069	Cheyne Walk, between 6 & 7	Nantwich	2	Nantwich South and Stapel	365260	351069	5 - Open Space	D - Urban Open Spaces	Medium	E - Rural Open Spaces	low

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ite Ref	Site Name	Town	Category	Ward	Easting	Northing	Asset Type	Pronosed Tynology	Proposed Amenity Level	Typology	Amenity
73290, 351276	Chorlton Roundabout	Weston	1	Wybunbury	373290	351276	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
91391, 373559	Christ Church & Car Park	Macclesfield	1	Macclesfield Central	391391	373559	1 - Churchyards	F - Cemeteries, Church Yards and Memori	Medium	F - Cemeteries, Church Yards and Memorials	Medium
370638, 355603	Christ Church (excluding paved areas)	Crewe	2	Crewe Central	370638	355603	1 - Churchyards	F - Cemeteries, Church Yards and Memori	Medium	F - Cemeteries, Church	Low
84299, 363475	Churchill Close, nr 29 to 36	Congleton	1	Congleton West	384299	363475	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
84330, 363464	Churchill Close, nr 36	Congleton	1	Congleton West	384330	363464	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
384360, 363474	Churchill Close, nr 55 Naseby Road	Congleton	1	Congleton West	384360	363474	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
84165, 363466	Churchill Close, nr Cumberland Road	Congleton	1	Congleton West	384165	363466	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
391566, 373549	Churchill Way Shrub Bed, nr PC & Tesco Metro	Macclesfield	1	Macclesfield Central	391566	373549	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
391617, 374188	Coare Street & Beech Lane Corner	Macclesfield	1	Macclesfield Tytherington	391617	374188	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
·		Middlewich	2	Middlewich	370261		<u> </u>		Medium	D - Urban Open Spaces	
	, ,	Sandbach		Sandbach Heath and East	376066					D - Urban Open Spaces	
	·	Sandbach	1	Sandbach Town	376571			T- Maintained to Highways policies and st		E - Rural Open Spaces	
375943, 361232	Congleton Road, nr 2a Tatton Drive	Sandbach	1	Sandbach Town	375943	361232	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
367776, 355548	Coppenhall Lane, nr Barlows Scrap Yard	Woolstanwood	1	Wistaston	367776	355548	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
370617, 364938	Coronation Road, nr 28 to 48	Middlewich	3	Middlewich	370617	364938	2 - Highway	H - No Inspection / Maintenance	Low	E - Rural Open Spaces	Low
375305, 360417	Crewe Road, nr 121 to 133a	Sandbach	1	Sandbach Heath and East	375305	360417	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
378660, 355275	Crewe Road, nr entrance to Arrowsmith Drive	Alsager	1	Alsager	378660	355275	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
392011, 372832	Cross St & Old Mill Lane Corner	Macclesfield	3	Macclesfield Central	392011	372832	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mair	NA
391987, 372840	Cross Street, behind 94 to 100 LoRoad Street	Macclesfield	1	Macclesfield Central	391987	372840	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
391364, 373944	Cumberland St & Westminster Road Roundabout	Macclesfield	1	Macclesfield Tytherington	391364	373944	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
3/44/h 3h145h	Cumbermere Drive, nr 1 Bagmere Close & 2 Peckforton Close	Sandbach	3	Sandbach Elworth	374476	361456	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Maii	NA
385947, 363804	Daisybank Drive, between 6 & 9 Hampshire Close	Congleton	2	Congleton West	385947	363804	3 - Housing Estates	G - Inspection only	NA	D - Urban Open Spaces	Low

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387077, 362748	Dale Cres, nr 87 to 101	Congleton	2	Congleton East	387077	362748	5 - Open Space	G - Inspection only	NA	E - Rural Open Spaces	Low
378140, 355304	Dane Close, behind No.10	Alsager	2	Alsager	378140	355304	3 - Housing Estates	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
397826, 384347	Dane Hill Close to Goyt Road, nr Buxton Old Road	Disley	1	Disley	397826	384347	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
397771, 384357	Dane Hill Close, front of 1 - 7 opposite nr 2	Disley	1	Disley	397771	384357	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
385406, 363234	Dane Street to Rope Walk footpath	Congleton	2	Congleton East	385406	363234	3 - Housing Estates	G - Inspection only	NA	G - Inspection only	NA
386700, 362215	Daven Road between 24 - 28 (adjacent canal)	Congleton	2	Congleton East	386700	362215	3 - Housing Estates	G - Inspection only	NA	G - Inspection only	NA
370847, 364473	Davenham Way, nr 2 to 8	Middlewich	1	Middlewich	370847	364473	2 - Highway	T- Maintained to Highways policies and st	NA	·	Low
374288, 361660	Dean Close, nr 7	Sandbach	1	Sandbach Elworth	374288	361660	2 - Highway	T- Maintained to Highways policies and st		T - Maintained to Highways policies and standards	l a
392918, 374505	Delamere Drive, nr 26	Macclesfield	2	Macclesfield Hurdsfield	392918		•	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
378100, 355045		Alsager	1	Alsager	378100		<u> </u>	T- Maintained to Highways policies and st		- ' '	Low
385511, 381740	· · · · · · · · · · · · · · · · · · ·	Wilmslow	1	Wilmslow Dean Row	385511			T- Maintained to Highways policies and st			Low
391384, 375100		Macclesfield	1	Macclesfield Tytherington	391384		<u> </u>	T- Maintained to Highways policies and st			Low
391101, 375743		Macclesfield		Macclesfield Tytherington	391101			T- Maintained to Highways policies and st			Low
391465, 375105	η,	Macclesfield	1	Macclesfield Tytherington	391465		<u> </u>	T- Maintained to Highways policies and st		E - Rural Open Spaces	
391525, 375118 370441, 355592	,	Macclesfield	3	Macclesfield Tytherington Crewe Central	391525 370441		2 - Highway 5 - Open Space	T- Maintained to Highways policies and st H - No Inspection / Maintenance	NA NA	E - Rural Open Spaces H - No Inspection / Maii	Low
369537, 355964		Crewe Crewe	1	Crewe Central	369537			T- Maintained to Highways policies and st		E - Rural Open Spaces	
369527, 355846		Crewe		Crewe Central	369527			T- Maintained to Highways policies and st			Low
386149, 363579	Eardley Cres, nr entrance to Eagland Place	Congleton	1	Congleton West	386149	363579	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
370584, 355777	Earle St, shrub beds between Market St & Hill St	Crewe	1	Crewe Central	370584	355777	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
370727, 355758		Crewe	1	Crewe Central	370727		2 - Highway	T- Maintained to Highways policies and st			Low
390060, 373481	Earlsway, nr 34 Ivy Road	Macclesfield	1	Macclesfield West and Ivy	390060			T- Maintained to Highways policies and st	NA		Low
389667, 373384	Earlsway, nr 53	Macclesfield	2	Macclesfield West and Ivy	389667	373384	3 - Housing Estates	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
386898, 362732	Edinburgh Road, nr 39 to 41	Congleton	1	Congleton East	386898	362732	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low

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380481, 355558	Edwards Way Play Area	Alsager	2	Alsager	380481	355558	3 - Housing Estates	C - Community Green Infrastructure	Low	D - Urban Open Spaces	Low	
380531, 355680	Edwards Way verge	Alsager	2	Alsager	380531	355680	3 - Housing Estates	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low	
397900, 384177	Elizabeth Avenue verges	Disley	1	Disley	397900		2 - Highway	T- Maintained to Highways policies and st		E - Rural Open Spaces	Low	
370699, 365403	Elm Road & Booth Lane Junction	Middlewich	1	Middlewich	370699	365403	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low	
370526, 365341	Elm Road Roundabout	Middlewich	1	Middlewich	370526	365341	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low	
373918, 360897	Elworth Road, nr 91	Sandbach	1	Sandbach Elworth	373918	360897	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low	
386196, 361717	Falmouth Road to behind 26 Camborne Close	Congleton	2	Congleton East	386196	361717	5 - Open Space	G - Inspection only	NA	E - Rural Open Spaces	Low	
387000, 363070	Fern Crescent, nr 2 to 8	Congleton	1	Congleton East	387000	363070	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low	
389356, 373157	Ferndale Crescent, nr 21 to 29	Macclesfield	2	Macclesfield West and Ivy	389356	373157	3 - Housing Estates	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low	
368009, 354711	Field Lane, against Wistaston Brook	Wistaston	1	Wistaston	368009	354711	6 - Other	E - Rural Open Spaces	Low	G - Inspection only	NA	
381029, 355180	Foden Avenue, nr 67 Linley Grove	Alsager	3	Alsager	381029	355180	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA	
374590, 359185	Forge Fields Playing Field	Sandbach	2	Sandbach Ettiley Heath and	374590	359185	5 - Open Space	B - Outdoor Sport	Medium	B - Outdoor Sport	Medium	
374996, 359279	Forge Fields, nr 1 Oldfield Road	Wheelock	2	Sandbach Ettiley Heath and	374996	359279	3 - Housing Estates	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low	
384276, 380468	Fulshaw Cross Roundabout	Wilmslow	1	Wilmslow West and Chorle	384276	380468	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low	
376224, 361497	Gawsworth Drive Open Space	Sandbach	2	Sandbach Town	376224	361497	3 - Housing Estates	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low	D
376335, 361407	Gawsworth Drive, nr 1 Brereton Close & 2 Capesthorne Close	Sandbach	1	Sandbach Town	376335	361407	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low	age
376311, 361472	Gawsworth Drive, nr 1 Capesthorne Close & 2 Doddington Drive	Sandbach	1	Sandbach Town	376311	361472	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low	75
376331, 361348	Gawsworth Drive, nr 1 Dorfold Close & 2 Brereton Close	Sandbach	1	Sandbach Town	376331	361348	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low	
385920, 364049	Giantswood Lane to Ascot Close	Congleton	1	Congleton West	385920	364049	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low	
386059, 364017	Giantswood Lane, nr 22 to 24	Congleton	1	Congleton West	386059	364017	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low	
386071, 363982	Giantswood Lane, nr 29 to 33	Congleton	1	Congleton West	386071	363982	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low	
386025, 364056	Giantswood Lane, nr 30	Congleton	1	Congleton West	386025		2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low	
369792, 366224	Glastonbury Drive, nr 46 Nantwich Road	Middlewich	1	Middlewich	369792		2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low	
391803, 384219	Glastonbury Drive, opp 9 to 39	Poynton	1	Poynton West and Adlingto	391803	384219	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low	
367855, 355097	Glendale Close, entrance to Old Gorse Covert	Crewe	2	Wistaston	367855	355097	3 - Housing Estates	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low	
373771, 360634	Goldsmith Drive & Byron Close Roundabout	Sandbach	1	Sandbach Ettiley Heath and	373771	360634	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low	
387382, 364503	Gordale Close, opp 2 to 10	Congleton	1	Congleton East	387382	364503	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low	

								Final Maintenance Categorisa	tion	Previous Categorisa consultatio	
Site Ref	Site Name	Town	Category	Ward	Easting	Northing	Asset Type	Proposed Typology	Proposed Amenity Level	Typology	Amenity
376436, 377531	Goughs Lane & Chelford Road Roundabout	Knutsford	1	Knutsford	376436	377531	2 - Highway	T- Maintained to Highways policies and st			Low
374212, 361572	Gowy Close to Tame Close footpath	Sandbach	3	Sandbach Elworth	374212	361572	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Maii	
374237, 361602	Gowy Close, nr 9 & 11	Sandbach	3	Sandbach Elworth	374237	361602	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
397789, 384292	Goyt Road, nr & opp 2 to 24	Disley	1	Disley	397789	384292	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
	Grange Way & Cumbermere Drive, behind 2 to 8 Bagmere Close	Sandbach	3	Sandbach Elworth	374530	361457	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Maii	NA

								Final Maintenance Categorisa	ntion	Previous Categoris consultation		
Site Ref	Site Name	Town	Category	Ward	Easting	Northing	Asset Type		Proposed Amenity Level	Typology	Amenity	
374440, 361499	Grange Way Estate footpath	Sandbach	2	Sandbach Elworth	374440	361499	3 - Housing Estates	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low	
374509, 361263	Grange Way, behind 10 to 14 Tabley Close	Sandbach	3	Sandbach Elworth	374509	361263	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Mai		
374526, 361099	Grange Way, nr 1 Budworth Close	Sandbach	3	Sandbach Elworth	374526	361099	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Mai		Page 77
374529, 361426	Grange Way, nr 1 Cumbermere Drive	Sandbach	3	Sandbach Elworth	374529	361426	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	INA	

								Final Maintenance Categorisa	ition	Previous Categorisa consultation	-
Site Ref	Site Name	Town	Category	Ward	Easting	Northing	Asset Type	Dranasaa Ivnalagv	Proposed Amenity Level	Typology	Amenity
374542, 361413	Grange Way, nr 1 Hatchmere Close	Sandbach	3	Sandbach Elworth	374542	361413	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
374558, 361465	Grange Way, nr 1 Oakmere Close	Sandbach	3	Sandbach Elworth	374558	361465	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	INA
374525, 361351	Grange Way, nr 1 Pickmere Close	Sandbach	3	Sandbach Elworth	374525	361351	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
374546, 361150	Grange Way, nr 1 Taxmere Close & 2 Rostherne Way	Sandbach	3	Sandbach Elworth	374546	361150	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
374520, 361298	Grange Way, nr 50 Rostherne Way & 2 Pickmere Close	Sandbach	3	Sandbach Elworth	374520	361298	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
		Poynton		Poynton West and Adlingto						D - Urban Open Spaces	
		Alsager		Alsager	379590					D - Urban Open Spaces	
384442, 380686	Greenway to Alderley Road footpath	Wilmslow	3	Wilmslow East	384442	380686	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
370849, 354543	Gresty Road, nr The AlexanDrivea Stadium	Crewe	2	Crewe South	370849	354543	5 - Open Space	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
384072, 363449	Grosvenor Road, between 14 & 16	Congleton	1	Congleton West	384072	363449	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low

								Final Maintenance Categorisa	ition	Previous Categorisa consultation	-
Site Ref	Site Name	Town	Category	/ Ward	Easting	Northing	Asset Type	Proposed Typology	Proposed Amenity Level	Туроlоду	Amenity
384126, 363455	Grosvenor Road, nr 21 Cumberland Road	Congleton	1	Congleton West	384126	363455	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
379136, 379643	Hall Bank Scout Hut	Mobberley	2	Mobberley	379136	379643	5 - Open Space	G - Inspection only	NA	G - Inspection only	NA
367026, 345399	Hankelow Common	Hankelow	2	Audlem	367026	345399	5 - Open Space	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
387495, 364364	Harvey Road, nr 47 to 51	Congleton	1	Congleton East	387495	364364	2 - Highway	T- Maintained to Highways policies and st	.NA	E - Rural Open Spaces	Low
373681, 356955	Haslington Playing Fields	Haslington	2	Haslington	373681			B - Outdoor Sport	Medium		Medium
378666, 356227	Hassall Road, near 119	Alsager	3	Alsager	378666	356227	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mair	NA
384214, 381111	Hawthorn St & Altrincham Road Island	Wilmslow	1	Wilmslow West and Chorle	384214			T- Maintained to Highways policies and st	.NA	E - Rural Open Spaces	Low
384259, 363722	Hawthorne Close, nr 11	Congleton	1	Congleton West	384259			T- Maintained to Highways policies and st	.NA	E - Rural Open Spaces	Low
370194, 365549	Hayhurst Avenue Roundabout	Middlewich	1	Middlewich	370194	365549	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
369857, 365588	Hayhurst Avenue to Simonswood Close footpath	Middlewich	1	Middlewich	369857	365588	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
376557, 360542	Heath Road & Manor Road Corner	Sandbach	1	Sandbach Heath and East	376557	360542	2 - Highway	T- Maintained to Highways policies and st	.NA	E - Rural Open Spaces	Low
384287, 362974	Heath Road nr 59 Blythe Avenue	Congleton	1	Congleton West	384287	362974	2 - Highway	T- Maintained to Highways policies and st	.NA	E - Rural Open Spaces	Low
384308, 362968	Heath Road, nr 2a & 2b	Congleton	1	Congleton West	384308			T- Maintained to Highways policies and st		E - Rural Open Spaces	Low
378693, 356035	Heathwood Drive, nr entrance from Hassall Road	Alsager	3	Alsager	378693		_ ·		NA	H - No Inspection / Mair	
365191, 350918	Hellath Wen, nr 7 to 15	Nantwich	1	Nantwich South and Stapel	365191	350918	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
387628, 362569	Henshall Hall Drive, opp 69 to 75	Congleton	1	Congleton East	387628			T- Maintained to Highways policies and st	.NA	E - Rural Open Spaces	Low
371049, 366601	Hereford Way to Holmes Chapel Road Footpath	Middlewich	1	Middlewich	371049			T- Maintained to Highways policies and st		E - Rural Open Spaces	Low
389447, 373479	Heyes Farm Road, nr entrance Princes Way	Macclesfield	2	Macclesfield West and Ivy	389447	373479	3 - Housing Estates	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
385887, 362888	High St, nr 52 to 56	Congleton	1	Congleton West	385887	362888	2 - Highway	T- Maintained to Highways policies and st	:NA	E - Rural Open Spaces	Low
365054, 352390	High Street, nr 15	Nantwich	3	Nantwich South and Stapel	365054	352390	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mair	NA
391930, 372465	High Street, nr 208	Macclesfield	2	Macclesfield South	391930			·		D - Urban Open Spaces	
365119, 352271	High Street, nr 47	Nantwich	3	Nantwich South and Stapel				<u> </u>		H - No Inspection / Mair	
375691, 360868	Hightown Roundabout	Sandbach	1	Sandbach Town	375691			T- Maintained to Highways policies and st		-	Low
387301, 362799	Hillary Ave to nr 16 Hutton Drive	Congleton	2	Congleton East	387301			s G - Inspection only		D - Urban Open Spaces	
374972, 359404	Hind Heath Road & Crewe Road Corner	Wheelock	2	Sandbach Ettiley Heath and	374972	359404	3 - Housing Estates	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
393116, 383338	Hockley Road Playground	Poynton	2	Poynton East and Pott Shrig	393116					D - Urban Open Spaces	
376319, 367113	Holmes Chapel Library Car Park	Holmes Chapel	2	Dane Valley	376319			·	+	D - Urban Open Spaces	
371285, 366615	Holmes Chapel Road & Centurion Way Roundabout	Middlewich	1	Middlewich	371285			T- Maintained to Highways policies and st		E - Rural Open Spaces	Low
365628, 352178	Hospital Street & Crewe Road Roundabout	Nantwich	1	Nantwich South and Stapel	_			T- Maintained to Highways policies and st	+	E - Rural Open Spaces	Low
369867, 357891	Hurn Close Corner	Crewe	2	Crewe North	369867				Low		Low
378004, 379897	Ilford Way Recreation ground	Mobberley	2	Mobberley	378004		5 - Open Space		Low		Low
368968, 357391	James Atkinson Way	Leighton	2	Leighton	368968			C - Community Green Infrastructure			Low
378965, 362367	John Ford Way Play Area	Arclid	2	Brereton Rural	378965		5 - Open Space	C - Community Green Infrastructure	+	D - Urban Open Spaces	
385288, 363018	John St, nr Charter Vetinery Surgeons & Egerton St Garages	Congleton		Congleton West	385288			T- Maintained to Highways policies and st		E - Rural Open Spaces	
384303, 362571	Kendal Court, nr 16 to 23	Congleton	1	Congleton West	384303	362571	2 - Highway	T- Maintained to Highways policies and st	.NA	E - Rural Open Spaces	Low
367822, 351822	Kensington Drive to Potter Close	Willaston	2	Willaston and Rope	367822	351822	3 - Housing Estates	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
385873, 363722	Kent Drive, land between 3 and 5	Congleton	1	Congleton West	385873			T- Maintained to Highways policies and st		E - Rural Open Spaces	
369679, 365591	Kerridge Close, nr 5 to 15	Middlewich	1	Middlewich	369679	365591	2 - Highway	T- Maintained to Highways policies and st	n NA	E - Rural Open Spaces	I _. ow
303073,303331	Remage close, in 3 to 13	iviidate wien		imadiemen			<u> </u>	1 mantamed to might ays pondies and se		L Marar open spaces	12011

								Final Maintenance Categorisa	ntion	Previous Categoris consultation	-
Site Ref	Site Name	Town	Category	/ Ward	Easting	Northing	Asset Type	IDronocod Lynology	Proposed Amenity Level	Typology	Amenity
359339, 353257	Kidderton Lane, opp Kidderton Close	Brindley	2	Wrenbury	359339	353257	5 - Open Space	E - Rural Open Spaces	Medium	E - Rural Open Spaces	Low
371921, 355630	Kipling Way to Hungerford Road	Crewe	2	Crewe East	371921	355630	3 - Housing Estates	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
375697, 378497	Knutsford War Memorial	Knutsford	2	Knutsford	375697	378497	4 - Cenotaphs	F - Cemeteries, Church Yards and Memori	Medium	F - Cemeteries, Church	Medium
369981, 365337	Ladies Walk Play Area	Middlewich	2	Middlewich	369981	365337	6 - Other	C - Community Green Infrastructure	Low	D - Urban Open Spaces	Low
385645, 363610	Lady Warburtons Walk, from Woodland Ave to Summerset Close	Congleton	2	Congleton West	385645	363610	6 - Other	G - Inspection only	NA	G - Inspection only	NA
374423, 361463	Land adjoining 1 Peckforton Close	Sandbach	3	Sandbach Elworth	374423	361463	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	INA
374304, 361599	Land Adjoining 2 Gowy Close	Sandbach	3	Sandbach Elworth	374304	361599	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	Page au
384179, 362398	Langdale Court, between 5 and 6	Congleton	3	Congleton West	384179	362398	2 - Highway	H - No Inspection / Maintenance	NA	G - Inspection only	NA
386116, 381945	Larchwood Drive, between 11 & 15/17	Wilmslow	2	Wilmslow Dean Row	386116	381945	3 - Housing Estates	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
374477, 361209	Lawton Way, behind 1 to 17 Tabley Close	Sandbach	3	Sandbach Elworth	374477	361209	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
,002203	1 121 12, 121 12 12 12 12 12 12 12 12 12 12 12 12					302203	20000	The state of the s			
374337, 361314	Lawton Way, behind 22 & 24 Weaver Close	Sandbach	3	Sandbach Elworth	374337	361314	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	INA

								Final Maintenance Categorisation		Previous Categorisa consultatio	
Site Ref	Site Name	Town	Category	Ward	Easting	Northing	Asset Type	Proposed Typology	Proposed Amenity Level	Typology	Amenity
374294, 361363	Lawton Way, nr 1 Acacia Drive	Sandbach	3	Sandbach Elworth	374294	361363	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
374270, 361416	Lawton Way, nr 1 Dane Close	Sandbach	3	Sandbach Elworth	374270	361416	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	
374324, 361306	Lawton Way, nr 1 Etherow Close	Sandbach	3	Sandbach Elworth	374324	361306	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Maii	NA
374416, 361217	Lawton Way, nr 1 Radnor Close	Sandbach	3	Sandbach Elworth	374416	361217	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
374294, 361409	Lawton Way, nr 1 Weaver Close & 2 Bollin Close	Sandbach	3	Sandbach Elworth	374294	361409	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA

								Final Maintenance Categorisa	tion	Previous Categorisa consultation	
Site Ref	Site Name	Town	Category	Ward	Easting	Northing	Asset Type	Proposed Typology	Proposed Amenity Level		Amenity
374506, 361179	Lawton Way, nr 17 Budworth Close & 1 Chapelmere Close	Sandbach	3	Sandbach Elworth	374506	361179	3 - Housing Estates			H - No Inspection / Maii	NA
374264, 361450	Lawton Way, nr 2 Dane Close (front of 2 - 14 Dane Close)	Sandbach	3	Sandbach Elworth	374264	361450	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Maii	NA
374363, 361256	Lawton Way, nr 20 St Peters Drive	Sandbach	3	Sandbach Elworth	374363	361256	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Maii	NA
374270, 361503	Lawton Way, nr 54 Roman Way	Sandbach	3	Sandbach Elworth	374270	361503	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Maii	NA

								Final Maintenance Categorisation		Previous Categorisa consultation	-
Site Ref	Site Name	Town	Category	Ward	Easting	Northing	Asset Type	IDronocod Lynology	Proposed Amenity Level	Typology	Amenity
374273, 361546	Lawton Way, nr 65 Roman Way & 1 Gowy Close	Sandbach	3	Sandbach Elworth	374273	361546	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Maii	NA
374313, 361564	Lawton Way, nr end of Dee Close	Sandbach	1	Sandbach Elworth	374313	361564	2 - Highway	T- Maintained to Highways policies and st		T - Maintained to Highways policies and standards	NA
374325, 361617	Lawton Way, nr entrance to Dean Close	Sandbach	1	Sandbach Elworth	374325	361617	2 - Highway	T- Maintained to Highways policies and st		T - Maintained to Highways policies and standards	rage 83
364471, 351888	Lea Ave & Gerard Drive Corner	Nantwich	1	Nantwich North and West	364471	351888	2 - Highway	T- Maintained to Highways policies and st	:NA	E - Rural Open Spaces	Low
370497, 365968	Lewin Street, between 52 & 58 (Niddries)	Middlewich	2	Middlewich	370497	365968	5 - Open Space	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
384357, 378158	London Road Island, nr Chapel Road & Macclesfield Road	Alderley Edge	3	Alderley Edge	384357	378158	2 - Highway	Z - maintenance funded by 3rd party	NA	H - No Inspection / Mair	NA
		Poynton		Poynton West and Adlingto			2 - Highway		NA	H - No Inspection / Maii	NA
	·	Macclesfield		Macclesfield South	392007		2 - Highway		NA	H - No Inspection / Mair	
	·	Macclesfield Sandbach		Macclesfield South Sandbach Elworth	392009 373608		2 - Highway 2 - Highway		NA NA	H - No Inspection / Mair G - Inspection only	NA NA
		Middlewich	1	Middlewich	370751		2 - Highway	T- Maintained to Highways policies and st	NA		Low
383991, 363519	Longdown Road to Bowden Close	Congleton	2	Congleton West	383991	363519	5 - Open Space	G - Inspection only	NA	E - Rural Open Spaces	Low

			Final Maintenance Categorisa	ntion	Previous Categorisa consultatio	•					
Site Ref	Site Name	Town	Category	Ward	Easting	Northing	Asset Type	Proposed Typology	Proposed Amenity Level	Typology	Amenity
383565, 363523	Longdown Road, between Eastcott Close & Lynalls Close	Congleton	1	Congleton West	383565	363523	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
384035, 363557	Longdown Road, nr 113 to 127	Congleton	1	Congleton West	384035	363557	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
383916, 363599	Longdown Road, nr 52 to 58	Congleton	2	Congleton West	383916	363599	5 - Open Space	G - Inspection only	NA	E - Rural Open Spaces	Low
384033, 363534	Longdown Road, nr 76 to 86	Congleton	2	Congleton West	384033	363534	3 - Housing Estates	G - Inspection only	NA	E - Rural Open Spaces	Low
383959, 363597	Longdown Road, nr 97 to 107	Congleton	1	Congleton West	383959	363597	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
379967, 355749	Longview Ave & Shady Gr Corner	Alsager	3	Alsager	379967	355749	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
386284, 362735	Lowe Ave, nr 6 to 20	Congleton	1	Congleton West	386284	362735	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
386180, 363991	Macclesfield Road, nr 1 Lower Heath Terrace	Congleton	1	Congleton West	386180	363991	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
371271, 355620	Macon Way, nr Macon Business Park	Crewe	1	Crewe East	371271	355620	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
371241, 355225	Macon Way, nr Manweb & Total Fitness	Crewe	1	Crewe East	371241		2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
376591, 359064	Malkins Bank Play Area	Sandbach	2	Brereton Rural	376591	359064	6 - Other	C - Community Green Infrastructure	Low	D - Urban Open Spaces	Low
383853, 363397	Malvern Close, nr 34 Leamington Road	Congleton	1	Congleton West	383853	363397	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
391587, 375044	Manchester Road, behind 17 to 39 Aylesbury Close	Macclesfield	1	Macclesfield Tytherington	391587	375044	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
391583, 375132	Manchester Road, nr 2 Dorchester Way	Macclesfield	1	Macclesfield Tytherington	391583	375132	2 - Highway	T- Maintained to Highways policies and st	:NA	E - Rural Open Spaces	Low
374354, 361542	Manifold Close, nr 1 Dee Close	Sandbach	1	Sandbach Elworth	374354	361542	2 - Highway	T- Maintained to Highways policies and st	:NA	T - Maintained to Highways policies and standards	NA C
370288, 365449	Manor Fields Island	Middlewich	1	Middlewich	370288	365449	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low +
356122, 345858	Marbury Play Area	Marbury	2	Wrenbury	356122		5 - Open Space	C - Community Green Infrastructure	Low	D - Urban Open Spaces	
356083, 345869	Marbury Village Hall	Marbury	2	Wrenbury	356083			,	Low		Low
374878, 359310		Wheelock		Sandbach Ettiley Heath and				T- Maintained to Highways policies and st		E - Rural Open Spaces	
364256, 351881	Marsh Lane Play Area	Nantwich		Nantwich North and West	364256		5 - Open Space		Low	D - Urban Open Spaces	
378121, 355361	Marsh Lane, nr 12	Alsager	3	Alsager	378121	355361	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
387867, 362043	Marshall Grove Play Area	Congleton	2	Congleton East	387867				NA	D - Urban Open Spaces	
367582, 355574	Marshfield Bank Roundabout, nr The Farmhouse Pub	Crewe	1	Wistaston	367582	355574	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
387109, 362742	Matthews PI, between 4 & 5	Congleton	1	Congleton East	387109	362742	2 - Highway	T- Maintained to Highways policies and st	NA .	E - Rural Open Spaces	Low
393591, 381726	Meadowside, nr 3	Adlington	1	Poynton West and Adlingto	393591	381726	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
390030, 373521	Merebrook Road, nr Calvary Church	Macclesfield	1	Macclesfield West and Ivy	390030	373521	2 - Highway	T- Maintained to Highways policies and st		E - Rural Open Spaces	
385438, 383592	Meriton Road Island, nr 36 to 46	Handforth	2	Handforth	385438			D - Urban Open Spaces	Low	D - Urban Open Spaces	
385487, 383567	Meriton Road, between 49 & 51	Handforth	2	Handforth	385487				Medium	D - Urban Open Spaces	
385444, 383563	Meriton Road, between 77 & 79	Handforth	2	Handforth	385444	383563	3 - Housing Estates	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
375940, 379101	Merlin Ave to Heron Close	Knutsford	1	Knutsford	375940		2 - Highway	T- Maintained to Highways policies and st		E - Rural Open Spaces	
369145, 357430		Leighton	1	Leighton	369145		2 - Highway	T- Maintained to Highways policies and st		E - Rural Open Spaces	
370410, 366140	Middlewich Library (surrounding green space east and	Middlewich	2	Middlewich	370410				Medium	D - Urban Open Spaces	
370710, 300140	south)	IVIIGUICVVICII		MAGICWICH	370410	300140	o Gillei	Orban Open Spaces	Wicalalli	5 Gradii Open Spaces	McGidili

							!	Final Maintenance Categorisa	ation	Previous Categorisa consultatio	
Site Ref	Site Name	Town	Category	Ward	Easting	Northing	Asset Type	IPronosed Typology	Proposed Amenity Level	Typology	Amenity
365436, 353203	Middlewich Road Closed Cemetery	Nantwich	2	Nantwich North and West	365436	353203	1 - Churchyards	F - Cemeteries, Church Yards and Memori	i Medium	F - Cemeteries, Church	Low
365783, 353535	Middlewich Road Superstore Roundabout	Nantwich	3	Nantwich North and West	365783	353535	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mair	NA
374158, 361253	Middlewich Road, nr 203 to 231	Sandbach	1	Sandbach Elworth	374158	361253	3 2 - Highway	T- Maintained to Highways policies and st	t NA	E - Rural Open Spaces	Low
375254, 360962	Middlewich Road, nr 99 Platt Avenue	Sandbach	1	Sandbach Town	375254	360962	2 - Highway	T- Maintained to Highways policies and st	t NA	E - Rural Open Spaces	Low
375276, 360958	Middlewich Road, opp 112 & 114	Sandbach	3	Sandbach Elworth	375276	360958	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mair	NA
380988, 375382	Millbank Close Field	Chelford	2	Chelford	380988	375382	3 - Housing Estates	s D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
379013, 355311	Moreton Drive, side of 1 Tattoin Close	Alsager	3	Alsager	379013					H - No Inspection / Mair	NA
370620, 364778	Moss Drive, nr 21 to 35	Middlewich	1	Middlewich	370620	364778	2 - Highway	T- Maintained to Highways policies and st	t NA	E - Rural Open Spaces	Low
373603, 361433	Mulberry Gardens, opp 20 to 26	Sandbach	2	Sandbach Elworth	373603	361433	3 - Housing Estates	s D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
365148, 352340	Nantwich Town Square, High Street	Nantwich	1	Nantwich South and Stapel	365148) 2 - Highway	T- Maintained to Highways policies and st			Low
375181, 367830	Needham Drive Estate Playing Field (non CEC owned area to west)	Cranage	2	Dane Valley	375181	367830	5 - Open Space	B - Outdoor Sport	Medium	B - Outdoor Sport	Medium
375279, 367808	Needham Drive to Sewage Works Footpath	Cranage	2	Dane Valley	375279	367808	5 - Open Space	E - Rural Open Spaces	Low	E - Rural Open Spaces	Low
391604, 374233	New Hall St, nr Beech Lane	Macclesfield	3	Macclesfield Tytherington	391604	374233	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mair	NA
390250, 377268	New Road, nr entrance to Scott Road	Prestbury	3	Prestbury	390250	377268	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mair	NA
365173, 351256	Newbold Way & Brine Road Corner	Nantwich	1	Nantwich South and Stapel	365173		2 - Highway	T- Maintained to Highways policies and st		<u> </u>	Low
387374, 364335	Nidderdale Close, between 33 & 35 Harvey Road	Congleton	1	Congleton East	387374	364335	2 - Highway	T- Maintained to Highways policies and st		E - Rural Open Spaces	Low D
391593, 374283	Northgate Avenue, nr Beech Lane	Macclesfield	1	Macclesfield Tytherington	391593	374283	2 - Highway	T- Maintained to Highways policies and st	t NA	E - Rural Open Spaces	Low O
370660, 355372	Oak Street Roundabout	Crewe	1	Crewe Central	370660		2 2 - Highway	T- Maintained to Highways policies and st			Low OS
374662, 361459	Oakmere Close to Delamere Close footpath	Sandbach	3	Sandbach Elworth	374662	361459	3 - Housing Estates	s H - No Inspection / Maintenance	NA	H - No Inspection / Maiı	NA
374650, 361423	Oakmere Close, nr 1 Redesmere Close	Sandbach	3	Sandbach Elworth	374650	361423	3 - Housing Estates	s H - No Inspection / Maintenance	NA	H - No Inspection / Mair	NA
374626, 361433	Oakmere Close, nr 2 Redesmere Close	Sandbach	3	Sandbach Elworth	374626	361433	3 - Housing Estates	s H - No Inspection / Maintenance	NA	H - No Inspection / Mair	NA

								Final Maintenance Categorisa	ition	Previous Categorisation (and consultation)	
Site Ref	Site Name	Town	Category	Ward	Easting	Northing	Asset Type	Proposed Typology	Proposed Amenity Level	Typology	Amenity
374675, 361398	Oakmere Close, nr sewage pumping station	Sandbach	3	Sandbach Elworth	374675	361398	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
369818, 365406	Old Gate Close, opp 15 to 25	Middlewich	1	Middlewich	369818	365406	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
374937, 359287	Oldfield Road, nr 1 to 26	Wheelock	1	Sandbach Ettiley Heath and	374937	359287	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
374769, 359541	Oldfield Road, nr 54 to 68	Wheelock	1	Sandbach Ettiley Heath and	374769	359541	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
374936, 359360	Ordsall Close	Wheelock	1	Sandbach Ettiley Heath and	374936	359360	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
384035, 362570	Padgbury Lane, nr entrance to Arnside Ave	Congleton	1	Congleton West	384035	362570	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
387135, 362331	Park Lane, nr 106 & 108	Congleton	1	Congleton East	387135	362331	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
387122, 362378	Park Lane, nr Ayrshire Way	Congleton	1	Congleton East	387122	362378	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
386022, 363231	Park Road, nr Hankinson's Field, to Mountbatten Way	Congleton	2	Congleton West	386022	363231	5 - Open Space	G - Inspection only	NA	G - Inspection only	NA NA
391814, 373133	Park St, nr 19 to 23	Macclesfield	3	Macclesfield Central	391814		2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mair	INA
389363, 373458	Parkett Heyes Road, nr 1	Macclesfield	1	Macclesfield West and Ivy	389363		2 - Highway	T- Maintained to Highways policies and st			Low
389476, 373380	Parkett Heyes Road, nr 27	Macclesfield	1	Macclesfield West and Ivy	389476		2 - Highway	T- Maintained to Highways policies and st		' '	Low
391795, 373147	Parsonage St, nr Park St	Macclesfield	1	Macclesfield Central	391795	373147	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
389602, 374010	Pavilion Way footpath to Victoria Road	Macclesfield	2	Broken Cross and Upton	389602	374010	3 - Housing Estates	C - Community Green Infrastructure	Low	D - Urban Open Spaces	Low
374457, 361509	Peckforton Close, behind 11 & 15 Ellesmere Close	Sandbach	3	Sandbach Elworth	374457	361509	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Maii	NA
384092, 362646	Penrith Ct, nr 9 Windermere Drive	Congleton	1	Congleton West	384092	362646	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low

								Final Maintenance Categorisa	ition	Previous Categorisation (at consultation)	
Site Ref	Site Name	Town	Category	Ward	Easting	Northing	Asset Type	IPronosed Tynology	Proposed Amenity Level	Typology	Amenity
374615, 361341	Pickmere Close to Redesmere Close footpath	Sandbach	3	Sandbach Elworth	374615	361341	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
387570, 363977	Pirie Road to St John's Road	Congleton	2	Congleton East	387570	363977	5 - Open Space	G - Inspection only	NA	E - Rural Open Spaces	Low
375372, 361203	Platt Ave, nr 33 to 47	Sandbach	1	Sandbach Town	375372	361203	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
384639, 382148	Prescott Road, nr 14 Egerton Road	Wilmslow	2	Wilmslow Lacey Green	384639	382148	3 - Housing Estates	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
370697, 364888	Princess Cres, nr 1 & 3	Middlewich	3	Middlewich	370697	364888	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
375185, 361569	Queens Drive, nr & opp 38 to 56	Sandbach	1	Sandbach Town	375185		2 - Highway	T- Maintained to Highways policies and st		E - Rural Open Spaces	Low
374795, 359380	Radcliffe Road	Wheelock	1	Sandbach Ettiley Heath and	374795	359380	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
365058, 353594	Reaseheath Roundabout	Nantwich	1	Bunbury	365058	353594	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
374224, 361116	Richmond Close	Sandbach	1	Sandbach Elworth	374224	361116	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
367690, 355154	Riverside Gr, nr 18, 20 & 22	Wistaston	1	Wistaston	367690	355154	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
371768, 356532	Rochester Cres, north of 68	Crewe	2	Crewe East	371768	356532	3 - Housing Estates		Medium	D - Urban Open Spaces	Low
369354, 355267	Rockwood Close	Crewe	1	Crewe West	369354	355267	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
374614, 361143	Rostherne Way to Taxmere Close footpath	Sandbach	3	Sandbach Elworth	374614	361143	3 - Housing Estates	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
386078, 381820	Rowanside Drive to Pinewood Road (non CEC owned area)	Wilmslow	2	Wilmslow Dean Row	386078	381820	5 - Open Space	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
397838, 384207	Royal Road verges	Disley	1	Disley	397838	384207	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
374231, 360940	Ruscoe Ave, nr entrance from Deans Lane	Sandbach	1	Sandbach Elworth	374231	360940	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
374035, 360411	Salt Line Way	Sandbach	1	Sandbach Ettiley Heath and	374035	360411	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
375856, 360796	Sandbach Cenotaph	Sandbach	2	Sandbach Town	375856	360796	4 - Cenotaphs	F - Cemeteries, Church Yards and Memori	Medium	F - Cemeteries, Church	Medium
379194, 355884	Sandbach Road N & Lodge Road Junction	Alsager	1	Alsager	379194	355884	2 - Highway	T- Maintained to Highways policies and st	NA	H - No Inspection / Mai	NA
379375, 355700	Sandbach Road North, nr 108 & 110	Alsager	1	Alsager	379375		2 - Highway	T- Maintained to Highways policies and st		H - No Inspection / Mai	

								Final Maintenance Categorisa	tion	Previous Categorisa consultation	•
Site Ref	Site Name	Town	Category	Ward	Easting	Northing	Asset Type	Proposed Typology	Proposed Amenity Level	Typology	Amenity
379396, 355686	Sandbach Road North, nr 98 & 100	Alsager	3	Alsager	379396	355686	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mair	NA
379886, 355300	Sandbach Road South Cenotaph Garden	Alsager	2	Alsager	379886	355300	4 - Cenotaphs	F - Cemeteries, Church Yards and Memori	Medium	F - Cemeteries, Church '	Medium
379734, 355422	Sandbach Road South, nr 56	Alsager	3	Alsager	379734	355422	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mair	NA
379698, 355459	Sandbach Road South, nr 68	Alsager	3	Alsager	379698	355459	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA
380531, 357268	Sandbach Road, nr 1 Millers Wharf	Rode Heath	1	Odd Rode	380531	357268	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
384020, 363031	Sandbach Road, nr 1 Ullswater Road	Congleton	1	Congleton West	384020	363031	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
379739, 356738	Sandbach Road, nr 159 to 171	Church Lawton	2	Odd Rode	379739	356738	3 - Housing Estates	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
380495, 357349	Sandbach Road, nr 23 Millers Wharf	Rode Heath	1	Odd Rode	380495	357349	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
384540, 362891	Sandy Lane, nr entrance from Newcastle Road	Congleton	1	Congleton West	384540	362891	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
373729, 360801	Scott Close	Sandbach	2	Sandbach Ettiley Heath and	373729	360801	3 - Housing Estates	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
370510, 366267	Sea Bank Car Park (non CEC owned area)	Middlewich	2	Middlewich	370510		6 - Other		Low	D - Urban Open Spaces	
375115, 367052	Sedburgh Close Open Space	Holmes Chapel	2	Dane Valley	375115				Low		Low
379966, 355860	Shady Gr, nr 45 & 47	Alsager	1	Alsager	379966		2 - Highway	T- Maintained to Highways policies and st		H - No Inspection / Mair	
376186, 379001	Shaw Drive , between 73 & 75	Knutsford	1	Leighton	376186		2 - Highway	T- Maintained to Highways policies and st			Low
369983, 357553	Sherringham Drive, footpath nr 24	Crewe	1	Crewe North	369983		2 - Highway	T- Maintained to Highways policies and st		E - Rural Open Spaces	
394402, 383328	Shrigley Road N, opp 2 (The Boars Head PH) to 4a	Poynton	1	Poynton East and Pott Shrig			2 - Highway	T- Maintained to Highways policies and st		E - Rural Open Spaces	Low
394337, 382829	Shrigley Road S, opp 43a to 81	Poynton	1	Poynton East and Pott Shrig	394337	382829	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
391894, 374043	Silk Road & Hibel Road Roundabout	Macclesfield	1	Macclesfield Tytherington	391894	374043	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
374665, 359283	Smithy Walk	Sandbach	2	Sandbach Ettiley Heath and	374665	359283	3 - Housing Estates	D - Urban Open Spaces	Medium	D - Urban Open Spaces	Low
367692, 355448	Snowdon Road & Coppenhall Lane Corner	Crewe	2	Wistaston	367692	355448	5 - Open Space	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
389848, 373373	Somerton Road, nr 23 Wilwick Lane	Macclesfield	1	Macclesfield West and Ivy	389848	373373	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
376535, 379097	Southfields Play Area	Knutsford	2	Knutsford	376535	379097	6 - Other	C - Community Green Infrastructure	Medium	D - Urban Open Spaces	Low
387206, 362061	Southlands Road, nr 23 Cross Lane	Congleton	1	Congleton East	387206	362061	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
387192, 362054	Southlands Road, nr 25 Cross Lane	Congleton	1	Congleton East	387192	362054	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
374628, 359264	Sports Pavilion and Car Park, Forge Fields	Sandbach	2	Sandbach Ettiley Heath and	374588	359185	6 - Other	D - Urban Open Spaces	Low	G - Inspection only	NA
356913, 358091	St Bonifaces Church (excluding paved areas)	Bunbury	2	Bunbury	356913	358091	1 - Churchyards	F - Cemeteries, Church Yards and Memori	Medium	F - Cemeteries, Church	Low
375661, 378558	St Cross Church & Vicarage (exlcuding paved areas)	Knutsford	2	Knutsford	375661	378558	1 - Churchyards	F - Cemeteries, Church Yards and Memori	Medium	F - Cemeteries, Church	Low
200254 274460	Ct Ivea Class to Divtles Dand	Macclesfield	2	Broken Cross and Upton	389351	274160	2 Housing Estatos	D - Urban Open Spaces	Laur	D. Habara Orana Craasas	Law
389351, 374169	St Ives Close to Birtles Road	iviacciestieiu	4	broken cross and opton 1	389351	3/4169	5 - Housing Estates	D - Orban Open Spaces	Low	D - Urban Open Spaces	LOW

								Final Maintenance Categorisa	ition	Previous Categorisa consultation	-
Site Ref	Site Name	Town	Category	Ward	Easting	Northing	Asset Type	IPronosed Typology	Proposed Amenity Level	Typology	Amenity
385143, 362901	St James Ave, nr 15 to 19	Congleton	1	Congleton West	385143	362901	2 - Highway	T- Maintained to Highways policies and st	: NA	E - Rural Open Spaces	Low
385174, 362884	St James Ave, nr 21 to 25	Congleton	1	Congleton West	385174	362884	2 - Highway	T- Maintained to Highways policies and st	: NA	E - Rural Open Spaces	Low
385082, 362842	St James Ave, nr 42 Ruskin Road	Congleton	1	Congleton West	385082	362842	2 - Highway	T- Maintained to Highways policies and st	:NA	E - Rural Open Spaces	Low
385119, 362840	St James Ave, nr 53 to 59	Congleton	1	Congleton West	385119	362840	2 - Highway	T- Maintained to Highways policies and st	:NA	E - Rural Open Spaces	Low
387152, 364250	St Johns Road, behind 12 & 14 Ribblesdale Ave	Congleton	1	Congleton East	387152	364250	2 - Highway	T- Maintained to Highways policies and st	. NA	E - Rural Open Spaces	Low
365221, 352327	St Marys Church	Nantwich	2	Nantwich South and Stapel	365221	352327	1 - Churchyards	F - Cemeteries, Church Yards and Memori	Medium	F - Cemeteries, Church	Low
391766, 373692	St Michael and All Angels Church (landscape area to front)	Macclesfield	2	Macclesfield Central	391766	373692	1 - Churchyards	D - Urban Open Spaces	High	D - Urban Open Spaces	Low
370121, 356693	St Michaels Church & Coppenhall Cemetery	Crewe	1	Crewe North	370121	356693	1 - Churchyards	G - Inspection only	NA	F - Cemeteries, Church Yards and Memorials	Low
370228, 366387	St Michaels Way & Pepper St	Middlewich	1	Middlewich	370228	366387	2 - Highway	T- Maintained to Highways policies and st	. NA	E - Rural Open Spaces	Low
369912 , 366321	St Michaels Way Island	Middlewich	1	Middlewich	369912	366321	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
392120, 373343	St Pauls Church (excluding paved areas)	Macclesfield	2	Macclesfield East	392120	373343	1 - Churchyards	F - Cemeteries, Church Yards and Memori	Medium	F - Cemeteries, Church	Low
385951, 362743	St Peters Church	Congleton	2	Congleton West	385951	362743	1 - Churchyards	G - Inspection only	NA	F - Cemeteries, Church	Low
392240, 372945	St Peters Church (excluding paved areas)	Macclesfield	2	Macclesfield East	392240	372945	1 - Churchyards	F - Cemeteries, Church Yards and Memori	Medium	F - Cemeteries, Church	Low
385995, 362584	St Peters Closed Cemetery	Congleton	2	Congleton West	385995	362584	1 - Churchyards	G - Inspection only	NA	F - Cemeteries, Church	Low
386350, 363188	St Stephens Church footpath	Congleton	2	Congleton East	386358	363185	1 - Churchyards	G - Inspection only	NA	E - Rural Open Spaces	Low
379424, 355832	Stanley Ct, nr 19 & 20	Alsager	3	Alsager	379424	355832	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mai	NA NA
383830, 363552	Stopsley Close, nr 22 Delamere Road	Congleton	1	Congleton West	383830	363552	2 - Highway	T- Maintained to Highways policies and st	.NA	E - Rural Open Spaces	Low
383989, 383437	Styal Road War Memorial	Styal	2	Wilmslow Lacey Green	383989	383437	4 - Cenotaphs	F - Cemeteries, Church Yards and Memori	High	F - Cemeteries, Church	Medium
370397, 365285	Sutton Lane to Barrington Drive footpath	Middlewich	1	Middlewich	370397	365285	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
370177, 364875	Sutton Lane, nr Hankelow Close	Middlewich	1	Middlewich	370177	364875	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
386800, 362339	Thames Close to Bollin Drive footpath	Congleton	1	Congleton East	386800	362339	2 - Highway	T- Maintained to Highways policies and st	: NA	E - Rural Open Spaces	Low
386687, 362436	Thames Close, nr 34 to 36	Congleton	2	Congleton East	386687	362436	5 - Open Space	G - Inspection only	NA	E - Rural Open Spaces	Low
386666, 362424	Thames Close, nr 41 to 43	Congleton	2	Congleton East	386666	362424	5 - Open Space	G - Inspection only	NA	E - Rural Open Spaces	Low
384351,381707	The Carrs Park - Non CEC Section	Wilmslow	2	Wilmslow Lacey Green	384351	381707	5 - Open Space	G - Inspection only	NA	G - Inspection only	NA
370694, 364690	The Green, nr 2	Middlewich	1	Middlewich	370694	364690	2 - Highway	T- Maintained to Highways policies and st	.NA	E - Rural Open Spaces	Low
370541, 364685	The Green, nr 32	Middlewich	1	Middlewich	370541	364685	2 - Highway	T- Maintained to Highways policies and st	.NA	E - Rural Open Spaces	Low

								Final Maintenance Categorisa	ition	Previous Categorisa consultatio	-
Site Ref	Site Name	Town	Category	Ward	Easting	Northing	Asset Type	Proposed Typology	Proposed Amenity Level	Typology	Amenity
370562, 365911	The Locks & Lewin St Corner	Middlewich	1	Middlewich	370562	365911	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
387061, 362532	The Parklands, nr 71 Park Lane	Congleton	1	Congleton East	387061	362532	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
387055, 362512	The Parklands, nr 73 Park Lane	Congleton	1	Congleton East	387055	362512	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
379914, 355987		Alsager		Alsager	379914		2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mair	
373801, 360442		Sandbach		Sandbach Ettiley Heath and	373801		2 - Highway	T- Maintained to Highways policies and st		E - Rural Open Spaces	
373674, 360375	<i>P</i>	Sandbach	1	Sandbach Ettiley Heath and	373674		2 - Highway	T- Maintained to Highways policies and st		E - Rural Open Spaces	
373741, 360386	Thornbrook Way, nr 12 to 16	Sandbach	1	Sandbach Ettiley Heath and	373741	360386	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
384576, 363238	Three Fields Close & Back Lane	Congleton	1	Congleton West	384576		2 - Highway	T- Maintained to Highways policies and st		E - Rural Open Spaces	
375191, 378411	Toft Road, nr Knutsford Library	Knutsford	2	Knutsford	375191		5 - Open Space	D - Urban Open Spaces	Medium	D - Urban Open Spaces	
375152, 378479	Toft Road, opp St Johns Parish Church	Knutsford	2	Knutsford	375152		5 - Open Space	D - Urban Open Spaces	Medium	D - Urban Open Spaces	
370367, 355624	Tollitt Street	Crewe	3	Crewe Central	370367	355624	5 - Open Space	H - No Inspection / Maintenance	NA	H - No Inspection / Mair	NA
378780, 379591	Town Lane & Mill Lane Corner	Mobberley	3	Mobberley	378780	379591	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Maii	NA
386359, 362796	Townsend Road, behind Coniston Park Lane	Congleton	3	Congleton East	386359	362796	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mair	NA
386419, 362668	Townsend Road, nr 13a	Congleton	2	Congleton East	386419	362668	5 - Open Space	G - Inspection only	NA	E - Rural Open Spaces	Low
386383, 362747	Townsend Road, nr 2 to 8	Congleton	3	Congleton East	386383	362747	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mair	NA
384068, 362758	Troutbeck Ave, nr 10	Congleton	1	Congleton West	384068	362758	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	
370663, 366408	Tudor Close	Middlewich	2	Middlewich	370663	366408	5 - Open Space	D - Urban Open Spaces	Low	E - Rural Open Spaces	Low
375559, 361531	Twemlow Ave, nr 116 & 118 Bradwall Road	Sandbach	1	Sandbach Town	375559	361531	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
366121, 343542	Vicarage Lane Open Space	Audlem	2	Audlem	366121	343542	5 - Open Space	E - Rural Open Spaces	Low	E - Rural Open Spaces	Low
374227, 361686		Sandbach		Sandbach Elworth	374227					H - No Inspection / Maii	
368496, 355935	Victoria Avenue Hedge, behind 9 to 12 Grasmere Ave	Crewe	2	Crewe West	368496	355935	3 - Housing Estates	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
369062, 355737	Victoria Avenue, behind Morgan Close & Probert Close	Crewe	2	Crewe West	369062	355737	3 - Housing Estates	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
370456, 355878	Victoria Centre Raised Beds	Crewe	3	Crewe Central	370456	355878	2 - Highway	H - No Inspection / Maintenance	NA	H - No Inspection / Mair	NA
384459, 363415	Walgrave Close	Congleton	1	Congleton West	384459	363415	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
365011, 352596	Wall Lane, opp Snow Hill	Nantwich	1	Nantwich North and West	365011	352596	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
375124, 378969	Wallwood	Knutsford	2	Knutsford	375124		5 - Open Space	H - No Inspection / Maintenance	NA	E - Rural Open Spaces	
385761, 382738	Waveney Drive, opp 18 to 22	Wilmslow	1	Handforth	385761		2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	
378051, 355321		Alsager	2	Alsager	378051	355321	3 - Housing Estates	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
386237, 382714		Wilmslow	1	Handforth	386237	382714	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
386181, 382733	Welland Road, nr 2 Lamerton Way	Wilmslow	1	Handforth	386181	382733	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
375942, 367053	West Way, near & opp 18 to 40	Holmes Chapel	1	Dane Valley	375942	367053	2 - Highway	T- Maintained to Highways policies and st	NΔ	E - Rural Open Spaces	Low

	Site Name	 						Final Maintenance Categorisation		Previous Categorisation (a consultation)	
389738 374531	/	Town	Category	Ward	Easting	Northing	Asset Type	IPronosed Tynology	Proposed Amenity Level	Typology	Amenity
103730, 374331	Westmorland Close, nr 69 Kennedy Ave	Macclesfield	1	Broken Cross and Upton	389738	374531	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
371697, 354260 \	Weston Road, nr Crewe Gates Farm Industrial Estate	Crewe	1	Crewe East	371697	354260	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
372679, 352154	Weston Village Recreation ground	Weston	2	Haslington	372679	352154	3 - Housing Estates	C - Community Green Infrastructure	Low	E - Rural Open Spaces	Low
387348, 364173	Wharfdale Road, nr 133 St Johns Road	Congleton	1	Congleton East	387348	364173	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
375067, 359090	Wheelock Church	Wheelock	2	Sandbach Ettiley Heath and	375067	359090	1 - Churchyards	F - Cemeteries, Church Yards and Memori	Low	F - Cemeteries, Church	Low
375135, 359011	Wheelock Green Car Park	Sandbach	2	Sandbach Ettiley Heath and	375135	359011	6 - Other	D - Urban Open Spaces	High	D - Urban Open Spaces	Low
367030 352580 L	Willaston - The Peacock Public House adjacent Roundabout	Nantwich	1	Willaston and Rope	367030	352580	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
371085, 356319	William Stanier Footpath	Crewe	2	Congleton East	371085	356319	6 - Other	D - Urban Open Spaces	Low	D - Urban Open Spaces	Low
384857, 356559	Wilmer Crescent, nr 17 to 23	Mow Cop	1	Odd Rode	384857	356559	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
·	Wiltshire Drive, nr 11 Dane Bank Ave	Congleton	1	Congleton West	386306	363960	2 - Highway	T- Maintained to Highways policies and st	NA		Low
,	Windmill Drive, between 12 & 14	Audlem	2	Audlem	365916		_ ' _ '		Low		Low
368245, 353555	Windsor Road to Edinburgh Road footpath	Wistaston	1	Wistaston	368245	353555	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
370336, 355378	Wistaston Road Bank, opp allotments	Crewe	2	Crewe West	370336	355378	5 - Open Space	D - Urban Open Spaces	Medium	E - Rural Open Spaces	Low
384022, 371138	Woodside Close, nr 11 Woodside	Siddington	1	Gawsworth	384022	371138	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
387046, 362911	Woolston Ave, nr 52 to 56	Congleton	1	Congleton East	387046	362911	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
365842, 356421	Worleston Play Area	Worleston	2	Bunbury	365842	356421	5 - Open Space	C - Community Green Infrastructure	Low	D - Urban Open Spaces	Low
365752, 356321	Worleston Village Hall (green spaces surrounding)	Worleston	2	Bunbury	365744	356302	6 - Other	E - Rural Open Spaces	Low	E - Rural Open Spaces	Low
387568, 362303	Worsley Drive, opp entrance to Bridgewater Close	Congleton	1	Congleton East	387568	362303	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low
373866, 351108	Wychwood Village & Park Roundabout	Weston	1	Wybunbury	373866	351108	2 - Highway	T- Maintained to Highways policies and st	NA	E - Rural Open Spaces	Low

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CHESHIRE EAST COUNCIL - EQUALITY IMPACT ASSESSMENT FORM

EQUALITY IMPACT ASSESSMENT

TITLE: MTFS Budget review – Line 91 Grounds Maintenance review

VERSION CONTROL

Date	Version	Author	Description of Changes
06/07/23	0.1	PB	Initiated
7/7/23	0.2	PB	Amended
2/8/23	0.3	PB	Amended
4/8/23	1.0	PB	Final
13/12/23	2.0	RJK	Revised following
			consultation

CHESHIRE EAST COUNCIL -EQUALITY IMPACT ASSESSMENT

Stage 1 Description: Fact finding (about your policy / service /

Department	Place Directorate
Service	Environmental Services
Lead officer responsible for assessment	Paul Brightwell
Other members of team undertaking assessment	Ralph Kemp
Date	13/12/2023
Version	2.0
Type of document	Strategy and Service
Is this a new/ existing/ revision of an existing document	Revision

Title and subject of the impact assessment (include a brief description of the aims, outcomes, operational issues as appropriate and how it fits in with the wider aims of the organisation) Impact assessment linked to proposed service level amendment to delivery of existing borough wide grounds maintenance works. This scheme aims to deliver cost savings as part of the councils MTFS budget savings targets to reduce the council's financial outgoings across all service areas over the next four-year period or until the financial outlook otherwise shows significant improvement.

Reduction in maintenance to parks and other green spaces beyond current works regime is proposed as part of the budgetary saving initiative. This would be achieved through a combination of reviewing the frequency of grass cutting, herbicide application and the extent of tree, shrub and flower bed planting maintenance.

Wherever possible this will be weighed against the potential to offer rewilding of areas that would promote localised biodiversity enhancement in accordance with the councils' current corporate objectives.

Please attach a copy of the strategy/ plan/ function/ policy/ procedure/ service

The MTFS grounds maintenance savings exercise jointly sought feedback on the proposed service level reductions through a public consultation on a revised grounds maintenance typology and what that may mean and look like on the ground to ensure public consensus is sought as to how the grounds maintenance ought be reduced to offer the necessary cost savings.

A further consultation linked to the strategy review was undertaken during October and November 2023. On the overall policy the majority of respondents felt that it was important for Cheshire East to have a Green Maintenance Policy (86%) and were in support of increasing biodiversity (62%).

This impact assessment will consider the potential impacts any change to the current grounds maintenance regime may have upon those individuals residing in the borough who share one or more protected characteristic

Who are the main stakeholders and have they been engaged with? (e.g. general public, employees, Councillors, partners, specific audiences, residents)

The main stakeholders have been identified as follows:

General Stakeholders to be consulted on the proposed changes include:

- Residents and park users throughout the borough
- CEC Place Environment and Bereavement Services portfolio holder
- Ansa Environmental Services
- Cheshire East Council Committee Chairs and vice-Chairs
- The council's Corporate Leadership Team
- Cheshire East Members of Parliament
- All Council ward Members
- All Parish and Town Councils
- Parks and cemetery Friends Groups
- Local Wildlife Trusts Local sporting bodies

Protected characteristic outreach

- Age UK Cheshire East
- Early Careers Staff Network Group
- Primary Plus

- Children & Young People's Diabetes Team
- Children & Young People's Home Care Team
- Childrens Development & Partnerships
- Childrens Trust
- Children and Young People's Trust
- Disability Information Bureau
- Disability Positive
- Cheshire Eye Society
- Differently Abled Staff Network Group
- Cheshire & Merseyside Adult Gender Identity Collaborative (CMAGIC)
- Flutterbys
- Vibrance Staff Network Group
- Citizens advice
- East Cheshire NHS Trust > maternity
- CHAWREC
- Pride of Romani
- Lingua GM
- Bulgarian communities contact
- East Timor communities contact
- Indian communities contact
- Afro Caribbean communities contact
- Kurdish communities contact
- SHAPLA Bangladeshi women's communities contact
- Polish communities contact
- Pathways CIC
- The Racial Equality group
- EASS
- Elim International Centre
- The HOPE centre in North East Cheshire
- St Andrews Church
- Lighthouse Centre
- Crewe Mosque
- Hope Church Central

	 Womens Staff Network Group The Circle Staff Network Group Body Positive VibranCE Staff Network Group
Consultation/ involvement carried out.	Yes - During October/ November 2023 Cheshire East Council conducted a consultation to seek views on the introduction of a new policy relating to maintenance regimes of green spaces within Cheshire East. In total, around 1,700 responses were received during the consultation: 776 survey responses, approximately 700 petition letters, 131 petition signatures and a further 102 email /letter responses.
What consultation method(s) did you use?	Consultation was undertaken via the Councils Consultation team online and through libraries and customer centres where paper copies were available.

Stage 2 Initial Screening

Who is affected and what
evidence have you
considered to arrive at this
analysis?
(This may or may not include
the stakeholders listed above)

A review of other similar equalities impact assessment exercises by other local authorities suggests that both Tunbridge Wells and Aberdeenshire councils determined there would be no apparent disproportional impact to those individuals subject to one or more protected characteristic.

Tunbridge Wells Council:

Grounds Maintenance Contract 2023 (tunbridgewells.gov.uk)

- Section G Equalities 'There is no apparent equality impact on end users resulting from the recommended option set out in the report.'
 - -Ingrid Weatherup, Corporate Governance Officer, 22 December 2021

Aberdeenshire Council:

landscape-services.pdf (aberdeenshire.gov.uk)

'No direct consultations have been carried out as the impacts are considered to be neutral' Cheshire East Consultation Oct Nov 2023 identified: P28 Section 5: Urban Open Space Concerns over safety, litter, accessibility, and anti-social behaviour, 28 mentions P30 . Grass verges alongside roads could not be used as crossing points due to overgrowth of weeds. Reducing maintenance around these, and such as cutting back over growing grass or bushes makes it difficult to walk, especially for people with mobility problems or for pushchairs. P33 Section 6: Rural Open Space Concerns over safety, litter, accessibility and anti-social behaviour, 30 mentions. Hedges need sorting in some areas especially if they're an obstruction for families taking children to school. Hard surfaces need to be maintained strictly even in rural areas for accessibility for those wanting to use them such as those with disabilities or pushchairs P40 Section 7: Cemeteries, Church Yards & Memorials Concern over safety, accessibility, and antisocial behaviour, 12 mentions. Hard surfaces, walkways, hedges and verges need to be maintained, as many older aged people and disabled are likely to use these areas - they need to be safely accessible. Who is intended to benefit and how Other similar consultation outreach by other local authorities indicted they identified zero impact. The Cheshire East Consultation Oct Nov 2023 included comments from some contributors over accessibility for disability and pregnancy & maternity groups Concerns over accessibility raised in CE consultation are addressed by classifying maintenance frequencies

accessibility.

based on the level of amenity and typologies of site. Larger sites will be zoned to maintain amenity and

Could there be a different impact or outcome for some groups?	Other similar consultation outreach by other local authorities indicted they identified zero impact. The Cheshire East Consultation Oct Nov 2023 included comments from some contributors over accessibility for Disability and Pregnancy &maternity groups. These are addressed by classifying maintenance frequencies based on the level of amenity and typologies of the site. Larger sites will be zoned to maintain amenity and accessibility.
Does it include making decisions based on individual characteristics, needs or circumstances?	No, Cheshire East and other similar consultation outreach by other local authorities indicted they identified zero impact.
Are relations between different groups or communities likely to be affected? (eg will it favour one particular group or deny opportunities for others?)	No, Cheshire East and other similar consultation outreach by other local authorities indicted they identified zero impact.
Is there any specific targeted action to promote equality? Is there a history of unequal outcomes (do you have enough evidence to prove otherwise)?	These are addressed by classifying maintenance frequencies based on the level of amenity and typologies of the site. Larger sites will be zoned to maintain amenity and accessibility. No specific targeted action to promote equality is needed.

Is there an actual or potential negative impact on these specific characteristics	Yes/ No
Age	No
Disability	Yes

Gender reassignment	No
Marriage & civil partnership	No
Pregnancy & maternity	Yes
Race	No
Religion & belief	No
Sex	No
Sexual orientation	No

Stage 3 Evidence

Characteristic	What evidence do you have to support your findings? (quantitative and qualitative) Please provide additional information that you wish to include as appendices to this document, i.e., graphs, tables, charts	Level of Risk (High, Medium or Low)		
Age	No Specific impacts were identified in Cheshire East Consultation Oct Nov 2023. Previous consultation outreach for similar initiatives by Tunbridge wells and Aberdeenshire councils			
	Tunbridge Wells Council: Grounds Maintenance Contract 2023 (tunbridgewells.gov.uk)			
	 Section G - Equalities 'There is no apparent equality impact on end users resulting from the recommended option set out in the report.' 			
	-Ingrid Weatherup, Corporate Governance Officer, 22 December 2021			

	Aberdeenshire Council: landscape-services.pdf (aberdeenshire.gov.uk) • 'No direct consultations have been carried out as the impacts are considered to be neutral'	
Marriage and Civil Partnership	No Specific impacts were identified un Cheshire East Consultation Oct Nov 2023. Previous consultation outreach for similar initiatives by Tunbridge wells and Aberdeenshire councils Tunbridge Wells Council: Grounds Maintenance Contract 2023 (tunbridgewells.gov.uk) • Section G - Equalities 'There is no apparent equality impact on end users resulting from the recommended option set out in the report.'	
	 -Ingrid Weatherup, Corporate Governance Officer, 22 December 2021 Aberdeenshire Council: landscape-services.pdf (aberdeenshire.gov.uk) * 'No direct consultations have been carried out as the impacts are considered to be neutral' 	
Religion	No specific impacts were identified un Cheshire East Consultation Oct Nov 2023. Previous consultation outreach for similar initiatives by Tunbridge wells and Aberdeenshire councils Tunbridge Wells Council: Grounds Maintenance Contract 2023 (tunbridgewells.gov.uk) • Section G - Equalities 'There is no apparent equality impact on end users resulting from the recommended option set out in the report.' -Ingrid Weatherup, Corporate Governance Officer, 22 December 2021	Low

	Aberdeenshire Council:	
	landscape-services.pdf (aberdeenshire.gov.uk)	
	'No direct consultations have been carried out as the impacts are considered to be neutral'	
Disability	The Cheshire East Consultation Oct Nov 2023 included comments from some contributors over accessibility for Disability groups. These are addressed by classifying maintenance frequencies based on the level of amenity and typologies of the site. Large sites will be zoned to maintain amenity and accessibility.	Low
	Previous consultation outreach for similar initiatives by Tunbridge wells and Aberdeenshire councils	
	Tunbridge Wells Council: Grounds Maintenance Contract 2023 (tunbridgewells.gov.uk)	
	 Section G - Equalities 'There is no apparent equality impact on end users resulting from the recommended option set out in the report.' 	
	-Ingrid Weatherup, Corporate Governance Officer, 22 December 2021	
	Aberdeenshire Council: landscape-services.pdf (aberdeenshire.gov.uk)	
	'No direct consultations have been carried out as the impacts are considered to be neutral'	
Pregnancy and Maternity	The Cheshire East Consultation Oct Nov 2023 included comments from some contributors over accessibility for Maternity groups. These are addressed by classifying maintenance frequencies based on the level of amenity and typologies of the site. Strategic Park sites will be zoned to maintain amenity and accessibility. Previous consultation outreach for similar initiatives by Tunbridge wells and Aberdeenshire councils	Low
	Tunbridge Wells Council: Grounds Maintenance Contract 2023 (tunbridgewells.gov.uk)	

	 Section G - Equalities 'There is no apparent equality impact on end users resulting from the recommended option set out in the report.' Ingrid Weatherup, Corporate Governance Officer, 22 December 2021 	
	Aberdeenshire Council:	
	landscape-services.pdf (aberdeenshire.gov.uk)	
	'No direct consultations have been carried out as the impacts are considered to be neutral'	
Sex	No Specific impacts were identified in Cheshire East Consultation Oct Nov 2023.Previous consultation outreach for similar initiatives by Tunbridge wells and Aberdeenshire councils	Low
	Tunbridge Wells Council: Grounds Maintenance Contract 2023 (tunbridgewells.gov.uk)	
	 Section G - Equalities 'There is no apparent equality impact on end users resulting from the recommended option set out in the report.' 	
	-Ingrid Weatherup, Corporate Governance Officer, 22 December 2021	
	Aberdeenshire Council:	
	landscape-services.pdf (aberdeenshire.gov.uk)	
	'No direct consultations have been carried out as the impacts are considered to be neutral'	
Gender Reassignment	No Specific impacts were identified in Cheshire East Consultation Oct Nov 2023. Previous consultation outreach for similar initiatives by Tunbridge wells and Aberdeenshire councils	Low
	Tunbridge Wells Council: Grounds Maintenance Contract 2023 (tunbridgewells.gov.uk)	
		1

	 Section G – Equalities 'There is no apparent equality impact on end users resulting from the recommended option set out in the report.' 	
	-Ingrid Weatherup, Corporate Governance Officer, 22 December 2021	
	Aberdeenshire Council:	
	landscape-services.pdf (aberdeenshire.gov.uk)	
	'No direct consultations have been carried out as the impacts are considered to be neutral'	
Race	No Specific impacts were identified in Cheshire East Consultation Oct Nov 2023. Previous consultation outreach for similar initiatives by Tunbridge wells and Aberdeenshire councils	Low
	Tunbridge Wells Council: Grounds Maintenance Contract 2023 (tunbridgewells.gov.uk)	
	 Section G - Equalities 'There is no apparent equality impact on end users resulting from the recommended option set out in the report.' 	
	-Ingrid Weatherup, Corporate Governance Officer, 22 December 2021	
	Aberdeenshire Council:	
	landscape-services.pdf (aberdeenshire.gov.uk)	
	'No direct consultations have been carried out as the impacts are considered to be neutral'	
Sexual Orientation	No Specific impacts were identified in Cheshire East Consultation Oct Nov 2023. Previous consultation outreach for similar initiatives by Tunbridge wells and Aberdeenshire councils	Low
	Tunbridge Wells Council: Grounds Maintenance Contract 2023 (tunbridgewells.gov.uk)	

Section G - Equalities
 'There is no apparent equality impact on end users resulting from the recommended option set out in the report.'

-Ingrid Weatherup, Corporate Governance Officer, 22 December 2021

Aberdeenshire Council:

landscape-services.pdf (aberdeenshire.gov.uk)

'No direct consultations have been carried out as the impacts are considered to be neutral'

Stage 4 Mitigation

Protected	Mitigating action	How will this be	Officer	Target date
characteristics	Once you have assessed the impact of a policy/service, it is important to identify options and alternatives to reduce or eliminate any negative impact. Options considered could be adapting the policy or service, changing the way in which it is implemented or introducing balancing measures to reduce any negative impact. When considering each option you should think about how it will reduce any negative impact, how it might impact on other groups and how it might impact or relationships between groups and overall issues around community cohesion. You should clearly demonstrate how you have considered various options and the impact of these. You must have a detailed rationale behind decisions and a justification for those alternatives that have not been accepted.	monitored?	responsible	
Age	No Specific impacts were identified in Cheshire East Consultation Oct Nov 2023.	NA	NA	NA

Marriage and Civil Partnership	No Specific impacts were identified in Cheshire East Consultation Oct Nov 2023.	NA	NA	NA
Religion	No Specific impacts were identified in Cheshire East Consultation Oct Nov 2023.	NA	NA	NA
Disability	The Cheshire East Consultation Oct Nov 2023 included comments from some contributors over accessibility for Disability groups. These are addressed by classifying maintenance frequencies based on the level of amenity and typologies of the site. Larger sites will be zoned to maintain amenity and accessibility	-	Ralph Kemp	Dec 2023
Pregnancy and Maternity	The Cheshire East Consultation Oct Nov 2023 included comments from some contributors over accessibility for Pregnancy & maternity groups. These are addressed by classifying maintenance frequencies based on the level of amenity and typologies of the site. Larger sites will be zoned to maintain amenity and accessibility	-	Ralph Kemp	Dec 2023
Sex	No Specific impacts were identified un Cheshire East Consultation Oct Nov 2023.	NA	NA	NA
Gender Reassignment	No Specific impacts were identified un Cheshire East Consultation Oct Nov 2023.	NA	NA	NA

Race	No Specific impacts were identified un Cheshire East Consultation Oct Nov 2023.	NA	NA	NA
Sexual Orientation	No Specific impacts were identified un Cheshire East Consultation Oct Nov 2023.	NA	NA	NA

5. Review and Conclusion

Summary: provide a brief overview including impact, changes, improvement, any gaps in evidence and additional data that is needed

The Cheshire East Consultation Oct Nov 2023 included comments from some contributors over accessibility for Disability and Pregnancy &maternity groups. These are addressed by classifying maintenance frequencies based on the level of amenity and typologies of the site. Larger sites will be zoned to maintain amenity and accessibility

Specific actions to be taken to reduce, justify or remove any adverse impacts	How will this be monitored?	Officer responsible	Target date
There is an insufficient evidence base from which to draw any meaningful conclusions as to the need for any mitigatory actions at this time.	TBD	Paul Brightwell	Jan 2024
It is thought there may be further insight offered from the proposed			

consultation process that has yet to be approved and undertaken			
The Cheshire East Consultation Oct Nov 2023 included comments from some contributors over accessibility for Disability and Pregnancy &maternity groups. These are addressed by classifying maintenance frequencies based on the level of amenity and typologies of the site. Larger sites will be zoned to maintain amenity and accessibility	Customer Engagement and satisfaction surveys for Parks and Open Spaces	Ralph Kemp	April 2025

Please provide details and link to full action plan for actions	NA
When will this assessment be reviewed?	April 2025
Are there any additional assessments that need to be undertaken in relation to this assessment?	No

Lead officer sign off	Ralph J Kemp

Date	4/8/23
Head of service sign off	a. T. Nerys
Date	04/08/2023

Please publish this completed EIA form on the relevant section of the Cheshire East website

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A summary of responses to Cheshire East Council's Maintenance of Green Spaces Consultation

Final

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Executive summary and conclusions

Introduction

During October/ November 2023 Cheshire East Council conducted a consultation to seek views on the introduction of a new policy relating to maintenance regimes of green spaces within Cheshire East.

In total, around 1,700 responses were received during the consultation: 776 survey responses, approximately 700 petition letters, 131 petition signatures and a further 102 email /letter responses.

Overall Policy

The majority of respondents felt that it was important for Cheshire East to have a Green Maintenance Policy (86%) and were in support of increasing biodiversity (62%).

Formal parks and gardens

The majority of respondents (62%) supported the retention of the Green Flag accreditation scheme for formal parks and gardens and agreed with the need for bespoke management plans for larger sites (77%). Over 57% of respondents agreed with each of the proposed amenity levels within this typology and around one quarter (23% - 26%) of respondents disagreed.

Within the comments section there were several concerns highlighted regarding the proposals under this typology and several requests for specific sites to be re-classified/ be classed within a higher maintenance schedule. Respondents were concerned that reduced maintenance would make these areas unusable, inaccessible and make the areas look untidy. These areas were considered as an important part of health and wellbeing. Some respondents felt the parks should be tailored to the place and needs, not standardised, as each one has its own distinct character; others were in favour of more designated wild areas within the parks and felt volunteers/ community groups could help with the maintenance.

Outdoor Sport

Around one half of respondents agreed with each of the proposed amenity levels within this typology with 'football' zones receiving the highest levels of agreement (53%) and 'bowls' the lowest (48%). The percentage of respondents disagreeing with the proposed amenity levels for each of the zones was low (11% or lower disagreed).

Within the comments section there were several requests for reclassification of specific areas. Respondents felt that it was important to maintain all sports sites to a high standard as they are crucial for socialising, exercise and the health and wellbeing to all. There were a few questions

raised as to responsibility, with some suggesting encouraging club adoption or contributions, for the maintenance of these areas.

Community green infrastructure

45% of respondents agreed with the proposed amenity levels for the 'grass cutting', 'hard surfaces' and 'pond/ water feature' zones under this typology with 'hedges' receiving slightly more agreement (48%). The proposed amenity levels for 'grass cutting' zones received the highest disagreement (42% stated strongly or tend to disagree).

Within the comments section there were several requests for reclassification of specific areas. Respondents felt that it was important to maintain all community sites to a high standard as they are assets to the local community and used by all members of the population. Concerns were raised about the usability of these sites with reduced maintenance such as increased anti-social behaviour, fly tipping and decreased safety.

Urban open space

Agreement ranged from 42% for 'hard surfaces' to 48% for 'hedges' under this typology. Disagreement was highest for 'grass cutting' zones (41% disagreed).

Within the comments section there were several requests for reclassification of specific areas. Respondents felt that it was important to maintain all urban open spaces to a high standard, as they are likely to be in areas where people live and will have a perceived detrimental impact on both wellbeing and living standards, if allowed to deteriorate. Specific mention was made as to the maintenance of town centre areas. Concerns were raised about the usability of these sites with reduced maintenance such as increased anti-social behaviour, fly tipping and decreased safety.

Rural open space

Response was mixed for this typology with 39% - 44% agreeing with each of the proposed amenity levels and 29% - 40% disagreeing.

Within the comments section there were a number of requests for reclassification of specific areas. This classification was the most debated among the comments with many respondents confused how seemingly urban areas or those on housing estates could be classified as 'rural'. Concerns were raised about the usability of these sites with reduced maintenance such as increased antisocial behaviour, fly tipping and decreased safety.

Cemeteries, church yard and memorials

Around 40% of respondents (40% - 43%) agreed with each of the proposed amenity levels within this typology. Whereas around one third (31% - 36%) of respondents disagreed.

Within the comments section respondents expressed that these areas should be maintained to a good standard to show respect/ dignity towards the deceased. There were also safety concerns for visitors raised if areas were not maintained in terms of accessibility, slip hazards and anti-social behaviour.

Currently Maintained Sites: Not registered in Cheshire East Council Ownership

Respondents were also asked a series of questions regarding the categorisation of sites not in the Council ownership. Views were split with 36% agreeing, 30% disagreeing and 34% stating neither agree nor disagree or unsure/ don't know about our approach to the categorisation of sites which are not registered in the Councils ownership. Views were also split when asked if they support or oppose our approach to maintenance of those sites in Category 2 (39% supported whereas 29% opposed) and the proposal to cease maintenance on those sites which are definitely not owned by the Council (35% supported whereas 34% opposed).

Within the comments section respondents expressed their opposition to the reduction in green space maintenance in these areas suggesting they should be brought under council management. Others felt that it is not the Councils responsibility to maintain areas not owned by them. There were concerns that if the Council did not manage these areas who is going to maintain them - would need to enforce maintenance of these site so they do not become overgrown and subject to litter, fly tipping and antisocial behaviour. Several requests for reclassification of specific areas/ council adoption were also made – the Sandbach Elworth Estate was an area most effected and an area which received a lot of opposition via a petition letter and other formats of response.

Conclusions and recommendations

Whilst there is general agreement for the new policy and amenity levels within it, respondents did highlight a number of issues, queries and concerns about the look, usability and safety of areas if maintenance levels were to reduce. There was support for wildlife/ biodiversity areas, but respondents felt this needed to be managed in a certain way as opposed to a blanket reduction in maintenance and consideration be given to the specific needs of area/ habitats and the machinery needed. There were also several requests for certain sites to be re-classified.

The Research and Consultation Team recommend that the result of this consultation is considered alongside any other relevant information when re-drafting the policy and the site schedules that sit alongside it. Further engagement with the appropriate stakeholders may be useful if further detail or clarification on any sites that have been requested as requiring re-classification is needed.

Introduction

Purpose of the consultation

During October/ November 2023 Cheshire East Council conducted a consultation to seek views on the introduction of a new policy relating to maintenance regimes of green spaces within Cheshire East. The revised approach aims to deliver those savings which were highlighted in the Councils Medium Term Financial Strategy 2023-2027, whilst providing a framework to drive consistency of standards across all Council maintained green spaces and delivering opportunities for rewilding of specific areas, promoting increases in biodiversity.

The following site typologies were identified within the policy:

- A: Formal Parks & Gardens
- B: Outdoor Sport
- C: Community Green Infrastructure
- D: Urban Open Space
- E: Rural Open Space
- F: Cemeteries, Church Yards & Memorials
- G: Inspection only
- H: No inspection or maintenance

A set of three zones have also been developed to group standards under specific descriptions and to further refine how individual sites will be maintained. They were as follows:

- 1: High amenity (high maintenance)
- 2: General/medium amenity (standard maintenance)
- 3: Low amenity (low maintenance)

As part of the policy, site schedules have been produced, which set out the typology and overall zone rating for each site.

Respondents were asked to review the draft policy and the site schedules before responding to the consultation.

Consultation methodology and number of responses

The consultation was hosted online, with paper copies being made available, on request and at Libraries throughout Cheshire East. Consultation responses were invited from anyone who wished to respond and was specifically promoted to:

- Residents of Cheshire East
- The Cheshire East Digital Influence Panel
- Cheshire East Council Members
- Town & Parish Councils within Cheshire East
- Local stakeholders including relevant community groups and organisations such as:
 - o Representatives of Friends of the Parks in Cheshire East

Engagement sessions were held with Cheshire East Members and Town and Parish Councils. These sessions provided attendees with an overview of the draft policy/ consultation and an opportunity to ask any questions. All attendees were encouraged to provide their formal response via the survey or via email.

In total, around 1,700 responses were received during the consultation, 776 survey responses (online and paper), approximately 700 petition letters (concerning the Sandbach Elworth Estate), 131 petition signatures (regarding Meriton Park, Handforth) and a further 102 email /letter responses. A summary of the email/ letter responses received can be viewed in Section 9.

Respondent Characteristics

87% of respondents who answered the survey were responding as an individual (e.g. a local resident), 5 % were responding as an elected Cheshire East Ward Councillor or as a Town/Parish Council/lor and 6% were responding on behalf of a group, organisation or club. The remaining 2% were responding as a Cheshire East Council employee, on behalf of a local business or on behalf of a resident.

- See Appendix 1 for the full breakdown of respondent demographics.
- See Appendix 2 for a map of respondent postcodes.
- See Appendix 3 for the list of groups, organisations, clubs, businesses or Parish/ Town Councils that provided the name of who they were representing (survey and email representations)

Amendments

Near the beginning of the consultation, we were notified of a mistake on the paper version of the survey. This mistake applied to questions 2,15,16 & 17. One of the scale options for these questions read as 'strongly support' instead of 'strongly oppose' (i.e. strongly support, tend to support, neither support nor oppose, tend to oppose, strongly support, unsure don't / know). In response, paper copies were recalled from libraries and in areas where they had been requested, and new copies

were provided. 5 of the paper copies that were returned included the wrong scale option - those who chose to select 'strongly oppose' manually changed the scale on their paper returns, these responses were inputted into the system accordingly.

Section 1: Overall Policy

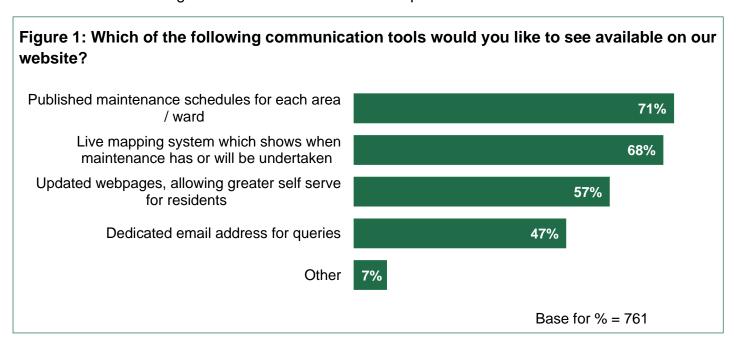
Respondents were first asked a set of questions on the policy approach overall as well as how informed they feel on green maintenance activities currently.

The majority of respondents felt that it was extremely or very important (86%) for Cheshire East to have a Green Maintenance Policy. 12% stated somewhat important.

One of the reasons we are revising the way we maintain our green spaces is to become more sustainable, to promote an increase in biodiversity and to reduce our carbon footprint. It is important that we maintain some areas more often (e.g. high amenity areas). However, other areas will look more 'natural' and less manicured (e.g. low amenity areas). 62% of respondents supported the overall policy in regard to increasing biodiversity, whereas 22% opposed this policy.

The majority of respondents (93%) did not feel well informed on green maintenance activities currently (answering either not very informed or not well informed at all).

Respondents were presented with a list of communication tools for the Cheshire East Website and were asked to select which ones they would like to see available. Respondents could select as many that applied. 71% of respondents would like to see published maintenance schedules for each area ward and 68% would like to see a live mapping system which shows when maintenance has or will be undertaken. See Figure 1 for a full breakdown of response.



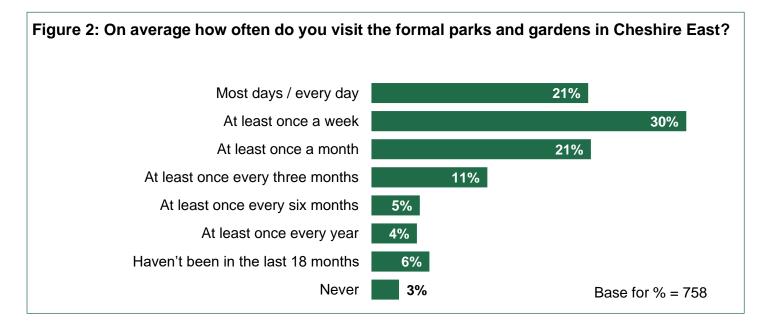
Section 2: Formal Parks & Gardens

Background

This typology includes high profile town parks and gardens which are well used community spaces. The sites in this category typically leisure/recreation features and a higher proportion of ornamental features, to also include named cenotaphs (memorial for a person or group of people who is/ are buried elsewhere). There was a mix of proposed maintenance standards under this typology depending on the specified zone area (grass cutting, hedge, borders, pond/water features and hard surface) and amenity level (ranging from high to low).

Frequency of visits

Respondents were asked how often on average they visit the formal parks and gardens in Cheshire East. 51% of respondents visited at least once a week or more often. 21% visited at least once a month. See Figure 2 for the full breakdown of results.



Views on the overall formal parks and gardens policy

Key parks are currently entered annually in the Green Flag accreditation scheme. It is proposed that this form of accreditation continues and/ or is established across sites which have been designated as strategic across the borough. The majority of respondents (62%) supported (answering either strongly support or tend to support) the retention of the Green Flag accreditation scheme and 6% opposed (answering either strongly oppose or tend to oppose).

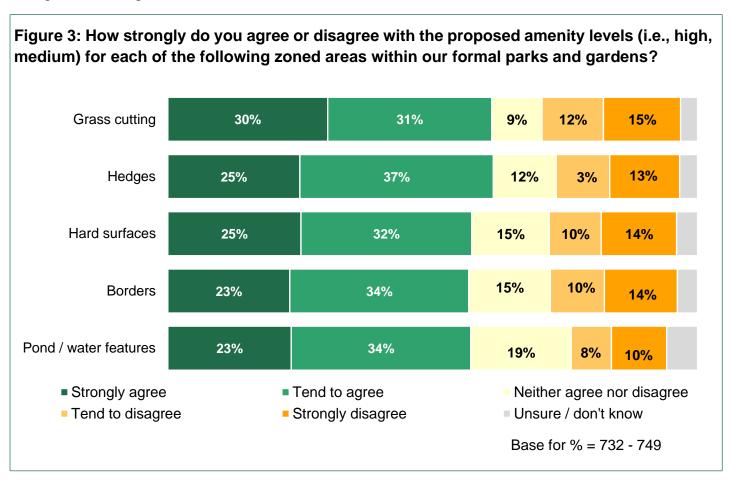
There are a number of formal parks which due to their scale, different areas of use and usage levels have been identified. These larger sites will include multiple 'zones' such as play areas, sports pitches, event space, formal areas and floral features, each of which will have their own maintenance

standards. A bespoke site management plan will be developed to maintain these sites effectively and efficiently via different zoned areas rather than via one overall zone specification. The majority of respondents (77%) agreed (answering either strongly agree or tend to agree) with the need for the larger sites to have their own bespoke management plans and 6% disagreed (answering either strongly disagree or tend to disagree).

Views on the proposed amenity levels

Respondents were asked how strongly they agreed or disagreed with the proposed amenity levels (i.e., high, medium) for each of the specified zoned areas within our formal parks and gardens. 57% of respondents or over agreed (selecting either strongly agree or tend to agree) with each of the proposed amenity levels within this typology with 'grass cutting' receiving the highest agreement (61%).

Around one quarter (23% - 26%) of respondents disagreed with each of the proposed amenity levels apart from 'pond/ water features' which had slightly more respondents selecting 'neither agree nor disagree.' See Figure 3 for the full breakdown of results.



Comments provided on the proposed amenity levels under this typology.

Respondents had the opportunity to provide a comment on the proposed amenity levels under this typology. 205 respondents chose to leave a comment. The comments provided were coded into the following overall themes:

- Disagree with the principle of reduced maintenance/ amenity level should be higher/ reclassified, 73 mentions.
- Current maintenance issue/ general negative comment, 35 mentions.
- Areas need to be kept well maintained for enjoyment of residents, accessibility and wellbeing, 29 mentions.
- Concern over safety, litter and accessibility, 23 mentions.
- Maintenance levels should be based on need/ have a mixed approach, 20 mentions.
- In support of re-wilding/ lower maintenance schedule, 18 mentions.
- Partner with community groups and volunteers, 8 mentions.
- Other, 18 mentions.

Some respondents will have referred to more than one theme therefore total mentions won't add up to the total number of respondents who left a comment. The full summary of the comments received by theme is presented in Table 1.

able 1: Do you have any comments to make on the proposed amenity levels under the Formal Parks and Gardens typology		
Overall theme and Summary of comments received	Number of mentions	
Disagree with the principle of reduced maintenance/ amenity level should be higher/ reclassified	73	

Disagree with the principle of reduced maintenance, maintenance should be as existing. The majority of spaces are already maintained at a low level - should be increased. All areas should be maintained as high. Public parks are often a child's only access to play areas, or for families to have a picnic on the grass – reduced maintenance will make spaces unusable.

High amenity is required for grass cutting in parks, grass cutting needs to be at least once per week during the growing season. Disagree, with the proposals to change the number of grass cutting, 8 visits may be inadequate depending on season and growth. Grass needs cutting once a month with grass taken away. Hedges need to always be trimmed except bird nesting season. Unacceptable to cut back on hedge trimming, border & plant weeding. Borders require at least a medium amenity – ad-hoc maintenance is unacceptable/ specialist pruning must be retained specific to plant and location. 1 x spraying per year for hard surfaces is insufficient to keep them under control.

- Meriton Park in Handforth is a significant park and is well used unhappy that this has been identified as low maintenance. Meriton Road Park incorrectly classified as Type E (rural open space) rather than Type A (park). It is well used by the local community and has many facilities. Needs more investment not less (30 mentions).
- Give Macclesfield Parks a fair deal why are the two main parks (South Park and West Park) the only sites at Medium rather than High?/ Disagree with the downgrading of both South Park and West Park to a lower level of maintenance/ South Park is underfunded (4 mentions).
- Lyme Green Community Park shown as Lyme Green Community Playing Field has been re-named, this should be adjusted, the park is shown as 'LOW' maintenance, and this is clearly incorrect needs to be high maintenance. The volunteers would, in the future, like to pursue a green flag award for this park (4 mentions).
- Queens Park Crewe has formal flower beds that need weeding more than the proposed number of times/ cleaning of waterfowl droppings in Queens Park should be high priority (2 mentions).
- Elworth Park is a well-used green space. To list this Park for low maintenance is discriminatory (2 mentions).
- Leighton Park and surrounding grassland need to be maintained to a good standard; large grass area requires high level of mowing (1 mention).
- Stanley Hall Park and Henbury Road park are also formal parks therefore the amenity level should be increased to medium or high (1 mention).
- Al green spaces in Middlewich should be taken over by the council (1 mention).
- Almost all the green spaces in Knutsford are proposed to have a low rating, with only the Moor set at High, and 3 areas set as medium it deserves better (1 mention).

Current maintenance issue/ general negative comment

35

Green spaces are poorly maintained. Standards are already not of a high standard; water features are often neglected. The rewilding/biodiversity fashion is unfortunately becoming a mask for lower standards of service. Nothing more than a cost cutting exercise.

Specific area / site mentions:

- Meriton Road Park seems to get forgotten and has become increasingly neglected (4 mentions).
- The standard of maintenance in Queens Park Crewe has deteriorated over the last couple of years/ it's is very underfunded/ It's a Victorian park and should be kept in good condition (3 mentions).
- Wood Park in Alsager never gets any of the hedges trimmed any longer (1 mention).
- Wybunbury park is under maintained and is quickly falling into an unusable place (1 mention).
- Make contractors remove tree and plant debris after maintenance on Elworth Park leaving it is a danger (1 mention).
- Howty Close Park has been in a sorry state for a long time (1 mention).
- I am blind and in Valley Park have often had path obstructed by both maintenance vehicles and overgrown plants, in particular brambles, at face height (1 mention).
- The paths and grass areas around Parkers Road are flooded, overgrown and looking a real mess (1 mention).
- The grass was always collected at Cop Meadow then suddenly this stopped (1 mention).

Areas need to be kept well maintained for enjoyment of residents, accessibility, and wellbeing

29

It is the responsibility of the local authority to maintain a safe, clean, and tidy environment for the enjoyment of the local residents and visitors. A scruffy environment reflects a poor opinion of local areas - need to control weeds more effectively. Formal parks are important to the welfare and wellbeing of communities. All areas should be treated equally. Areas need to be maintained and accessible for all – e.g. those with prams, wheelchairs, those with a visual disability, neurodivergent. Play areas need regular maintenance of both grass areas and equipment.

- The parks, war memorials and gardens in Macclesfield are used by thousands. People need to see a well-cared for park, not overgrown (1 mention).
- Sandbach Park & Elworth Park need to be kept neat and tidy for everyone's benefit (1 mention).
- Queens Park Crewe must be kept at the highest levels (1 mention).

Concern over safety, litter and accessibility

23

Concerned about safety if grass is not cut and visibility becomes a problem, ease of visibility to dangerous litter and dog muck. Leaving leaves on hard surfaces is dangerous when wet. Maintain walkways/ pavements to ensure they are weed free and do not contain any trip hazards. Sadly, many footpaths are unsafe for pedestrians (particularly the disabled, visually impaired or those pushing a pram) as the unkempt bushes are overgrown. Surfaces need good attention for disabled people's access. Keep parks a safe place to scoot skate and ride by maintaining hard surfaces. Hedges and overhanging trees: Need to be strictly maintained in all areas for safety and accessibility for all.

Specific area/ site mentions:

- Paths/walkways must be maintained. Meriton road park has been designated as such that the paths will become a hazard (3 mentions).
- Overhanging trees which obstruct footpaths, including the Dane Bridge in Congleton and it's riverbanks (1 mention).

Maintenance levels should be based on need/ have a mixed approach

20

The maintenance regime needs to be tailored to the place, not standardised - each park should have its own distinct character, reflecting its natural and cultural history and its functions. Standardised maintenance regimes tend to make everywhere look similar.

Parks can have a mix of formal and informal/ natural areas. Most people prefer to walk on relatively short turf while appreciating the aesthetic and biodiversity qualities of less frequently mown areas.

Rewilding still needs clear timetabling and skilled management - get professional advice on correct biodiversity management. Hedges/ pond areas should be maintained at the correct time of year to promote, avian nesting opportunities, invertebrate survival, leaf emergence, flowering status, tree seed and berry availability. Hedges should be cut on alternate years and widened to increase habitats. No need to cut a hedge into a 'formal shape. Grass cutting is necessary to continue the biodiversity throughout the spring and summer. Different animals and insect need different plants and habitats. Shrub pruning should be done according to the requirements of the specific species. The visits should be in Spring and Autumn for surface cleaning and leaf clearance - the time frame of April to December is inappropriate. Bowling greens should be maintained over the growing season to achieve the optimum playing surface in liaison with those organisations who use them regularly. No need to cut the grass quite so often on fields that are not used as walkways.

Specific area/ site mentions:

• Meriton Road Park is not a single entity. It comprises 2 major components which need different approaches to their maintenance. One area is amenable to a more 'rewinding' or 'limited maintenance' approach whereas the other has a far higher level of public amenities which deserve a higher level of maintenance (1 mention).

In support of re-wilding/ lower maintenance schedule

18

The more rewilding/biodiversity that can be supported the better, would propose that 30% of all formal parks and gardens be allowed to re-wild/ less grass cutting, more wild-flower areas, no weed spraying/ do not use glyphosate. Do formal lawns really need a stripe finish/ plant borders with hardy perennials - they do not need re-planting every couple of months. Move towards more sustainable greenery & footpaths. Would prefer more "sustainable" planting and less rotation of border planting – formal parks require investment in sustainable bedding to help support changes.

Specific area/ site mentions:

• Stanley Hall Park needs much more wild areas (1 mention).

Partner with community groups and volunteers

8

Council is putting all of its funds into high traffic areas at the expense of other areas - could community groups become more established with engagement from third parties e.g., environmental groups/ suggest greater connection with volunteer groups / what opportunities are there for volunteers to be involved?/ Extend responsibilities for maintenance to all home occupants.

Other comments 18

Other comments include general positive comments, statements, queries into how the assessment levels were reached, other issues e.g. parking, dog bins and signs, road maintenance.

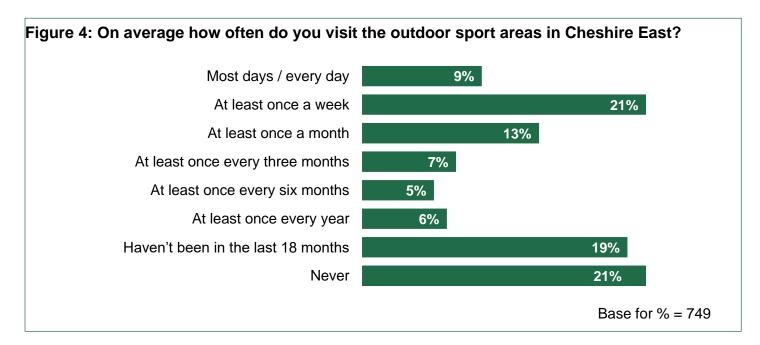
Section 3: Outdoor Sport

Background

This typology incudes the locations that support sporting activities throughout the borough. This includes sports turf pitches subject to fees and charges and involves management practices that ensure these facilities are maintained to playable standards. It is proposed that the sites specified under this typology will be maintained as per existing maintenance standards. The zone areas under this typology were football, rugby, cricket and bowls with amenity levels ranging from high to medium.

Frequency of visits

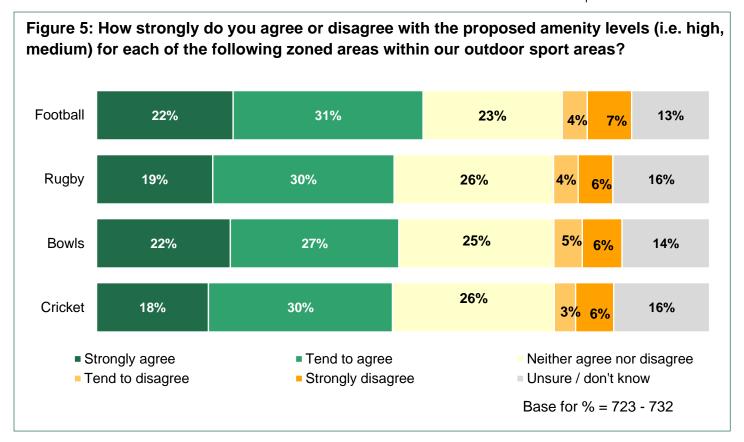
Respondents were asked how often on average they visit the outdoor sport areas in Cheshire East. 29% of respondents visited at least once a week or more often. 40% hadn't been in the last 18 months or had never visited. See Figure 4 for the full breakdown of results.



Views on the proposed amenity levels

Respondents were asked how strongly they agreed or disagreed with the proposed amenity levels (i.e. high, medium) for each of the specified zoned areas within our outdoor sport areas. Around one half of respondents agreed (selecting either strongly agree or tend to agree) with each of the proposed amenity levels within this typology with 'football' zones receiving the highest agreement (53%) and 'bowls' the lowest (48%).

The percentage of respondents disagreeing (selecting either strongly disagree or tend to disagree) with the proposed amenity levels for each of the zones was low (11% or lower disagreed). See Figure 5 for the full breakdown of results.



Comments provided on the proposed amenity levels under this typology.

Respondents had the opportunity to provide a comment on the proposed amenity levels under this typology. 122 respondents chose to leave a comment. The comments provided were coded into the following overall themes:

- Maintenance rating needs to be high/ should be maintained more regularly/ maintained equally/ reclassified, 42 mentions.
- These areas need to be kept well maintained/ good for mental health and wellbeing, 41 mentions.
- Current maintenance issue/ general negative comment, 14 mentions.
- Encourage sports clubs to adopt spaces/ contribute to maintenance, 12 mentions.
- Need to be realistic/ based on need/ mixed approach, 8 mentions.
- Other, 11 mentions.

Some respondents will have referred to more than one theme therefore total mentions won't add up to the total number of respondents who left a comment. The full summary of the comments received by theme is presented in Table 2.

Table 2: Do you have any comments to make on the proposed amenity levels under the Outdoor Sport typology		
Overall theme and Summary of comments received	Number of mentions	
Maintenance rating needs to be high/ should be maintained more regularly/ maintained equally/ reclassified.	42	

All sports sites should be maintained to a high standard. Inappropriate to reduce maintenance of sports pitches - should be prioritised. All football pitches that are used by children and/ or adults on a weekly basis for competitive games should be treated equally. Good access for all to open lawn space. Well maintained fields are important also. Sports are more often played by children in local parks that will now be designated low amenity rural open spaces.

Football pitches - need cutting in November when possible - cutting needs to be done weekly August-October, March - May. Bowling greens - the grass surface must be cut very short - shorter than for other types of sports. Why have football, rugby, cricket been separated out - similar levels of maintenance are required. Bowls require high maintenance levels by default. Outdoor tennis courts are not mentioned.

- Disagree with the plans to downgrade Meriton park and not maintain the football pitch and bowling green (6 mentions).
- Weston Playing Field is regularly used shouldn't be classes as a rural open space it is used as a playing field and should be cut as per existing (3 mentions).
- Both Barony Park and Brookfield Park is not used solely for outdoor sports it is inadequate to describe the maintenance required includes planted trees, hedges wildflowers, children's play area (3 mentions).
- Lyme green isn't mentioned needs to be high maintenance (2 mentions).
- The Cranage playing fields used by Holmes Chapel Hurricanes (Needham Drive Playing fields) why is the CEC owned pitch classified as High whilst the non-CEC owned pitch is classed as Medium? It will be impossible to play football on a medium defined pitch (1 mention).
- Don't understand the logic that classes the field described as "Rugby Drive Playing Fields" as "Outdoor Sport" whereas the "King George V Playing Fields, Windmill St" is classed as "Community Green Infrastructure". The facilities off Windmill Street contain a football pitch as well as other facilities which many people use and should be maintained to the highest standard (1 mention).
- Carnival Field Wilmslow- isn't listed in the strategy document so it is unclear what the intention is. need the majority of the site to be mowed as is now (1 mention).
- Football field at Lacey Green Pavilion, Clough Avenue, Wilmslow, seems to have been missed off (1 mention).
- With Reference to green space (Rectory Field) adjacent to Wilmslow Leisure Centre. E-384936 N-381030. Rectory Field has the correct designated Typology, B Outdoor Sports but feel the Amenity Level should be classed as High so as to continue to use the site for cricket needs to be cut weekly Mar-Oct up to 26 times per year (1 mention).
- Sandbach Park Lower Bowling Green needs to be cut at least 3 x per week preferably on Mondays, Wednesdays, and Fridays (Wilmslow) (1 mention).

These areas need to be kept well maintained/ good for mental health and wellbeing

41

It is the responsibility of the local authority to maintain a safe, clean, and tidy environment. It important for those who play sport to have a pleasant place to do it/ need to ensure these are well maintained regardless. Sports is crucial for socialising, exercise, and the health & wellbeing to all generations. This is an area where resources should be spent, and engagement encouraged to promote the facilities. Satisfied with the Bowing facilities provided – needs to continue to be maintained to a consistently high standard

Current maintenance issue/ general negative comment

14

Why are grass cuttings left to clump on fields, esp. playing fields? Many sports areas are under maintained already - more investment required.

Specific area/ site mentions:

- Football pitches within Cheshire east especially Crewe and Nantwich are poorly maintained. You have never prioritised or supported rugby in Crewe. Even football pitches are covered in faeces from dog owners. (2 mentions).
- We had a beautiful pavilion and bowling green in Meriton Road park when I was growing up sadly that has all gone and the pavilion is a disgrace. The tennis courts at Meriton Road Park are in a terrible state and the all-weather football court was removed (2 mentions).
- Pitch Maintenance at Mount Vernon the grass is far too long and the line markings barely visible. Sometimes cut grass has been left strewn across the pitch after mowing. There is a constant problem of dog fouling (1 mention).
- Sandbach Park bowling green has been under maintained recently (1 mention).
- Cricket players currently play on an uneven area in South Park (1 mention).

Encourage sports clubs to adopt spaces/ contribute to maintenance

12

Should this be the council or encourage club adoption with public usage rights? Clubs that are run on these grounds should pay for most, if not all, of this maintenance/ If bowling areas need 80+ cuts, then bowling club should pay for such privilege. There is not enough money to cater for a few people to play bowls/ regular users of outdoor sport areas - i.e. recognised teams - should litter pick the 'pitch' afterwards.

Specific area/ site mentions:

• The cricket and football pitches at Bollington Recreation need to be maintained by the onsite groundsman (1 mention).

Need to be realistic/ based on need/ mixed approach

8

Maintenance should be adequate to carry out sports function successfully. Each specific activity will require a different level of maintenance, required by that sport.

Specific area/ site mentions:

• Some are seasonal activities but the football pitch and children's activity area in Victoria Park are used all year round so all areas need to be maintained accordingly (1 mention).

Other comments 11

Other comments include those stating they are unsure of the question being asked and general statements.

Section 4: Community Green Infrastructure

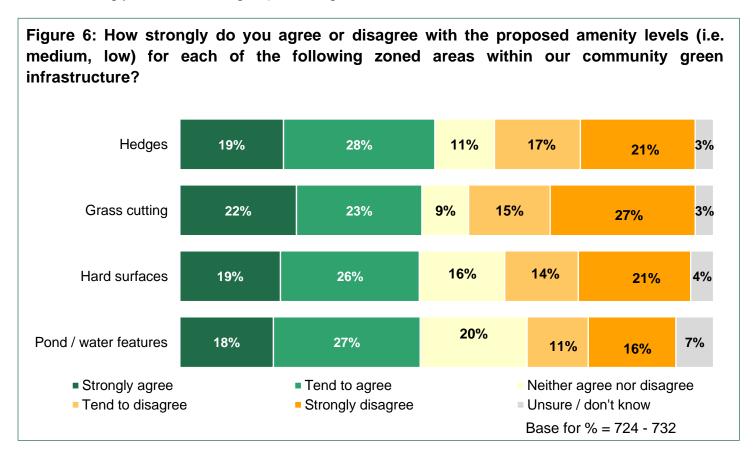
Background

The community green infrastructure typology includes public open space that features key infrastructure such as play areas, Multi Use Games Areas, key green spaces within town centres (including a small number of core town centre cemeteries) and related maintained connecting corridors. There was a mix of proposed maintenance standards under this typology depending on the specified zone (grass cutting, hedges, pond/water features and hard surface) and amenity level (ranging from medium to low).

Views on the proposed amenity levels

Respondents were asked how strongly they agreed or disagreed with the proposed amenity levels (i.e. medium, low) for each of the specified zoned areas within our community green infrastructure. 45% of respondents agreed with the proposed amenity levels for the 'grass cutting', 'hard surfaces' and 'pond /water feature' zones under this typology with 'hedges' receiving slightly more agreement (48%).

The proposed amenity levels for 'grass cutting' zones received the highest disagreement (42% stated strongly or tend to disagree). See Figure 6 for the full breakdown of results.



Comments provided on the proposed amenity levels under this typology

Respondents had the opportunity to provide a comment on the proposed amenity levels under this typology. 201 respondents chose to leave a comment. The comments provided were coded into the following overall themes:

- Disagree with the principle of reduced maintenance, amenity level should be higher or reclassified, 90 mentions.
- No cutbacks in maintenance, areas need to be kept tidy, should maintain at current levels,
 43 mentions.
- Concerns over safety, litter and anti-social behaviour, 35 mentions.
- Current maintenance issue, 16 mentions.
- In support of re-wilding or lower maintenance schedule, 15 mentions.
- Needs to be based on need, mixed or flexible approach, support volunteers, 8 mentions.
- Other, including general negative and general positive comments, 16 mentions.

Some respondents will have referred to more than one theme therefore total mentions won't add up to the total number of respondents who left a comment. The full summary of the comments received by theme is presented in Table 3.

Table 3: Do you have any comments to make on the proposed amenity levels under the Community Green Infrastructure typology		
Overall theme and Summary of comments received	Number of mentions	
Disagree with the principle of reduced maintenance/ amenity level should be higher/ reclassified	90	

Community Green Infrastructure should be viewed as medium/high, need more maintenance than proposed. Cemeteries need to be peaceful areas and not untidy with overgrown hedges and grass. MUGA spaces should be prioritised to provide for young people, play areas should be high amenity areas. Proposed frequency of grass cutting may not be sufficient to allow access, areas are important to improve health and wellbeing as well as biodiversity and air quality.

2 cuts a year is not enough for some areas, will make local parks unusable for sports/ children playing. 8 cuts annually is probably not sufficient for medium amenity grass immediately bordering areas such as play areas, will grow too high between cuts. Medium should be a minimum of bi-weekly. Once a year is not good enough. Car parks should be well maintained to keep safe and reflect pride in our community. Verges will require more regular cutting. Proposed grass cutting and border maintenance frequencies are generally too low to keep anywhere looking like the photos in the typology definitions document.

- Macclesfield, the park on Robin Lane Lyme Green now known as the Lyme Green Community Park has had investment over the last 2-3 years, due to the investment and increased use of this park a higher maintenance standard is required, volunteers would like to apply for Green Flag status at this park, should be reclassified as high (30 mentions), more regular cutting of hedges and maintenance of footpath verges around Macclesfield cemetery and Westminster road (1 mention), Cop Meadow Sutton has also had refurbishment and a team of volunteers who look after it with an extensive planting scheme planned until 2024, should be classified as high (2 mentions), playing field in Kettleshulme is widely used by the community as a recreational facility in the village needs a high classification (1 mention).
- Handforth, Meriton Road Park, reclassify to at least medium as it is well used all year round (10 mentions). Land of Kenilworth Avenue needs to be mowed more than twice a year as children play sports and this is difficult between cuts (2 mentions), Stanley Hall Park should also be classified as a Community Green Infrastructure (1 mention), Handforth Memorial Gardens (1 mention).
- Middlewich, Land by St Michael's Church classes as typology E, should be reclassified as typology C with medium amenity level to maintain the
 current monthly cut. Use for community events such as Folk and Boat, Christmas Lights switch on, Remembrance parades. People walk through it
 daily enroute to schools and shops (2 mentions), open space in Ryecroft Close is used by children and dog walkers, activities would be limited be
 long grass (2 mentions).
- Wilmslow, land off Colshaw Drive and Howty Close should be reclassified as a community green space with a medium/high priority as this is the only open space for Colshaw residents to use for recreation (2 mentions), play area on Tame Walk should be kept in good order (1 mention).
- Crewe, Weston Playing fields being cut only twice a year will make it unusable as a playing field (2 mentions).
- Congleton, Bromley Farm categorised as D low, used by children playing ball games so how can grass be kept long? (1 mention).
- Knutsford, Longridge Community Space not on spreadsheet should be included at Community Green medium (1 mention), Knutsford North Downs playing field should be reclassified to C Medium as a sizeable recreational field requiring more maintenance (1 mention), Knutsford Land between 35 North Downs and Longridge should be reclassified to C Medium as it is sizable and contains gym equipment and should include the St Helenas

- Church and Graveyard (1 mention), Candelan Way field is used as an informal playing field with football posts, should continue to cut or will be unusable (1 mention).
- Alsager, all Alsager town centre spaces should be type C Medium as they are key to civic pride such as, Alsager library, Alsager municipal offices, Coronation Gardens, Northolme Gardens (1 mention), Wood Park Alsager needs considering as it's not in the town centre and gets dismissed (1 mention).
- Holmes Chapel, why is Middlewich Road classified and low? (1 mention)
- Nantwich, Mill Island, land off Queens Drive and Riverside, Waterlode/ Barker St have lower typographies, believe the areas should be more significant typography with a high amenity level as key green spaces within the town centre/ high footfall/ key routes into the town (1 mention).
- Sandbach, Elworth Park has four times less cutting proposed than Sandbach Heath Park, will stop volunteering (1 mention), land south of Angelina Close, who owns this as there was supposed to be a small park here that was paid for by residents, this green space should be maintained (1 mention).

No cutbacks in maintenance/ areas need to be kept tidy/ should maintain at current levels

43

Nowhere will benefit from low maintenance. More thought and understanding is needed in reducing the care and maintenance of these public areas. Hard 🔻 surfaces need to be maintained with frequent spraying so the area looks tidy. All areas should be treated the same, kept tidy and safe for residents to use. It is 🛱 the responsibility of the local authority to maintain a safe, clean, tidy environment at all times, all year round. Cheshire East needs to provide a good level of | • upkeep to attract residents and visitors to our area. Green spaces are essential for mental health as highlighted by the global pandemic, community green | infrastructure more important area to residents than formal parks in terms of health and wellbeing. History has shown how lack of investment in public spaces has cost more to put right in the long term. Current machinery will not be able to deal with the proposed regime, are you funding new machinery?

The council do not maintain areas properly now so reducing maintenance is not acceptable - grass verges are missed, obstacles are not cut around properly, grass edges are encroaching on the paths and roads. Weeds along roads and in gutters need addressing. Town centres, pavements and passages already looking shabby - rewilding and shrub lands are not a good look in these areas. The practice of cutting grass and not colleting it will only work if it is cut on regular basis.

- Crewe, start looking after the town with meaningful infrastructure and investment (1 mention), maintenance is already poor in local parks such as Queen Street park, paths are barely usable without wellies in the winter.
- Macclesfield, Recreation ground of Alderley Road in Mottram St. Andrew maintenance should continue as existing (1 mention).
- Nantwich, took too long to reflag Nantwich town (1 mention).

Concerns over safety, litter and anti-social behaviour

35

All council owned areas should be at least medium maintenance as low maintenance may make the areas unsafe to use. Scruffy unkept areas will encourage dog fowling and litter, dumping of waste and an increase in graffiti. Broken glass, discarded tin cars, needles, and dog poo is impossible to pick up in such long grass.

Connected corridors need to be maintained in order that they don't become neglected "no-go" areas, especially for people with mobility problems. Cemeteries should be kept clean, tidy and safe especially for the safety of the elderly and infirm. Play areas should be maintained - it is a danger to users if not, at least 6 times a year minimum for grass cutting. Ponds/ water features need careful maintenance, a safety issue if edges are not well defined through inadequate maintenance. Hedges that border public paths and roads should have a scheduled cut not the proposed ad hoc cut, paths may become unpassable for some people due to overgrowth and road signs obscured. Hard surfaces need leaf clearing for safety reasons, paths should be cleared a minimum of 2 per year to prevent slips, trips and falls. Tree roots contributing to dangerous paths. Longer grass cutting without removal causes hazards - makes it very difficult for disabled and pushchairs to get around without being scratched.

Current maintenance issue

16

Already fail to maintain these spaces currently, current maintenance is of a low standard. Footpaths alongside roads seem to receive no clearing at all, autumn leaves remain stuck to the ground and then turn muddy and slippery in winter. Play areas are generally undermaintained. Why is grass left to clump on fields, looks poor and makes it difficult for children to use. A number of grassed areas and hedges encroach on footpaths - needs to be kept clear for walkers/ often have to walk on the road in some areas where there is a narrow footpath that has been overgrown. The standard of maintenance in cemeteries is poor – e.g., leaving cutting and trimmings on graves leaving cutting and trimmings on graves.

- Sandbach, Grange Way Estate in Elworth current condition not acceptable so to remove maintenance is a wholly unacceptable outcome, grass maintenance should be improved, has been maintained for the last half century why remove now (4 mentions).
- Congleton, Ayrshire Way, passage to was not maintained residents have had to cut these themselves this summer (1 mention).
- Macclesfield, Lingfield Close needs better upkeep with preferably fortnightly mowing and spraying of kerbs to cut down on weeds (1 mention), Langley playing field trees need to be maintained, they're too high (1 mention).
- Crewe, Hard surface on Ripon Drive/Tunbridge Close Wistaston play area has been cleaned once in the last 44 years. Grass has encroached, moss which is dangerous when wet and tree roots creating a tripping hazard (1 mention), the areas adjacent to Perry Fields and Thornfields estate in Leighton look neglected already and will get worse over time these areas used to be beautiful (1 mention), Merrivale Road to Crewe Road is so overgrown it is now impassable in poor light (1 mention), Barnabas area needs to be cut to reduce dog fouling (1 mention).
- Alsager, Dunnocksfold Road/ Close Lane, overhanging hedges on pavements and walkways impair a drivers view on pedestrian/ wheeled access (1 mention).

- Handforth, Spath Kate Estate green spaces left to overgrow, areas need cutting regularly (1 mention).
- Wilmslow, Howty Close CEC have neglected ground maintenance for the last 18 months, residents are digging up weeds on public footpaths and cutting overgrown brambles and grass (1 mention).
- Rode Heath, play area only cut twice a year, what use is that for the local community (1 mention).

In support of re-wilding/ lower maintenance schedule

15

Current maintenance is ruthlessly cut back with little consideration for wildlife, suggest sloping sites can be left to rewild with grassy areas being mown only round the edges with a mown path for walkers. Allow hedges to grow much taller to allow habitat for birds and not trimmed repeatedly for 'neatness'. Highly supportive of reduced cutting schedules particularly of meadows. Hedges should not be interfered with during breeding cycles or fruiting/food timings. Support the idea of leaving certain non-playing areas (adjacent to woodland) areas longer for wildlife while allowing walkers access around the edges.

Areas that have low amenity levels to be adopted as pockets of flora and botanical interest with a view to retaining autochthonous species of Cheshire, providing both educational and volunteer opportunities including scientific research for university students. Less grass cutting and more 'wild' areas to give wildflowers and pollinators a chance. 6 cuts a year is far too many to help biodiversity/ less grass cutting on medium amenity areas (perhaps 3), management of green spaces means destruction of habitats. Leave the "meadow grass, wildflower and no-mow areas" alone altogether rather than the proposal for mowing 1-2 visits annually. Cheshire East needs to sow lots more wildflowers and you would get less complaints and fewer requests to mow. Limit the use of weed killer, discontinue the use of glyphosate. Grass and ponds need a balance of maintenance for safety and rewilding to encourage biodiversity and carbon capture.

Needs to be based on need, mixed or flexible approach/ support volunteers

8

Focal planting – replace summer/ winter annual beds with suitable mix of perennial plants. Reduce costs, carbon footprint of propagation, care and transport, and increase biological value by ditching seasonal annual beds. Once the perennial beds are established, add to the biodiversity value of these areas since permanent planting means good ground cover, top growth to harbour insect life. Where hedge pruning is carried out flailing should be avoided as it fails to take account of the needs of individual species and causes a loss in flowers and berries, is unsightly and detrimental to fauna.

Assist or help anyone who is willing to volunteer working on an area local to them.

Other comments 16

Other comments include general negative comments about cost cutting and difficulties with the consultation material e.g., too much technical jargon, inconsistencies with the site schedule and other issues e.g., poor drainage, too much tarmac and benches everywhere, issue with inconsistency of housing estate management fees, concerns about the proposal to spend £100k on IT solutions to save £600k over two financial years.

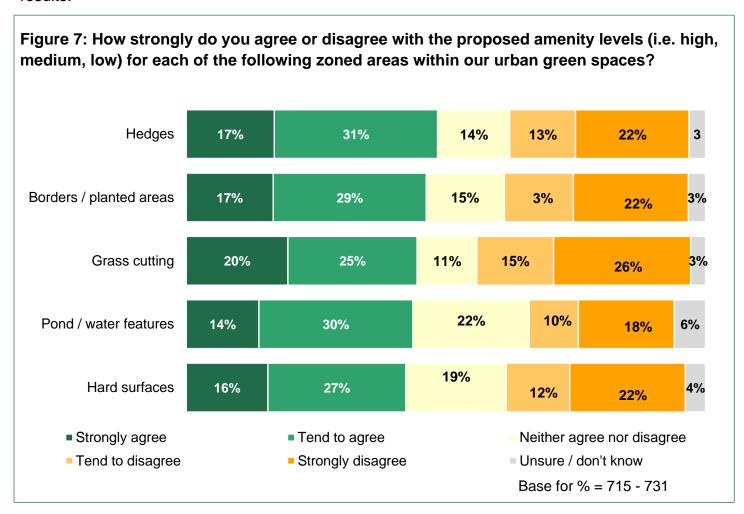
Section 5: Urban Open Space

Background

This typology includes the boroughs open space within the urban environment, such as planting strips/ grassed areas within housing developments, highway verges and employment parks. There was a mix of proposed maintenance standards under this typology depending on the specified zone (grass cutting, borders/ planted areas, hedges, pond/ water features and hard surface) and amenity level (ranging from high to low).

Views on the proposed amenity levels

Respondents were asked how strongly they agreed or disagreed with the proposed amenity levels (i.e. high, medium, low) for each of the specified zoned areas within our urban green spaces. Agreement ranged from 42% for 'hard surfaces' to 48% for 'hedges'. Disagreement was highest for 'grass cutting' zones within this typology (41% disagreed). See Figure 7 for the full breakdown of results.



Comments provided on the proposed amenity levels under this typology

Respondents had the opportunity to provide a comment on the proposed amenity levels under this typology. 157 respondents chose to leave a comment. The comments provided were coded into the following overall themes:

- Disagree with the maintenance rating, level should be higher or reclassified, 47 mentions.
- No cutbacks in maintenance, areas need to be kept tidy, should maintain at current levels,
 44 mentions.
- Concerns over safety, litter, accessibility and anti-social behaviour, 28 mentions.
- In support of re-wilding or lower maintenance schedule, 21 mentions.
- Needs to be based on need, mixed or flexible approach, support volunteers or other organisations to help maintain, 9 mentions.
- Highlighted current maintenance issues in local area, 6 mentions.
- Other, including general negative and general positive comments, 17 mentions.

Some respondents will have referred to more than one theme therefore total mentions won't add up to the total number of respondents who left a comment. The full summary of the comments received by theme is presented in Table 4.

Table 4: Do you have any comments to make on the proposed amenity levels under the Urban Open Space typology Overall theme and Summary of comments received Disagree with the maintenance rating/ level should be higher/ reclassified 47

Need to be high maintenance, areas need to be maintained to a much higher level/ maintained regularly regardless. Disagree with reducing the number of grass cuts in urban green spaces April-October, will allow weeds to grow out of control. 2 cuts a year is not enough, green open spaces in residential estates used by children for informal sports should be mown 3-4 times a month and car parks need to be more than twice a year. Car parks should be well maintained to keep safe and reflect pride in our community. If grass is cut more frequently there are less cuttings left making the area look much better and easier to cut next time. Low amenity levels should still include a minimum amount of monitoring and be reserved for areas that are not frequently used. Some urban areas are wrongly classified as rural which opens up the possibility for future reduction in services.

Hedges grow too quickly so would need more than once a year cut, probably twice a year cutting. Not sure where in the maintenance regime is for roundabouts, surely green spaces near resident houses deserve a high quality, weed free condition than these. The Urban Open Space category needs to be re-thought. Many of the green spaces now within it might be better in a 'miscellaneous or other' category.

- Handforth, Meriton Road park, Meriton Road Green and Handforth Memorial Grounds, should be regularly maintained (7 mentions).
- Wilmslow, Colshaw Drive/ Howty Close should be reclassified to medium to high as it is the only open space for that side of Colshaw estate (2 mentions), a significant number of urban open spaces within housing estates that have been erroneously listed as rural open spaces (1 mention).
- Nantwich, Nantwich Library should be reclassified to a high amenity as the planted borders are the highlight of this area and in close proximity to the civic hall (2 mentions), many areas within this typology are key car parks and should not be reduced as this would have a negative visual impact for visitors and possible health and safety risks. Gullies would need clearing more regularly from falling leaves and increased potential for flooding (1 mention).
- Macclesfield, Lyme Green Community Park/ Lyme Green playing fields (2 mentions) and Cop Meadow Sutton (1 mention).
- Congleton, Brereton Park cutting only twice a year, surely that is incorrect (1 mention), land at the end of Penrith Court has been maintained previously by the council for over 50 years the grassed area has been used by local children for sports, general activities would not be possible if the site was left to deteriorate (1 mention).
- Knutsford, Candelan Way field is used as an informal playing field and should continue to be cut every fortnight or it will be unusable and difficult to cut (1 mention), all of the Knutsford rural green spaces should be at least urban as they border or are within housing areas (1 mention).
- Alsager, Alsager Library and Alsager Municipal Building are central locations and should be cut 8-10 over Spring and Summer (no cuts in May) rather than the proposed low with 1-2 cuts annually (1 mention).
- Middlewich, Ryecroft Close open space is used by children and dog walkers, these activities would be limited by long grass and a lack of maintenance (1 mention), all areas should be reclassified as medium amenity areas and play areas should be high amenity areas (1 mention).

- Crewe, Cranage Estate, the new proposal would mean unsafe play areas for children, difficult walking for adults, more pests and block drains, needs a subdivision within the classification such as green areas used as play areas being high but treating the areas around the paths and edges of development differently (2 mentions), Weston playing fields needs cutting more than twice a year to be usable as a playing field (1 mention).
- Sandbach, Tabley Close, public footpath should be maintained as when it deteriorates there is anti-social behaviour. Path is well used as it leads to Elworth Hall main gate and the Co-op, Elworth Park should have as much maintenance as Sandbach Heath Park (1 mention).

No cutbacks in maintenance/ areas need to be kept tidy/ should maintain at current levels

44

It is the responsibility of the local authority to maintain a safe, clean and tidy environment or the enjoyment of local residents and visitors, current standards fall short and shouldn't be further denigrated. A reduction is quite unacceptable - standards should be kept high. This area should be a statutory thing as they are important to health and wellbeing. As soon as maintenance is neglected the whole area will deteriorate and affect the general well-being of the people living there. Cheshire East has always been an example to other boroughs which helps boost tourism, but this will stop if low maintenance policies are progressed. There are many local 'clean teams' doing the work that the council should be doing. Pavements need to have weed killer on them more frequently, hard surfaces may not be able to be weed treated if the leaves are not blown off. Hedgerows take up more carbon but require ongoing maintenance by knowledgeable people.

Specific area/ site mentions:

- Sandbach, Grange Way Elworth, all spaces should continue to be maintained as they have been for the last 50 years, will have a detrimental effect on all who live there especially on mental health, will negatively impact house prices (7 mentions).
- Crewe, urban spaces are the lungs of Crewe, none of the designated areas in Crewe as 'urban' should be maintained at a 'low' level, they need to be a high standard to prevent neighbourhoods looking shabby (1 mention).

Concerns over safety, litter, accessibility and anti-social behaviour

28

Urban areas need to be more strictly maintained for safety than open spaces such as parks. Low maintenance leads to the dumping of waste which is a false economy due to the cost of clearing this.

Footpaths must not be allowed to get into a state of bad repair or there will be a lot of accidents. Hard surfaces need to be kept weed free and clear of leaves to maintain walkers' safety, in some areas two people can't walk side by side, these need to be maintained in a safe condition for walkers and cyclists. Grass verges alongside roads could not be used as crossing points due to overgrowth of weeds. Reducing maintenance around these, and such as cutting back over growing grass or bushes makes it difficult to walk, especially for people with mobility problems or for pushchairs. The grass cutting on land near highway junctions is too infrequent at low 4-6 cuts when it was previously 12-14 and should be subject to a safety assessment, hedge cutting near junctions would be a bigger concern – should not cover road signs. By not cutting grass verges, you are causing an obstruction to vision at corners.

Proposed reduction would negatively impact those who suffer from hay fever/ pollen allergies and asthma. Could reduce how much people participate in active travel routes and have a detrimental impact on public health.

If car parks look unmaintained, they attract anti-social behaviour and become unsafe They present an image of a town being left to deteriorate. It's counter intuitive to cut costs in one area of the council only to lose income generation or impact on reducing town centre footfall because the areas feel unsafe. The picture must be looked at holistically. If towns feel unloved it also impacts on residents feeling devalued and mental health and wellbeing can be impacted too. Areas looking unkempt are more prone to vandalism and sends a message to our young children that the adults do not care so why should they.

Failure to cut grass generally means kids can't play on it and dog owners can't pick up dog poo from it/ will hide immediate danger of litter such as glass and syringes.

Specific area/ site mentions:

• Macclesfield, Dorchester Road in Tytherington has long grass verges with occasional non-grass crossing points, allowing weeds to overgrow would reduce the number of crossing points and would be an issue for those with reduced mobility (2 mentions).

In support of re-wilding/ lower maintenance schedule

21

Agree with no mow areas in the right places. Very few people want to see unkempt areas but excessively tidy planting, access routes and other open areas create poor opportunities for wildlife and are expensive to maintain. Hedges are ruthlessly cut back with little consideration for wildlife, suggest all sloping sites can be left to rewild and grassy areas be mown only round the edges with a path for walkers. Hedges be allowed to grow much taller in order to allow habitat for birds. Establishment of wildflowers in lawn spaces has great financial and aesthetic value/ wildflower sections have been lovely and hope they will continue and be enlarged. No need to spray weeds, people should get used to wildflowers. Plant bee friendly perennials of clover near foot paths. Plant more trees. Need to be constantly planting so that there doesn't become a gap in the lifecycle of them, they reduce carbon so must think of our children's future.

Verges should be used to 'cultivate' wildflowers, means cutting and clearing in autumn after seeds have dispersed, fuel cost saving and reduces emissions and favours pollinators. Wildflower beds and patches in parks and by the roads are a joy to see. Grass cutting in low amenity areas could be reduced even further. Ideally, there should be no grass cutting during the growing season/ no need to mow low amenity areas at all/ Urban grass does not need 8 visits. More sustainable planting. As these areas are not used for sport of recreation, they can be maintained less to encourage bio-diversity.

Needs to be based on need, mixed or flexible approach/ support volunteers or other organisations to help maintain

9

Annual planting is expensive to maintain and should be phased out in favour of perennial or permanent amenity planting. Hedge pruning by flailing should be avoided, as it fails to take account of needs of individual species, causes loss in flowers and berries, is unsightly, and detrimental to fauna. Some areas like highway verges should be rewilded while others need regular maintenance like paths in housing estates.

Smaller grassed areas could be sold to the adjacent house owner, would increase capital and reduce annual costs. Grass outside our house has little to no amenity level, we could all mow our own grass or better still the roads could be widened. Planted areas should be adopted by volunteering schemes. Teams of volunteers could remove low branches from trees. Town councils should be encouraged to take on as much open spaces for their own community as possible.

Current maintenance issue 6

In 2023 the pavements and roads looked terrible. Areas have been left wild and neglected. Gutters require more attention as they can lead to flooding and makes the area look uncared for.

Specific area/ site mentions:

- Congleton, Berkshire Drive residents have already taken on the responsibility of clearing the kerbside and public pavement of weeds as this seems to have ceased, green space at the end of Penrith Court was purchased by a development company in Leeds was previously maintained by CEC, should continue to maintain the plot and seek compensation from the owners (2 mentions).
- Macclesfield, Lingfield Close, please mow fortnightly to reduce the hazards of excessively long grass such as dead animal carcasses, health hazard (1 mention).
- Poynton, Deva Park suffers from poor drainage and ponding is an unnatural occurrence (1 mention).
- Chelford, grass cutting of verges already requires residents of Chelford to maintain part of verges as current maintenance is insufficient to remove weeds from highly visible areas (1 mention).
- Sandbach, Barlow Way/Oakley Close the council used to cut the grass and manage the trees in this space but now don't. The proposed grass cutting regime seems like a fantasy, Congleton Road, maintenance of trees needed as residents are having to manage them, no maintenance for the last five years why did Cheshire East buy this land if they were not willing to maintain it? (1 mention).
- Handforth, Spath Kate Estate green spaces growth was disgusting, I am ashamed to be on the estate (1 mention).
- Knutsford, maintenance on the Moor has already been scaled back, grass high, trees not being maintained, lots of dog fouling, needs to take more action not less (1 mention).

Other comments 16

Other comments include general negative comments about cost cutting and difficulties with the consultation material e.g., not asking the right questions, badly phrased. Not user friendly, inconsistencies in the spreadsheet (classifies urban open spaces as D but the spreadsheet has urban green spaces as D) and other issues such as using green areas as ad hoc car parks - they become a muddy mess and restoration costs money.

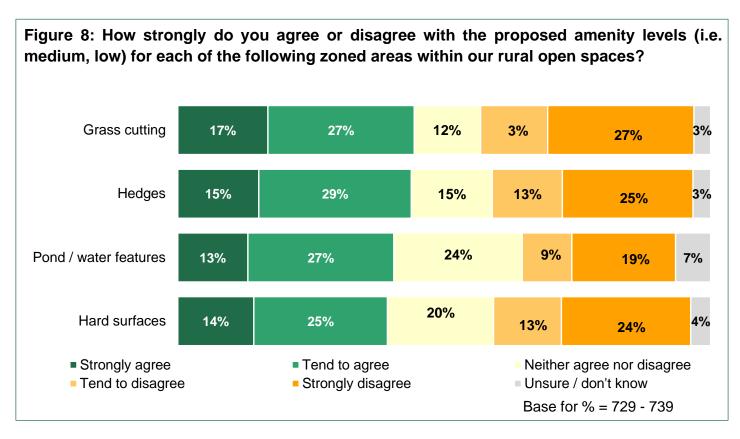
Section 6: Rural Open Space

Background

This typology includes the boroughs open space within a rural setting. There was a mix of proposed maintenance standards under this typology depending on the specified zone (grass cutting, hedges, pond/water features and hard surface) and amenity level (ranging from medium to low).

Views on the proposed amenity levels

Respondents were asked how strongly they agreed or disagreed with the proposed amenity levels (i.e., medium, low) for each of the specified zoned areas within our rural open spaces. Response was mixed with 39% - 44% agreeing (selecting either strongly agree or tend to agree) with each of the proposed amenity levels within this typology and 29% - 40% disagreeing (selecting either strongly disagree or tend to disagree). See Figure 8 for the full breakdown of results.



Comments provided on the proposed amenity levels under this typology

Respondents had the opportunity to provide a comment on the proposed amenity levels under this typology. 171 respondents chose to leave a comment. The comments provided were coded into the following overall themes:

- Disagree with the maintenance rating, level should be higher or reclassified, 88 mentions.
- No cutbacks in maintenance, areas need to be kept tidy, should maintain at current levels,
 30 mentions.
- Concerns over safety, litter, accessibility and anti-social behaviour, 30 mentions.

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- In support of re-wilding or lower maintenance schedule, 16 mentions.
- Needs to be realistic/ based on need, mixed or flexible approach, should partner with other organisations, enforce maintenance in these areas whoever owns them, 9 mentions.
- Highlighted current maintenance issues in local area, 6 mentions.
- Other, including general negative comments, 11 mentions.

Some respondents will have referred to more than one theme therefore total mentions won't add up to the total number of respondents who left a comment. The full summary of the comments received by theme is presented in Table 5.

Table 5: Do you have any comments to make on the proposed amenity levels under the Rural Open Space typology			
Overall theme and Summary of comments received	Number of mentions		
Disagree with the maintenance rating/ level should be higher/ reclassified	88		

Disagree with the number of sites classified as rural open spaces that are within towns and housing areas and should be classified at least as Urban open space especially as the lower classification leads to less frequent grass mowing under the medium amenity. Playing fields used by children should not be low maintenance levels. More grass cutting and hedge trimming is required, once a year is not good enough, all areas should be classified as high priority. Rural areas need their green spaces maintained more - being in a rural area means more weed growth, nettles.

Rural residents should not be discriminated for where they live and deserve a share of well-maintained areas, twice a year grass cutting is not enough or fair. The designation of pieces of open grass on housing estates as 'rural open space' is slightly strange, areas are listed incorrectly seems like a poor desktop exercise. There does not seem to be any reason why some are in this category, where at least they might get 'low' maintenance, while others of a similar nature get 'Inspection only'.

Specific area/ site mention:

- Handforth, Meriton Road Park, this is not rural it is urban, and the proposed category do not reflect the usage and amenities which exist. To be
 usable the park must be maintained in keeping with its valuable status to the community, should be type A/C park (22 mentions), land at 1-36
 Sagars Road and link between Sagars Road and Bulkeley Road is incorrect, there are mature trees here that need inspection every few months and
 overgrown vegetation at the road junction (1 mention).
- Middlewich, Land by St Michael's Church, Leadsmithy and Hightown, Land in front of St Michael's, St Michael's Way please reassess to medium, to
 have grass cut only twice a year in unacceptable and would turn the area into a waste land. It needs to be maintained on a monthly visit/grass cut
 cycle as it's used by the community for a wide range of events and is in a prominent location in the town centre (16 mentions), Ryecroft close which
 children have used for the last 30 years to play on has been maintained by Cheshire East, how will they play if maintenance is reduced? (2
 mentions).
- Sandbach, most areas in Sandbach identified as 'rural' feel to be more 'urban' most are within the town so by definition are not rural (1 mention), 14 plots of land have incorrect classifications as they are not rural but next to highways or part of housing estates these should be reclassified as urban open spaces with medium maintenance or transferred to highways: Abbey Road, Elworth Road, London Road north of Elm Tree Lane, Middlewich Road, Richmond Close, Ruscoe Avenue near Deans Lane, Grange Way estate footpath and Mulberry Gardens (1 mention), Brereton Green play area needs more maintenance as it is a well-used play area and is of a similar size and space to Sandbach Heath which is a typology C (3 mentions).
- Alsager, many low areas are not satisfactory due to proximity to roads where tall vegetation will obscure visibility e.g. Crewe Road/ Chancery Lane and Crewe Road/ Arrowsmith Drive (1 mention).
- Crewe, Weston village recreation ground/Weston village playing field needs regular maintenance and grass cutting, it is managed by a charity but requires council support to be a vital community asset for the local area, should be reclassified as outdoor sports with a medium amenity level (1

- mention), many open spaces here have been designated rural which seems odd. All areas of Crewe need to be medium maintenance and it's a principle town and needs to be appropriately cared for (1 mention).
- Knutsford, Knutsford North Downs playing field should be classified as a community space as it's a sizeable recreational field requiring more maintenance (1 mention), Land between 35 North Downs and Longridge should be community green space as it is sizeable and contains gym equipment (1 mention), St Helenas Church and graveyard should be listed with the land between 35 Downs End and Longridge as 2 zones the church within the community green as referenced in the Neighbourhood plan (1 mention).
- Macclesfield, need fortnightly mowing of grass on spaces such as Lingfield Close (1 mention), Dorchester Way, the only way to cross is to walk across the grass verges on both sides of the road these must be maintained or it will be impossible to cross when walking never mind with a pushchair or for those less able (1 mention), Newquay Drive/ Whirley Rd grassed area is actively used for children playing and walking dogs, the area should be mowed regularly so it can stay usable (1 mention), Stanley Hall Playing fields is not rural, community has spent time and effort improving this space (1 mention).
- Haslington, areas like Dingle Walk, Shelburn Drive, Newtons Crescent/ Fisherman's Close are well used locations and if not cut then young people will not be able to enjoy open spaces close to them (1 mention), Cloverfields grassy area is not a rural space and is located in residential housing, needs more maintenance and should be a Zone 2 medium amenity (1 mention).
- Nantwich, many sites in the town centre have been classified as rural open space but should not be such as Coronation Gardens (should be category C), Land off Beam Street and The Crescent, Land off Oat Market (should be category D) (2 mentions).
- Wybunbury, reaction field is used as a football pitch by local children and should be classified as a sport or playing field and ungraded to medium level of maintenance (1 mention).
- Disley, Dane Hill Close playground is used by the community, if long grass is allowed to grow dog fouling will increase. Disley parish council requests additional cuts be considered for this area (1 mention).
- Wilmslow, many areas have been wrongly labelled as rural open spaces such as Cranford, Trafford, Egerton [...]; Newton Rd, Styal Rd to Bollin Grange Park (1 mention), Clough Avenue area in Lacey Green is designated 'Inspection Only' when this is a football field adjacent to a community centre clarification needed (1 mention), Boddington Playing Fields, hugely visited park about to celebrate its centenary (1 mention).
- Cranage, the green space is used for health and leisure and will be turned into an unusable wilderness (1 mention).
- Warford, land at Warford Crescent is used by residents for leisure purposes and proposed maintenance will undermine existing uses of the site, site is used for many events and should be kept in good condition (2 mentions), Merrymans Lane Great Warford should not be low (1 mention).
- Kettleshulme, Paddock Lane green space is well used, if the grass it not cut it will become unusable needs to be higher maintenance (3 mentions).
- Ollerton, land at Oaklands Road is used by residents for leisure purposes and proposed maintenance will undermine existing uses of the site, site is used for many events and should be kept in good condition (1 mention).

- Over Alderley, land at Ashbrook Road is used by residents for leisure purposes and proposed maintenance will undermine existing uses of the site, site is used for many events and should be kept in good condition (1 mention).
- Lower Withington, Dicklow Cob is used by residents for leisure purposes and proposed maintenance will undermine existing uses of the site, site is used for many events and should be kept in good condition (1 mention).

No cutbacks in maintenance/ areas need to be kept tidy/ should maintain at current levels

30

Landowners are required to meet standards of maintenance for roadside hedges so there's no way the local authority should work to a lower standard. Being rural does not mean they are not used, nor should be neglected. The proposals disadvantage those in rural areas in favour of urban areas, this is unfair. Hedges should be a priority and maintained at specified frequency levels. Feels that it is the responsibility of the local authority to maintain a safe, clean and tidy environment for the enjoyment of the local residents and visitors. The rural countryside must be maintained so that all can continue to enjoy it. Maintenance of these areas should be covered by council tax, shouldn't matter where you live in Cheshire East. Making cuts to an already substandard level would be a disgrace. Proposed grass cutting frequencies are generally too low to keep anywhere looking like the photos included in the typology definitions document. Both hedges and weeds will cost more to maintain long term if standards are allowed to slip.

The current standards fall well short of what residents find acceptable. Sort out the area, pay enough in taxes. People from these areas will have to travel to enjoy a well-maintained park or play area which is not good for carbon footprint. More upkeep is needed more often if these spaces are to remain good and safe for the community.

The council do not maintain areas properly as it is so reducing maintenance is just not acceptable. Leaving grass to grow and not mowing it doesn't increase biodiversity. The areas that the council describe as meadow need to be sown with appropriate wildflower seeds and still require maintenance.

Specific area/ site mention:

- Mottram St Andrew, maintenance of the recreation ground off Alderley Road should continue as present (2 mentions).
- Cranage, Needham Drive, Cheshire East took on the responsibility for the rural open spaces when the estate was first established 23 years ago and prevented residents for a maintenance programme funded by a service charge. Want to live in a well-maintained area will consider a legal challenge as you took away the option to self-maintain by taking on responsibility in 2000 (2 mentions).
- Sandbach, Grange Way the amenity areas should be maintained as they have been for the last 50 years (1 mention).

Concerns over safety, litter, accessibility and anti-social behaviour

30

Rural open space needs regular maintenance to keep areas looking tidy and cared for/clean. Letting grass grow too long will cause more dog fouling which is dangerous for children and adults. Not treating areas for weeds will just cause more weeds leading to more long-term problems such as blocked drains. By having longer intervals this will result in mounds of long grass clippings being left which are unsightly. All areas must be carefully monitored and managed to prevent fly-tipping. Playing areas used by children need a higher maintenance level or risks a health and safety issue. Country car parks need weed control

otherwise they become unsightly and unwelcoming. Areas will look run down. Hedgerows will obscure traffic sighting. Hedges, if adjoining footpaths they might need two cuts – spring and autumn, to maintain space for pedestrians.

Hedges need sorting in some areas especially if they're an obstruction for families taking children to school. Hard surfaces need to be maintained strictly even in rural areas for accessibility for those wanting to use them such as those with disabilities or pushchairs. Will increase the risk of trips and slips in the wet reason due to falling leaves and increased potential for flooding. Hard surfaces such as paths and roads need to be maintained to safe standards.

There is a risk of increased anti-social behaviour and a reduced feeling of personal safety by reducing maintenance regimes. This could reduce how much people participate in active travel routes etc with an associated detrimental impact on public health.

In support of re-wilding/ lower maintenance schedule

16

Rural area maintenance not as important as urban/ sub-urban maintenance. Some areas need less fuss so nature can thrive. Rural spaces should be kept natural to protect wildlife, carbon capture and encourage more biodiversity. Now almost all the grassy areas and hedges seem to be labelled as 'amenity' and get ruthlessly cut back with little consideration for wildlife. I would suggest that all sloping sites can be left to rewild, all other grassy areas be mown only round the edges, with a mown path across for walkers, and that hedges be left to grow much taller to allow habitat for birds. Grass verges should be left to overgrow for wildlife and hedges too where possible. When pruning is carried out, flailing should be avoided, as it fails to take account of needs of individual species, causes loss in flowers and berries, is unsightly, and detrimental to fauna. Support less grass cutting/ no grass cutting, would cut even less in these proposed areas.

Medium and low amenity grass cutting could be reduced further, ideally not cutting in the growing season that is not impeding with public footpaths or byways. Cutting 1-2 times are proposed would still destroy the flowers and grasses which are important, leave cutting altogether to provide wildlife corridors in rural open spaces. Many areas should be assessed by ecologists and their value to wild nature not what it is currently done as the number of grass cuts per year.

Significantly more should be done to support wildflower meadows, fruiting and flowering hedge and flower environments, field pond environments including flash areas. Too many farmers repeatedly cut hedges during avian breeding seasons and strip remaining leaves and berry/ fruits in early winter when they could wait till late winter when food sources have been utilised by wildlife.

Pond maintenance could be reduced if they are suitably improved for oxygen supply (oxygenating plants if a mechanical/ electrical option is uneconomical).

Specific area/ site mention:

- Bosley, the local road verges are overly mowed, and a reduced mowing regime would be welcome that could involve just a mow around the edges
 next to the road and footpath. This would save costs which could be used to better mainlined the encroachment of verges and hedges onto village
 road footpaths (1 mention).
- Congleton, Biddulph Valley Way maintenance is an example of excessive grass (wildflower cutting) (1 mention).

Needs to be based on need, mixed or flexible approach/ support volunteers or other organisations to help maintain

9

More grass areas should be offered up to community groups for wildflower gardens. More consultation necessary with nature/wildlife organisations. Parish council should be encouraged to work with Cheshire East community workers to see how they can make their green spaces more inviting and usable.

Need differentiation on grass cutting proposals depending on the nature of the development, and on the different uses of the area within the same development. Every patch of land is different and can't be placed into a few categories for a broad approach to maintenance.

Current maintenance issue

6

Areas are currently untidy and, in some instances, dangerous. Far too many trees are being planted and then nobody maintains them, and they are left to grow. Rural areas are not well maintained. Pavements in rural areas are appalling and so overgrown you can't see half of them. Need more grass cutting, less over the last few years has done nothing but hide a load of litter in the green areas.

Specific area/ site mention:

- Handforth, Meriton Road Park back fields, trees are not maintained, and they are taking away light and open space (1 mention), Meriton Park playground hard surface needs addressing as it regularly floods and becomes unusable the bark covering is dirty and messy (1 mention)
- Haslington, numerous footpaths that run through housing estates that are overgrown with nettles in the summer months, council should maintain them but never does (1 mention).
- Crewe, Queens Park was the jewel in Cheshire's crown but it's gone downhill (1 mention).
- Macclesfield, Cop Meadow in Sutton is often left too long between grass cutting which is done to a poor standard and grass left on ground to rot (2 mentions).

Other comments 11

Other comments include general negative comments e.g. savings should be made elsewhere, council wastes too much money. Difficulty with the consultation questions/ material. Categorisation needs to be reviewed.

Specific area/ site mention:

• Alderley Edge, query the location of 80864/ 377356 (3 Ullswater/ 8 & 10 Buttermere Drive) as this land was sold to the adjoining householders in 2018 (solely maintained by them since 2009). Does the location relate to the two small visibility splays i.e. highway land? The visibility splays by 8 Buttermere Drive have since 2009 been solely maintained by residents to stop the damage rendered by CEC on their single visit in 2008. Clarification would be welcome (1 mention).

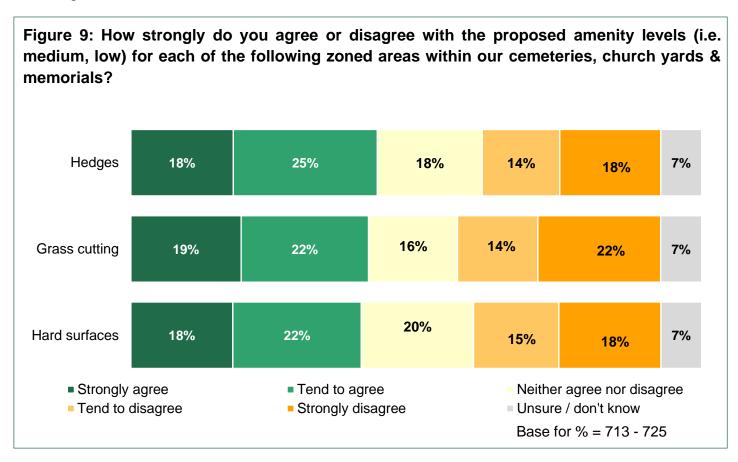
Section 7: Cemeteries, Church Yards & Memorials

Background

This typology includes cemeteries, closed graveyards, church yards and memorials otherwise not covered under Typology A or C. There was a mix of proposed maintenance standards under this typology depending on the specified zone (grass cutting, hedges and hard surface) and amenity level (ranging from medium to low).

Views on the proposed amenity levels

Respondents were asked how strongly they agreed or disagreed with the proposed amenity levels (i.e., medium, low) for each of the specified zoned areas within our cemeteries, church yards and memorials. Around 40% of respondents (40% - 43%) agreed (selecting either strongly agree or tend to agree) with each of the proposed amenity levels within this typology. Whereas around one third (31% - 36%) of respondents disagreed with each of the proposed amenity levels under this typology. See Figure 9 for the full breakdown of results.



Comments provided on the proposed amenity levels under this typology

Respondents had the opportunity to provide a comment on the proposed amenity levels under this typology. 133 respondents chose to leave a comment. The comments provided were coded into the following overall themes:

• Disagree with reduced maintenance/ areas need to be treated with respect, 54 mentions.

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- Maintenance rating/ level should be higher/ reclassified, 40 mentions.
- Concern over safety, accessibility, and antisocial behaviour, 12 mentions.
- In support of re-wilding/ lower maintenance schedule, 11 mentions.
- General negative comment/ current maintenance issue, 8 mentions.
- Partner with volunteers/ not CE responsibility, 4 mentions
- Other, 8 mentions.

Some respondents will have referred to more than one theme therefore total mentions won't add up to the total number of respondents who left a comment. The full summary of the comments received by theme is presented in Table 6.

Table 6: Do you have any comments to make on the proposed amenity levels under the Cemeteries, Church Yards & Memorials typology

Overall theme and Summary of comments received Disagree with reduced maintenance/ areas need to be treated with respect. 54

All surfaces need to be maintained to a good standard and should be treated with respect/ don't want these areas to become overgrown and look a mess, shows a general lack of respect/ dignity towards the deceased/ Cheshire East Council have an obligation to keep the county tidy/ cemeteries should be well maintained and safe for everybody to visit regardless of age or disabilities.

Specific area/ site mentions:

- St Michael's Church Grounds need to be kept tidy and cut short the tidy lawns and flower beds enhance the appearance and feel of the town. The prominent position of the church grounds means that any reduction in the standard of care would be detrimental to the town (5 mentions).
- These are vital community points of touch for people at specific times and times of need. Remembrance Sunday in Handforth is very well attended and the memorials in Handforth, Styal and Wilmslow are key (1 mention).

Maintenance rating/level should be higher/ reclassified/ missing area

40

Need to be high maintenance rather than medium or low/ maintenance of war (and other hard surface) memorials & immediately surrounding hedges, borders, grass cutting should be given high priority – have some respect for those no longer with us. Many people visiting cemeteries are older people and have walking difficulties. Not maintaining hard surfaces can result in personal injury. 8 visits to cut grass paths between graves would be insufficient/ once a year is not good enough. There is no reference to flowerbeds in this Typology.

Specific area/ site mentions:

- St Michael and All Angels church in Middlewich, is the main focal point in the town. The paths and grass area are frequently used by the church and community. If the grass were to be cut twice yearly, the cut grass would not be removed and would kill the grass underneath. It would not give a good impression of our town and would attract more littering. It needs the grass cutting and flowerbeds weeded at least six times a year (5 mentions).
- Nantwich St Mary's Church 365221,352327- the proposed amenity classification and maintenance level for this area is incorrect. It is a town centre green space accessible to the public. It should be classified as medium amenity, or preferably as a community green space or D Urban Green Space (3 mentions).
- St Helenas Church and Graveyard (Knutsford) should be seen as a community green with 2 or three zones of amenity maintenance) It is classified as a neighbourhood Green as Local Green Space no 29 in the Knutsford Neighbourhood Plan). The wider area requires medium grass cutting and hedge/ tree maintenance. Cemetery and memorial areas require a higher visit rate for grass cutting than 8 visits for grass and 1 for hedges and paths (1 mention).
- Poynton churchyard needs to be more looked after. Some graves and areas look neglected and it's sad to see and disrespectful for the deceased (1 mention).

- No reference to the Macclesfield Formal Garden of Remembrance, where a high level of maintenance is required, the current standard is already poor (1 mention).
- Elworth War Memorial is excluded from the schedule, yet Sandbach War Memorial is included (1 mention)
- 372653, 352398 Weston Cemetery complaints are received even with the current level of maintenance to have a no maintenance policy is unacceptable (1 mention).
- Reducing the frequency of grass cutting at Wilmslow Cemetery would tend to reduce the attractiveness of the cemetery and could pose a safety hazard to visitors/ Why is Wilmslow Cemetery not in this category why is it 'inspection only'? (2 mentions).
- Why is Wybunbury cemetery not included on your maintenance schedule? (1 mention).

Concern over safety, accessibility, and antisocial behaviour

12

Hard surfaces, walkways, hedges and verges need to be maintained, as many older aged people and disabled are likely to use these areas - they need to be safely accessible. Leaf clearance needs doing at least once before Remembrance Sunday for safety reasons. There is a risk of increased anti-social behaviour and a reduced feeling of personal safety by reducing maintenance regimes.

In support of re-wilding/ lower maintenance schedule

11

Cemeteries should be all biodiversity areas and be looked after as such/ should encourage wilding cemeteries/ like the wild flowering scheme between monuments. The Church of England and local diocese (Nantwich/Chester) actively encourage a more natural approach to managing their church yards. An organisation called caring for gods acre would be a useful contact as a starting point to understand the approach www.caringforgodsacre.org.uk. / Leave the zone 3, low amenity areas altogether - allow nature to take its course. Even mowing 2 times throughout the season could prevent plants from becoming established. / Don't mow them at all/ cut less than proposed in these areas

General negative comment/ current maintenance issue

8

Just an excuse to not bother maintaining the areas properly. These areas need regular maintenance - ANSA do the bare minimum as it is. Cemeteries are never kept up anyway. Current machinery will not be able to deal with the proposed regime.

Specific area/ site mentions:

- Childrens area in Crewe old crem is left in a poor state at times/ Crewe cemetery is poorly maintained hope to see improvements (2 mentions).
- The state of Macclesfield Crematorium is poor (1 mention).

Partner with volunteers/ not CE responsibility

4

Look at recruiting volunteers. Church yards should be maintained by the church/ incentivise church grounds etc to self-manage. These items are the responsibility of local councils not Cheshire East

Other 6

Other comments include general statements, negative comment about the wording of the question, or other issues such as allowing dogs into cemeteries.

Section 8: Currently Maintained Sites: Not registered in Cheshire East Council Ownership

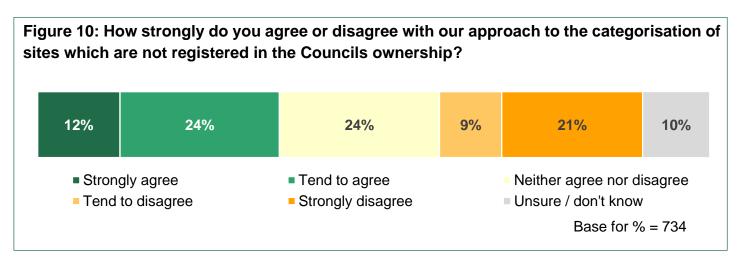
Background

The Council with it's contractor ANSA has undertaken a review of 540+ sites ANSA are currently maintaining but were potentially not registered in Council ownership. Sites known not to be in Council ownership have continued to be maintained during this time unless the owner has formally requested a cessation in maintenance or there is evidence the land has attempted to be enclosed.

After reviewing the list, a set of simple categories were developed to classify how we propose to move forward with these sites:

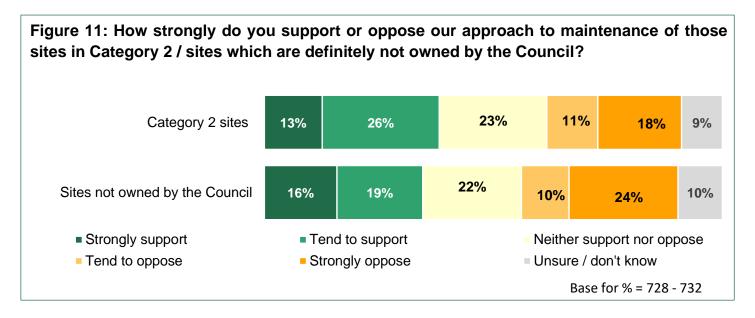
- Category 1: Maintenance works to continue in accordance with new policy, (3 sites).
- Category 2: Maintenance works to continue in accordance with new policy, subject to further
 investigations on maintenance responsibility and/ or funding. This will be picked up as part of
 the ongoing green spaces maintenance review, (352 sites).
- Category 3: Maintenance works to cease from April 2024, as Council can demonstrate that
 it does not have an interest/ obligation. This would be communicated with the registered
 owners who would alongside the relevant Town or Parish Council be offered the opportunity
 to fund continued maintenance activity under a formal agreement, (80 sites).

Respondents were asked a series of questions regarding the categorisation of sites not in the Council ownership. When asked if they agreed or disagreed with our approach to the categorisation of sites which are not registered in the Councils ownership views were split with 36% agreeing (selecting either strongly agree or tend to agree), 30% disagreeing (selecting either strongly disagree or tend to disagree and 34% stating neither agree nor disagree or unsure/ don't know. See Figure 10.



Views were also split when asked if they support or oppose our approach to maintenance of those sites in Category 2 and the proposal to cease maintenance on those sites which are definitely not

owned by the Council. 39% supported (selecting either strongly support or tend to support) with our approach to maintenance of those sites in 'category 2' whereas 29% opposed (selecting either strongly oppose or tend to oppose). 35% supported our approach to maintenance of those sites which are definitely not owned by the Council whereas 34% opposed as shown in Figure 11.



Comments provided on the proposed approach of sites not owned by the Council.

Respondents had the opportunity to provide a comment on the proposed approach of sites not registered in the Councils Ownership. 190 respondents chose to leave a comment. The comments provided were coded into the following overall themes:

- Disagree with withdrawal of maintenance/ CE have a duty of care to continue maintenance,
 73 mentions.
- Enforce maintenance in these areas/ find who owns them/query on who owns, 38 mentions.
- Areas not maintained by CE should not be maintained/ Not CE responsibility, 30 mentions.
- Maintenance level should be higher/ re-classified/ missing area, 21 mentions.
- General negative comment/ current maintenance issue, 15 mentions.
- Concern over safety, 8 mentions.
- General support/ more wildlife areas needed, 6 mentions.
- Other, 12 mentions.

Some respondents will have referred to more than one theme therefore total mentions won't add up to the total number of respondents who left a comment. The full summary of the comments received by theme is presented in Table 7.

Table 7: Do you have any comments to make on proposed approach of sites not owned by the Council	
Overall theme and Summary of comments received	Number of mentions
Disagree with withdrawal of maintenance/ CE have a duty of care to continue maintenance	73
All maintanance should continue on any site that has always been maintained. CE they have a duty of care to residente to maintain	ain thom to a good

All maintenance should continue on any site that has always been maintained. CE, they have a duty of care to residents to maintain them to a good standard. You have duties to adopt areas as agreed with planning at the time of the development and should continue to be maintained. Would be good if these sites could be brought under the management of the council rather than privatised.

If they are not going to be maintained as per the current contract, who is going to maintain them? If there are still uncertainties over ownership of certain sites, then maintenance should continue until that is resolved. Would not support the council absolving itself of all responsibility without first gaining commitment from the actual owner that the owner has an obligation to maintain the space. Areas are going to look unsightly, attract littering, fly tipping and potential improper use of the land. Green spaces are important to residents who live in these areas and can influence mental health. Need to keep areas clean and tidy for future generations safety and hygiene or areas will look run down.

Specific area/ site mentions:

- Amenity sites in Elworth which have been maintained by the council since the estate was built some 50 years ago should continue to be
 maintained by the Council. A precedent has been set, and it ought to continue/ residents are paying council tax and are entitled to the same
 service as everyone else. Will become an areas of long grass, weeds, litter and dog mess. The value of my house will decrease. Should be cut at
 least once during the growing season. Spaces that are overgrown and not maintained increases stress and anxiety for all those living in the
 vicinity (22 mentions).
- Keep the town of Middlewich properly maintained, it would be tragic to let it slip into disrepair and looking unkempt. Opposed to this approach, as published, for the areas identified in Middlewich, areas identified in the proposals appear to be clearly owned by CEC e.g. Middlewich Library and SeaBank car park (2 mentions).
- Broomfield Close Chelford, the verges are an important part of the original landscape characteristic of the estate as defined in the original title deeds, any further reduction in maintenance will have a negative effect on the appearance of the environment (1 mention).
- Chelford open spaces have always been mowed and are used by youngsters for small gatherings/ games and by many dog walkers for exercising and training dogs (1 mention).
- Hope that the Cross Keys Roundabout will have grass cut regularly as this looks a mess covered in weeds and is on a main road going into Crewe (1 mention).
- What is the area meant by 15 High St Nantwich is it the flower bed at the end of High St and/ or that on the Swine Market? If so, no inspection / maintenance will lead to an eyesore in an important town location/ loss of amenity. Strongly oppose (1 mention).
- The green space at the end of Penrith Court in Congleton has been well maintained by CEC for many years, the present owner will not maintain the plot resulting in it becoming overgrown should be maintained by CEC (1 mention).

• Site reference 380988, 375382 is an area that includes a footpath, agreed by the Council during planning, with Utilities crossing the site and requiring access. Walking away from the responsibilities that go with this site after 37 years of accepting that responsibility and maintaining the site would be a concern. Need to agree with the owner for them to maintain the site; adopt the site or assist in the transfer of the title for the site from the current owner to a local community group/ charity (1 mention).

Enforce maintenance in these areas/ find who owns them/ query on who owns

38

Need enforcement notices on the owners to maintain the sites. There should be a compliance order sent. It is reasonable for the council to say that if it doesn't own a site, it should not have to pay to maintain it. Someone should chase the owners up to either pay the council or maintain it themselves. It should be made clear to the public who does own the property, and therefore who is liable for its maintenance. The people who own the land that has been maintained need advising so they can pick up as appropriate.

Specific area/ site mentions:

- Alderley Road Wilmslow nr The Rectory PH not sure if WTC mow the grass here. WTC will need to know if they will have to pay for grass
 mowing if this is currently completed by CEC. Identified as not registered and will not receive any maintenance under the proposal query
 ownership as this land will have formed part of the original road construction and may be owned by CE Highways/ Would be useful to identify the
 owner of this land if it is not registered with CEC. Who owns the two sites listed in Alderley Road, Mottram St Andrew? (4 mentions).
- Footpath from Stanley Hall Park across the fields by the Trainline and under the A555, is poorly maintained if this isn't your problem then how do people raise issues and get things fixed? (1 mention).
- Christ Church who is responsible for the paving, which is in constant need of repair? (1 mention).

Areas not maintained by CE should not be maintained/ Not CE responsibility

30

Areas not owned by CE should not be maintained, waste of money, unless hedgerows affect pedestrian/ disability access along the highways or unless you have a properly funded contract in place to do so and that there is a significant benefit to the whole community. A line needs to be drawn and to avoid disparity between estates and districts being perceived to have favourable treatment if not council owned but still maintained.

All privately owned sites should be managed by either resident's community groups with support & grants or by the owner of the site. Should be the

responsibility of residents/landowners. Residents should be encouraged to provide maintenance in their own area.

Engage with local Parish Councils so that they can take over the maintenance.

Specific area/ site mentions:

• In Alsager there are 15 plots due to have no maintenance. As CEC do not own these areas it is understandable that in times when finances are under pressure these areas are ignored. Alternative solutions are - town council takes these on with impact on precept or volunteers (nearby residents) maintain them (1 mention).

• Alderley in Bloom' might be interested in taking on the planting of the island at the junction of chapel Road and London Road - important that groups are contacted early to ensure they are ready when the Council's maintenance activity stops (1 mention).

Maintenance level should be higher/ re-classified/ missing area

21

Increase maintenance, not reduce. Areas are becoming unkempt and dangerous. Rural areas need more maintenance than is currently provided to keep roads and footpaths open. Very few spaces in Cheshire east should be categorised as rural – some wrongly categorised they are clearly urban. / All areas should be maintained to a high level rather than medium/low as is proposed. All hedges require cutting at least 3 times per year in order to encourage thick growth and also to prevent danger, damage or injury to persons and vehicles passing them.

Specific area/ site mentions:

- There should be an increased level within the green areas surrounded by housing, especially in Elworth/ Elworth should have more than two cuts a year, including Elworth Park (3 mentions).
- St Mary's Nantwich is not Typology F. Although not CEC owned land the Council has a duty to maintain the whole area which includes shrub borders, turf, town centre footpaths under an agreement from 1988. This classification of low amenity maintenance should be reviewed (3 mentions).
- Cranage football pitches one is owned by Cheshire East and one by another unknown entity. Football pitches are high maintenance and if the pitch not owned by Cheshire East is assigned to category 2 it will not be playable (1 mention).
- The areas around Thornbrook Way and Goldsmith Drive are not rural and require more maintenance than is currently proposed. (1 mention)
- One of the sites in Bollington is a roadside verge and adjacent to other grass verge areas that ANSA maintains. The other is a community amenity space in a residential area. We would wish these to be in category 1 instead of 2 (1 mention).
- An area described as 'Prescott Rd opposite 14 Egerton' in Lacey Green Wilmslow is listed on the non-CE spaces and is set as low maintenance Urban Open Space. It is immediately in front of houses in a low-income housing estate and leaving grass to grow here will be very detrimental to the residents and appearance of the area. It is imperative that this land is properly maintained with a high frequency of mowing (1 mention).
- Site 385157, 382223 not 'rural open space', and has a medium amenity it is heavily travelled by active travel users and bus routes due to receive funding from Active Travel England. 384351, 381707 more clarification needed, but would suggest that a low-grade inspection would mean a greater level of risk (1 mention).
- How is Flag Lane Woods (aka Primrose Dell) categorised seems to have been ignored? (1 mention).
- We rely on the use of the Carnival field in Wilmslow we understand that Carnival Field Wilmslow is referred to as B Outdoor Sport with high amenity, but it is not listed under that category in the strategy document. We are unclear what the intention is with regards to this space main requirement for the field is mowing to ensure the grass is at a reasonable length (1 mention).

General negative comment/ current maintenance issue

15

There seems a strong financial element to this plan – not just about biodiversity. Instead of more & more cutbacks, focus on modern efficiency gains, logistics, worker attitudes & abilities. Cheshire peaks and plains do not work up to standard. Better when it was all 'In House'.

Specific area/ site mentions:

- Verges in Bulkeley are not well maintained and many verges are never cut (1 mention).
- There is poor performance monitoring as demonstrated by the Knutsford Moorside play area falling into disrepair (1 mention).
- Need to see some work done on Wood Park Alsager (1 mention).

Concern over safety

8

If left to overgrow there is great potential for accidents, as visual aspect of road will not be able to be seen. There is a risk of increased anti-social behaviour and a reduced feeling of personal safety by reducing maintenance regimes. The sites you want to cease maintaining are mainly the bungalow closes where elderly people live - if they start to look unkempt, they will become a target for anti-social behaviour.

Specific area/ site mentions:

- Reducing maintenance of paths e.g., Christ Church Macclesfield, and Hospital Street Crewe has great potential for accidents (1 mention).
- The hedges, particularly outside Elworth Hall School, definitely needs maintaining as it becomes impassable during the course of the year and dangerous for elderly people/ young mums with pushchairs (1 mention).
- Broomfield Close Chelford hard surfaces require adequate weed control and removal of leaves to maintain safety of the walking surfaces (1 mention).

General support/ more wildlife areas needed

6

Agree that charges should be implemented if maintenance continues, however it would be good to see where this money is put back into the community. Specific area/ site mentions:

- Support the proposal to cease maintenance and to rewild the non-owned council land around Sandbach Elworth Ward to help the wildlife and increase biodiversity, but also to save council money to support more important service provision (3 mentions).
- Some areas should be left to overgrow for wildlife like the gulley/ cut through on Kipling Way to Hungerford Rd Crewe it would not bother me to see it overgrown as long as the path is usable (1 mention).
- Two areas listed as non-CE owned in Lacey Green appear to be a triangle between Bridgewater Rd and the railway line this could be managed for biodiversity if done correctly. The other area appears to be the tree-clad area on the hill to the north side of the Bollin River in the Carrs Park. This again should be ok under a proper biodiversity plan (1 mention).

Other 12

Other comments include negative comment about the wording of the questions. Difficulty of navigating the site detail as part of the consultation, or other issues such as parking and bins.

Section 9 – Email/ letter responses

933 email/ letter responses were received during the consultation period (inc. approximately 700 petition letters concerning the Sandbach Elworth Estate, 131 petition signatures regarding Meriton Park, Handforth and a further 102 letters/ emails.

The responses received are summarised in Table 8. Some respondents will have referred to more than one theme therefore total mentions won't add up to the total number of respondents who left a comment. Responses containing detailed images/ site schedule changes have been sent directly to the decision makers for a thorough review this includes all CE elected member responses, Parish/ Town Council responses and organisation/ business responses.

Table 8. Summary of the emails/ letters received as part of the consultation Overall theme and Summary of comments received Disagree with withdrawal of maintenance to sites not registered in the Councils ownership 715

The majority of the sites not recorded in Cheshire East Council ownership have been maintained by Cheshire East Council (or its predecessor councils) for many years. The council should therefore seek the registration of such areas by statutory declaration and in accordance with adverse possession laws.

Specific area/ site mentions:

• Oppose withdrawal of maintenance for the Sandbach Elworth Estate, area should be treated equally to others – all residents pay council tax. Will make selling houses more difficult, these areas have been maintained for over 50 years on assumed adoption. These larger green spaces are at the very heart of the estate, and give the estate it's character, and are well used by residents. Adoption and reclassification of areas needed – the council has a duty of care to these areas. Areas will look unkept if not maintained appropriately - concerned about litter, dog mess and anti-social behaviour. Anomalies with the data have been identified - a detailed list of observations as part of the response has been sent to decision makers for a thorough review. Areas mentioned Grange Way/ Lawton Way Estate, Bollin Close, plots of land surrounding Elworth Hall primary school, Elworth Park, Elworth war memorial. (714 mentions, inc. the 700 petition letter responses that were received).

Maintenance rating/ level should be reclassified/ missing area

174

Don't regard any on the list as rural all are within urban housing estates. The policy should distinguish as far as grass cutting is concerned between low amenity space in rural and urban areas. At present it suggests they get the same no of cuts whereas I think urban areas warrant more maintenance.

Specific area/ site mentions:

• Do not agree with the proposal to change the status of Meriton Park to rural open space - the park is not in a rural position and is used by residents for many activities. It can be considered to be a formal park under Typology A as it is a high-profile Park - this is evidenced by its inclusion in your Municipal Parks Strategy 2030 Policy. Meriton Road Park also has a football pitch which is currently well used - potentially placing the Park within

- Typology B. Reducing the cutting of grass to twice a year would lead to areas becoming dangerous for children, adults and dogs with items being hidden within the length of the grass. It will look unkempt and unsightly and not in keeping with its intended purpose as a park. What would happen to the section 106 grant funding? (137 mentions, inc. the 131 petition signatures that were received).
- Apart from 2 locations, Oakenclough Centre and Picton Drive Park, everything else in Handforth ward is classified as LOW priority, why is this?
 E.g., Stanley Hall Park, Meriton Rd Park, The Parsonage 'Playground' and Henbury Rd Park (which is not even on the schedule) should be classified as Formal Parks and not rural open spaces. They all have amenities which classify them as parks and should be regularly maintained (2 mentions).
- Lyme Green Playing Fields has been re-named Lyme Green Community Park, this should be adjusted. Also, it is graded as low which is not right a lot of work has been put into this park it has a multi-generational playground and communal area, with many accessible features. This refurbishment of the park and its present use should justify it being graded as 'High' maintenance. The volunteers would, in the future, like to pursue a green flag award for this park. Footfall to the community park will increase considerably due to new housing developments (2 mentions).
- Site schedules relating to Macclesfield West and Ivy The grass needs to be cut more than 1-2 times a year, there is a lot of green space on the Weston Estate owned by Peaks & Plains which fall under their responsibility it would be desirable if there was consistency in the maintenance. Schedule 1 Land & Buildings off Ivy Rd should be renamed on Somerton Rd should be urban open space medium. Land at Chester Rd- this is a roundabout nr the Regency hospital so should fall under highways definitely not rural should be medium/ high. Land at Warwick Rd this is the old school playing field and should therefore be classified as community green infrastructure amenity level medium. The other sites that are on the list which are classified as rural open space should be urban open space and the amenity level should be medium. Schedule 2 All sites should be classified as urban open space and the amenity level should be medium (2 mentions).
- Classification of Rural Open Spaces in Sandbach classification is incorrect. The lands identified are next to highways as part of housing estates. They are not open green spaces in the middle of the countryside, as exampled within the consultation policy. There are inconsistencies with how areas are being maintained a detailed list of observations as part of the response has been sent to decision makers for a thorough review / 14 plots of land have been identified in Elworth as being owned by Cheshire East Council. 12 of these spaces have been classified as rural open spaces low maintenance. The classification is incorrect. The lands identified are next to highways as part of housing estates. They are not open green spaces in the middle of the countryside. Thy should be re-classified as urban open spaces medium maintenance. (2 mentions).
- In relation to Rainow, the proposals exclude Milestone Island, outside the Robin Hood on Stocks Lane, or the triangle at Mount Pleasant. These need to be added, and green maintenance continued/ these should be added as medium amenity (2 mentions). Typology "E" for Rural open spaces all grass verges applied through the parish of Rainow (1 mention).
- Multiple references to sites in Crewe land is categorised as Rural Open Spaces this cannot be correct and when balanced against the definition
 within the report documentation none of the sites match the CEC definition. The proposals are not acceptable, indicating the intent to reduce
 maintenance to such a low level will impact on access to leisure and amenity space as well as not maintaining public assets to a sustainable
 standard. If the proposals are allowed to go ahead by Cheshire East Council the impact will be generational and disproportionately and adversely

- affect those facing the greatest levels of deprivation, often without access to private amenity space such as gardens, within our community a detailed list of observations as part of the response has been sent to decision makers for a thorough, (1 mention).
- There are no "rural open spaces" in Crewe East. There are "urban open spaces" This is a basic error in the whole area of Crewe definition. To classify them as "low" with only 1-2 cuts per year is not suitable for areas within an urban setting. There is also a place in Poynton, 371970 355325 listed as being in Crewe (1 mention).
- Disagree with Land off Frank Webb Avenue to Brooklands Grove Crewe being categorised as Low. It is used as a communal park propose this area should be Medium rather than low. Frank Webb Avenue is a real hot spot for litter. Land off Frank Webb Avenue by Westbourne Avenue, since Frank Webb Open space at medium amenity is directly adjacent to this and this is such a small area, it could be cut at the same time should be Medium rather than low amenity. Crewe North, Land off Windsor Avenue, this space is directly adjacent to residential properties. It is a through route part of Leighton Greenway, and is well used by pedestrians, and dog walkers. In the summer months this open space is used weekly by Wishing Well Project a Crewe based charity that puts on sports and social events and activities for children should be Medium rather than low amenity (1 mention).
- Why are South and West Park proposed to drop to Medium Amenity level, when all other Cheshire east sites are High (1 mention).
- Question the current designation of Cop Meadow, as this appears to understate the significance of this piece of green infrastructure, not just to Sutton Lane Ends, but in surrounding villages and rural communities (1 mention). Typology "C" - Cop Meadow, Lyme Green and Langley playing fields. Amenity Level "M" - Cop Meadow, Lyme Green and Langley playing fields. Typology "E" - Rural open spaces - all grass verges through Sutton parish (1 mention).
- Oppose Cranage Needham Drive estate being at the lowest level this fails to consider the areas used by residents and their families for health and leisure. If the grass is not cut around the play area it will become unusable. The green spaces around Needham Drive and Armistead way are used by young children to play on as is the green in front of Lawrence close the area behind Lawrence close does not need to be so rigorously maintained and could easily be left to encourage wildlife (1 mention).
- The land at: Land Manor Crescent 375994, 378833 Is under your proposal classed as a Rural Open Space with Low proposed Amenity Level. However, it is a clearly bound area which is used for purposes of play and for the walking and play of dogs in an enclosed area. The area is used frequently by the Scout Group Sections, as well as others so should be Community Green Infrastructure Zone 2 with Medium Amenity, requiring a maintenance of minimum 8 cuts per year (1 mention).
- Wilmslow East how is land at Bank Square, Wilmslow and Alderley Road/ Manchester Road rural? What about 384855, 381016 (near the leisure centre), the land between the leisure centre carpark and station road, and the small square patch of land in the leisure centre carpark? (1 mention).
- Congleton a number of areas within Congleton need reclassification a detailed list as part of this response has been sent to the decision maker for a thorough review (1 mention).

- Bromley Farm neighbourhood in Congleton grass cutting areas should be typology D Urban Open Spaces, including locations which Cheshire East Council claim they are not the registered landowner. They should have an amenity level of medium with a minimum of 8 grass cuts a year with some receiving 10 cuts. The only exception is Bromley Farm Park and Play Area (Bromley Farm Community Centre) which should have a topography of C Community Green Infrastructure with a medium amenity level with a minimum of 10 cuts a year due to its level of use. The areas of Bromley Farm include green spaces located on South Bank Grove, Edinburgh Place, Windsor Place, Festival Hill, Newton Place, Woolston Avenue, Highcroft Avenue, Edinburgh Road, Hillary Avenue, Bromley Road, Burns Road, Coronation Road and Fern Crescent (1 mention).
- Wrong categorisation in the draft proposals for the two plots of land making up Middlewich Churchyard. The Churchyard is a beautiful open space, close to the town centre, used as a thoroughfare, recreation space and also used by community groups. Suggest the following: Grass Cutting Medium, Hedge Medium, Borders High, Hard Surfacing Medium, present arrangement for trees, (1 mention).
- Concerned about St Mary's cemetery as it is in the centre of town and if only maintained twice per year will have massive effects on everyone who comes into the town centre? This isn't a cemetery in the usual sense its more of a community space (1 mention).
- The Ilford Way Recreation Ground is a football and games field. I do not believe this should be categorised as Rural Open Space (1 mention).
- Alsager is an urban not rural open space. Urban open spaces demand more maintenance. Areas omitted in Green Spaces Maintenance Policy
 Schedules 1 and 2 e.g., in Alsager Holly Lane/ Poplar Green, Joseph Crescent Green, verge on Audley Road on edge of Alsager bordering golf
 club car park which is a "Gateway to Alsager" (1 mention).
- The majority of green spaces in Knutsford should be regarded as Urban Open Spaces of medium amenity. The medium amenity grass cutting frequency should be a minimum of 14 cuts per year to ensure spaces are usable for a variety of recreation purposes, a detailed list of observations as part of the response has been sent to decision makers for a thorough review, (1 mention).
- The Barncroft Knutsford the council should instigate a three-zone regime for this space Wildflower Meadow, cut once per year (and remove cuttings), football pitch should be cut 16 times per year (as current) to maintain a usable space, area in between lower amenity area, could be cut less often. Pleased to see the Moor is being maintained to a high standard (1 mention).
- Crosstown community orchard, Knutsford an error that the orchard has been listed as a low amenity rural green space. It is a high amenity community asset and should be in the "Community Green Infrastructure" category. Must adopt a site-specific approach to reflect the different uses spaces have for the community. The value of this green space and the significant time invested in it by the local community warrants a better standard of maintenance than is proposed. Require the grass cutting every two weeks between March and October.
- Would like to request the following amendments: Gravel Lane Recreation Ground, The Carrs Park, Little Lindow Playground should be classified as D Urban Open Spaces, Medium Amenity as they are all recreational parks within the town centre and are bordered by housing (1 mention).
- Many sites are categorised as: Rural Open Space, Low Amenity. On the Typology descriptions, for grass cutting it has two low amenity definitions: Meadow grass, wildflower and no-mow areas and Steep embankments that are difficult to access. This doesn't seem to match most of the sites. For example: "Land between 35 North Downs & 11 Longridge" which is a three-acre field, would these areas be cut 1-2 times per year? The public

- open space on Longridge (376735, 379354) isn't listed. What is proposed there? There are two areas (Branden Drive and the Longridge space) where there are goal posts what is the proposed there as they are not listed under "B Outdoor Sport" (1 mention).
- Concerned about the proposed low maintenance for the three formal play areas: Rode Heath Play Area (Heath Ave); Scholar Green Play Area and Playing Field; and Mount Pleasant Play Area (Church Street). These are well used formal green areas that need to be maintained to at least medium maintenance standards (1 mention).
- How can any area within Macclesfield Central be classified as 'Rural Open Space'? For example, the stretch on Churchill Way, one of the busiest roads and pavements in the centre of town (1 mention).
- Village green in Lower Withington (Dicklow Cob, ref: 381353, 369691) proposed for this to be allocated to the 'G Inspection Only' typology is this correct? (1 mention).
- Land Off Millbeck Close and Westmere should be raised to medium with a minimum of 6 visits annually. 372653, 352398 Weston Cemetery to have a no maintenance policy is considered unacceptable. Chorlton Roundabout, Wychwood Village & Park Roundabout should be raised to medium amenity with 6 visits a year (1 mention).
- Many sites in Bollington need to be re-classified, the overall reduction of service levels inherent in these proposals will negatively impact the appearance of our green spaces, would like to emphasise the particular need to maintain current service levels at the Green Flag Recreation Ground and the War memorial Gardens which are very important community spaces and widely used/visited a detailed list of observations as part of the response has been sent to decision makers for a thorough review (1 mention).
- Object to the proposals for changing how the Green Spaces within Holmes Chapel Parish would be maintained, a high number of the open spaces have been incorrectly classified, how will you deal with grass cuttings? Often the sites do not lend themselves to uniform maintenance across the site part may be suitable as meadow but the remainder will require higher levels of maintenance a detailed list of observations as part of the response has been sent to decision makers for a thorough (1 mention).
- Wybunbury Recreation Ground should be Typology C Community Green infrastructure with at least 8 visits per year. Land of Church way Wybunbury and Chorlton and Whychwood Village / Park roundabouts should be Typology E Rural Open Spaces Medium (not low) with 6 grass cuts per annum. Land West of Cobbs Lane should be Typology E Rural Open Spaces Medium not Inspection only. Reparative maintenance needed on the x 2 Wybunbury closed cemeteries before a decision is made on the long term typology, (1 mention).
- There are a number of Cheshire East owned plots within the Dean Row and Lacey Green wards. These plots are within the estates known locally as Summerfields, The Villas and Colshaw. All of these plots are classed as 'rural' and are shown to have a minimal level of maintenance. This is clearly an error these plots should be identified as 'urban'. The sports pitch at Lacey Green has been omitted from the consultation. The pitch is near to the Lacey Green Pavilion and is in the ownership of Cheshire East Council and needs to be included on the maintenance schedule.
- Site Schedule 1 Land end of Gladstone Drive should read Land end of Gladstone Street, Land end of Beechcroft Avenue next to school Crewe should read Land end of Beechcroft Avenue next to Berkeley Academy Primary. Site schedule 2 Land between Kensington drive and potters close this land has always been maintained by ANSA and the footpath provides a direct route into the village for the houses to the south. It was

- not mentioned in either site schedule included with the consultation. Can we please establish the status and maintenance of this land moving forward? (1 mention).
- Poynton Civic Hall Car Park note that this is a D type space and as such its planted areas will be maintained on and "ad-hoc basis as required". If visits are not regular, how will you know that maintenance is required? Poynton Library although in the same complex as the Civic Hall, this is to be maintained on a medium amenity level compared with the low amenity level of the Civic Hall. This does not seem to make much sense. Glastonbury Drive Playing field should be a Type C space with medium amenity it does not fit at all into Type D. Land between 11 and 15 Tewkesbury Close defined as a low amenity rural open space. If it is to be downgraded from 6 or less to 2 or less visits per year perhaps it could be managed as a wildflower area? (1 mention).

Opposed to reduced maintenance/ need to maintain areas

36

Opposed to the reduction in green space maintenance, these areas need looking after properly and by machines that collect the cuttings. Would lead to an unsightly place for all and an increase in dog mess and litter being left. Public perception of lack of care may result in increased littering and vandalism. There is no specific mention of Green Space user's safety needing to be a priority in establishing the level of maintenance required in an area. Concerned that wet leaves on park paths can be hazardous, particularly for the elderly and disabled. Road Signs must be always kept clear of foliage. We are seeing a vast reduction in green space around the Cheshire area as it is and to reduce the maintenance would mean the public, dog walkers etc would have less opportunity to go about their daily routine.

Already struggling to get the grass cut as it is - tree maintenance has been so neglected over the past ten years there are now trees that are an accident waiting to happen. Letting grass overgrow will mean it is harder to clear the spaces when they are scheduled for maintenance - it is a false economy e.g., machine damage, extra time to complete the job. Members of the public inc. children will not be able to use the spaces. Mental health would also be impacted. What does our Council tax pay for – are you reducing this too? Public parks are important to health and wellbeing, support the preparation of bespoke management the aspiration to maintain and achieve Green Flag status for them. There is a substantial difference between 'no maintenance' and 'rewilding'. Rewilding, if done properly needs active management.

Specific area/ site mentions:

- Oppose changing cutting grass maintenance in Crewe St Barnabas area from 6 to 1-2 times a year will encourage rats, dog mess will be left and make the area look unkempt. Litter build up would be difficult to clear when the grass is long/ will encourage more fly tipping. Children use the local grass areas for sports and recreation. A charity from the hopes and beams in broad street used the field in Windsor Ave last year to help entertain children during school holidays. These are residential areas with trees, hedgerows etc has the grass grows in height the chance of a fire risk grows substantially (Areas mentioned: Brookland Grove to Frank Webb Ave. field opposite Abington close, land off Frank Webb Avenue and Westbourne Avenue, Leighton Brook Park to Frank Webb Avenue, Green space opposite Windsor Avenue, Newcastle Street by Broom Street) (10 mentions).
- I don't think you should be reducing grass cutting in public areas in Crewe it's one of the worst maintained areas in Cheshire/ concerned that the new proposals will have a detrimental effect to the parks in Crewe longer grass will hide rubbish and dog mess leaving it only suitable to walk on the paths. (2 mentions).

- Oppose reduction of grass cutting in Crewe North. Residents use these areas for dog walking and generally getting out into the fresh air. By reducing the amounts of cuts will lead to accumulative waste costing more in the long run (1 mention).
- To stop cutting grass in Places like Great Warford would be a disgrace, the place would become awful and overgrown (1 mention).
- Opposed to the proposal to only cut open spaces twice a year. Already weeds are not sprayed between pavement/ road borders. Knutsford floral displays are very poor in comparison to Wilmslow and Alderley Edge (1 mention).
- Mere Road Weston field is not all meadow and is partially used as a football field for local children. Only cutting the grass twice a year would prevent children playing in the area and stop picnics taking place (1 mention).
- Windsor Ave large green area gets used by local youngsters who enjoy having a game of football, also people of all ages walk across the paths. If your plans go ahead this will stop it's going to be a dumping ground for all kinds of rubbish (1 mention).
- Opposed to the proposal to not maintain the green areas on Ashworth Park in Knutsford area will look unsightly and run down (1 mention).
- High Legh is a rural area, which receives little attention in terms of maintenance and services. Oppose any of these areas being removed from the Councils maintenance scale (1 mention).
- Booth Bed Lane Playing Field has been identified as a CEC owned site and graded as Typology E with Medium Amenity. Concerned this will have a negative impact on use of the field. Concerned that the overall reduction in maintenance will lead to a decrease in use by residents at a time when investment in improving the play provision for the benefit of the community is being made (1 mention).
- Grass verges along Glastonbury Drive near its junction with B5092 London Road North please consider maintaining this pavement regularly.

 There are a lot of pavements in Poynton, and probably in other parts of Cheshire East, where homeowners have allowed their hedges to grow over the pavements, quite dramatically in places. This is another issue that you should tackle (1 mention).
- Object to the proposed Green Space Maintenance changes at Cranage Park, location 375175, 368355, Land Access beside 55 Needham Drive Location 375215, 367926, Needham Drive Estate Playing Field (non-CEC owned area to west) Location 375181 367830, pockets of land within the Needham Drive estate, not included in the land called Cranage Park, (1 mention).
- Object to the proposals for changing how the Green Spaces within Middlewich would be maintained. Green spaces within the town, if not properly maintained will leave the town looking unsightly and unattractive to current and future residents and investors. most of the areas on the list in need of regular cutting through the growing season. Often the sites do not lend themselves to uniform maintenance across the site part may be suitable as meadow but the remainder will require higher levels of maintenance Market Field off Civic Way is a prime example. Cheshire East have downgraded all parks and play areas within Middlewich save one, Fountain Fields (which is a green Flag Park, and we have seen the decline in that maintenance), ALL parks and play areas should maintained the same as Fountain Fields, and not downgraded to medium or low (1 mention).
- Oppose the proposal to reduce maintenance of green spaces in Poynton. The reduction in grass cutting will lead to unmanaged green spaces which will create an air of neglect which can be detrimental to the visual amenity of a Town maintenance a detailed list of observations as part of the response has been sent to decision makers for a thorough review (1 mention).

Query over ownership/ who will maintain/ transfer of ownership

19

If CEC don't own the land listed, who does and what are their responsibilities regarding maintenance? If town/ parish councils are to fund green space maintenance in lieu of CEC doing so, the timing of this consultation and decision in Feb 2024 cause difficulties with the annual draft budgeting process. Specific area/ site mentions:

- There are 13 sites within Knutsford that are not recorded in the ownership of CEC, each is listed as cat 2 Know the ownership of four: Wallwood is owned by KTC, Crosstown War Memorial is owned by the PCC of St Cross Church, St Cross Church is presumably owned by St Cross too and CEC manage it under the provisions of the Local Government Act 1972 (presuming it was formally closed by an Order in Council). Southfields Play Area is leased from Great Places. What further investigations are needed with these sites and the likelihood of CEC deciding not to maintain them moving forward? What further investigation is needed with the other nine sites? (1 mention).
- If CEC don't own the Christ Church car park land, is it leased? It should be noted that the Christ Church grounds are used by the NWAA, as one of the very few open spaces near the centre of town, does this impact the maintenance eligibility? (1 mention).
- Mike Heywood green (top of Moorfields, junction onto Wistaston Rd) is not listed here. It is owned by CEC but has been maintained by the parish council for decades due to a long-standing agreement from the days of C&N Borough Council. Can either a provision be made to retain the right to have council maintenance moving forward or that the green itself is asset transferred or loaned for 25 years to the parish themselves, (1 mention)
- Site Schedule 2 The land adjacent to the peacock pub sits between a footpath/ cycle path and a busy through road (Crewe Rd). Approaching the roundabout from Nantwich this land sits on the left and is in the line of sight towards the A51. If the council knows whom owns the land, have they been contacted to discuss this what would happen if the land should be left maintained to the degree that it obscures visibility of cars, pedestrians and cyclists? (1 mention).
- Bunbury village playing Field is mowed every couple of weeks by ANSA my concern here is that the PC rent this out to a separate Playing fields committee and as such should probably, if not owned by CEC organise the cutting themselves. The Graveyard is nothing to do with the PC and we cannot support it with resources or financially as the graveyard is still open, does this mean CEC maintain or the Church? The Green at Bowes Gate Road does seem to belong to CEC (1 mention).
- There are a number of plots which are described as being outside the ownership of Cheshire East Council and, accordingly, will not be maintained. find it difficult to believe that some of these sites are not owned by Cheshire East Council and would enquire as to what extent records have been checked in order to establish ownership e.g. the green verges alongside the main thoroughfare through the centre of Wilmslow, including the site on Alderley Road close to the junction with Station Road and The Old Rectory. These green verges were established at the same time as the current roads were built. There are a number of plots within Summerfields and The Villas which are said to be outside the ownership of Cheshire East Council. These green spaces, which are generally small, are a critical element of the overall appearance of the estates, were key to the original planning permissions and have certainly never been owned by the residents of these estates (1 mention).
- Reaseheath Roundabout It would be difficult for anyone to safely take on this responsibility and I would suggest that it is adopted by CEC. I have spoken to the Parish Council about the playing area and village hall green spaces. They have confirmed that the Parish Council maintain the

- playing field. I would like to know if the Council do cut the Village Hall green space as the feedback was that they have their own arrangements, but that could be CEC (1 mention).
- Dean Row Community Centre is currently being considered for an asset transfer which I presume means the new owners would be responsible for maintenance? (1 mention).
- The Parish Council (Alderley Edge) would like to agree a licence between themselves and Cheshire East regarding the maintenance of the flower beds in the roundabout at the bottom of Macclesfield Road. In addition, we would welcome a further discussion regarding the other green spaces in the village (1 mention).

In support of re-wilding/ lower maintenance schedule/ mixed approach in areas

7

Could spaces be actively seeded to become wildflower spaces to be more pleasing on the eye and better for biodiversity? The general approach to grass cutting seems to be to mow less often - this should allow wildflowers to grow and set seed - it requires that the grass is collected to take nutrients out of the system. Enhance our area by sowing wildflower mixes. The grass cuttings can be moved to discreet designated sites to decompose or sent to be composted. Informal hedges could be laid instead of being flailed. Hedges can provide shelter and safe corridors for movement for animals. Incorporate perennial plants to make it more sustainable. Do we need ornamental flower beds (or so many) in the parks/ traffic islands that require tending through the year and planting/replanting at least a couple of times a year.

Support the aspiration to increase biodiversity but question whether a reduction in mowing regimes alone will achieve this. How will improvements to biodiversity be monitored and what will be the response to them? Will monitoring inform wildflower planting? Areas of reduced mowing need to be carefully considered and designed. Without the correct ongoing management, areas developed for biodiversity will eventually become rank and unusable and we will not achieve a variety of habitats required to ensure healthy ecosystems. Annual bedding is highly valued by many. Trees form the framework and structure of many parks and gardens - concerned that skilled arboriculture as well as the selection and planting of new/replacement trees does not appear to be covered in the plan.

Specific area/ site mentions:

- Reducing grass cutting in areas of Crewe is a great idea. Often when the ground is wet the mowers make a lot of mess by turning up the grass and mud. It's a great opportunity to think about wildlife and plant wildflowers in these areas so that it's not just long grass, (1 mention).
- The borders and verges, which are planted with spring bulbs, should not be cut until after they have flowered. In Sutton we have some areas that have been planted with spring bulbs and English bluebells by our residents and verges and banks where wild bluebells growing. These areas should not be cut until the end of May (the banks on Judy Lane, Sutton and Coalpit Lane in Langley. The track leading through from Cop Meadow to the Children's Play area & playing field has also been planted with snowdrops and bluebells by volunteers) (1 mention).

General negative comment/ current maintenance issue

6

Terms need to be clear and unambiguous otherwise they become subjective and liable to misuse/abuse - The proposals have a large number of expressions such as "where appropriate" and "subject to prioritisation." The document should avoid such subjective statements and instead state minimum

standards, which can always be exceeded, and to which the local authority can be held to account. Not a "maximum" figure with no stated minimum. E.g., Urban Green Spaces - Boarders/planted areas "Ad hoc as required - maximum of 8 visits annually". Rural Open Space - Hedges "Ad hoc as required subject to prioritisation of resource availability."

Consultation should have asked about proposed maintenance standards/ asked for general comments/ had difficulty accessing the data from the spreadsheets as they were locked. Seems a complicated policy proposal, that many parishes and residents may find difficult to interpret.

If the council did a proper job e.g., edging and collecting grass cutting I might be in favour/ It has become apparent over the last 5-10 years how standards have slipped - traffic junctions, signage and pavements need to be kept clear and visible. Once a year hedgerow flailing isn't enough - these have been abandoned over recent years in some cases, leaf blowing collection has reduced. Re-wilding is an excuse for not doing what is needed.

Specific area/ site mentions:

- A523 from Higher Barn to Cranford, is never litter-picked and verges are rarely cut, (1 mention).
- The Moor, Knutsford Inspection of wooded area which is accessible by people (especially dog walkers) for exposed broken bottles/waste recommended. Issues in Congleton Road Playing field waste and asbestos fibres. King Georges Playing Field, Windmill Street, Macclesfield Inspections should look out for any signs of waste at the surface and the potential for bottle digging. Land east of Sandbach Road North Church Lawton issues with waste and unstable trees, (1 mention).
- Has a recent tree safety survey been carried out at Dane Hill Close Play Area in Disley? This is owned by Cheshire East Council, and concerns
 have been raised about tree safety here. Is there a plan in place to carry out tree safety surveys on all Cheshire East owned land where applicable,
 (1 mention).

Other/ overall considerations

5

When the Council makes its decisions on maintenance it should take a whole area approach regarding the workload for ANSA teams. For example, if an area has a grass cutting workload of 1.25 days it would maybe be more cost effective to work 2 days in the area. Under the introduction it should include 'Adopted Highway that is maintained by Highways'. The highways policy for urban grass cutting is 10 cuts per year.

Policy needs to be consistent with other policy documents and inconsistencies/ errors rectified in liaison with ANSA – errors predominately relate to open spaces within urban areas being identified as Typology E – Rural Open Space. The current machines used do not have capacity to cut long grass at the frequencies proposed for low amenity areas. If the policy and associated appendices remain unchanged ANSA will be required to purchase new vehicles in order to meet the required maintenance levels - a detailed list of observations as part of the response has been sent to decision makers for a thorough review.

Appendix 1 – Respondent Demographics

A number of demographic questions were asked at the end of the survey to ensure there was a wide range of views from across different characteristics. All of the questions were optional and therefore won't add up to the total number of responses received.

Table 9: Number of survey respondents by gender		
Category	Count	Percent
Female	323	46%
Male	345	50%
Prefer not to say	27	4%
Other Gender identity	< 5	<1%
Grand Total	696	100%

Table 10: Number of survey respondents by age group		
Category	Count	Percent
16-34	42	6%
35-44	77	11%
45-54	100	14%
55-64	159	23%
65-74	186	26%
75-84	87	12%
85 and over	< 5	< 1%
Prefer not to say	50	7%
Grand Total	705	100%

Table 11: Number of survey respondents by ethnic origin				
Category	Count	Percent		
White British / English / Welsh / Scottish / Northern Irish / Irish	601	86%		
Any other White background	19	3%		
Asian / Asian British	< 5	<1%		
Black African / Caribbean / Black British	<5	<1%		
Mixed or multiple ethnic groups	5	1%		
Other ethnic groups	<5	<1%		
Prefer not to say	67	10%		
Grand Total	695	100%		

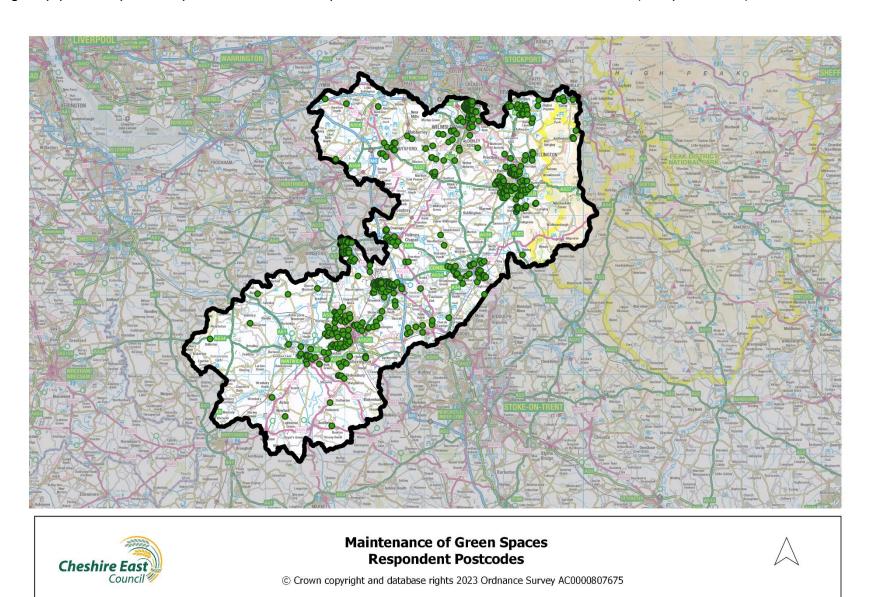
Table 12: Number of survey respondents by religious belief		
Category	Count	Percent
Christian	362	53%
Other religion	13	2%
No religion	191	28%
Prefer not to say	113	17%
Grand Total	679	100%

able 13: Number of survey respondents by limited activity due to health problem /			
Category	Count	Percent	
Yes, a lot	47	7%	
Yes, a little	120	17%	
Not at all	463	66%	
Prefer not to say	68	10%	
Grand Total	698	100%	

Table 14: Number of survey respondents by who indicated they were pregnant, on maternity leave or returning from maternity			
Category	Count	Percent	
Yes	11	2%	
No	253	42%	
Not applicable	282	47%	
Prefer not to say	54	9%	
Grand Total	600	100%	

Appendix 2 – Map of Respondent Postcodes

The following map plots respondent postcodes that were provided and that are within Cheshire East (623 postcodes).



Appendix 3 – List of groups, organisations, clubs, businesses or Parish/Town Councils

Table 15: List of groups, organisations, clubs, businesses or Parish/Town Courprovided the name of who they were representing (survey and email representation)				
2nd Handforth Guides	Friends of Meriton Road Park	Richmond Rovers		
Alderley & District Probus Club	Friends of the Moor	Sandbach Park Bowling Club		
Alderley Edge Parish Council	Friends of Queens Park	Sandbach Town Council		
Alderley Edge Station Volunteer Group	Goodwin Gardens Ltd	Sandbach U3A		
Alsager Town Council	Goostrey Parish Council	South Cheshire Youth Football League		
ANSA Environmental Services	Great Warford Parish Council	St Mary's Nantwich		
Bollington Bowling Club	Great Warford Residents Group	St Michael and All Angels Church, Middlewich		
Bollington Town Council	High Legh Parish Council	Sutton Parish Council		
Brereton Community Interest Group	Higher Poynton Football Club	Transition Bollington		
Brereton Parish Council	Holmes Chapel Parish Council	Trees for Congleton		
British Trust for Ornithology Representative: Cheshire	Kettleshulme and Lyme Handley Parish Council	Tytherington Lane Residents Association		
Bromley Farm Community Development Trust	Knutsford Scout Group	Victoria Park Bowling		
Bulkeley and Ridley Parish Council	Knutsford Town Council	We Love Cheshire Volunteers		
Bunbury Parish Council	LFC	Weston and Crewe Parish Council		
CE Environmental Protection	Lower Withington Parish Council	Weston Village Playing Field		
CE Highways & Infrastructure	Lyme Green Community Park	Wheelock Albion FC		
Cheshire Gardens Trust	Marriott House Veterans Bowling Club	Willaston Parish Council		
Congleton Park Bowling Club	Mary Dendy FC	Wilmslow Community Show		
Congleton Town Council	Middlewich Town Council	Wilmslow Cricket Club		
Cop Meadow Group	Nantwich in Bloom	Wilmslow Round Table		
Cranage Parish Council	Nantwich Town Council	Wilmslow Town Council		
Crewe Town Council	Odd Rode Parish Council	Wilmslow U3A Bowling Group		
Crosstown Community Orchard	Ollerton with Marthall Parish Council	Wybunbury Parish Council		
Disley Parish Council	Over Alderley Parish Council			
Friends of Bollington Recreation Ground	Poynton Town Council			
Friends of Elworth Park	Rainow Parish Council			





CHESHIRE EAST GREEN SPACES MAINTENANCE 3rd PARTY REQUEST APPLICATION FORM

[Note for Members: this proforma is being finalised with colleagues in Legal and Property teams]

Site Name:	
Site Reference Number:	
Date of Application:	
Applicant:	
Applicant Contact Name:	
	Organisation / community group / individual *delete as appropriate
	Job Title (if applicable):
Applicant Details:	Address:
	Telephone:
	Email:
CEC Contact Officer (if known):	
Guidance Notes:	Please read this section first prior to completing the remainder of the form. Please ensure all fields are completed – if they are not the application will be automatically rejected. The Council cannot under any circumstances grant permission for 3 rd parties to undertake maintenance to sites which are not registered in its ownership. This application can only be used to undertake maintenance on those green spaces contained within the published site schedule. It cannot be used to request to undertake maintenance works to any part of the public highway. In the event of any queries or to submit an application please return this completed form to the Environmental Services Commissioning Team who will arrange for it to be processed. environmentalcommissioning@cheshireeast.gov.uk

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Activities not permitted:	 The following activities are not permitted under this agreement; Any works to existing trees including but not limited to felling, pruning or crown lifting – these will continue to be undertaken by Cheshire East Council; Installation of hard / paved surfacing; Installation of street furniture (benches, bins, bollards etc); Installation of play / outdoor gym equipment; Installation of signage; Installation of any services including lighting of the site; Erection of fencing, hedging or other forms of boundary treatment to prevent access to the site; Any excavation deeper than 300mm below existing ground levels Any creation of water features and / or alterations to existing watercourses
	advance certain activities in the above list may be permitted at specific
	sites.
Scope of proposed maintenance works (*tick all that apply)	 ☑ Grass cutting (pedestrian mowers) – including strimming / edging ☑ Grass cutting (ride on mowers) – including strimming / edging ☑ Hedge trimming / pruning ☐ Planting - Bedding plants ☐ Planting – low level shrubs ☐ Planting – maximum of 10 trees ☐ General – creation of raised planter beds in timber
Brief Description of Proposed Maintenance works:	Please insert description of proposed maintenance activities including frequencies and types of equipment to be used.
Number of people to undertake maintenance activities	 ☑ One individual only ☑ Two to five individuals ☑ Up to ten people ☐ More than 10 people – please state number
Proposed start date:	Please insert proposed start date (allowing a minimum of 4 weeks after application date)
Proposed duration of agreement:	Please insert – maximum of 3 years duration will be considered

DISCLAIMER

1. **IMDEMNITY:**

CEC Legal drafting suitable form of words

2. HEALTH AND SAFETY REQUIREMENTS

The following information is to be held by the applicant;

- Completed risk assessments and method statements for the proposed maintenance activities;
- Copies of all relevant training certificates and;
- Operator licenses required for the plant and equipment proposed to be utilised (as appropriate)

It is the applicants sole responsibility to ensure that these documents are in place, are regularly reviewed and remain valid for the duration of the agreement.

3. INSURANCE REQUIREMENTS

The Council will require the applicant to provide the following insurances for all applications;

Minimum £1M public liability insurance

No applications can be approved in full without receiving a valid insurance certificate which will be requested from the applicant following an initial review of the application details.

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I hereby submit this application having taken due regard to all of the indemnities, health and safety and insurance requirements and in doing so confirm acceptance of these conditions.

The application has been completed to the best of my knowledge in respect of the green spaces maintenance activities proposed to be undertaken.

Signed:	
Title:	
Print Name:	
Date:	



OPEN/NOT FOR PUBLICATION

By virtue of paragraph(s) X of Part 1 Schedule 1of the Local Government Act 1972.

Environment and Communities Committee

1 February 2024

Approval of Cemeteries Strategy

Report of: Peter Skates, Acting Executive Director - Place

Report Reference No: EC/27/22-23

Ward(s) Affected: All Cheshire East Wards

Purpose of Report

- 1. To update Members on the work undertaken to produce a new Cemeteries Strategy for Cheshire East, as guided by the relevant Member Advisory Panel.
- 2. To update the Committee, of the outcome of the public consultation process, undertaken during late 2022.
- 3. It seeks Committee approval to adopt the updated Strategy for implementation as the key policy to guide future management and investment into cemeteries within scope.
- 4. It seeks Committee approval to adopt the updated Cemetery Regulations which establish a set of clear parameters for the use of Cheshire East cemeteries.
- 5. It asks Members to note the next stages of development of specific management plans for each applicable cemetery site.

Executive Summary

6. Following an Environment and Communities Committee resolution in September 2021 it was decided to establish a Member Advisory Panel to guide a review and production of a new updated Cemeteries Strategy. The review also encapsulated the need to revisit and update the Cemetery Regulations.

- 7. A public consultation process was undertaken between 24th October and 23rd December 2022 the Council received a total of 421 responses, which have been used to inform the outcome of the strategy, the results of which are included later in this report.
- 8. Key feedback themes included:
 - Majority of 54% prefer cremation with 31% preferring burial
 - 74% of respondents felt future burial provision should be made at all cemeteries across Cheshire East, by extending them where possible.
 - Only 9% felt future burial provision should only be available at the two principal cemeteries at Crewe and Macclesfield
- 9. There were levels of interest in alternative preferences such as woodland / natural burial sites and residents importance of making places for wildlife and nature with cemeteries.
- 10. A majority of residents thought that the tone of the Cemetery Regulations document was appropriate with a similar majority (46%) of respondents stating that they felt the Council needs to do more to uphold regulations.
- 11. The next stage is to develop a consistent set of site management plans in priority order which would guide the future development and investment at each or a geographical grouping of sites. This would include the requirement for expansion of sites and as to when it would be appropriate for this need to be considered.
- 12. Once all of the site management plans have been developed these will be drawn together into a prioritised Cemeteries Investment Programme which will look holistically across all sites to understand where, when and how targeted investment is needed in order to continue to provide the same high service standards. These management plans will be developed in conjunction with the operator of the sites Orbitas to ensure that the plans align with future operational requirements.

The Environment and Communities Committee is recommended to:

- Note the progress made to date in reviewing and updating the Cemeteries Strategy and Cemetery Regulations, including how the feedback on these documents from the recent public consultation exercise has been used to shape their content.
- 2. Approve the adoption of the updated Cemeteries Strategy, as contained at Appendix C to this report.
- 3. Note the intended next steps in relation to production of operational management plans for each site or group of sites in scope and to authorise the Head of Environmental Services to develop and approve these plans.
- 4. Note the intention to bring back at a future date for Committee's approval a Cemeteries Investment Programme.
- 5. Approve the adoption of the Cemetery Regulations, as contained at Appendix D, to be applied across all cemeteries within scope.

Background

- 13. The Council already has a Cemeteries Strategy adopted in 2018.
- 14. The strategy covers a total of 10 sites which are managed and operated on a day-to-day basis by Orbitas Bereavement Services Ltd ("Orbitas"). These sites are;
 - Alderley Edge Cemetery, Chelford Road, Chorley SK9 7TQ
 - Congleton Cemetery, Howey Lane, Congleton, CW12 4AE
 - Coppenhall Cemetery, Reid Street, Coppenhall, CW1 3DZ
 - Crewe Cemetery, Badger Avenue, Crewe, CW1 3JG
 - Macclesfield Cemetery, Prestbury Road, Macclesfield, SK10 3BU
 - Meadow Brook Cemetery, Minshull New Road, Crewe, CW1 3PP
 - Nantwich Cemetery, Whitehouse Lane, Nantwich, CW5 6HP

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- Sandbach Cemetery, off The Hill, Sandbach, CW11 1JJ
- Weston Cemetery, Cemetery Road, Weston, Crewe, CW2 5LQ
- Wilmslow Cemetery, Manchester Road, Wilmslow, SK9 2LE
- 15. Knutsford Cemetery is out of scope of this report as since 1 January 2020 it has been operated by Knutsford Town Council.
- 16. Following a Environment and Communities Committee resolution in September 2021 it was decided to establish a Member Advisory Panel to guide a review and production of a new updated Cemeteries Strategy. This should have a specific focus on future development of various cemeteries which are in scope.
- 17. The high level objectives of the review of the Strategy are as follows;
 - To seek views to continue provision where possible at all of the Councils existing cemeteries areas rather than the previous strategy's focus for long term provision solely on the cemetery facilities at Crewe and Macclesfield;
 - To bring back into consideration moving into the extension areas on adjoining land at Sandbach, Alderley Edge and Weston cemeteries;
 - The objectives also sought a mandate for the introduction of sustainable practices throughout the bereavement service;
 - A refresh of data within last strategy to ensure robust, in particular around remaining burial capacities at each site;
 - Changes to Cemetery Regulations to better aid management of these sites, to be included as part of consultation and;
 - Introduction of concept of having bespoke management plans to look at short, medium and long term needs on a site specific basis
- 18. The review also encapsulated the need to revisit and update the Cemetery Regulations to enable a more easily understandable set of rules for both the operator and users of these sites. In particular in terms of appropriate use and the visual appearance of these sites, whilst not unduly impacting one specific user group.
- 19. A public consultation process has been undertaken to inform the outcome of the Strategy the results of which are included later in this report.

- 20. A specialist consultant was subsequently appointed to assist with the development of the Strategy and Cemetery Regulations, now included at Appendix C and D respectively.
- 21. The next stage is to develop a consistent set of site management plans in priority order which would guide the future development and investment at each or a geographical grouping of sites. This would include the requirement for expansion of sites and as to when it would be appropriate for this need to be considered.
- 22. It is proposed to develop the site management plans over a circa 12 month period in the following prioritised order with the authority for implementation considered under a delegation as per the recommendations to this report;
 - Sandbach Cemetery
 - Alderley Edge Cemetery
 - Congleton Cemetery
 - Coppenhall, Crewe and Meadow Brook Cemeteries combined under a single management plan due to their geographical proximity.
 - Macclesfield Cemetery
 - Nantwich Cemetery
 - Weston Cemetery
 - Wilmslow Cemetery
- 23. Once all of the site management plans have been developed these will be drawn together into a prioritised Cemeteries Investment Programme which will look holistically across all sites to understand where, when and how targeted investment is needed in order to continue to provide the same high service standards. These management plans will be developed in conjunction with the operator of the sites Orbitas to ensure that the plans align with future operational requirements.
- 24. The Cemeteries Investment Programme will be brought back to Committee at a future date.
- 25. It is envisaged that the Member Advisory Panel will continue to be updated in line with the site management plans development, to provide ad-hoc updates to Committee on progress.
- 26. The following should be considered as the high level timeline for the next stages of implementation of the service review;
 - Report to E&C Committee to seek approval 1st February 2024
 - Procurement and appointment of consultant to develop cemetery site management plans – April 2024

- Develop site management plans and Cemeteries Investment Programme – circa 12 months
- Report to Committee to present Cemeteries Investment Programme for approval – Spring 2025.

Consultation and Engagement

- 27. A public consultation exercise was undertaken between 24th October and 23rd December 2022 with feedback taken from anyone who wished to respond.
- 28. The prior Cemeteries Strategy consultation was undertaken in 2018 with a total of 297 responses. The latest consultation surpassed this figure with 421 responses received representing a 42% increase between the consultations undertaken in 2018 and 2022.
- 29. A full report is contained at Appendix A.
- 30. The key feedback themes that can be seen are as follows;
 - Majority of 54% prefer cremation with 31% preferring burial
 - 74% of respondents felt future burial provision should be made at all cemeteries across Cheshire East, by extending them where possible.
 - Only 9% felt future burial provision should only be available at the two principal cemeteries at Crewe and Macclesfield for the following reasons;
 - Burial sites should be easily accessible to friends and family and in the town they lived in
 - 30-minute drive times are not local and are too far to travel to from some places, especially for the elderly, disabled or those with ill health
 - Public transport is not good enough to access just the 2 principal cemeteries
- 31. There were levels of interest in alternative preferences after death noting in particular 58% felt that making woodland / natural burial sites was important.
- 32. Respondents supported environmental sustainability in Cheshire East's cemeteries and crematoria with 79% of respondents supporting the importance of making places for wildlife and nature within cemeteries.

- 33. A majority of residents thought that the tone of the Cemetery Regulations document was appropriate with a similar majority (46%) of respondents stating that they felt the Council needs to do more to uphold regulations, with 30% of responses stating that this wasn't needed.
- 34. The consultation included as part of its scope an outreach from the council's Communities team who visited seventeen different Gypsy, Roma & Traveller addresses across Cheshire East to seek views from this community. The 21 residents from these sites who completing a short survey stated:
 - 100% would like to be buried once they die
 - 76% felt burial provision should be made at all cemeteries, rather than just at Crewe and Macclesfield
- 35. All of the feedback has been used in further developing the Strategy and Regulations now included here for approval.

Reasons for Recommendations

- 36. The proposal supports Open and enabling objective of the Corporate Plan, delivering the priority set out to:
 - a. Support a sustainable financial future for the council, through service development, improvement and transformation.

Other Options Considered

- 37. The Committee could resolve not to adopt the proposed Cemeteries Strategy in which event that strategy adopted in 2018 would still apply.
- 38. The Committee could resolve not to adopt the proposed Cemetery Regulations which would remove the framework within which operationally these sites can be better managed to the benefit of all.

Implications and Comments

Monitoring Officer/Legal

39. Management of Cemeteries is a statutory function under the Local Government Act 1972, and the Local Authority's Cemeteries Order 1977 gives the Council broad powers to deal with the day-to-day management, layout, maintenance and erection of memorials.

- 40. Regulations made for the management of Cemeteries should be proportionate to achieve their aim, and should not disadvantage particular groups, or one particular group in their application.
- 41. The Regulations as drawn are proportionate and do not on the face of it disadvantage any one group, but in their application the Council will need to be alive to cultural sensitivities around memorials and what is or is not appropriate in a particular setting. Cemeteries are however public places where a broad cross section of society will want or need access, and it may be necessary to impinge upon cultural sensitives at a particular setting. If required, this should be supportable by reference to a legitimate aim.

Section 151 Officer/Finance

- 42. To date the work associated with update of the Strategy and Regulations have been funded from the Environmental Services revenue budget. The subsequent development of site management will be funded from the same source.
- 43. There are already known financial implications associated with future investment required in cemeteries for the likes of extensions to existing footprints and larger scale maintenance activities. These works will include the likes of new and extended highway and footway provisions, drainage infrastructure and landscaping works.
- 44. This investment is currently not consistently quantified across the wider estate but will be identified and costed at a high level as part of the site management plans.
- 45. The approach being taken within the strategy will bring these plans together into a costed and prioritised Cemeteries Investment Programme, which will where appropriate consider the suite of investment projects in cemeteries, such as the second chapel at Macclesfield, which are already ongoing. This programme will be reported back to Committee in the timescales referenced earlier in this report alongside any potential route to funding of these interventions.

Policy

46. The proposal primarily supports the following priorities from the Corporate Plan 2021-25 as show in Table 1.

An open and enabling organisation	A council which empowers and cares about people	A thriving and sustainable place
Priority: Promote and develop the services of the council through regular communication and engagement with all residents	Priority: Work together with our residents and our partners to support people and communities to be strong and resilient.	Priority: A great place for people to live, work and visit A high-quality accessible bereavement service, that remains relevant to the
Residents and staff to be aware of the council and the services we provide	All services to be developed together with our residents and communities, so they are based on what works for people in Cheshire East.	changing needs of Cheshire East residents and delivers value for money

Table 1: Corporate Plan priorities

Equality, Diversity and Inclusion

47. A full Equality Impact Assessment has been undertaken and updated with the feedback from the public consultation. This is contained at Appendix B to this report.

Human Resources

- 48. There are no human resource implications of this report.
- 49. Any further work to develop site management plans will be undertaken by outsourced specialist consultant resource to ensure that these documents can be given due priority and delivered in a timely manner.

Risk Management

50. Table 2 sets out the key risks to the implementation of the service review and ongoing mitigating actions taken;

Risk	Mitigating Actions	
Lack of internal resource to develop site	Proposal to outsource onward development	
management plans and Investment	post Strategy adoption to a suitably qualified	
Programme leading to delays	consultant.	
Adverse public reaction to adoption and	Proactive and clear communications	
subsequent implementation of updated	campaign covering all communities in	
Cemetery Regulations, in particular by	advance of any formal implementation.	
specific communities	Grace period offered for any changes	
Lack of funding for all investments needed	Development of a long term and prioritised	
across cemetery sites in scope	Cemeteries Investment Programme, informed	
	by individual site management plans, to	
	establish where this investment will be	
	required and how it could be funded	

Table 2: summary of key risks and proposed mitigations

Rural Communities

51. The revised strategy proposes a move away from the previous position of having two core cemeteries at Crewe and Macclesfield to ensuring that more local provision is maintained for longer. The proposed Strategy for adoption is considered of greater benefit for rural communities, as it maintains current travel distances and times to their nearest cemetery.

Children and Young People including Cared for Children, care leavers and Children with special educational needs and disabilities (SEND)

52. There are no specific impacts on children and young people as a result of this report.

Public Health

53. There are no specific impacts on public health as a result of this report.

Climate Change

54. This proposal will not have a material impact on the council's carbon agenda.

Access to Information		
Contact Officer:	Ralph Kemp	
	Head of Environmental Services	
	ralph.kemp@cheshireeast.gov.uk	
Appendices:	Appendix A – Cemeteries Consultation Report	
	Cemeteries Strategy & Regulations Consultation 2022 - Full report (cheshireeast.gov.uk)	
	Appendix B – Equality Impact Assessment (updated post consultation)	
	Appendix C – Cemeteries Strategy	
	Appendix D – Cemetery Regulations	
Background Papers:	NA	



A summary of responses to Cheshire East Council's

Cemeteries Strategy & Regulations Consultation 2022







Executive summary

Introduction

Cheshire East Council engaged on its <u>Cemeteries Strategy</u> and <u>Cemetery Regulations</u> between 24 October and 23 December 2022, with the intention of updating both documents based on the feedback received, before approving them for adoption.

The consultation was widely promoted and received 421 consultation responses in total – up from the 297 responses received in 2018.

Burial Vs Cremation

A majority of respondents, 54%, stated they would prefer cremation once they die, with 31% preferring burial.

Most of those preferring burial (79%) would prefer to be buried in a graveyard next to relatives or friends.

Location of future burial provision in Cheshire East

74% of respondents felt future burial provision should be made at all cemeteries across Cheshire East, by extending them where possible. Just 9% felt future burial provision should only be available at the two principal cemeteries at Crewe and Macclesfield.

Respondents preferred burial provision to be provided locally because they felt:

- People should have a right to be buried in the town they lived in
- Burial sites should be easily accessible to friends and family
- 30-minute drive times are not local and are too far to travel to from some places, especially for the elderly, disabled or those with ill health
- Public transport is not good enough to access just the 2 principal cemeteries

Alternative preferences after death

There were significant levels of interest in alternative preferences after death:

- 58% felt that making woodland / natural burial sites was important
- 49% would be interested in alternative methods to cremation such as organics reduction or alkaline hydrolysis
- 46% would be interested in alternative sites for memorial plaques in Cheshire East

Environmental sustainability

High proportions of respondents felt environmental sustainability in Cheshire East cemeteries and crematoria is important:

- 79% felt it is important to make places for wildlife and nature with cemeteries
- 64% felt it is important to reduce the carbon output of crematoria

However, although a majority of respondents felt the council should make cemeteries wildlife-friendly and 'natural', many stressed that it is also important for them to be neat and attractive places for the bereaved to visit, and that making cemeteries places for wildlife should not mean the council stops maintaining cemeteries to a good standard.

Cemetery regulations

47% of respondents felt the content and tone of the current Cemetery Regulations is appropriate, 7% did not think they were appropriate, and 46% did not know either way.

Some suggested the regulations could be improved by:

- Making the tone of them less "haughty", "cold", and "aggressive". Perhaps they could be written in a more customer friendly, lighter style of language
- Producing a version in a shorter, easy read version, written in plain English, perhaps using a larger font, with images and colour to help the visually impaired

45% of respondents felt the council must do more to ensure the Cemetery Regulations are upheld, 30% felt the council does not need to, and 24% did not know either way.

The regulations they felt needed to be upheld more included:

- Removing memorabilia and tributes like decorations, photos, toys, teddies, decomposing items, tacky items, balloons, trinkets etc, especially after a certain amount of time e.g. after 2 weeks
- Not allowing and / or removing very large memorabilia, tributes or headstones, as some are felt to be disrespectful to neighbouring graves
- Ensuring memorabilia are environmentally friendly e.g. not plastic
- Upholding dignity in cemeteries by preventing "parties" in the cemetery, fireworks, music and even bouncy castles
- Upholding the ban on dogs in cemeteries, and dogs that are off the lead
- Stopping anti-social behaviour including skateboarding and cycling

Gypsy / Traveller community feedback

As part of the consultation the council's Communities Team visited 17 different Gypsy / Traveller addresses across Cheshire East to talk about the Cemetery Strategy and Regulations, with 21 residents from these sites completing a short survey.

Of members of this community:

- 100% would like to be buried once they die
- 76% felt burial provision should be made at all cemeteries, rather than just at Crewe and Macclesfield
- 43% felt more should be done to make sure its cemeteries are looked after e.g. by removing memorabilia and tributes left around graves, 52% disagreed

Those that disagreed that memorabilia should be removed from graves felt it is nice to see gifts on graves, that they shouldn't be forced to change the way they grieve as that is their culture, and that Gypsy Travellers are victimised in how they choose to bury their dead.

Email feedback

The 10 emails received during the consultation came from a variety of stakeholders including Alsager, Poynton and Sandbach Town Councils.

These emails mostly emphasised the importance of burial provision being made available locally and requested provision is increased locally as population levels rise.

Conclusions

An improved consultation response

It is pleasing to see a 42% increase in the number of responses to this year's Cemeteries Strategy Consultation as compared to 2018 – this reflects the hard work and effort put in by the service to improve promotion of the consultation to a wider range of stakeholders this time round.

Cremation preferred to burial

It is noted that respondents would prefer cremation to burial at almost a rate of 2:1, with just 25% of all respondents indicating they wish to be buried locally once they die $(31\% \times 79\%)$.

This may reflect a long-term trend towards cremation away from burial, and may therefore have implications for future burial provision as the population of Cheshire East increases.

The council's preferred option of local burial is supported

The clear support for the council continuing to create burial provision at all cemeteries, rather than just at the 2 principal cemeteries at Crewe and Macclesfield, supports council proposals which is reassuring, and shows council policy here reflects resident preferences.

Alternative preferences after death to be explored

The level of interest in alternative preferences after death suggest these avenues could be explored by the council, particularly if they can help to reduce the amount of space needed for burial provision, and if they are more environmentally friendly that current practices.

Environmental sustainability

Similarly, the clear support for environmental sustainability within cemeteries and crematoria should be embraced, however, care should be taken that any proposals to make cemeteries more wildlife friendly ensure cemeteries remain neat and attractive and do not become overrun by wildlife.

Any future proposed changes to service provision should be progressed gradually and through effective engagement with residents.

Content and tone of the cemetery regulations

Although the regulations are well received generally, there does seem to be some scope to perhaps make them more "customer friendly", and possibly to produce a shorter, easy read version to compliment the full version.

Upholding cemetery regulations

The enforcement of regulations is a more complex issue.

While there is general support for the regulations being upheld more stringently than they are now, particularly in regard to memorabilia and headstones on graves, a proportion of the gypsy / traveller community feel strongly against this, and feel this would victimise the way they choose to bury their dead — though it should be noted only a proportion of this community feel this way, and that this isn't reflective of the whole of this community.

Any steps taken to enforce regulations more stringently should be done extreme care, and only through compromise and though effective engagement with those most affected.

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Report produced 24 February 2023 by Ben Buckley of the Research and Consultation Team, Cheshire East Council. Email RandC@cheshireeast.gov.uk for further information.

Introduction

Consultation purpose

Cheshire East Council engaged on its <u>Cemeteries Strategy</u> and <u>Cemetery Regulations</u> between 24 October and 23 December 2022.

The council intended to update both documents, and so engaged with stakeholders to ensure that all views were sought before both documents were updated and presented to the Environment and Communities Committee for debate and adoption.

The main change being proposed within the update of the Cemeteries Strategy was to make future burial provision available at all existing council cemeteries, by extending them where possible to provide more local provision, rather than focusing provision only in 2 principal burial facilities in Crewe and Macclesfield, as the existing strategy set out.

Consultation methodology

The consultation was widely promoted to the following stakeholders:

The general public via:

- The council's consultations webpage
- Media releases
- Social Media, including Twitter and Facebook
- Posters and paper consultation packs distributed in all Cheshire East libraries.

The council's Digital Influence Panel – 989 members were contacted by email on 7 November 2022.

All Town and Parish Councils, and to Cheshire Association of Local Councils (ChALK) – Contacted by email on 24 October 2022.

Local funeral directors – 29 were contacted via email and post on 31 October 2022.

The Gypsy / Traveller community – 17 sites and addresses across Cheshire East were visited face to face by the council's Communities Team.

Local faith organisations including: The Archdeacon of Macclesfield (The Venerable lan Bishop); various Church of England fellowship groups; Elim International Centre; The HOPE centre in North East Cheshire; Churches Together Nantwich; St Andrews Church; Lighthouse Centre; Crewe Mosque; and Hope Church Central.

Local community organisations including: The Friends of Sandbach Cemetery; Commonwealth War Graves Commission; Lingua GM; Age UK Cheshire East;

CHAWREC; Bulgarian communities contact; East Timor communities contact; Indian communities contact; Afro Caribbean communities contact; Kurdish communities contact; SHAPLA Bangladeshi women's communities contact; and Polish communities contact.

Consultation response

In total 421 consultation responses were received.

This included 390 full survey responses from the following:

- 158 from Digital Influence Panel members, at a response rate of 16%
- 136 via Town and Parish Councils
- 71 via the consultation webpages
- 16 via libraries promotion
- 9 responses from other sources

In addition:

- 21 responses to a short version of the survey were received through engagement with the Gypsy / Traveller community – see appendix 1 for a summary of this feedback
- 10 email consultation responses were received see Appendix 2 to read these.

Consultation response compared to previous years

The last time a similar Cemeteries Strategy Consultation was conducted by Cheshire East Council was in 2018, when 297 responses were received in total. Slightly more responses were received than this in 2022, with 421 responses received in total – this represents a 42% increase in consultation responses between 2018 and 2022.

<u>See the 2018 Cemeteries Strategy Consultation report on the council's webpages (PDF, 356KB).</u>

Survey respondent location

Of the 390 full survey respondents, 274 voluntarily supplied a valid email. The largest proportion of full survey responses came from Sandbach, with 26% of all valid postcodes supplied being from this town.

Geographic Town	hic Town Count of valid postcodes	
Sandbach	103	26%
Macclesfield	29	11%
Crewe	22	8%
Alsager	16	6%
Congleton	12	4%

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Total responses with a valid postcode	274	100%
All other areas	63	23%
Middlewich	6	2%
Knutsford	7	3%
Wilmslow	8	3%
Poynton	8	3%

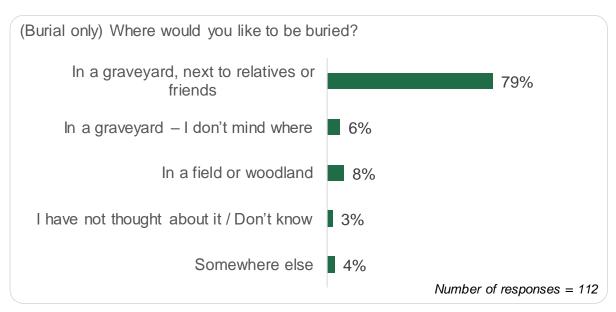
Future burial provision in Cheshire East

Burial Vs Cremation

A majority of respondents, 54%, stated they would prefer cremation once they die, with 31% preferring burial.



Of those that stated they would prefer burial, a large proportion, 79%, stated they would prefer to be buried in a graveyard next to relatives or friends. 6% stated they didn't mind where they were buried.

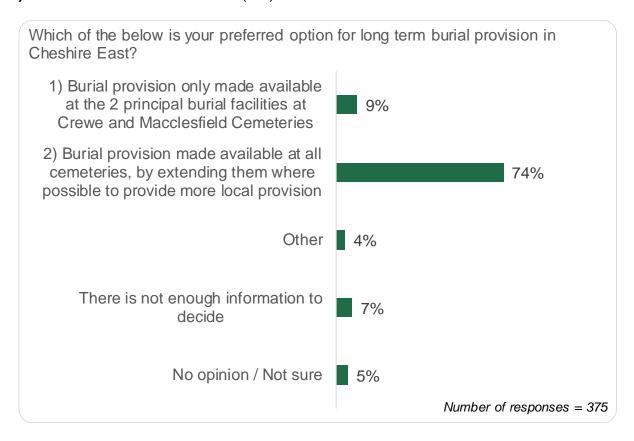


Therefore, 25% of all respondents (31% x 79%) would like to be buried in a graveyard near friends or family once they die.

Location of future burial provision in Cheshire East

Across all respondents, the preference for future burial provision in Cheshire East was for it to be provided at all cemeteries in the borough, by extending them where possible, rather than just at the 2 principal burial facilities at Crewe and Macclesfield Cemeteries.

74% of respondents felt burial provision should be made at all cemeteries, rather than just at Crewe and Macclesfield (9%).



Burial provision being made available at all cemeteries in Cheshire East was more likely to be the preferred option of those who prefer to be buried once they die – 91% of those that want to be buried want provision at all locations, compared to 71% of those that want to be cremated.

Comments on future burial provision in Cheshire East

Within the survey respondents were given the opportunity to comment on future burial provision in Cheshire East. In total, 109 respondents made at least one comment, making a total of 180 comments between them. These comments are categorised and summarised below.

Support for option 1 – Burial provision only made available at the 2 principles cemeteries of Crewe and Macclesfield (28 comments in total)

- Better to prioritise land and resources for the living, to turn existing land that is used frequently for dog walking, football etc into further burial sites feels wrong and a poor use of space (9 comments)
- Burial is outdated, unsustainable and should be discouraged for environmental and space reasons. Encourage cremation instead of burial, cremation should be the norm. It is not environmentally friendly to make people travel a long way (8 comment)
- Just make burial provision available at Crewe / Macclesfield for those that need it for religious reasons etc (3 comments)
- Some burial plots are abandoned, unkempt, neglected, where many of the headstones have fallen and the kerb stones are misplaced. Nobody tends these graves and the maintenance team do not remove the ivy or tree branches that gather amongst them (3 comments)
- Memorials are more important than burial sites, local burial is unnecessary to grieving and remembrance (2 comments)
- More information needed (2 comments)
- There has to be a balance between cost and burial provision (1 comment)

Support for option 2 – Burial provision made available at all cemeteries in Cheshire East (146 comments in total)

Respondents supported option 2 for the following general reasons:

- People should have a right to be buried in the town they have lived in, especially if they have paid Council Tax all their life. People want to be buried in the same cemetery as their loved ones (26 comments)
- 30 minute drive times are not realistic, 30 minutes is not local, and is too far to drive from some places. Crewe and Macclesfield are too far away for many. Making people drive further is not environmentally friendly. Petrol is too expensive to drive to tend a grave regularly (23 comments)
- Burial sites should be easily accessible by friends and family, people need to be close to their deceased loved ones. Cemeteries are a vital part of the community, they are a quiet space to visit and reflect on those loved ones we have lost, are beneficial for mental health, and visiting the graves of loved ones gives a great deal of comfort to those left behind. Local cemeteries are important and personal to families and relatives (18 comments)
- Public transport is not good enough to access just the 2 principal cemeteries, this policy would punishes people who don't drive. A round trip of an hour by car can take 2 or 3 hours by public transport (17 comments)
- It is not acceptable for the elderly, disabled or those with ill-health to travel that far to visit cemeteries (8 comments)

• Crewe is not a nice place to be buried (2 comments)

Respondents also felt local cemeteries needs more space, that local councils should be empowered to provide cemetery space and decisions on local provision should be left to local people (12 comments).

Respondents also specifically felt extra provision was required in the following towns:

- Sandbach Sandbach cemetery needs expanding, perhaps into the field next to it, and the land used that was assigned for that purpose. This issue has already been sorted – it has been decided by the council after a protracted battle with Friends of Sandbach Cemetery who won already (25 comments)
- Alsager Alsager needs a new cemetery to reduce pressure on nearly full sites.
 Some communities, including Alsager, are growing in population quickly due to development (7 comments)
- Poynton The existing St George's churchyard is full. Poynton's population is rising due to the 650 new houses added in the Local Plan, and this will inevitably lead to more demand for sites for burial, both of bodies and cremated remains. Now that Poynton churchyard is full, Cheshire East should establish a municipal cemetery in Poynton. This could also serve Disley, Adlington, Pott Shrigley and other villages in the north of the Borough (4 comments)
- Middlewich All cemeteries should be under one control, unlike Middlewich which seems to be under the control of the local travellers groups (2 comments)
- Wilmslow (1 comment)
- Congleton (1 comment)

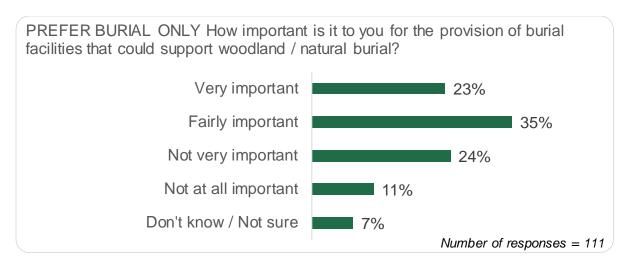
Other comments on future burial provision (6 comments in total)

- Woodland burial sites and or natural burial sites will become more popular in future. Would like to see an area of woodland where a cremated or natural burial can happen and then trees planted around the area, more natural (2 comments)
- Environmental concerns are the most important thing with this new policy (1 comment)
- Provide more burial spots for cremated ashes (1 comment)
- The crematorium at Macclesfield needs to be bigger. It would be great to have a bigger chapel as an option (1 comment)
- More info about how this would be costed is needed (1 comment)

Alternative preferences after death

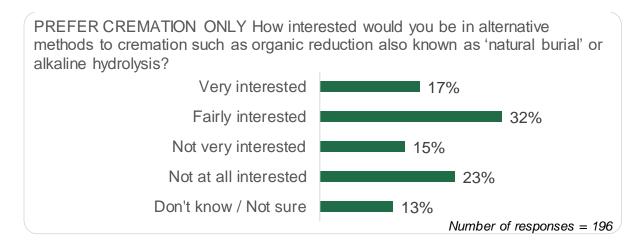
Woodland / natural burial

Of those that would prefer burial once they die, 58% felt the provision of burial facilities that could support woodland / natural burial was important, 35% felt it was not important.



Alternative methods to cremation

Of those that would prefer cremation once they die, 49% would be interested in alternative methods to cremation such as organics reduction ¹ or alkaline hydrolysis², 38% would not be interested.



¹ Natural organic reduction is a process that transforms a body into nutrient-rich soil whereby a proportion can be returned to the family to scatter or plant with the remainder used for conservation purposes. Natural organic reduction is also sometimes referred to as terramation, soil transformation or body composting

² Alkaline hydrolysis is an alternative disposition method using heat, pressure, water and lye in a dedicated hydrolysis chamber whereby the process produces a liquid as well as bone remains. This process is sometimes referred to as water cremation, aquamation, biocremation or flameless cremation

Providing alternative sites for memorial plaques

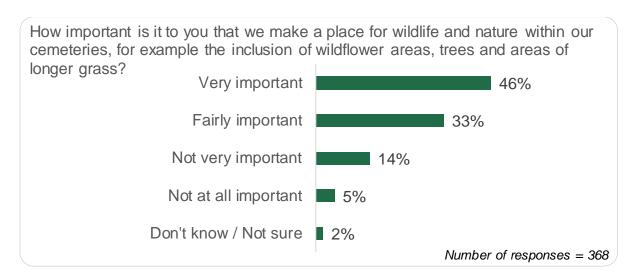
46% of respondents would be interested in alternative sites for memorial plaques being made available in Cheshire East e.g. on benches or trees outside cemeteries. 48% would not be interested.



Environmental sustainability

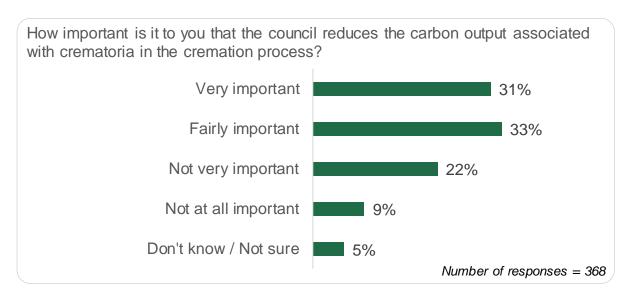
Embracing wildlife in cemeteries

79% of respondents felt it is important that the council makes a place for wildlife and nature with its cemeteries.



Reducing the carbon output of the cremation process

64% of respondents felt it is important the council reduces the carbon output associated with the cremation process.



Comments on environmental sustainability of cemeteries and crematoria

Within the survey respondents were given the opportunity to comment on the environmental sustainability of Cheshire East cemeteries and crematoria. In total, 54

respondents made at least one comment, making a total of 66 comments between them. These comments are categorised and summarised below.

Arguments in favour of, and against, making cemeteries places for wildlife and nature (33 comments in total)

On the one hand some respondents felt the council should make cemeteries wildlife, flora and fauna friendly – they are important wildlife havens, particularly in big towns and cities. Creating beautiful areas that also encourage nature is one area where crematoria can contribute to sustainability and biodiversity. Cemeteries should contain trees, decorative trees, bushes, wildflowers and not be too 'manicured'. Wildlife / nature helps provide the peace and mindfulness most people would like when visiting (16 comments)

On the other hand, others felt the idea of making the cemeteries wildlife-friendly and 'natural' is very nice, but we need to remember why cemeteries exist — it is also important for them to be neat and attractive places for the bereaved to visit. Cemeteries should be kept exactly as they are — they are for people, and if they are not properly maintained, cemeteries can just look unkempt.. Making cemeteries places for wildlife does not mean that the council can use that as an excuse to not maintain or upkeep the cemeteries to a reasonable standard. They are not areas for the fashionable rewilding. People still need to be able to access graves — there can't be long grass everywhere. There is a huge difference between a wildflower area and longer grass. Perhaps the actual burial sites should be trimmed and maintained, however, the surrounding area should be free for nature to exploit. Wild land attracts wildlife—if you have foxes and rabbits digging into graves or eating flower tributes you will have upset relatives. It was also felt that using space for rewilding reduces space available for burials, which contradicts the aim of creating more burial provision (17 comments).

Other comments about the sustainability of cemeteries and crematoria (33 comments in total)

- The living emits more carbon emissions than the dead this is not hugely important environmentally. In the grand scale of carbon output it is doubtful the amount of carbon produced here is significant. Cheshire East has many more environmentally harmful situations to address before they go for the dead e.g. why do they chop down roadside trees and not replace them, or why do they approve the removal of front lawns? (6 comments)
- A woodland or natural burial site would be preferred as an alternative to a cemetery – more people will want this option in future, this demand needs anticipating and catering for. CE cemeteries must have suitable sites where this could be offered. Wildflower spaces are good as areas for ashes to be scattered (6 comments)

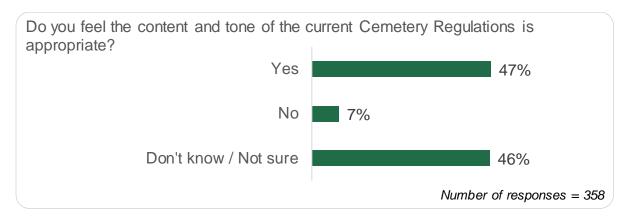
- Cremation and disposal of ashes is the future. Spreading ashes helps environmentally. Cemetery expansion should be resisted, with no new burials. We are losing to much land (4 comments)
- Making people travel further to visit a cemetery would increase carbon emissions, which is not environmentally friendly (3 comments)
- Ban plastic from cemeteries Flow wrapping, plastic plants / flowers etc (2 comments)
- Environmental concerns should be the top priority, should be a priority over sentimentality (2 comments)
- Make the service more efficient (2 comments)
- Make environmentally friendly alternatives to cremation available, like aqua cremation (2 comments)
- Baby steps are needed. Education and communication will be important to manage change (2 comments)
- Stop making everything about the environment, stop this woke agenda (2 comments)
- "Caring for God's Acre" Please can the council promote such charities as "Caring for God's Acre" to promote and enable eco and low-cost ways to manage churchyard (1 comment)
- Cemeteries could be better maintained Without the goodwill of volunteers cemeteries would be in a much worse state (1 comment)

Cemetery regulations

Content and tone of the cemetery regulations

47% of respondents felt the content and tone of the current Cemetery Regulations is appropriate, 7% did not think they were appropriate, and 46% did not know either way.

Therefore, of those respondents who answered either yes or no, 87% felt the content and tone of the current Cemetery Regulations is appropriate, while 13% did not.



Improving the cemetery regulations

Within the survey respondents were given the opportunity to comment on how they felt the cemetery regulations could best be improved. In total, 49 respondents made at least one comment, making a total of 54 comments between them. These comments are summarised below.

The regulations are fine (7 comments in total)

Several respondents felt the regulations are fine, clear and concise.

Improve the tone and presentation of the regulations (13 comments in total)

Some felt the tone of the regulations feels a little haughty, cold, and aggressive. They could be written in a more customer friendly, lighter style of language, especially given those using them may be grieving.

For example, a softer opening could be included, something like "We recognise that you may be reading these regulations at a time of great loss and hope that our cemetery staff are able to help you through this difficult time. We hope this document provides clarity on the regulations associated with burial and cremation in Cheshire East".

Shorter, easy read versions may also be helpful, as 17 pages is a lot to scroll through. The content could perhaps be more informal dos and don'ts than being a formal script.

Larger print might also be helpful to everyone, as well as using images and colour for the visually impaired. They should also be written in plain English.

Enforce them better (10 comments in total)

Some felt the regulations could be improved by being enforced better, and making clear the regulations apply to everyone, as not everyone is respectful of them, and not respectful of the peace and quiet of the areas.

Memorials should be kept respectful, the regulations re. memorials are not adhered to, some memorials and decorations on graves and plots can be tatty or tacky. Also, the regulation re. keeping dogs on leads is not adhered to.

Non-compliance should be handled and dealt with, increase the number of staff to maintain tidy, neat and attractive sites.

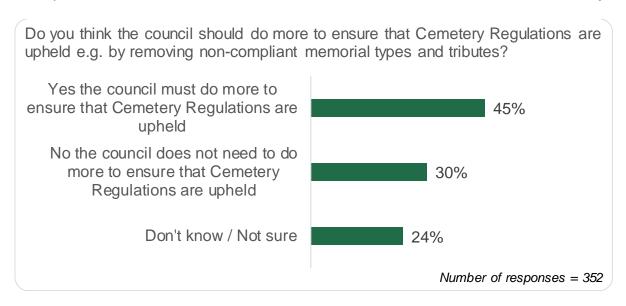
Other ways the regulations could be improved (24 comments in total)

Others felt the regulations could be improved by:

- Keeping cemeteries clean and tidy (6 comments)
- Communicating with, listening to and consulting with the public more (3 comments)
- Looking after the environment better (3 comments)
- Listing alternative burial / cremation services that are available, including more environmentally friendly options (3 comments)
- Not locking cemetery gates, or keeping cemetery gates open until dusk (2 comments)
- Being more inclusive They could be more inclusive of other cultural practices and beliefs, more respectful and with a greater understanding of those from different ethnic backgrounds (1 comment)
- Making more room for plaque potholders as in The Butterfly Garden at Sandbach (1 comment)
- Using traditional British measurements in them rather than metric (1 comment)
- Making more effort to contact relatives when working on plots and in particular memorial kerbs. A large quantity of these were removed in the eighties. Why?
 My father's kerb disappeared years ago, even though there were and still are relatives still alive (1 comment)
- Having bus parking spots (1 comment)
- Clarifying what the respective responsibilities of Orbitas and the council are, since cemeteries are operated by Orbitas. Where it states that the council determines whether something is suitable or not, who exactly makes this determination, and what are the rights of appeal / redress? (1 comment)
- Speeding up of time from death until funeral. Conduct cremations at unsocial hours if no one is to attend the service (1 comment)

Upholding the current cemetery regulations

45% of respondents felt the council must do more to ensure the Cemetery Regulations are upheld, 30% felt the council does not need to, and 24% did not know either way.



Which cemetery regulations should be upheld more

Within the survey respondents were given the opportunity to comment on which cemetery regulations the council should uphold more. In total, 73 respondents made at least one comment, making a total of 96 comments between them. These comments are summarised below.

Uphold regulations on memorabilia / tributes better (48 comments in total)

With regard memorabilia / tributes left on or around graves, respondents felt the council must:

- Remove memorabilia and tributes, especially after a certain amount of time, perhaps after 2 weeks. This includes decorations, photos, toys, teddies, decomposing items, tacky items, balloons, trinkets etc (30 comments)
- Not allow / remove very large memorabilia, tributes or headstones. Some felt very large items are unfair and disrespectful to neighbouring graves, some were ridiculous, and felt the council must ensure they comply with design, size requirements, and that tributes must be kept within grave plot boundaries. As an example, one respondent stated "The Mario brothers one at Sandbach Cemetery is a disgrace" (10 comments).
- Uphold the regulation "The council reserves the right to remove any memorial, which either does not conform to its description on approved the Memorial Application form or which is erected without the permission of the Council." (3 comments)

• Ensure memorabilia and tributes are environmentally friendly e.g. remove plastic tributes (5 comments)

Other regulations that should be upheld better (48 comments in total)

- Uphold all the regulations. Are these regulations or guidance? If the former they are to be followed, and if the latter they are to be at the discretion of the reader. If regulations are not going to be upheld, withdraw them (5 comments)
- Maintenance Tending of individual plots should be improved, especially where loved ones are unable to visit and maintain them. Maintain older sections of cemeteries better, level graves, maintain trees, remove fallen or broken headstones, and remove curb sets than are over 100 years old or damaged (18 comments)
- Uphold dignity in cemeteries. Ensure everyone is treated with respect in life and after death. Prevent "parties" in the cemetery, fireworks, music and the odd bouncy castle!! Fireworks are regularly set off during the day at Sandbach Cemetery. This is a totally inappropriate (7 comments)
- Uphold the ban on dogs in cemeteries, or dogs that are off the lead at least. Macclesfield cemetery is used by people to exercise dogs. Dog walking companies arrive in vans and use the cemetery to exercise dogs. This is a business involving payment and should be prevented (3 comments)
- Prevent anti-social behaviour in cemeteries, including skateboarding, cycling and "kids running riot" (3 comments)
- Stop pollution of groundwater (and therefore rivers) through continued use of sites highly in highly permeable grounds (1 comment)
- Keep the area natural (1 comment)

Finally respondents felt regulations should be upheld better in:

- Sandbach Cemetery (7 comments)
- Crewe Cemetery (2 comments)
- Middlewich Cemetery (1 comment)

Conclusions

An improved consultation response

It is pleasing to see a 42% increase in the number of responses to this year's Cemeteries Strategy Consultation as compared to 2018 – this reflects the hard work and effort put in by the service to improve promotion of the consultation to a wider range of stakeholders this time round.

Cremation preferred to burial

It is noted that respondents would prefer cremation to burial at almost a rate of 2:1, with just 25% of all respondents indicating they wish to be buried locally once they die (31% x 79%).

This may reflect a long-term trend towards cremation away from burial, and may therefore have implications for future burial provision as the population of Cheshire East increases.

The council's preferred option of local burial is supported

The clear support for the council continuing to create burial provision at all cemeteries, rather than just at the 2 principal cemeteries at Crewe and Macclesfield, supports council proposals which is reassuring, and shows council policy here reflects resident preferences.

Alternative preferences after death to be explored

The level of interest in alternative preferences after death suggest these avenues could be explored by the council, particularly if they can help to reduce the amount of space needed for burial provision, and if they are more environmentally friendly that current practices.

Environmental sustainability

Similarly, the clear support for environmental sustainability within cemeteries and crematoria should be embraced, however, care should be taken that any proposals to make cemeteries more wildlife friendly ensure cemeteries remain neat and attractive and do not become overrun by wildlife.

Any future proposed changes to service provision should be progressed gradually and through effective engagement with residents.

Content and tone of the cemetery regulations

Although the regulations are well received generally, there does seem to be some scope to perhaps make them more "customer friendly", and possibly to produce a shorter, easy read version to compliment the full version.

Upholding cemetery regulations

The enforcement of regulations is a more complex issue.

While there is general support for the regulations being upheld more stringently than they are now, particularly in regard to memorabilia and headstones on graves, a proportion of the gypsy / traveller community feel strongly against this, and feel this would victimise the way they choose to bury their dead — though it should be noted only a proportion of this community feel this way, and that this isn't reflective of the whole of this community.

Any steps taken to enforce regulations more stringently should be done extreme care, and only through compromise and though effective engagement with those most affected.

Appendix 1 – Gypsy / Traveller community feedback

Engagement with the community

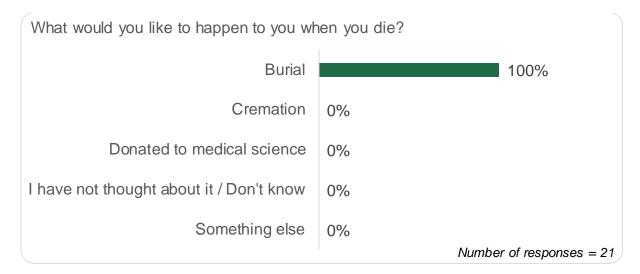
Between 2 and 5 December 2022, members of the council's Communities Team visited 17 different Gypsy / Traveller sites or addresses to talk about the Cemetery Strategy and Regulations, and to hand out short easy read surveys to capture feedback.

At 5 of the sites no residents were met, while at 12 of the sites 21 residents completed a short survey. Responses of these short surveys are summarised below.

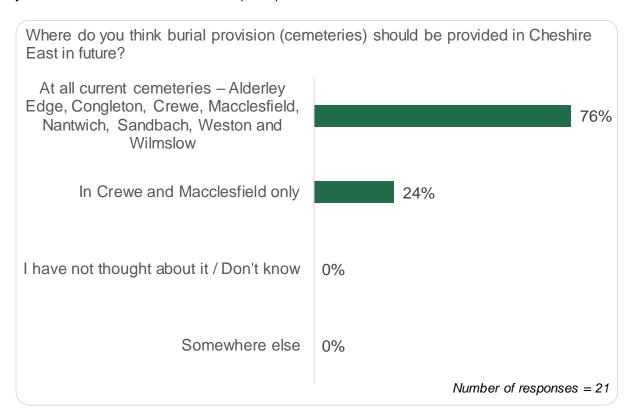
Of those completing a short survey, 15 defined their ethnic origin as "Gypsy or Irish Traveller", 3 defined their ethnic origin as "Roma", and 3 defined their ethnic origin as "White British / English / Welsh / Scottish / Northern Irish / Irish".

Future burial provision in Cheshire East

100% of respondents expressed they would like to be buried once they die.

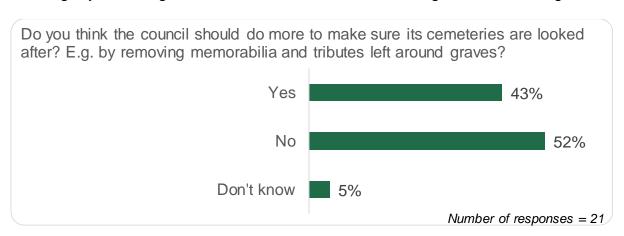


76% of respondents felt burial provision should be made at all cemeteries, rather than just at Crewe and Macclesfield (24%).



Cemetery regulations and memorials

43% of respondents felt more should be done to make sure its cemeteries are looked after e.g. by removing memorabilia and tributes left around graves, 52% disagreed.



Gypsy / Traveller community comments on the Cemetery Regulations

Respondents made a total of 30 comments in reply to the question "How can the council look after its cemeteries better than it does now" – These comments have been summarised into the below categories:

Against proposals to look after cemeteries better

Respondents felt that all family items and flowers should remain where family have put them, and that after listening to the proposed changes they are not happy with these policies. They felt it is nice to see gifts on graves, that they shouldn't be forced to change the way they grieve as that is their culture, and that Gypsy Travellers are being victimised in how they choose to bury their dead (10 comments)

In support of proposals to look after cemeteries better

On the other hand, some were in favour of the council making sure cemeteries are looked after better. It was suggested that other councils only allow memorabilia for 2 months before it is removed or families remove it themselves (5 comments).

Better facilities wanted

Respondents felt cemeteries need to improve the facilities including the toilets, disabled access, car parking, water facilities, electric plug ins and CCTV (7 comments).

Maintain cemeteries better

Respondents felt the council should cut the grass more, ensure stand pipes are working, cut trees back (specifically on Badger Avenue cemetery), fix headstone damage, and have better walkways (5 comments).

Have longer visiting hours (2 comments).

Allow Travellers to tend plots themselves (1 comments).

Appendix 2 – Email consultation responses

The following appendix publishes all 10 consultation email responses received that the council has permission to publish. Emails are listed in chronological order of when they were received.

Email 1 – Alsager Town Council

Email received 17 November 2022:

"PEC22/100 Cheshire East Council Draft Cemeteries Strategy

The Committee considered the CEC Cemeteries Strategy and Regulations consultation. Concerns were raised on the lack of cemetery space at Alsager and that there are limitations to access either Crewe or Macclesfield by public transport.

Resolved: That the Town Clerk respond to the survey expressing disappointment that concentration of the provision will be Macclesfield and Crewe, that there is significant demand in Alsager for burial and that the reliance on private vehicles to access Crewe or Macclesfield is contrary to the aspirations of CEC and Alsager Town Council to combat Climate Change."

Email 2 - From an individual

Email received 18 November 2022:

"I would like Sandbach Cemetery to be extended into the field alongside which was the original plan, I was born in Sandbach and wish to stay in Sandbach after my death and not taken to somewhere I have never been, and my family living and dead are all..."

Email 3 - From an individual

Email received 18 November 2022:

"The Cemetery has to stay open at all costs, please remember that not everyone has transportation of their own to go to other cemetery's.

People who live in the Sandbach area should be allowed to be buried in Sandbach if that is their wish.

I sincerely hope that no changes are made to the status quo."

Email 4 - From an individual

Email received 18 November 2022:

"I think we should keep Sandbach Cemetery open, what happens when the people who are left can't get to Crewe or Macclesfield. I think it's wrong to close it as people from Sandbach and the area round Sandbach have lost they loved one and cannot get to cemetery to take flowers and just to see the grave were they husband or wife are buried."

Email 5 - From an individual

Email received 19 November 2022:

"Hi please keep Sandbach Cemetery. When I pass I don't want to be in a dump like crewe. I want to be in my home town where my parents are buried."

Email 6 - From an individual

Email received 24 November 2022:

"I have submitted the online consultation form, however, it would not accept my comments in the appropriate section merely saying "incorrect format" so, for that part, I am sending an email.

My initial reaction when I first read, last year I think, that Cheshire East planned to concentrate its cemetery provision to Crewe & Macclesfield was disbelief. I have lived in and around Sandbach for approx 70 years and have generations of family buried in its cemetery. It was my firm understanding that the field, previously used for football, was acquired specifically to provide overspill to the main cemetery when the time came. It has not been used as a football pitch for many years, possibly since the new facility on Hind Heath Road, opened.

My main objections are:

- Your graphs show that Cheshire East has a growing older population, higher than the average for England. Families who have lived in Sandbach for possibly their whole life, assumed that they could join family and friends in their local cemetery. Their surviving family and friends would have easy access to visit them to provide comfort (in my case) and also to show respect.
- I visit Macclesfield cemetery on a regular basis to visit my goddaughter's grave. This is only possible as I can drive. I would suggest it would be totally impossible if you had to use public transport. It is also quite a journey to get there from Sandbach, not an easy route.

I would also suggest that public transport would not be possible to visit Crewe, although much nearer to Sandbach. It is out of town and, if it was possible, would necessitate several changes of buses. Causing yet more difficulty to the less abled.

Why has the land which was specifically acquired for an overspill, now been removed from the equation. From information in the local press and social media, it seems as if you denied this was the purpose until legal documents were obtained, I believe from County Records, to show that this was, in fact, the original intention.

I appreciate that the upkeep of these sites is rising, but what price do you put on residents who may not be able to visit their loved ones if this misguided strategy goes ahead. You are in receipt of legal documents, are you willing to overrule them to the detriment of your residents?

I could go on, but found from experience, that the briefer, more succinct, the better.

Thank you."

Email 7 – Poynton Town Council

Email received 29 November 2022:

"Please accept the following as Poynton Town Council's response to the consultation on Cemeteries Strategy and regulations.

Poynton's population has grown larger in recent years and has the highest concentration of older people in Cheshire East. There will be an inevitable future demand for facilities for those Residents that wish to be buried/scattered in their town of residence.

Poynton Cemetery at St Georges Church is now closed and the nearest Council Cemetery is in Macclesfield.

The Poynton Neighbourhood Plan made note for a requirement of a new cemetery or garden of remembrance.

Therefore, Poynton Town Council feel there should be a new Cemetery or Garden of Remembrance in Poynton."

Email 8 - From an individual

Email received 7 December 2022:

"Please SERIOUSLY consider banning plastic flowers and plants on graves and CREMATION pots. Plastic is not sustainable and gets blown into farmers fields, or left to fade a horrible colour.

Insist people plant crocuses, bluebells, snowdrops, daffodils and other small flowering bulbs for environmentally friendly, bee loving, scenic areas."

Email 9 - Sandbach Town Council

Email received 8 December 2022:

"CEC Cemeteries Strategy 2022

- (A) Two key points
- 1) From the CEC website "the main change we are proposing in the update of the Cemeteries Strategy is to make future burial provision available at all existing council cemeteries, by extending them where possible to provide more local provision, rather than focusing provision only in 2 principal burial facilities in Crewe and Macclesfield, as the existing strategy sets out."
- 2) This isn't a consultation on a revised or draft cemetery strategy, it is an exercise to obtain views prior to generating a draft strategy.
- (B) Further points
- 1) The current strategy has data up to 2017, this needs updating to show what capacity remains at each of the CEC cemeteries. I would hope that the figures for Sandbach Cemetery reflect the availability of adjacent council-owned land that has previously been designated for cemetery expansion.
- 2) The online consultation is confusing in presenting the existing strategy as having combined burial and cremation facilities at both Crewe and Macclesfield in reality, burials in Crewe take place at Meadow Brook (next to the former council refuse tip) and cremations take place at the refurbished Badger Avenue crematorium, quite a distance apart.
- 3) Support for the retention of local cemetery provision within Cheshire East.
- (C) I think it is worth reiterating comments made about the 2018 strategy
- 1) Drive time to cemeteries should not be the prime consideration in selecting burial destination the suitability of the location should also be a factor, the new cemetery based in Crewe at Meadow Brook is located close to the former Crewe Council tip and depot, a very insensitive neighbouring land use.
- 2) Consideration should be taken of accessibility for relatives wishing to visit both at the time of a funeral and subsequent memorial visits, need to be aware of limited public transport within most of Cheshire East to the cemeteries in the two principal towns.
- 3) Demographics need to assess the impact of the population increase in Sandbach resulting from the 30% plus increase in houses during the 2030 Local Plan. 2021 census data should also be considered.

- 4) Vision Should CEC consider the availability of extending existing cemeteries other than Weston and Alderley Edge? E.g. Sandbach has adjacent land allocated for use as a cemetery extension, why is this not included in the analysis and report?
- "8.3 The key policy is for Cheshire East Council to focus its long-term burial provision in two principal cemeteries in Crewe and Macclesfield, whilst continuing to operate and maintain the other cemeteries. The future management of the seven cemeteries outside of these two main conurbations, and the development of additional provision, could better meet local needs by being the responsibility of town and parish councils."

It is not clear how all the vision, policies and objectives are derived and supported by the earlier sections of the report. Whilst I feel many of the statements can be supported I have major concerns with 8.3. There are concerns with both sentences within 8.3, as they contradict each other.

- a. The proposal to concentrate burial provision at two principal cemeteries seems to be based purely on travel time to funerals, it does not take into account the physical suitability of the Crewe site, located next to a former rubbish dump, poor level of accessibility for post funeral family visits.
- b. The first sentence states that Cheshire East would continue to operate and maintain the other cemeteries, whilst the second sentence proposes that they would be better devolved to town and parish councils. [So do they propose devolution or not?]

I disagree with Vision 8.3, in restricting CEC responsibility to two principal cemeteries, it is not appropriate, CEC should also continue to operate and extend the Sandbach cemetery using the designated adjoining council-owned land.

November 2022

Appendix

The response from Sandbach Town Council in 2018.

Sandbach Town Council has reviewed the Draft Cheshire East Cemeteries Strategy.

Whilst it is able to support Section 9 - Cemetery Strategy Short Term, making more efficient use of the existing cemeteries, there are issues with the proposals in sections 10 and 11.

Sandbach Town Council requests that the useful life of the award-winning Sandbach Cemetery is extended by incorporating the adjoining council-owned land to the south of the existing cemetery currently used as a football pitch. Local residents have understood that the playing field had been allocated to cemetery expansion. This would provide an additional principal Cheshire East cemetery close to the geographic centre of the borough, it would improve provision in a town that expects a 40%

increase in population during the period of the Local Plan, and could optimise travel times for both funerals and family visits when compared to the two principal cemetery proposal.

Sandbach Town Council proposes the inclusion of a fourth point under 10 Cemetery Strategy Medium Term "Progress the development of the extension of Sandbach Cemetery."

Point 10.3 is not derived from the main body of the report, if it is to be included as a recommendation then much greater detail should be included in the strategy report.

However, Sandbach Town Council has a major concern with the long-term strategy of CEC maintaining only two open cemeteries in the borough, i.e. Crewe and Macclesfield.

It is important to keep the Sandbach Cemetery open

- Central location within Cheshire East, with good road access.
- CEC already own adjoining land that is designated for cemetery expansion
- The Sandbach Cemetery operates to a high, award winning standard.
- Sandbach expects its population to increase by 40% by 2030.

September 2018."

Email 10 - Poynton Town Council

Email received 25 January 2023:

Dear Rand C

I am aware that the above consultation is now closed. However, I have been asked to write to you by the Town Council to ask whether Cheshire East own any suitable land in Poynton which could be used as a burial ground or memorial garden. Would you be able to forward this email on to the relevant department please.

Kind regards,









CHESHIRE EAST COUNCIL - EQUALITY IMPACT ASSESSMENT FORM

EQUALITY IMPACT ASSESSMENT

TITLE: Cemeteries strategy consultation 2022

VERSION CONTROL

Date	Version	Author	Description of	
			Changes	
26/08/22	1.0	PB	Initiated	
27/7/23	1.1	PB	Amended	
2/8/23	1.2	PB	Amended	
4/8/23	1.2	РВ	Final draft	

CHESHIRE EAST COUNCIL -EQUALITY IMPACT ASSESSMENT

Stage 1 Description: Fact finding (about your policy / service / service users)

Department	Place Directorate
Service	Environmental Services
Lead officer responsible for assessment	Paul Brightwell
Other members of team undertaking assessment	NA
Date	26/08/22
Version	1.2
Type of document	Strategy
Is this a new/ existing/ revision of an existing document	Revision

Title and subject of the impact assessment (include a brief description of the aims, outcomes, operational issues as appropriate and how it fits in with the wider aims of the organisation)

Please attach a copy of the strategy/ plan/ function/ policy/ procedure/ service Review of strategy documentation aiming to update policy needs following recommendations from cemeteries Members Advisory Panel (MAP). This will define the framework of the proposed strategy update in conjunction with consulting with the broader community and key stakeholders ahead of commissioning the updated strategy document for approval by the Environment and Communities Committee.

The draft Members Advisory Panel strategy document provides the basis from which the revised strategy will be drafted and includes;

- Aims / objectives
- Opportunities and challenges
- Priority actions
- Next steps

The aim of the associated consultation was to ensure that prior to recommending for committee for approval that there is adequate engagement with the broader community to help understand what is important to them as

customers, visitors and neighbours of Cheshire East councils cemeteries and to ensure relevant feedback is reflected in the revised strategy.

This process will also jointly seek feedback on the cemetery regulations to help ensure public consensus is sought as to how the regulation should implemented.

Who are the main stakeholders and have they been engaged with? (e.g. general public, employees, Councillors, partners, specific audiences, residents) The main stakeholders have been identified as follows:

General Stakeholders

- General residents Media release
- General residents Social media
- General residents Council consultation webpages
- General residents Digital Influence Panel
- Funeral directors (x30) Direct mail
- CEC Place Environment/Cemeteries Portfolio Holder
- Orbitas/Cheshire East Bereavement Services
- Cheshire East Council Committee Chairs
- The council's Corporate Leadership Team
- Cheshire East Members of Parliament
- All Parish and Town Councils
- All Council ward Members Direct email CEC held mailing list
- The Archdeacon of Macclesfield The Venerable Ian Bishop
- Church Ministers
- Cemetery Friends Groups
- Adjoining residents of cemeteries facilities
- Commonwealth War Graves Commission
- Chairperson of the Friends of Sandbach Cemetery ann.nevitt@btinternet.com
- Paper versions of the survey Library distribution

EqIA outreach

Faith community groups

	 Ethnicity community groups Protected characteristic charities / steering groups – e.g. Cheshire Centre for Independent living, Eye society, Body Positive The engagement with the above stakeholder lists took place as part of the consultation process undertaken December 2022.
Consultation/ involvement carried out.	Undertaken with support of Cheshire East R&C department and the Cheshire East Communities team for the face-to-face outreach to the Gypsy, Roma and Traveller community sites December 2022.
What consultation method(s) did you use?	The consultation was undertaken in December 2022 by Cheshire East Council R&C department and involved a combination of email contact / hard copy mail outs / printed posters with QR codes, easy read materials and face to face meetings with the Gypsy, Roma and Traveller community contact team.

Stage 2 Initial Screening

Who is affected and what	The consultation feedback suggested the locational aspect of the two main facilities in the previous strategy
evidence have you	was a concern and the transition away from the previous aim of using two core facilities suggests people
considered to arrive at this	were concerned about the travel distances and/or associated costs.
analysis?	
(This may or may not include	This alludes to possible impacts to mourners who utilise public transport either from disadvantaged socio-
the stakeholders listed above)	economic or age stratified groupings who experience difficulties funding such travel, or those mourners who

There was also feedback suggesting some ethnicity groups felt they might be impacted in terms of any visual, written or spoken engagement and also in relation to how the cemeteries regulations were formulated and enforced with regards certain cultural grieving practices.

experience physical impediments to engaging with certain modes of public transport.

	The evidence base from the consultation will be factored into the production of the strategy document and associated cemeteries regulations to ensure any equalities based aspects are given the necessary consideration.
Who is intended to benefit and how	It is understood that the strategy will benefit the entire community in terms of ensuring a robust and equitable approach to provisioning the boroughs broader burial and cremation needs.
Could there be a different impact or outcome for some groups?	The consultation feedback showed the previous strategy focussed upon the use of only two core facilities in Crewe and Macclesfield raised concerns from respondents of perceived impacts relating to travel distances / times and how this may present difficulties in accessing the bereavement facilities with regards to either elderly or disabled users who suffer from mobility issues.
	There were also concerns raised within the consultation as to how the cemeteries regulations would be defined and enforced highlighting sensitivities with regards the cultural mourning practices of some sectors of the community grounds on ethnicity and religious beliefs.
Does it include making decisions based on individual characteristics, needs or circumstances?	A review of the current strategy to utilise only two core facilities in Crewe and Macclesfield that proposes to use a broader range of facilities that will equate to reduced overall travel distances and times that should alleviate concerns raised in the consultation concerning elderly and/or disabled users who suffer from mobility issues and to whom the previous policy may have proven to be restrictive.
	The cemeteries strategy consultation feedback identified concerns raised in relation to the cultural grieving practices of the Gypsy, Roma and Traveller community. These concerns will be taken into consideration in relation to how the cemeteries regulations are updated in terms of the presence of the kinds of memorials that can be placed on individual grave plots and for how long.
Are relations between different groups or communities likely to be affected? (e.g. will it favour one particular group or deny opportunities for others?)	No – this is not anticipated.

Is there any specific targeted action to promote equality? Is there a history of unequal outcomes (do you have enough evidence to prove otherwise)?

The comments from the Dec 2022 consultation will be taken into consideration to ensure the cemeteries strategy regulations are updated in a balanced and equitable manner.

There is no known evidence base to either prove or disprove any history of unequal outcomes.

Is there an actual or potential negative impact on these specific characteristics	Yes/ No
Age	Yes
Disability	Yes
Gender reassignment	No
Marriage & civil partnership	No
Pregnancy & maternity	No
Race	Yes
Religion & belief	No
Sex	No
Sexual orientation	No

Stage 3 Evidence

Characteristic	What evidence do you have to support your findings? (quantitative and qualitative) Please provide additional information that you wish to include as appendices to this document, i.e., graphs, tables, charts	Level of Risk (High, Medium or Low)
Age	Concerns were raised in the consultation regarding the location of the cemeteries, with 74% of respondents who felt future burial provision should be made at all cemeteries across Cheshire East, by extending them where possible and 9% who felt future burial provision should only be available at the two principal cemeteries at Crewe and Macclesfield.	
	Respondents preferred burial provision to be provided locally because they felt people should have a right to be buried in the town they lived in, that burial sites should be easily accessible to friends and family.	
	One respondent suggested that drive time in excess of 30-minutes are not local and are too far to travel to from some places, especially for the elderly, disabled or those with ill health and that public transport is not good enough to access just the two principal cemeteries.	
	It seems plausible that the current travel and access requirements associated with the two core facility approach at Crewe and Macclesfield could negatively impact older members of the community who suffer from impaired mobility.	
Marriage and Civil Partnership	No supporting evidence offered to suggest a disproportionate or negative impact to individuals within this protected category grouping.	NA
Religion	No supporting evidence offered to suggest a disproportionate or negative impact to individuals within this protected category grouping.	NA
Disability	In relation concerns raised in the consultation regarding the location of the cemeteries 74% of respondents felt future burial provision should be made at all cemeteries across Cheshire East, by extending them where possible with just 9% felt future burial provision should only be available at the two principal cemeteries at Crewe and Macclesfield.	NA

Respondents preferred burial provision to be provided locally because they felt people should have a right to be buried in the town they lived in, that burial sites should be easily accessible to friends and amily. One respondent suggested, that drive time in excess of 30-minutes are not local and are too far to travel to from some places, especially for the elderly, disabled or those with ill health and that public transport is not good enough to access just the two principal cemeteries.	
o from some places, especially for the elderly, disabled or those with ill health and that public transport	
s not good enough to access just the two principal cemeteries.	
t seems plausible that the current travel and access requirements associated with the two core facility approach at Crewe and Macclesfield could negatively impact members of the community with certain disabilities that impact mobility.	
No supporting evidence offered to suggest a disproportionate or negative impact to individuals within his protected category grouping.	NA
No supporting evidence offered to suggest a disproportionate or negative impact to individuals within his protected category grouping.	NA
No supporting evidence offered to suggest a disproportionate or negative impact to individuals within his protected category grouping.	NA
Efforts have been made to engage with the borough diverse community structure, with consultation outreach targeted to a number of community groups to ensure diversity of opinion and feedback. The consultation highlighted that the Gypsy, Roma and Traveller community expressed views that their cultural mourning practices are given adequate consideration in respect of a majority preference for burial instead of cremation and that memorabilia and gifts on graves is an aspect of their grieving culture	Low
and that Gypsy Travellers should not be victimised over how they choose to bury their deceased. No supporting evidence offered to suggest a disproportionate or negative impact to individuals within	NA
Applis No his No his Efficient No	proach at Crewe and Macclesfield could negatively impact members of the community with certain abilities that impact mobility. In supporting evidence offered to suggest a disproportionate or negative impact to individuals within a protected category grouping. In supporting evidence offered to suggest a disproportionate or negative impact to individuals within a protected category grouping. In supporting evidence offered to suggest a disproportionate or negative impact to individuals within a protected category grouping. In supporting evidence offered to suggest a disproportionate or negative impact to individuals within a protected category grouping. In supporting evidence offered to suggest a disproportionate or negative impact to individuals within a protected category grouping. In supporting evidence offered to suggest a disproportionate or negative impact to individuals within a protected category grouping. In supporting evidence offered to suggest a disproportionate or negative impact to individuals within a supporting evidence of the individuals within a su

Stage 4 Mitigation

Protected	Mitigating action	How will this be	Officer	Target date
characteristics	Once you have assessed the impact of a policy/service, it is important to identify options and alternatives to reduce or eliminate any negative impact. Options considered could be adapting the policy or service, changing the way in which it is implemented or introducing balancing measures to reduce any negative impact. When considering each option you should think about how it will reduce any negative impact, how it might impact on other groups and how it might impact on relationships between groups and overall issues around community cohesion. You should clearly demonstrate how you have considered various options and the impact of these. You must have a detailed rationale behind decisions and a justification for those alternatives that have not been accepted.	monitored?	responsible	
Age	It is proposed to revise the current strategic approach to utilise only two core cemetery facilities at Crewe and Macclesfield in an effort to alleviate concerns identified in the consultation about the perception of excessive travel distances/ times can were suggested by one respondent that were suggested could impact elderly service users with mobility issues.	Reduction of travel distances from using a broader array of facilities will be self- evident	Paul Brightwell	Feb 2024
Marriage and Civil Partnership	No anticipated disproportionate impact	NA	NA	NA
Religion	No anticipated disproportionate impact	NA	NA	NA
Disability	It is proposed to revise the current strategic approach to utilise only two core cemetery facilities at Crewe and Macclesfield in an effort to alleviate concerns identified in the consultation about the perception of excessive travel distances/ times can were suggested by one	Reduction of travel distances from using a broader array of	Paul Brightwell	Feb 2024

	respondent that were suggested could impact disabled service users with mobility issues.	facilities will be self- evident		
Pregnancy and Maternity	No anticipated disproportionate impact	NA	NA	NA
Sex	No anticipated disproportionate impact	NA	NA	NA
Gender Reassignment	No anticipated disproportionate impact	NA	NA	NA
Race	There will be consideration of the cultural aspects of grieving for all communities in updating the existing cemeteries regulations.	Consultation feedback to be incorporated into the revised cemeteries regulations pending E&C Committee approval Feb 2024	Paul Brightwell	Feb 2024
Sexual Orientation	No anticipated disproportionate impact	NA	NA	NA

5. Review and Conclusion

Summary: The core impacts that have been identified are associated with perceived difficulties for elderly and disabled service users who have mobility issues along with perceived impact to cultural grieving practices. These will be respectively addressed by a proposed amendment to the current policy that utilises two core facilities in Crewe an Macclesfield to offer a broader range of burial sites to help alleviate concerns associated with excessive travel time / distance and secondarily through factoring the concerns of any cultural discrimination in the proposed updated of the exiting cemeteries regulations.

No further knowledge gaps or requirement for additional data has been identified at this time.

Specific actions to be taken to reduce, justify or remove any adverse impacts	How will this be monitored?	Officer responsible	Target date
Review of current policy that utilises two core facilities in Macclesfield and Crewe to help reduce travel times/ distances that will benefit disabled and elderly service users who suffer from mobility issues.	The proposed revision to utilise additional burial facilities would offer shorter travel distances.	Paul Brightwell	Feb 2024

Review of current cemeteries regulations to ensure they do not disproportionately impact any community, ethnic or religious groups subject to protections under the Equalities Act.	Cross referencing the feedback received in the 2022 consultation would help determine if this had been successfully implemented.	Paul Brightwell	Feb 2024
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Please provide details and link to full action plan for actions	NA
When will this assessment be reviewed?	Feb 2024 as part of Environment and Communities Committee review process.
Are there any additional assessments that need to be undertaken in relation to this assessment?	No Page

Lead officer sign off	Paul Brightwell
Date	4/8/23
Head of service sign off	Ralph kemp
Date	06/12/2023

Please publish this completed EIA form on the relevant section of the Cheshire East website

Cemeteries Strategy Review

November 2023

Prepared on behalf of Cheshire East Council by The CDS Group





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Reporting Details

Strategy Author: Adam Muspratt Ba (Hons)

Verification: Eliot Winter BSc (Hons)

Reviewer:

Version Number: 2.2

Date of Version: 7th November 2023

Executive Summary

In Cheshire East, demand for burial provision is currently met by Cheshire East Council's ten cemeteries, together with town and parish council cemeteries and churchyards.

The percentage of burials (at Cheshire East borough operated cemeteries) as a proportion of total deaths in the borough has fallen over time, with burials accounting for 8.91% of deaths in 2017, whereas in 2021 burials accounted for 6.85% of deaths.

Between 2016 and 2021 the average number of deaths in the Cheshire East region was 4,117 per annum.

The average number of burials per annum across Cheshire East operated cemeteries was 325 per year.

A higher number of ash interments were completed at Cheshire East operated cemeteries between 2016 and 2022 than burials (on average 476 ash interments were completed per annum).

Additional documents to support this strategy will provide further analysis on the supply of graves in the Cheshire East borough across parish, town and borough operated cemeteries.

The results of the consultation are presented within the report. The results of the consultation exercise were used to inform the strategy update. The results of the consultation informed the key shift from the previous report which suggested that CEC should continue to operate two sites (the updated strategy suggests that the sites listed throughout this report should continue to be operated into the future.

The strategy identifies a series of short, medium and long term targets for Cheshire East council with regard to the operation and management of the council's cemeteries.

The strategy, supported by the feedback offered via recent public consultation, concludes that Cheshire East Council should continue to operate the 10 cemeteries referenced throughout this report in order to ensure that communities have access local cemeteries.

1 Introduction

- 1 Cheshire East Council commissioned the cemeteries strategy review to provide an update to the previous strategy developed in 2018. Several notable developments have had a direct impact on the ability to accommodate burials in cemeteries since the last review of the cemetery's strategy. These developments include:
 - Covid-19 Pandemic: As a result of the Covid-19 Pandemic there was a higher mortality rate in the Cheshire East region in 2020, compared to the mortality rate between 2017 to 2019. The table below demonstrates the changes in population, number of deaths and mortality rate in the Cheshire East Unitary Authority Area between 2017 and 2021¹. The average mortality rate between 2017 and 2019 was 1.05% whereas the mortality rate in 2020 in the borough was 1.11%, in 2021 the mortality rate returned to pre Covid levels.

rable 1. bariar bata across the confetences (2010 to 2022)										
	2017	2018	2019	2020	2021					
Population	378,800	380,800	384,200	386,700	400,500					
Deaths	3,930	4,084	4,017	4,478	4,231					
Mortality Rate	1.04%	1.07%	1.05%	1.16%	1.06%					

Table 1. Burial Data across CEC Cemeteries (2016 to 2022)

- Environmental Considerations: Environmental concerns have prompted discussions about sustainable burial practices, with some individuals exploring options like natural or green burials, which have specific requirements and considerations for cemetery design and management.
- Changing Funeral Practices: To mitigate the spread of the virus, restrictions were implemented on gatherings and funeral services, leading to changes in traditional burial practices. Families often had to limit attendance at funerals or opt for alternative arrangements, such as cremation. Nationally the number of cremations as a percentage of total deaths marginally increased during the Covid-19 pandemic². This means that the number of ash interments at Cheshire East Cemeteries has increased since the last review.
- Regulatory Changes: As of the 1st April 2022, the Environment Agency have introduced guidance which states that any new cemetery development or extension to an existing cemetery to be risk assessed to determine whether the development would require an Environmental Permit to operate.
- 2 These factors collectively contribute to the evolving management and pressures on cemeteries.
- 3 This strategy update describes the quantity and location of current provision and reviews the options and mechanisms for ensuring appropriate provision for future burials. This required a detailed assessment of both past and future demand and capacity for burials within the Council's cemeteries.
- 4 Cheshire East Council's 10 Cemeteries are listed below in the table below. As of 1st January 2020, Knutsford Cemetery has been operated by Knutsford Town Council, therefore this cemetery will

¹ ONS (2022) Available Via:

 $[\]frac{https://www.ons.gov.uk/peoplepopulation and community/births deaths and marriages/deaths/datasets/deaths registered by a reach dence and and wales$

² The Cremation Society of Great Britain (2023) Available Via: https://www.cremation.org.uk/

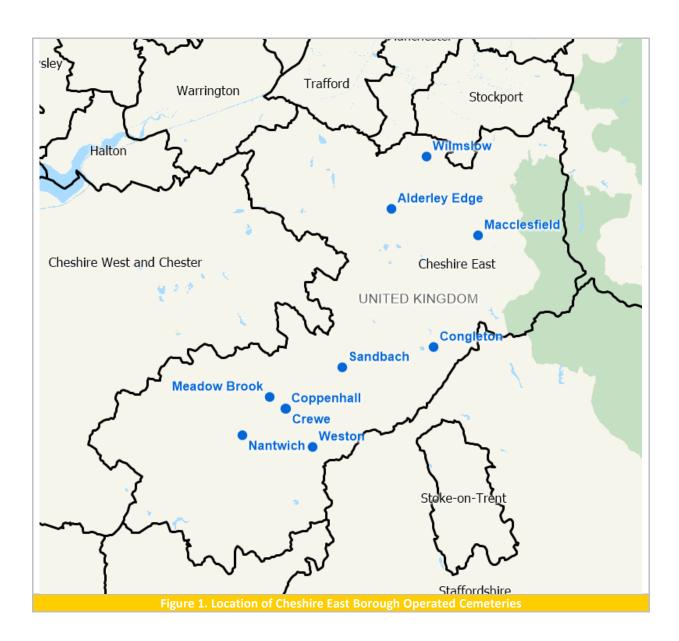
not be included as part of this strategy document³. Middlewich Town Council operate Middlewich Cemetery located on Chester Road, Middlewich CW10 9ET.

Table 2. Cheshire East Council Operated Cemeteries

Name of Cemetery	Address	Opened	Acres
Alderley Edge	Chelford Road, B5359, Chorley, SK9 7TQ	1906	3.96
Congleton	Howey Lane, Congleton CW12 4AE	2004	3.35
Crewe Coppenhall	Reid Street, Coppenhall CW1 3DZ	1863	4.47
Crewe Badger Avenue	Badger Avenue, Crewe CW1 3JG	1872	28.65
Crewe Meadow Brook	Minshull New Road, Crewe CW1 3PP	2017	13.25
Macclesfield	Prestbury Road, Macclesfield SK10 3BU	1866	35.65
Nantwich	Whitehouse Lane, Nantwich CW5 6HP	1875	5.59
Sandbach	The Hill, Sandbach CW11 1JJ	1935	5.59
Weston	Cemetery Road, Weston, Crewe CW2 5LQ	1902	0.65
Wilmslow	Manchester Road, Wilmslow SK9 2LE	1907	6.28

5 Figure 1 below indicates the boundary of the Cheshire East Borough and the location of the cemeteries listed above. The cemeteries are largely located close to or on the boundaries of the population centres in the borough. Therefore, the sparsely populated area to the south and north west of the borough, no borough operated cemeteries are in operation in this area.

 $^{^3\} Orbitas\ (2020) - Available\ Via: \underline{http://www.orbitas.co.uk/pdf/Knutsford-Cemetery-transfer.pdf}$



2 Existing Burial Provision

- 6 Burial space in the UK is becoming scarce at an ever-increasing rate. The Institute of Cemetery and Crematorium Management (ICCM) has estimated that within the next 5 to 10 years, 30% of UK local authorities will have run out of burial space.
- 7 In a 2013 BBC survey of 358 local authorities surveyed, a quarter said they would have no further capacity in 10 years. Of these authorities represented on a league table of how much capacity remained in their cemeteries, the main council cemeteries are expected to have reached capacity within 6 to 8 years.
- 8 These calculations only consider current rates of burial and do not allow for the increasing number of total deaths arising from the nationally expanding population and an ageing population, nor shortages of burial space in neighbouring boroughs.
- 9 The data presented throughout the chapter below indicates the number of ash interments and burials completed across the Cheshire East Borough between 2016 and 2022.

2.1 Burial Data

Table 3. Burial Data across CEC Cemeteries (2016 to 2022)

Name of	2016		2017		2018		2019		2020		2021		2022		Total	
Cemetery	Burials	Ashes	Burials	Ashes	Burials	Ashes	Burials	Ashes	Burials	Ashes	Burials	Ashes	Burials	Ashes	Burials	Ashes
Alderley Edge	23	24	17	31	29	18	20	21	23	17	26	22	20	19	158	152
Congleton	17	25	11	28	17	31	27	31	22	23	16	27	25	28	135	193
Coppenhall	2	4	1	4	3	2	0	5	1	2	1	4	0	4	8	25
Crewe	61	143	54	146	56	166	56	125	48	145	46	143	44	166	365	1,034
Knutsford*	27	10	28	14	28	15	22	16	Reverted	Reverted to Knutsford Town Council Operation 01/01/20*					105*	1,0343 903 1,034
Macclesfield	63	98	76	138	73	151	53	128	79	111	62	139	66	138	472	903
Meadow Brook	23	19	47	31	35	21	27	30	33	29	39	23	33	35	237	188
Nantwich	44	46	34	53	38	55	43	38	43	53	36	41	33	57	271	343
Sandbach	31	27	46	23	39	31	36	32	34	31	42	29	36	30	264	203
Weston	4	5	7	11	6	3	10	8	2	7	3	5	10	7	42	46
Wilmslow	36	19	29	30	33	35	29	25	37	26	19	26	37	30	220	191
Total	331	420	350	509	357	528	323	459	322	444	290	459	304	514	2,277	3,333

- 10 The Environment Agency state that there must be no more than 2,500 burials per hectare (or approximately 1,040 burials per acre) in a new cemetery or cemetery extension⁴.
- 11 However, with allowances for areas of hardstanding for footpaths, biodiversity enhancement and other facilities such as car parking that across one acre of land, 800 lawn burials could be accommodated, assuming no burial buffers are required under the Environment Agency's burial guidance. Approximately 3 above ground ash interments can be located per square meter (approximately 11,000 per acre).
- 12 In the near future this document will be accompanied by a site management plan of each cemetery which details the extent and location of remaining burial and ash interment capacity at each of the cemeteries listed below.

2.1.1 Alderley Edge Cemetery

- 13 The number of burials at Alderley edge is stable at, on average 22 to 23 burials per annum. There are several areas of the cemetery with burial capacity remaining (located to the north west of the existing cemetery).
- 14 Under planning application reference number 09/4038W on the Cheshire East Planning Search Portal, the area located to the east of the cemetery (highlighted in yellow in the figure below) has been approved for the change of use of the land to cemetery use.
- 15 Whilst the site plan submitted as part of this application does not detail the number of burials in this area, the site plan does indicate that the majority of the site is set to be allocated for burial plots, with areas allocated for tree planting, gravel paving and a memorial feature (described as a memorial wall).



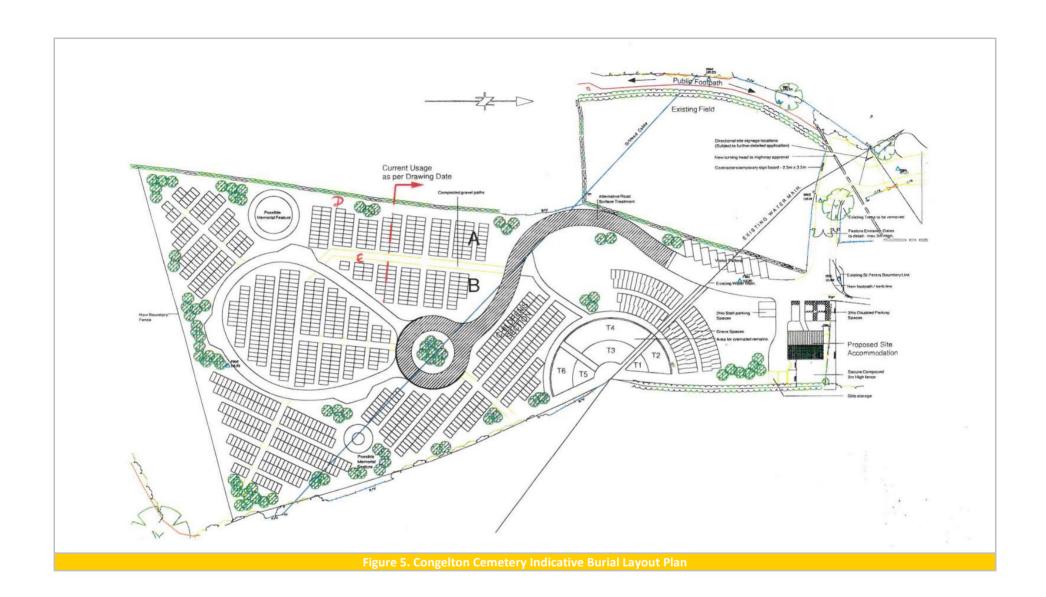
⁴ Environment Agency (2023) Available Via: Low environmental risk cemeteries: exemption conditions - GOV.UK (www.gov.uk)

2.1.2 Congleton Cemetery

16 The satellite image below indicates the area of Congleton cemetery that was extended after the original area scheduled for burials reached capacity.



- 17 Between 2016 and 2022 the average number of burials per year at Congleton was 19. The number of ash interments at Congleton cemetery is higher than the number of burials completed at approximately 28 ash interments per annum.
- 18 According to the proposed layout plan that formed part of the planning application pack, approximately 1120 graves were scheduled for the site and an area has also been allocated on site for ash interment plots (although the number of ash interments was not stated as part of this design).
- 19 The south west of the site is particularly waterlogged and therefore is believed to be unsuitable for burials. This will reduce the burial capacity of the site; however further work is required to determine how this will affect the overall burial capacity of the site and as to whether a drainage solution can be implemented in this portion of the site.



2.1.3 Coppenhall Cemetery

- 20 Coppenhall Cemetery is one of the oldest and smallest cemeteries in the Cheshire East borough.
- 21 The number of burials and ash interments at Coppenhall Cemetery is relatively low, compared to other cemeteries, as the cemetery is close to reaching capacity. A small number of graves have been accommodated where trees have been removed.



2.1.4 Crewe Cemetery

- 22 Crewe Cemetery is the primary cemetery for burials and ash interments in Crewe. Within the grounds of Crewe Cemetery lies Crewe Crematorium, therefore ash interments are popular at the site with on average 148 ash interments completed per year between 2016 and 2022. It is likely that a large proportion of the ash interments at Crewe Cemetery are from Crewe Crematorium, therefore it can be estimated that approximately 12% of cremations at Crewe are then interned at Crewe Cemetery.
- 23 The number of burials at the site is gradually decreasing over time as the site begins to reach its burial capacity, the average number of burials between 2016 and 2022 is 52 burials per annum. Burials at Crewe Cemetery are all re-opened burials, all burials into new graves in Crewe are completed at Meadow Brook.

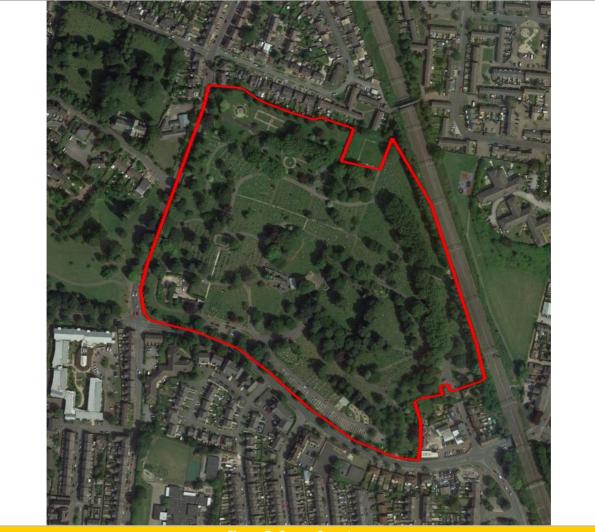


Figure 7. Crewe Cemetery

2.1.5 Macclesfield Cemetery

- 24 Burial numbers at Macclesfield are relatively consistent with a range of between 53 and 76 burials per annum between 2016 and 2022. The site averages 67 burial per annum and therefore has the highest number of burials in the region occur at Macclesfield Cemetery.
- 25 Similarly to Crewe, Macclesfield Crematorium is also located within the red line boundary Macclesfield Cemetery. As expected, and in similar fashion to Crewe Cemetery also accommodates a high number of ash interments per annum. It is likely the case that a large proportion of the ash interments at Macclesfield Cemetery are directly from the Crematorium. It is estimated that approximately 10% of all cremations at Macclesfield Crematorium are then subsequently interred at Macclesfield Cemetery.



2.1.6 Crewe - Meadow Brook Cemetery

26 Meadow Brook Cemetery, located on the north west periphery of Crewe is the most recently opened cemetery in the borough and was opened in 2017.



27 Approximately 34 burials and 27 ash interments are completed on average per annum at this cemetery.

28 The image below indicates the detailed planting plan and site outline for Crewe Meadow Brook burial ground.



2.1.7 Nantwich Cemetery

- 29 On average 39 burials are completed at Nantwich cemetery per annum, with a further 49 ash interments are completed annually.
- 30 Under reference number 21/3760N on the Cheshire East planning portal, a planning application was granted full permission to alter the turning circle on site. The satellite image shown in the figure below pre-dates the proposed changes to the site.
- 31 The approved site plan included as part of the application is included in figure 11 below.



Figure 10. Nantwich Cemetery

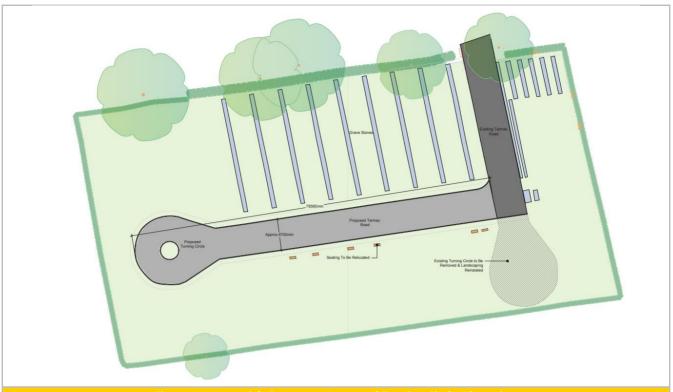


Figure 11. Nantwich Cemetery Approved Turning Circle Alteration

2.1.8 Sandbach Cemetery

32 Sandbach cemetery completes on average 38 burials per annum and 29 ash interments annually.



33 Masterplans and additional documents detailing the extent of extensions to Sandbach cemetery are set to be released in due course following the publication of this strategy.

2.1.9 Weston Cemetery

- 34 Weston cemetery is nearing its burial capacity, as very few burial plots remain available it is estimated that the cemetery will reach full capacity by the end of the 23/24 financial year.
- 35 Based on burial data between 2016 and 2022, on average 6 burials are completed per annum at Weston Cemetery and 7 ash interments are completed annually.



- 36 Under planning reference number 18/2400N full planning permission has been granted for a cemetery extension to the existing Weston Cemetery (directly opposite the existing cemetery) the access to this extension is planned to be from Cemetery Road.
- 37 According to the proposed site plan included within the planning application the site will accommodate a series of ash vaults and approximately 350 burial plots.



Figure 14. Future Weston Cemetery Extension

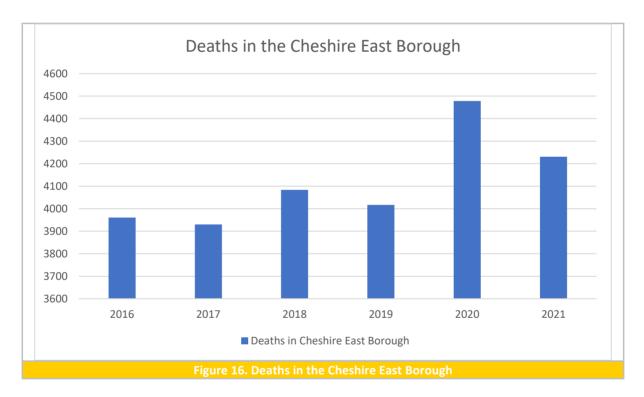
2.1.10 Wilmslow Cemetery

38 Based on burial data between 2016 and 2022, on average 31 burials are completed annually at Wilmslow Cemetery and 27 ash interments are completed per annum.



2.2 Trends in Deaths in Cheshire East Borough

- 39 The number of deaths in the Cheshire East borough has fluctuated between 2016 and 2021, reflecting various factors, including demographic changes and external events, such as the Covid-19 pandemic.
- 40 Deaths across the borough were at their lowest levels in 2017 when 3,930 people died.
- 41 The most significant change occurred in 2020, when there was a sharp increase in the number of deaths to 4,478. This considerable spike can be largely attributed to the global Covid-19 pandemic, which resulted in a higher mortality rate worldwide. The impact of the pandemic on Cheshire East is evident in this data.
- 42 By 2021, while the number of deaths remained elevated at 4,231, it was slightly lower than the peak observed in 2020, possibly indicating the beginning of a recovery or a return to pre-pandemic levels. Overall, these numbers reflect the complex interplay of factors that influence mortality rates in a region, with the pandemic being a significant driver of change during this period.
- 43 Across the time period indicated in the figure below the average number of deaths was 4,117 per annum.



44 The data in figure 16, table 4 and figure 19 does not include information relating to 2022 as the data from the ONS has not been published at the time of publication of this document.

2.3 Trends in Burials Across Cheshire East Operated Cemeteries

- 45 The data highlighted in the figure below indicates that the number of burials over time is decreasing in the Cheshire East borough.
- 46 Given the information presented in chapter 2.2 of this strategy, this trend is somewhat unexpected, as in years where mortality rates were greatly affected by the Covid-19 Pandemic (2020 and 2021) the number of burials across the borough was lower than the number of burials in 2016, 2017, 2018 and 2019.

- 47 As figure 16 identifies, the number of deaths during the Covid-19 Pandemic was higher than average therefore the decrease in number of burials can largely be attributed to changing in burial patterns and an increase in cremations during Covid.
- 48 The average number of burials per annum is 325 burials.

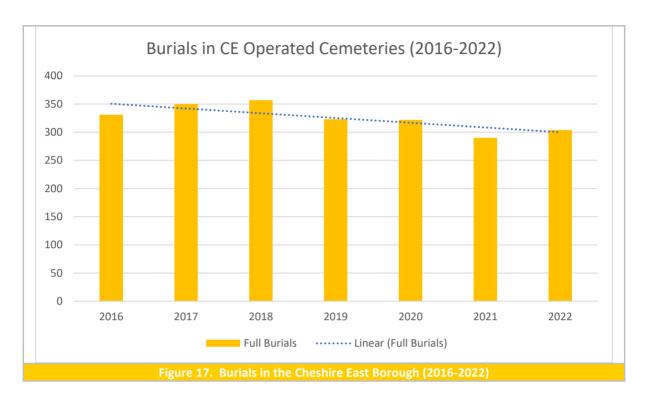
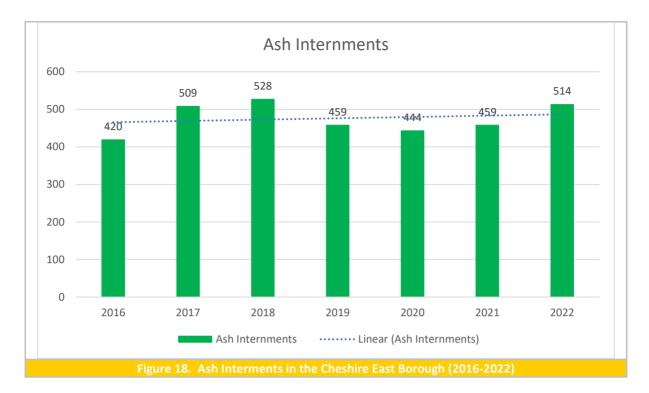


Table 4. Percentage of Burials as a proportion of Total Deaths

Year	Percentage of Burials (When compared to total deaths)
2016	8.36%
2017	8.91%
2018	8.74%
2019	8.04%
2020	7.19%
2021	6.85%

- 49 The percentage of burials (at Cheshire East borough operated cemeteries) as a proportion of total deaths has fallen over time, with burials accounting for 8.91% of deaths in 2017 whereas in 2021 burials accounted for 6.85% of deaths.
- 50 It is essential to acknowledge that the data presented in the table above does not account for deaths that have been registered in the Cheshire East Borough and then the burial has been located outside of the borough.
- 51 Whilst this analysis does not consider that post 2020 Knutsford cemetery is no longer being operated by Cheshire East Council, as Knutsford Cemetery was completing on average 26 burials between 2016 and 2019 the removal of this data set does not account for the sizeable drop in burial numbers as a percentage of deaths.

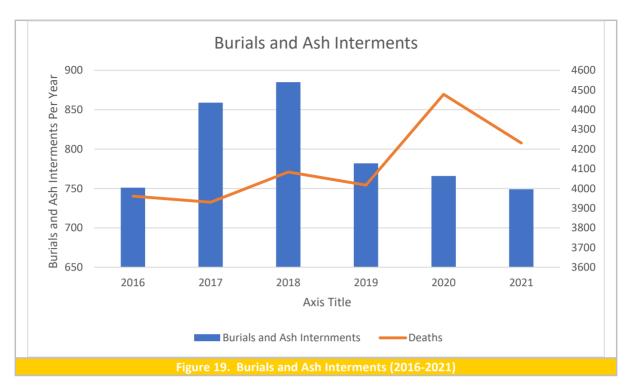
2.4 Trends in Ash Interments



- 52 The number of cremations completed across the UK is rising. The trend line on the graph above, indicates that over time the number of ash interments has increased in the Cheshire East Borough and the number of ash interments is larger than the number of full burials.
- 53 In the future this trend is expected to continue, as the price of burial plots continues to increase, as the value of land increases⁵. 3 above ground ash interments use approximately 1 square meter of area; therefore, they are far less costly than full burials. The cost for a cremation at Crewe Crematorium in January 2022 was £840 and the cost for interment is £266 (total cost of £1,106), whereas the cost for a full burial for a resident in the borough was £1,389 (Non-resident fee is £2,778).
- 54 A single full adult lawn burial measures approximately 2 square meters, therefore for a full burial the revenue per square meter is approximately £695. Whilst the possible revenue generated from a square meter of ash interments (3 cremations and ash interments) is £3,318. The revenue from ash interments is 477.4% than that of burials. As a result of this and with consideration to the fact that the number of ash interments is increasing, Cheshire East Borough Council should ensure there is suitable provision for ash interments in the future.

⁵ Statista (2023). Available Via: https://www.statista.com/statistics/1302115/development-land-value-change-uk/#:~:text=According%20to%20the%20forecast%2C%20land,by%20three%20percent%20in%202023.

2.5 A Combined Analysis of Death, Burial and Ash Interment Data in the Cheshire East Borough



- 55 The information presented as part of sections 2.2 to 2.4 is summarised in the figure above.
- 56 Burials and Ash Interments peaked at Cheshire East operated cemeteries in 2018.

2.6 Cremations in the Cheshire East Borough

- 57 A key factor affecting burial demand, is the relationship between cremation and burials. Over time the number of cremations completed across the UK has increased significantly, therefore the number of burials per annum has subsequently reduced⁶. The key factor as to why the popularity of cremation has increased over time is due to the cost and availability of cremation and crematoria. Due to the highly competitive nature of the cremation sector, this has forced prices for cremation to stay relatively low (compared to the cost of a burial).
- 58 The Cremation Society of Great Britain log the number of cremations completed per annum in the Directory of Crematoria each year, the table below illustrates the increase in popularity of cremation across England, Wales, the Isle of Man and the Channel Islands across the last 30 years.

Table 5. Percentage of Cremations Compared to Number of Deaths

Year	Number of Deaths	Number of Cremations	Percentage	Percentage Change (Decadal Variance
1989	580,108	401,420	69.20%	N/A
1999	559,423	404,050	72.22%	3.02%
2009	495,036	377,326	76.22%	4%
2019	530,481	428,046	80.64%	4.42%

⁶ The Cremation Society of Great Britain (2023) Available Via: https://www.cremation.org.uk/

- 59 The data in the table above demonstrates that over time, the number of cremations compared to the number of deaths has increased significantly in the last 30 years. Over the course of each decade, the percentage increase in the number of cremations compared to all deaths is approximately 4%. If this trend is to continue in the future, Cheshire East Council can expect the burial demand across the borough to fall over time and the demand for cremations to increase at Crewe and Macclesfield Crematorium.
- 60 The data analysed under section 2.1.2 of the strategy does not analyse burial numbers over a long period of time and therefore demonstrate the decline in burial numbers over time.
- 61 In addition, the number of cremations at Crewe and Macclesfield Crematoria (owned by Cheshire East Council and operated by Orbitas Bereavement Services Ltd) has increased over time across the two facilities:
 - 1999 2,776 cremations.
 - 2009 2,884 cremations, 3.89% increase in cremations from 1999.
 - 2019 2,875 cremations, 0.31% decrease in cremations from 2009.
- 62 There is a slight contraction in the number of cremations completed in 2019 compared to 2009, which is likely a result of other crematoria opening in the region, which in turn reduces the number of cremations as the 'catchment area' reduces in size.
- 63 Macclesfield Crematorium operates close to the crematorium's practical capacity which is a key factor as to why the number of cremations on site has plateaued over time.
- 64 The data used in this section of the strategy has not considered the cremation data from 2020 or 2021, due to the increased rate of cremation, as a result of the Covid 19 Pandemic.

2.7 Parish Churches

- 65 Section 2.1.2 of this strategy explores the trends in burials across the Cheshire East operated cemeteries and estimates that the number of burials completed per annum has decreased across the cemeteries listed over time.
- 66 The previous strategy developed in March 2019, reviewed and examined the burial data from Parish Churches across the Diocese of Chester. The Diocese of Chester supported the review with information on burials per annum and burial capacity. In order to update the review, the Diocese of Chester was once again contacted in June 2023, however they stated that they were unable to respond to the information request on this occasion.
- 67 Therefore, this section of the strategy uses previous data to make statistical assumptions regarding to the number of burials at parish churches and importantly the remaining burial capacity of the cemetery.
- 68 In 2018 75% of the 61 churches within Cheshire East recorded as having churchyards that were in use for burials. The survey identified 35 Church of England churchyards where burials still take place, although some only offer space for the burial of ashes.
- 69 Churchyards often serve small local communities and may be hundreds of years old. These factors combine to make it difficult to establish precise figures for average demand for new graves and the number of grave spaces remaining.
- 70 The results of the 2018 survey are indicated below:

Table 6. Cheshire East Survey – Parish Church Burial Data (2018)

	Table 6. Cheshire E	ast Survey – Parish Ch	Coffin	Data (2016)	Ashes	
Deanery	Parish	Church	burials per	Capacity in	-	Capacity
Bowdon	Ashley	St Elizabeth's	Year	years	year 4	in years
	•		20	4	4	20
Congleton	Alsager	Christ Church	30	1		
Congleton	Astbury	St Mary's	15	10		
Congleton	Brereton	St Oswald's	2	20		
Congleton	Church Hulme	St Luke's	5	30		
Congleton	Eaton	Christ Church	1	50		
Congleton	Goostrey	St Luke's	5	5		10
Congleton	Hulme Walfield	St Michael	1	50		
Congleton	Mossley	Holy Trinity		0	2	5
Congleton	Smallwood	St John the Baptist	2	4		
Congleton	St John	St John	2	5	2	15
Congleton	St Peter	St Peter		0	8	4
Congleton	Warmingham	St Leonards	3	50	2	50
Knutsford	Chelford	St John the Evangelist	3	10		
Knutsford	Lower Peover	St Oswald	5	50		
Knutsford	Marthall	All Saints		50		
Knutsford	Over Peover	St Lawrence	5	50		
Knutsford	Over Tabley	St Paul's		100	1	50
Macclesfield	Bosley	St Mary the Virgin	1	20	1	10
Macclesfield	Gawsworth	St James the Great	2	30	7	
Macclesfield	Henbury	St Thomas	1	10		
Macclesfield	Marton	St James & St Paul	1	50		
Macclesfield	Pott Shrigley	St Christopher's	1	40	2	35
Macclesfield	Sutton St James	St James	3	10		
Macclesfield	Wildboarclough	St Saviour	1	30		
Macclesfield	Wincle	St Michael	2	8		
Malpas	Marbury	St Michael and All Angels	2	15	2	20
Nantwich	Acton	St Mary	6	75	6	400
Nantwich	Baddiley	St Michael	1	50		
Nantwich	Burleydam	St Mary & St Michael	1	50		
Nantwich	Crewe Green	St Michael & All Angels		100		
Nantwich	Haslington	St Matthew's Haslington		100		

Nantwich	Leighton-cum-Minshull Vernon	St Peters	6	100	3	
Nantwich	Wistaston	St Mary the Virgin	12	20	15	20
Nantwich	Wrenbury	St Chad	9		5	

2.8 Town Councils

- 71 There are 11 Town Councils within Cheshire East. A series of cemeteries across the Cheshire East region are operated by town councils, these cemeteries include:
 - Middlewich Cemetery.
 - Audlem Cemetery.
 - Nether Alderley Cemetery.
 - Swettenham Cemetery.
 - Knutsford Cemetery.
- 72 In common with larger local authorities, town and parish councils generally charge higher cemetery fees to non-residents. They may also have a policy of not accepting non-resident burials, unless specific links with the community can be evidenced, as a means to prolong the capacity of their cemeteries to meet local need.
- 73 Swettenham Parish Council's cemetery regulations specify that rights of burial will be granted subject to one of the following conditions being met⁷:
 - Resident within the parish of Swettenham at date of death. Former residents who have left the
 parish due to retirement, marriage, residential care, but have a strong family link with the parish
 community.
 - Former residents who were listed in the Register of Electors for the parish within the period of 5 years prior to death. Residents from adjoining parishes who have maintained a strong connection with the parish by way of community involvement.
- 74 Nether Alderley Parish Council manages its cemetery through a Burial Board with Regulations that include persons entitled to be buried in the Burial Ground⁸:
 - "Parishioners": Persons who are resident within the civil parish of Nether Alderley or who are on the current electoral roll of St. Mary's Church, Alderley.
 - "Non-Parishioners": Anyone who lives outside the civil parish of Nether Alderley but within the ecclesiastical parish of St. Mary, Alderley. "Non-Parishioners": Anyone who lives outside the civil parish of Nether Alderley but who has lived within the civil parish of Nether Alderley for a period of no less than 10 years at any stage. "Non-Parishioners": Anyone who has been on the electoral roll of St. Mary's Church, Alderley, for a period of no less than 10 years at any stage. "Non-Parishioners": Anyone who has lived within the ecclesiastical parish area of Great Warford for a period of no less than 10 years at any stage.
- 75 Therefore, burial space might be available in parish council cemeteries, but only to local residents.

⁷ Swettenham Council (2023). Available Via:

http://www.swettenhamparishcouncil.org.uk/ UserFiles/Files/Cemetery/Cemetery%20Rules%202023.pdf

⁸ Nether Alderley Council (2019). Available Via: https://www.netheralderleyparish.com/wp-content/uploads/Burial-Board-Regulations-2019-Booklet-1.pdf

3 Demographic Context

- 76 In order to further understand and analyse the demand for burial space, it is important to consider the demographic context of the Cheshire East Borough. In particular the following factors are key to understanding the demand for burial space:
 - Ageing Population.
 - Birth Rates and Expanding Population.
 - Mortality Rates.
 - · Religious Beliefs.
 - Socioeconomic Factors.
- 77 This chapter will explore the relationship and trends between the factors listed above and the burial data presented throughout chapter 2.
- 78 The data presented in this section of the strategy is largely taken from the Office for National Statistics (ONS) Census Data which was collected in 2021. Some of the data presented is based upon population estimates to formulate population projections at local authority level.

3.1 Ageing Population

- 79 The table below shows the number of Cheshire East residents split into age bands relative to England as a whole. The data shows the predominant age band is Age 55-59 in Cheshire East, representing 7.65% of the population and the predominant age band is Age 30-34 for England, representing 7% of the population. The 55-59 age group is likely reflective of the 'Baby Boomer' generation⁹.
- 80 There will be an increase in need for burial services associated with the Baby Boomers which is estimated between the years of 2026 and 2044. The estimation is based on the increase in births in the generation between 1946 and 1970, then the average life expectancy of 80 years old.
- 81 In the Cheshire East Borough, the number of people aged over 65 in 2021 was 89,200, accounting for 18.41% of the total population. In the future this figure is projected to increase, and an expanding ageing population is intrinsically linked to increasing death rates due to a larger proportion of deaths occurring. Therefore, regional and national death rates are expected to rise in the future, along with the need for burials. Similarly, the population aged over 65 in England in 2021 was also 18.41%.
- 82 Upon comparison of data previously collected as part of the 2011 Census the proportion of the population aged over 65 has decreased from 19.3%, this can largely be attributed to the migration of young people to the borough and as a result of Covid-19 whereby death rates particularly increased amongst the elderly age groups. By contrast, the proportion of the population aged over 65 in England has increased by 2.01% from 16.4%.
- 83 Given that a high percentage of the population in the borough are aged between 50 and 65 (21.67%) in the next 15 to 30 years, it is highly likely that the ageing population will significantly increase the death rate and thus more burials and ash interment will occur per annum in the coming years.

⁹ ONS (2023) Available From:

Table 7. Age bands for Cheshire East residents and for England (2021)

Age Band	Cheshire East	% Of Population	England	% Of Population
0-4	19,900	4.99%	3,077,000	5.45%
5-9	22,100	5.54%	3,348,600	5.93%
10-14	22,900	5.74%	3,413,100	6.04%
15-19	19,700	4.94%	3,218,900	5.70%
20-24	17,600	4.41%	3,414,400	6.04%
25-29	21,700	5.44%	3,715,400	6.58%
30-34	24,300	6.09%	3,952,600	7.00%
35-39	24,500	6.14%	3,795,400	6.72%
40-44	23,900	5.99%	3,580,400	6.34%
45-49	26,400	6.62%	3,602,600	6.38%
50-54	30,300	7.60%	3,907,700	6.92%
55-59	30,500	7.65%	3,806,300	6.74%
60-64	25,600	6.42%	3,256,100	5.76%
65-69	22,300	5.59%	2,767,500	4.90%
70-74	24,400	6.12%	2,796,600	4.95%
75-79	18,000	4.51%	2,038,800	3.61%
80-84	12,500	3.13%	1,427,900	2.53%
85-89	7,600	1.91%	872,200	1.54%
90+	4,400	1.10%	498,200	0.88%
Total	398,800	100%	56,489,800	100%

- 84 The Office for National Statistics (ONS) provide population estimates each year and the number of deaths recorded each year, this data is shown in the table below for the period between 2016-2021.
- 85 The data demonstrates that in the Cheshire East area, the population is estimated to have increased each year between 2016-2021. It is likely that the increase in population between 2020 and 2021 is due to the population estimates for each year until 2021 being lower than the actual number, as the 2021 figure uses data collected from the Census.
- 86 Upon review of the death rate for the borough it is clear that the death rates have stayed fairly constant between 2016 and 2021 (when not considering 2020), this is expected as due to the high population of the area it would require a significant unusual event (such as a natural disaster) to increase deaths by a significant number.
- 87 The population density across the borough is highest in the urban areas of Crewe and Macclesfield. Also, the population centres of Congleton, Knutsford, Sandbach and Wilmslow have notable populations.
- 88 According to data collected as part of the 2021 census the population density of the borough is 341.9 (the number of usual residents per square kilometre). This is lower than the population density of the northwest region which is 525.8 residents per square kilometre and lower than the population density for England and Wales which is 394.6 residents per square kilometre.
- 89 Given that population density is relatively low in the Cheshire East region, it implies that residents of the Cheshire East Borough are required to travel further distances in order to reach community facilities such as cemeteries.

Table 8. Population estimates, Total deaths and death rates for Cheshire East Borough (ONS)

	2016	2017	2018	2019	2020	2021
			Cheshir	e East		
Population	376,700	378,800	380,800	384,200	386,700	400,500
Total deaths	3,961	3,930	4,084	4,017	4,478	4,231
Death rate	1.05%	1.04%	1.07%	1.09%	1.16%	1.06%

- 90 Over the 6 years shown in the table above the population in the borough has increased by 6.32%. If the population of the Cheshire East borough continues to increase at 6.32%, in 30 years the population could reach 544,098 people in 2051. This increase in population and an ageing population would cause increased pressure on bereavement services in the borough (both burial provision and number of cremations).
- 91 As discussed throughout this section of the strategy, Cheshire East Council should plan and prepare for an increased population (and increased death rate) by ensuring the council's existing cemeteries and any new cemeteries have appropriate provision for both burials and ash interments to meet the needs of Cheshire East communities.

3.2 Religious Beliefs

- 92 Religious beliefs and practices play a significant role in an individual's choice between burial and cremation, with certain religions traditions prohibiting cremation.
- 93 As a local authority one of the core values of the Cheshire East Borough organisation is to 'provide services that customers need', therefore suitable burial provision needs to be in place to meet the needs of all religious communities.
- 94 The table below indicates the population of the Cheshire East Borough (2021) by religious group. Given this information was collected during a census, 5.5% of responses were registered as 'Not Answered', in practice every person has a religious belief even if they have no religious belief.

Table 9. Population by Religious Group for Cheshire East Borough (ONS)

. , ,	
Religious Group	Percentage of Population
Christian	54.3% (216,629)
No Religion	37.7% (150,257)
Not Answered	5.5% (21,815)
Muslim	1.0% (4,140)
Hindu	0.5% (2,046)
Other Religion	0.4% (1,558)
Buddhist	0.3% (1,314)
Jewish	0.2% (640)
Sikh	0.1% (371)

- 95 Across several cemeteries operated by Cheshire East there are records detailing historic provision for Islamic burials.
- 96 A review of provision in accordance with religious requirements will be completed in future supplementary documents.

3.3 Future Population Estimates

97 The ONS release a series of population estimates to project the likely population for local authorities across the UK¹⁰.

Table 10. 2018-based Subnational Population Projections (ONS)

Year	Projected Population Cheshire East Region
2018	380,790
2028	399,336
2038	413,025

- 98 The table above demonstrates that between 2018 and 2038, the ONS estimate that the population of the region is expected to increase by 8.465% to 413,025 people.
- 99 An increase in population will increase pressure on Cheshire East operated cemeteries.

 $^{^{10}}$ ONS (2020). Available From:

4 Legal Context

4.1 The Provision and Maintenance of Cemeteries

- 100 Cheshire East Council is a burial authority by virtue of the Local Government Act 1972, as amended. The Council provides and manages its cemeteries within the framework of the Local Authorities' Cemeteries Order 1977 (LACO), as amended.
- 101The provision of cemeteries is not a statutory duty. However, LACO places various statutory duties upon local authorities in relation to cemeteries that they already provide, include the duty to "keep the cemetery in good order and repair, together with all buildings, walls and fences thereon and other buildings provided for use therewith" under the Local Authorities' Cemeteries Order 1977 article 4 (1).

4.2 Maintenance of Closed Churchyards

- 102 The Local Government Act 1972 also places duties upon local authorities, in certain circumstances, in relation to Church of England churchyards. Where a churchyard has been formally closed under the Burial Act 1853 by Her Majesty by Order in Privy Council, the duty to maintain the churchyard automatically falls upon the Parochial Church Council.
- 103 However, the Parochial Church Council may serve a written request upon a relevant local authority, normally the Parish Council, to take over the maintenance of the churchyard. Within 3 months of the service of the original request, the parish council may in turn pass the responsibility to maintain the churchyard to the next relevant level of local government, including borough councils and unitary authorities.
- 104The level of maintenance required in a closed churchyard is specified in the Local Government Act 1972 s.215(1):
- 1053 Local Authorities' Cemeteries Order 1977 article 4(1)
 - "... the parochial church council shall maintain it by keeping it in decent order and its walls and fences in good repair."
- 106 Where, under s.215(2), the PCC serve a request on the relevant local authority to take over the maintenance of the churchyard there is a duty imposed:
 - "... the maintenance of the churchyard shall be taken over by the authority on whom the request is served ..."
- 107The local authority becomes responsible in lieu of the parochial church council for the maintenance of the closed churchyard and thus the local authority is under a statutory duty to maintain the closed churchyard to the same standard as that required by s.215(1) of the PCC, i.e.
 - "in decent order and its walls and fences in good repair".
- 108The Ministry of Justice confirm this in its document 'Churchyard Closures: Frequently Asked Questions':

4.2.1 Consecration

109 With a consecrated burial ground, the responsibility to maintain the cemetery lies with the local authority however all the decisions associated with the management of the cemetery are required to be determined by the Church of England. On occasion this can lead to operational difficulties.

4.3 Re-use of Graves

- 110 Across the UK, there is a growing awareness of the unsustainable way in which cemeteries are managed. As cemeteries fill up, the solution is to create new cemeteries, leaving the old ones to decline through lack of income.
- 111This is an inevitable consequence of the system created by the Victorians to meet a burial space crisis, caused by a rapid increase and urbanisation of the population and epidemics of cholera, which led to demand overwhelming supply in urban parish churchyards.
- 112 In seeking to rectify the situation at that time, the Victorians invented a solution that has created huge negative implications in the present. The Victorians not only enabled the formal closure of churchyards and the creation of new cemeteries, but also introduced the concept of granting burial rights in perpetuity and introduced legislation that prohibits the disturbance of human remains.
- 113 Whilst parish churchyards have met local burial needs for centuries by the re-use of graves, this is not an option in cemeteries where exclusive rights of burial and prohibitions on disturbance exist. Land becomes locked up and unavailable for further burials.
- 114 Legislation applies to London local authorities, which goes a little way towards enabling the re-use of graves. New legislation in Scotland is addressing this matter there. However, there appear to be no signs of new legislation forthcoming that would enable local authorities in England to extinguish exclusive rights and re-use old graves.
- 115The term 're-use' refers to the disturbance of old burials in order to make space for new burials. It requires specific legal permission, without which it is illegal.
- 116 It is possible to obtain faculty permission from the Chancellor of the diocese to enable the re-use of old public graves in consecrated areas. This has already been successfully implemented at the City of London Cemetery and by the London Borough of Enfield at Edmonton Cemetery. The issue of a faculty cannot be guaranteed, but the likelihood is increased by adequate preparation for the faculty application process.
- 117This option is not practicable for individual or small groups of graves and requires a reasonable number of public graves located within a defined area and which have not received a burial for 75 years or more.
- 118 In practice, the grave is reopened to sufficient depth for two new burials. It remains of the uppermost original burial are uncovered during excavation they are removed and reburied in a communal grave nearby. The remaining original burials are left undisturbed.
- 119 Since the faculties were issued to the two London local authorities mentioned above, s.25 of the Burial Act 1857 has been amended and a faculty could now authorise the exhumation of old burials and their replacement at a lower depth within the same grave.
- 120 It is important to note that the faculty jurisdiction of the Church of England does not override statute law and separate statutory powers are required to enable exclusive rights of burial to be extinguished. Such powers do not currently exist for local authorities outside of London.
- 121 Currently, re-use of old graves in Cheshire East could only occur under faculty relating solely to old public graves on consecrated land.

4.4 Burial Records

- 122 Since the 16th century, it has been a requirement for vicars to maintain a register of baptisms and marriages, and also burials in parish churchyards. The Parochial Registers Act 1812 required the Burial Register to be kept separately and prescribed its basic form and required all burials to be consecutively numbered. The Act also required a copy to be made of the entries in the Register to be sent annually to the Registrar of the Diocese.
- 123 When cemeteries first developed in the 19th Century, they followed this established pattern of keeping records of all burials. The Burial Act 1853 required the Register to be in the same format as a church Burial Register and, again, a copy of the entries to be sent annually to the Registrar of the Diocese. The Burial Act 1857 emphasized the importance of the Burial Register by making it a felony to wilfully damage, destroy or make a false entry in it.
- 124The Local Authorities' Cemeteries Order 1977 (LACO), as amended by the Local Authorities' Cemeteries (Amendment) Order 1986, is the legislation currently applicable to the registration of burials and the recording of the sale of exclusive rights.
- 125 LACO was the first legislation to prescribe in some detail the content of the records. The 1986 amendment enables the keeping of the statutory cemetery records on computer.

5 Public Consultation

5.1 Consultation outreach

- 126The prior Cemeteries Strategy Consultation conducted by Cheshire East Council was in 2018 with a total of 297 responses.
- 127The latest consultation has surpassed this figure with 421 responses received representing a 42% increase between 2018 and 2022.
- 128The results of the consultation are presented within this section of the report. The results of the consultation exercise were used to inform the strategy update. The results of the consultation informed the key shift from the previous report which suggested that CEC should continue to operate two sites (the updated strategy suggests that the sites listed throughout this report should continue to be operated into the future.

5.2 Burial Versus Cremation

129 Majority (54%) prefer cremation with 31% preferring burial. Most preferring burial (79%) would prefer to be buried in a graveyard next to relatives or friends.

5.3 Location of Future Burial Provision in Cheshire East

- 13074% of respondents felt future burial provision should be made at all cemeteries across Cheshire East, by extending them where possible.
 - Only 9% felt future burial provision should only be available at the two principal cemeteries at Crewe and Macclesfield.
 - Detractors suggested:
 - People should have a right to be buried in the town they lived in
 - Burial sites should be easily accessible to friends and family
 - 30-minute drive times are not local and are too far to travel to from some places, especially for the elderly, disabled or those with ill health.
 - Public transport is not good enough to access just the 2 principal cemeteries

5.4 Alternative Preferences After Death

131 There were significant levels of interest in alternative preferences after death, including:

- 58% felt that making woodland / natural burial sites was important
- 49% would be interested in alternative methods to cremation such as organics reduction or alkaline hydrolysis
- 46% would be interested in alternative sites for memorial plagues in Cheshire East

5.5 Environmental Sustainability

132 Respondents supported environmental sustainability in Cheshire Easts cemeteries and crematoria:

- 79% felt it is important to make places for wildlife and nature with cemeteries.
- 64% felt it is important to reduce the carbon output of crematoria.
- 133 While 16/33 comments suggested the council should make cemeteries wildlife-friendly and 'natural', there were detractors who stated:
 - It is also important for cemeteries to be neat and attractive places for the bereaved to visit, and making cemeteries places for wildlife should not mean the council exploit this solely as a cost saving exercise at the expense of maintaining cemeteries to a reasonable standard.

5.6 Gypsy, Roma & Traveller Community Feedback

- 134The consultation included outreach from the council's Communities team who visited 17 different Gypsy, Roma & Traveller addresses across Cheshire East, 21 residents from these sites completing a short survey who stated:
 - 100% would like to be buried once they die.
 - 76% felt burial provision should be made at all cemeteries, rather than just at Crewe and Macclesfield (24%).
 - 43% felt more should be done to make sure its cemeteries are looked after e.g. by removing memorabilia and tributes left around graves, 52% disagreed.
- 135 Detractors disagreed that memorabilia should be removed from graves suggesting that gifts on graves and the way these communities grieve is cultural with some responses suggesting a sense of victimisation in how these communities choose to bury and/or celebrate their dead.
- 136 It is noted that the wording in the current draft is to be amended to the proper Gypsy, Roma & Traveller designation.

5.7 Cemetery Regulations

- 137**47**% of respondents felt content and tone of current Cemetery Regulations is appropriate, 7% did not think they were appropriate, and 46% did not know either way. Suggested improvements to the regulations included:
 - Making the tone less "haughty", "cold", and "aggressive".
 - Being written in a more customer friendly with lighter style of language in plain English
 - Producing a shorter, easily readable version, perhaps using a larger font, with images and colour to assist the visually impaired
- 138**45%** of respondents felt the council must do more to ensure the Cemetery Regulations are upheld, 30% felt the council does not need to, and 24% did not know either way. The regulations they felt needed to be upheld more included:
 - Removing memorabilia and tributes (e.g decorations, photos, toys, teddies, decomposing items, tacky items, balloons, trinkets etc), especially after a certain amount of time with some suggesting a 2 week period
 - Not allowing and / or removing very large memorabilia, tributes or headstones, as some are felt to be disrespectful to neighbouring graves

- Ensuring memorabilia are environmentally friendly e.g. not plastic
- Upholding dignity in cemeteries by preventing "parties" in the cemetery, fireworks, music and even bouncy castles
- Upholding the ban on dogs in cemeteries, and dogs that are off the lead
- Stopping anti-social behaviour including skateboarding and cycling

6 <u>Vision, Policies and Objectives of CEC</u>

- 139 The vision is to ensure that the quantitative and qualitative needs of the people of Cheshire East for burial are met, by working with other providers, both existing and potential, to enable this provision to be located in proximity to the population, which is often widely dispersed across Cheshire East's 1,166 square kilometres.
- 140 Since the previous strategy document was produced the local authorities, burial strategy has switched from focussing on providing the majority of burial provision across two sites in Crewe and Macclesfield respectively to a local focus with a series of local cemetery hubs to meet the burial needs of local communities.
- 141The vision requires an awareness of levels of demand and capacity and their distribution, to seek to meet those needs through developing appropriate provision in terms of location and type of burial facilities.
- 142 A policy of optimising burial space in existing cemeteries, sensitive to aesthetic, heritage, and access considerations, would maximise the period during which each cemetery will be able to offer new graves.
- 143 A policy on an appropriate fee structure for exclusive rights of burial agreed with reference to supply and demand that could cover a range of exclusive rights that befits both the bereaved and the Council, would provide greater flexibility and sustainability.
- 144 Exclusive rights of burial could be offered with a range of periods, such as 25, 50 and 75 years, a range of renewal options, such as five or ten years, and priced accordingly. The shortest period would be offered at the lowest price and would benefit those unable to afford the longer periods. It would enable them to subsequently renew the exclusive rights at affordable rates if they so wished. This would be a more appropriate way to provide equality of opportunity than a single price.
- 145 Further policies are set to be developed following completion of the masterplans of each of the Cheshire East operated cemeteries.

7 <u>Cemetery Strategy Short to Medium Term</u>

- 146The previous Cheshire East Cemeteries Strategy, published in March 2019 identifies a series of short, medium and long term actions and targets for the council to pursue.
- 147The below section of the strategy outlines the progress to date against these targets and updates the actions if required.
- 148 The council's is currently delivering a capital project to replace the current data bases and mapping software. The project is currently in progress with the council's IT team and specialist IT partners.
- 149Target 1 the strategic management of the cemeteries requires ready access to reliable data, which will be provided by:
 - Consolidation of the three separate BACAS databases.
 - Inclusion of mapping of graves in BACAS for all cemeteries.
 - Confirm ability of BACAS to produce management statistics suited to the specific needs of Cheshire East Council.
 - Provision of resources, including training in the use of the mapping program, to identify graves in each section of each cemetery that are empty, available, and deliverable.
 - Audit of data held within BACAS to ensure accuracy.
- 150Target 1 Update currently the council is delivering a capital project to replace the current data bases and mapping software. The project is currently in progress with the council's IT team and specialist IT partners.
- 151 Target 2 review periods of exclusive rights, extension periods and pricing structure.
- 152 Target 2 Update the Council has taken advice on Exclusive rights of burial to ensure compliance with legislation. Annual reviews of pricing structures occur as part of the local authorities' fees and charges scheme. The council consider this target as actioned and complete as the council has received advice on exclusive rights of burial.
- 153Target 3 research potential solutions to overcoming difficult ground conditions at Wilmslow Cemetery.
- 154Target 3 Update this action is set to be undertaken as part of the site management plan to be developed for all cemetery sites following completion of the cemetery's strategy. A number of options have been reached to adapt to ground conditions.
- 155 Target 4 progress the development of the extension of Weston Cemetery.
- 156Target 4 Update a planning application for the cemetery extension has been completed and granted with full permission. Construction is yet to formally commence on this project as of July 2023.

- 157Target 5 to consider, where appropriate, the transfer of existing facilities or working to set up a trust for future cemetery provision where there is a desire to provide more local provision over and above Cheshire East's principal provision.
- 158 Target 5 Update the council is open to consider all applications for Town or Parish Councils for the transfer of facilities or management and is aware since the last strategy the completion of transfer of the operation of Knutsford cemetery to Knutsford Town Council.
- 159 Target 6 the Council will also consider how to provide for natural and modern methods of burial such as green, woodland or natural burial grounds, or "park like" spaces where people can scatter or bury ashes/ash containers.
- 160 Target 6 Update this target will be considered as part of the management plan for key sites with proposals where appetite at certain Council sites to provide for this type of commemoration. The council is also aware of the development within the bough of private sector provision to fulfil this need.
- 161 It is proposed to develop the site operational management plans over a circa 12-month period in the following prioritised order;
 - Sandbach Cemetery
 - Alderley Edge Cemetery
 - Congleton Cemetery
 - Coppenhall, Crewe and Meadow Brook Cemeteries combined under a single management plan due to their geographical proximity
 - Macclesfield Cemetery
 - Nantwich Cemetery
 - Weston Cemetery
 - Wilmslow Cemetery
- 162 As these documents are operational in nature it is intended that they will be developed, approved and implemented for use under a delegation to officers.
- 163 Developed management plans will be drawn together into a prioritised Cemeteries Investment Programme (CIP) which will look holistically across all sites to understand where, when and how targeted investment is needed in order to continue to provide the same high service standards. These management plans will be developed in conjunction with the operator of the sites Orbitas to ensure that the plans align with future operational requirements. Once developed the CIP will be brought back to Committee at a future date for approval, prior to implementation, excluding those projects which are already committed investments.

8 Cemetery Strategy Long Term (2043 Onwards)

- 164 Given that 5 years have passed since the previous strategy the councils long term targets remain the same as the previous strategy update.
- 165 Cheshire East Council to manage the cemeteries referenced throughout the strategy, providing burial facilities that are sustainable, through a combination of the measures already taken in the short and medium term.
- 166 Continue to consider the transfer of existing facilities and or the creation of trusts for future cemetery provision, where appropriate, (as above).
- 167 The short-term actions relating to BACAS will provide ready access to accurate and reliable data and associated mapping will enable the Council in the long-term to:
 - Optimise the use of land already available within existing cemeteries.
 - Continue liaison, co-operation and appropriate degrees of joint-working, with town and parish council and churches to ensure continued burial space provision to meet local need.
- 168The council is looking to implement the developed cemetery management plans and extensions in accordance with the CIP and giving due consideration to the financial ability of the council to deliver this.

Cheshire East Council Cemetery Regulations

06 December 2023

DRAFT FOR COMMENT





Introduction

- We recognise that you may be reading these regulations at a time of great loss and hope that our cemetery staff are able to help you through this difficult time. We hope this document provides clarity on the regulations associated with burial and cremation in Cheshire East
- 2. Cheshire East Borough Council welcomes all visitors to their cemetery grounds. Visitors are kindly asked to respect the peace, dignity and reverence of these facilities in order to promote them as places of tranquillity for quiet reflection.
- 3. Visitors are requested to contribute to the peaceful environment that the Council seeks to maintain within the cemeteries by acting in a dignified and respectful manner at all times and to comply with the requirements of these Regulations and relevant Terms and Conditions.
- 4. These regulations are the general terms and conditions under which Cheshire East Council operates its cemeteries. They are designed to ensure the safe and peaceful operational enjoyment of the cemeteries for all visitors and staff.
- 5. Additional specific terms and conditions apply to particular areas and features within the sites.

Charter for the Bereaved

6. The Council participates in the Institute of Cemetery and Crematorium Management's Burial and Cremation Charter for the Bereaved. A summary of the 33 Charter rights is available free of charge from the Cemetery Offices. A full copy of the Charter document is available for inspection at the Cemetery Offices and may be purchased from the Institute of Cemetery and Crematorium Management.

Locations

Area	Address	Post Code
Bereavement Administration Office (North)	The Cemetery Lodge, 87 Prestbury Road, Macclesfield. Telephone 01625 383 946-8	SK10 3BU
Alderley Edge Cemetery	Chelford Road, Chorley	SK9 7TQ
Congleton Cemetery	Howey Lane, Congleton	CW12 4AE
Macclesfield Cemetery & Crematorium	Prestbury Road, Macclesfield	SK10 3BU
Wilmslow Cemetery	Manchester Road, Wilmslow	SK9 2LE
Bereavement Administration Office (South)	The Cemetery Office, Market Close, Crewe. Telephone 01270 685 545	CW1 2NA
Crewe Coppenhall Cemetery	Reid Street, Coppenhall	CW1 3DZ
Crewe Badger Avenue Cemetery & Crematorium	Badger Avenue, Crewe	CW1 3JG
Crewe Meadow Brook Cemetery	Minshull New Road, Crewe	CW1 3PP
Nantwich Cemetery	Whitehouse Lane, Nantwich	CW5 6HP
Sandbach Cemetery	The Hill, Sandbach	CW11 1JJ
Weston Cemetery	Cemetery Road, Weston	CW2 5LQ

Access

- 7. Private motor vehicles may use the designated roads within the cemeteries, respecting the cemetery environment. They must not exceed 10 mph and must not be driven off the roads onto adjoining areas at any time.
- 8. Parking is available in designated car parks within the cemeteries at Congleton, Crewe Badger Avenue, Crewe Meadow Brook and Macclesfield. Vehicles may be parked on the roads within the cemeteries, provided the vehicle remains wholly on the carriageway, except for the cemeteries at Crewe Coppenhall and Weston, where there is no vehicular access.
- 9. The Council may temporarily close the whole or part of a Cemetery or the Crematorium grounds as often as, in the opinion of the Council, such closure is required.

- 10. Buses and coaches must not enter the cemeteries and all passengers must disembark at the entrance, unless given prior consent by the council or the council's agents.
- 11. The roads within the cemeteries must not be used for the purpose of learning to drive.
- 12. Cycles are permitted in the cemeteries, but must be ridden on the roads only and at a maximum speed of 10 mph.
- 13. Skateboarding, roller skating and similar activities are not permitted within the cemeteries.
- 14. Children under the age of 10 years may only visit the cemeteries if accompanied and supervised by a responsible adult.
- 15. Dogs are permitted within the cemeteries, but must be kept under strict control and on a lead at all times. As is the case in all public areas the person in charge of a dog is responsible for cleaning up and appropriately disposing of any dog fouling that may occur within the cemeteries.
- 16. Horses are not permitted within the cemeteries, with the exception of horses used to draw a hearse.

Conduct

- 17. Our cemeteries are places of peace and reflection. In the interests of others, we will not permit anyone to:
 - create any disturbance or commit any nuisance
 - interfere with, or act in a disrespectful manner towards, any burial taking place
 - interfere with any grave, vault, memorial, plants or trees
 - play at any game or sport
 - consume alcohol, except in association with burial ritual or by prior authorisation from the Bereavement Services Manager
 - use threatening, offensive or abusive language towards any staff member or visitor or assault any staff member or visitor
 - undertake commercial filming or photography without prior authorisation from the Bereavement Services Manager
 - undertake guided walks or tours without prior authorisation from the Bereavement Services Manager
 - launch fireworks, balloons or other similar, within the Cemetery Boundary.
- 18. Local Authorities Cemeteries Order 1977 Article 18
- 19. No person shall:
 - wilfully create any disturbance in a cemetery;

- commit any nuisance in a cemetery;
 - wilfully interfere with any burial taking place in a cemetery;
 - wilfully interfere with any grave or vault, any tombstone or other memorial, or any flowers or plants on any such matter; or
 - play at any game or sport in a cemetery.
- 20. No person not being an officer or servant of the burial authority or another person so authorised by or on behalf of the burial authority shall enter or remain in a cemetery at any hour when it is closed to the public.
- 21. Any person who contravenes the above shall be liable on summary conviction to a fine not exceeding £100 and in the case of a continuing offence to a fine not exceeding £10 for each day during which the offence continues after conviction therefor.
- 22. Any person who fails to meet these reasonable standards of conduct will be asked to leave the site immediately and also may be subject to civil or criminal action as appropriate.

Burials Procedure

Type of burial	Delivery of Notice of Interment and Registrar's or Coroner's certificate to the appropriate Bereavement Administration Office
Coffin burial in a new grave	Minimum of 3 working days before the burial
Coffin burial in a reopened grave	Minimum of 2 working days before the burial
Ashes burial	Minimum of 2 working days before the burial

- 23. The Council shall not be responsible for:
 - Any discrepancies, errors or omissions in any 'Notice of Interment' or other document relating to a funeral or the consequences arising from such discrepancies, errors or omissions.
- 24. Failure to complete any documents appropriately and in accordance to the law relating to a funeral or the late receipt of any 'Notice of Interment' or other documents will result in the delay of the funeral.
- 25. Where the funeral involves the reopening of a purchased grave, the funeral may only proceed where sufficient space remains in the grave and under one of the following circumstances:
- 26. The written consent of the registered owner of the exclusive rights is included on the 'Notice of Interment.'

- 27. The funeral is that of the registered owner of the exclusive rights.
- 28. In any other circumstances, the ownership of the exclusive rights must be formally transferred to the person legally entitled to ownership before the funeral may take place.
- 29. This transfer should be completed using forms supplied by the Council.
- 30. The Council shall not be held responsible if, due to factors outside their control, the full number of Interments in a Grave cannot be achieved.
- 31. All fees associated with a burial in the Council's cemeteries must be received at the appropriate Bereavement Administration Office together with the Notice of Interment and Registrar's or Coroner's certificate.
- 32. All graves and ashes plots will be prepared by the Cemetery Staff or their nominated agent.
- 33. Where mourners wish to backfill a grave, advance notice of this should be communicated to the Bereavement Administration Office on the Notice of Interment.
- 34. The Council adheres to the Federation of Burial and Cremation Authorities "Code of Burial Practice" dated October 2013

Faith and Religious Requirements

- 35. Wherever possible the Council will seek to accommodate recognised faith or religious requirements for burial. We have consulted different faith groups and as a result of this engagement provide the following section to acknowledge the requirements of the Muslim community. If there are other specific recognised faith or religious requirements not currently covered by these regulations, please contact us to discuss how we may accommodate them. (Contact details at the end of the regulations).
- 36. The Council recognises the wishes of the Muslim community to bury their dead in accordance with their faith and practice. The Muslim community may bury their dead in shrouds and/or remove the coffin lid at the graveside if so desired, provided that:-
 - the body is conveyed to the graveside in a suitable lidded coffin or container approved by the Registrar;
 - the shrouded body shall not be visible or removed from the coffin or container until all mourners have assembled around the graveside so as to obscure the body from public view;
 - Cemetery staff, or others employed by the Council, shall not be required to come into contact with the body at any time;

- in order to satisfy the Public Health (Control of Disease) Act 1984, the body of a person dying from a notifiable disease will not be permitted to be handled, transported, or buried unless enclosed in a coffin;
- a stock grave be prepared ready to facilitate burial as soon as possible after death. Sufficient wooden timbers are to be used to form a chamber into which burial may take place;
- all graves are prepared in such a way that the body rests on the right side and faces Mecca:
- after settlement of the grave, and if requested, turf mounding of the graves to a depth of 6 inches will be carried out by the Cemetery Staff.

Types of coffin / container

- 37. The body of any deceased person will not be accepted for interment unless it is enclosed within a coffin of a type and style approved by the Bereavement Services Manager. Details of any special or unusual coffin or casket should be referred to the Cemeteries and Crematorium Office when the arrangements are being made for the interment or cremation.
- 38. The type of coffin or other container that will be accepted for burial in the cemeteries must be appropriate for the type of burial:
 - Standard burial: any type of coffin or casket except zinc-lined, lead-lined or made of metal.
 - Shroud burial: the shrouded body should be brought to the cemetery in a coffin, from which it is removed prior to lowering the shrouded body into the grave.
- 39. The standard grave space provided in the cemeteries accommodates most sizes of coffin and casket. However, in the case of a particularly large coffin or casket, it will be necessary to allocate and charge for 2 grave spaces to enable the burial to take place.

Private Graves / Exclusive Rights of Burial

- 40. The cemeteries and each grave space within them are the property of the Council. However, the Council may grant the Exclusive Right of Burial within a grave space or ashes plot for 100 years, subject to specific terms and conditions relevant to the particular type of grave or plot selected in each case.
- 41. The Council would normally limit the purchases of graves on a pre-need basis to 2 graves per transaction. Subject to restrictions of capacity we may not be able to accommodate 2 graves adjacent in any one given area.
- 42. There is a fee payable for the purchase of the Exclusive Right of Burial. In addition, there is a fee payable for each burial that takes place in the grave or plot.

- 43. The Council issues a formal Deed of Grant of Exclusive Right of Burial for each grave or plot and, together with these Regulations and the associated Terms and Conditions issued at the same time, this forms the legal contract between the Council and the purchaser.
- 44. The Exclusive Right of Burial entitles the registered holder(s) to:
 - Be buried in the grave or plot, subject to space being available;
 - Authorize further burials in the grave or plot, subject to space being available;
 - Apply and erect a suitable memorial on the grave or plot, in accordance with the Regulations and Terms and Conditions specific to the type of grave;
 - Apply for an additional inscription on a memorial on the grave or plot.
- 45. Ownership of the Exclusive Right of Burial does not give individuals or families the right to place any items on a grave or plot that is not permitted in cemeteries. Please see the grounds maintenance section below.
- 46. No burial may take place within a grave and no memorial may be erected upon a grave without the written consent of the registered owner of the Exclusive Right of Burial in that grave.
- 47. The Council will grant the Exclusive Right of Burial in a grave to one named individual. Where desired, the Council will grant the Exclusive Right of Burial in a grave to two named individuals. Each registered owner of the Exclusive Right of Burial may be buried in the grave without the consent of the other registered owner, subject to there being sufficient space within the grave.
- 48. However, the written consent of both registered owners will be required to enable a memorial to be erected on the grave or to permit the burial in the grave of any other person.
- 49. Possession of the Deed of Grant of Exclusive Right of Burial in itself does not prove ownership of the exclusive rights. The ownership of the Exclusive Right of Burial belongs to the purchaser as registered by the Council at the time of the sale of the right or following the registered transfer of ownership.
- 50. The ownership of the Exclusive Right of Burial may be transferred either during the owner's lifetime or after their death, using the appropriate Council Forms.
- 51. At least one year prior to the expiry of the Exclusive Right of Burial in a grave, the Council will seek to contact the registered Grantee offering to extend the Exclusive Right of Burial. However, where the Exclusive Right of Burial in any grave expires and is not renewed, it will revert to the Council.

- 52. In such cases, neither the original purchaser of the Exclusive Right of Burial nor anyone to whom the Exclusive Right of Burial may have been transferred has any rights to the grave. The Council reserves the right to remove any memorial on a grave where the Exclusive Right of Burial has expired and after 3 months to use or dispose of the memorial in any manner it thinks fit.
- 53. It is the responsibility of the owner of the Exclusive Right of Burial to inform the Council of any change of address or their intention to transfer ownership of the right.

Public Graves

- 54. A public grave is one in which no exclusive right of burial has been granted and in which the Council may bury the bodies of unrelated people at any time.
- 55. There is a fee payable for each burial that takes in the grave or plot.
- 56. If it is desired to erect a memorial upon a public grave, it will be necessary to purchase the Exclusive Right of Burial, which includes the right to erect and maintain a memorial. This option is only available in relation to the most recent burial in the grave.

Grave Spaces and Memorials

- 57. Grave surfaces will be turfed flat except where specifically indicated otherwise at the point of grave purchase. The turfed area of the grave must not be cut to form a flowerbed or for any other purpose, and nothing shall be placed on the turf. Any items placed on the grave surface, turfed or otherwise, following a period of 1 month after the interment will be removed by cemetery staff without prior warning and disposed of.
- 58. Memorials must conform to the specific standards set for each type of grave and contained within the relevant Terms and Conditions (must be specified eg not exceed 42 inches (107 cm) in height or width, and all headstones must be between 3 inches (7.5 cm) and 5 inches (12.5 cm) in thickness). These standards relate to design, materials, size and methods of fixing.
- 59. Unless specified otherwise in a site specific Cemetery Management Plan, a proposed memorial may include a kerbset protruding no more than 18" (45.7cm) from, and not exceeding the width of, the proposed memorial. Any such kerbset should be made from the same materials as the proposed memorial and installed in accordance with the aforementioned standards. Once installed it would be necessary to remove such a kerbset in order to undertake future burials of any description and this would be done at the grave owner's expense.

- 60. Memorial masons and their employees and/or subcontractors must be suitably qualified, experienced and competent to perform all works necessary when erecting, dismantling and repairing memorials to meet current industry and statutory Health and Safety requirements and guidelines.
- 61. The standard of workmanship will be evidenced by qualifications and registration obtained from an accreditation scheme operated by either the National Association of Memorial Masons Retail (NAMM) or the British Register of Accredited Memorial Masons (BRAMM) or equivalent.
- 62. All memorials shall be erected to conform to the most recent edition of the National Association of Memorial Mason's 'Recommended Code of Working Practice' or the British Register of Accredited Memorial Masons' 'Blue Book'.
- 63. The details of each proposed memorial must be submitted to the appropriate Bereavement Administration Office using the Council's Memorial Application form. The memorial may only be erected / installed following written approval by the Council, issued in the form of a Permit.
- 64. The base for any headstone memorial on a lawn grave must not exceed 12 inches (30cm) from front to back and must be fixed either: -
 - onto the concrete strip supplied by the Council or
 - Where no strip is provided, on a properly prepared york stone flag or a
 precast reinforced concrete slab of similar colour, not exceeding 36 inches
 (91cm) by 15 inches (38 cm) and not less than 2 inches (5 cm) thick, the
 upper surface of which must be level with the surrounding ground.
- 65. Subject to the type of grave selected, it may be necessary to allow a period of 12 months to pass following a burial before a memorial can be erected upon a grave
- 66. The section and number of the grave must be inscribed (IN A SPECIFIED LOCATION) on each memorial.
- 67. The name of the monumental mason may be inscribed (IN A SPECIFIED LOCATION) of the memorial.
- 68. The Council reserves the right to remove any memorial, which either does not conform to its description on the approved Memorial Application form or which is erected without the permission of the Council. The memorial will be retained at the cemetery for 3 months only, pending collection by the individual concerned, after which it will be disposed of if unclaimed. The Council reserves the right to take action against the responsible memorial mason and, ultimately, prohibit the appropriate person or organisation being prohibited from entering a cemetery, in accordance with the Council's licensing scheme or the BRAMM Scheme or equivalent.

- 69. The maintenance and insurance of the memorial is the responsibility of the owner of the Exclusive Right of Burial.
- 70. Where a monument falls into disrepair the owner will be notified. If the owner cannot be traced, or after notice fails to repair the memorial within six months after the issue of such notice the Council reserve the right to remove and dispose of the kerbs and memorials without recompense of any kind. The Council may refuse to permit any further interments in such a grave until the cost of carrying out the works has been repaid.
- 71. The Council may examine and test cemetery memorials for safety and in accordance with BS 8415 or any standard deemed to be suitable at that time. Any memorial, which is found to be loose, insecure or dangerous will be made safe immediately by laying it flat or by some other means. Reasonable steps will be taken by the Council to notify the owner. Subject to financial or other constraints, the Council reserves the right to re-erect headstones, which are deemed to be loose or insecure at its full discretion, or otherwise notify the owner of the defect.

Gardens of Remembrance

- 72. The Gardens of Remembrance are communal areas and memorial facilities are available for purchase if required. Personal items and belongings shall not be placed in the Gardens of Remembrance and these may be removed without notice.
- 73. Cremated remains may only be scattered in the Gardens of Remembrance with the written approval of the Bereavement Services Manager. Cremated remains scattered without authority will not be recorded in the Council's registers and risk being disturbed through grounds maintenance or other works.

Grounds maintenance

- 74. The maintenance of the grounds, including the cutting of all grass areas and the excavation of graves is the responsibility of the Council.
- 75. In order to excavate or gain access to excavate a grave, it may be necessary to temporarily place plant, equipment and excavated materials on top of adjacent graves. The period during which this may be necessary will be kept to a minimum. Once the burial has been completed, the grave will be backfilled and the surface of any adjacent grave affected by the works will be made good.
- 76. Following a burial, the grave will be backfilled and any floral tributes placed carefully over the grave. All floral tributes, including plastic bases and 'oasis', may be removed and disposed of by the Council 14 days after the burial.
- 77. No artificial grass, flowers or plants will be allowed to be brought into the Cemetery. The Council reserves the right to remove plants, plastic flowers, cut

- flowers, wreaths or other such items in the interests of maintaining the site to the highest standards.
- 78. The Council reserves the right to remove any item that they consider unsuitable from any grave without notice. Any item removed will be retained for one month pending collection by the individual concerned, after which it will be disposed of if unclaimed. Such items include, but are not restricted to, wind chimes, windmills, flags, lights, candles, any kind of fencing and anything made of glass. These restrictions form part of the Terms and Conditions of the sale of the Exclusive Right of Burial...
- 79. Following each burial in an earth grave, the ground will settle over a period of months. The Council will routinely top up the level of any grave that sinks in this way for up to one year from the date of the burial.
- 80. The Council reserves the right of passage by people and machinery over all graves for all purposes in connection with the cemeteries, including but not limited to grounds maintenance; preparation of graves; erection, removal and repair of memorials; memorial safety inspections. The Council reserves the right to cover or temporarily remove any memorial in connection with burials in the cemeteries.
- 81. When a grave is excavated for a second or subsequent burial, it may be necessary to remove the memorial upon the grave to enable safe excavation. It is the responsibility of the owner of the exclusive rights of the grave to arrange for the memorial to be removed and replaced upon the grave after a suitable period has elapsed to allow for the settlement of the backfilled ground.
- 82. When a grave is excavated, it may be necessary to temporarily remove one or more memorials to enable access to the grave. In such circumstances, the affected memorial(s) will be replaced immediately following the funeral.

Payments

83. Payments for all goods and services must be received by the Council prior to any funeral service, burial or erection of a memorial in any of the cemeteries.

Responsibility for loss or damage

84. The Council is not liable for any damage or loss of personal property caused by third parties within a Cemetery.

Feedback, Compliments and Complaints

85. The staff at the cemeteries are here to assist you and to ensure that the highest standards of service are achieved in the cemeteries. If you wish to leave any comments or feedback then please e-mail us at bereavementservices@orbitas.co.uk . If for any reason you consider that our

- standards are not being met, please raise the matter in the first instance with the Bereavement Services Manager at the appropriate Bereavement Administration Office.
- 86. The Council's Complaints Procedure is available from our office or on our website <u>Customer feedback</u>, <u>compliments and complaints</u> (cheshireeast.gov.uk)

Review of Regulations

- 87. These Regulations will be reviewed periodically to ensure that they remain relevant and up to date. As such the Council reserves the right to review and amend at any time these Regulations and any Terms and Conditions of sale of exclusive rights.
- 88. These Regulations were approved and adopted by the Council on [INSERT DATE]

Definitions

- 89. Council" means Cheshire East Council
- 90. "Cemetery" means any cemetery provided and maintained by Cheshire East Council.
- 91. "Resident or Parishioner" means any person residing within Cheshire East Council who can provide proof of residency, either with a Council Tax Bill or via the Electoral Register.
- 92. "Coffin" or "Casket" means any container within which a body or cremation ashes of a person may be buried in the cemetery. All containers used for burial must be suitable for the purpose and have adequate identification of the deceased therein.
- 93. "Burial" or "Interment" means the placing of a coffin, or other container containing a body or ashes into any type of grave or plot for ashes.
- 94. "Grave" means a burial place formed in the ground by excavation and surrounded by earth sidewalls.
- 95. "Grave space" or "Plot" means the area allocated by the Council and comprising of the grave itself and its surrounding sidewalls of earth.
- 96. "Exclusive Right of Burial" means the right to decide who is buried in a specific grave, the type of memorial that may be erected upon the grave and the inscription upon it, all subject to these Regulations and the terms and conditions attached to the Deed of Grant of Exclusive Rights issued by the Council. The Council may periodically review and modify the Cemetery Regulations and terms and conditions. The granting of the exclusive right of burial includes the granting of the right to erect and maintain a memorial upon the grave, subject to the completion of the Council's memorial application form and subject to the memorial complying with the Regulations and Terms and Conditions relevant to the type of grave.
- 97. "Purchased" or "Private" grave or plot means a grave in which the Council has granted the Exclusive Right of Burial.
- 98. "Public" or "Unpurchased" grave means a grave in which the Council has not granted the Exclusive Right of Burial and in which the Council may permit the burial of unrelated people at the Council's discretion.
- 99. "Traditional grave" means a grave space upon which an approved memorial with kerbs may be erected and maintained.
- 100. "Memorial" means any memorial authorised by the Council to be installed and maintained within the cemeteries.
- 101. "BRAMM" means the British Register of Accredited Memorial Masons
- 102. "NAMM" means the National Association of Memorial Masons
- 103. "Unsuitable" means anything deemed by the council to negatively impact on the cemetery environment or other users of the cemetery.



OPEN

Environment and Communities Committee

11th March 2024

Sustainable (Urban) Drainage Guide Supplementary Planning Document

Report of: Jane Gowing, Interim Director of Planning

Report Reference No: EC/35/23-24

Ward(s) Affected: All

Purpose of Report

This report seeks approval to adopt the final Sustainable (urban) Drainage Guide Supplementary Planning Document (SuDs SDP).

Executive Summary

- The SuDs SPD provides guidance on policies held in the Development Plan and contributes to creating a thriving and sustainable place by ensuring new development is appropriately controlled to protect and support our borough.
- SuDs are design and engineering solutions to manage surface water. Water management practices can vary significantly from multiple small scale, landscape and design led solutions that work with green space and habitats to delay and manage run off, to 'hard' engineering projects that store excess water to more slowly release into the mains water system over time. This SPD provides guidance on the preferred approach to SuDs in Cheshire East and sets out the ways in which development sites are expected to work with water and manage drainage on site.
- The preparation of a Supplementary Planning Document involves two stages of public consultation. The first consultation stage was carried out on a draft document between 9th August and 20th September 2021, receiving representations from 32 contributors and the second was carried out between 4th September 2023 to 2nd October 2023.

- A report of consultation is included at Appendix B setting out the feedback received and how the document has been altered in response to that feedback.
- Once adopted, the SPD will provide additional planning policy guidance on the implementation of Local Plan Strategy policies SE13 'Flood Risk and Water Management', and the Site Allocations and Development Policies Document (SADPD) Policy ENV 6' Surface Water Management and Flood Risk'. The SPD, once adopted, will be a material consideration in decision making on planning applications and support the delivery of key policies in the Development Plan.

RECOMMENDATIONS

The Environment and Communities Committee is recommended to:

- Consider the key issues raised in representations received to the public consultation that took place between September and October 2023 and the corresponding modifications to the Sustainable (urban) Drainage Guide Supplementary Planning Document (SuDss SDP) (Appendix 1)
- 2. Approve and adopt the SuDss Guide Supplementary Planning Document (Appendix 2).

Background

- 7 Cheshire East Council's Corporate Plan sets out three aims. These are to be an open and enabling organisation, a Council that empowers and cares about people, and to create thriving and sustainable places. In striving to create thriving and sustainable places, a key objective is to protect residents and improve our environment. As such, this SPD sets out guidance on policies contained in the Local Plan Strategy and SADPD that will support these objectives by setting out clear expectations on how surface water can be managed in new development in a way that benefits the natural environment and works within the landscape.
- One of the key objectives of the LPS is for the Plan to protect and enhance environmental quality through a range of measures including the management of water, and to promote measures that reduce the impact of climate change, including flooding.
- 9 Cheshire East Local Plan Strategy (CELPS) policy SE13 'Flood Risk and Water Management', sets out the preferred approach to managing water and flood risk in new development and requires proposals to integrate measures for sustainable water management.

- 10 Policy ENV 6 'Surface Water Management and Flood Risk', of the Site Allocations and Development Policies Document (SADPD) provides further detail and requires that sites adopt a SUDS approach unless it can be demonstrated this is cannot feasibly be achieved. This SPD provides guidance on how SUDS can be achieved through a range of solutions.
- 11 This SPD provides greater clarity to developers, landowners, communities and decision makers on the approach the Council will take to securing SuDs in new development and provides additional guidance to applicants and developers on how they should respond to the policy requirements in the LPS and SADPD. It also 'signposts' sources of information, including relevant documentation and Council services.
- The SuDs SPD has been prepared by a cross disciplinary team involving staff from planning services including the Landscape Team, Design Team, Strategic Planning and the Strategic Infrastructure Team.
- Following adoption, the SPD must be published and made available along with an adoption statement in line with the 2012 Regulations. The adoption of the SPD may be challenged in the High Court by way of judicial review within three months of its adoption.
- Once adopted, the effectiveness of this SPD will be monitored as part of the Authority Monitoring Report, using information from planning applications and decisions. The outcome of this ongoing monitoring work will help inform future decisions about policy development and any future review of the SPD.

Consultation and Engagement

- Following initial consultation on the first draft of the document in August 2021 the feedback received has been considered and the document updated. The initial consultation received 32 responses from 32 parties and several key changes have been made to the document including:
 - (a) Recognition of the importance of flight paths and the airport exclusion zone in proposing SuDs schemes that may attract birdlife.
 - (b) Simplifying and reducing some sections and strengthening the emphasis on containment of water.
 - (c) Clarifying the council's position in regard to viability and delivery of SUDS.

- 16 Following consultation on the final draft SuDs SPD, which returned comments from 23 contributors, further changes have been made to the document including the following:
 - (a) Clarity of reference to the CIRIA SUDS Manual
 - (b) Improved consistency with para.167 of the NPPF
 - (c) Improved clarity on expectations in relation to information submitted with planning applications (specifically that applicants should clearly demonstrate how surface water should be managed in the most sustainable way).
 - (d) Inclusion of further details on how SuDs should be managed in proximity to canals
 - (e) Further details in regard to delivery of SuDs within the safeguarded areas related to Manchester Airport and RAF Tern Hill
- 17 A full report of consultation is available at Appendix B.

Reasons for Recommendations

- An SPD is not part of the statutory development plan. It is a recognised way of putting in place additional planning guidance and a material consideration in determining planning applications in the borough.
- Providing clear, detailed guidance up front about policy expectations should enable applicants to better understand policy requirements. The SPD should assist applicants when making relevant planning applications, and the Council in determining them.
- Providing improved guidance on SUDS, particularly through the toolkit contained in the SPD allows site promoters to select a range of policy compliant approaches to managing surface water and improves the ability of the Council to secure positive solutions that improve the local environment, leveraging design and biodiversity benefits.
- 21 Providing such guidance should assist the council to support delivery of a thriving and sustainable place and ensure new development is appropriately controlled to protect and support our borough through managing surface water more effectively and securing multifunctional benefits such as increased habitat, greenspace and improved design.

Other Options Considered

The Council could choose not to adopt the SuDs SPD. Any relevant planning application would continue to be assessed against existing planning policies. However, this would not allow the Council to provide

additional practical guidance on this matter or give clarity to the approach that should be employed by all parties in a consistent way that gives certainty to applicants and decision makers.

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Option	Impact	Risk
Do nothing	The SUDS guide could	The improved outcomes that
	not progress through the	could be achieved through
	to adoption and the	additional guidance on how
	advice contained in it	developers are expected to
	could not be used as a	address policies of the local
	material consideration	plan, would not be achieved.
	when determining	
	planning applications.	
Undertake	This would delay the	The point at which improved
further	point at which the SuDs	outcomes that could be
consultation	· ·	achieved through additional
prior to	J	guidance on how developers
proposing for adoption	determine planning applications.	are expected to address policies of the local plan,
Tor adoption	аррисацонь.	would be delayed.
	Further officer resource	·
	would be expended on	
	the project, incurring	
	further cost to the	
	council.	

Implications and Comments

Monitoring Officer/Legal

- The Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012 provide the statutory Framework governing the preparation and adoption of SPDs. Amongst other things, the 2012 regulations require that an SPD contain a reasoned justification of the policies within it and for it not to conflict with adopted development plan policies. The National Planning Policy Framework and the associated Planning Practice Guidance also set out national policy about the circumstances in which SPDs should be prepared.
- SPDs provide more detailed guidance on how adopted local plan policies should be applied. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design.

- SPDs are capable of being a material consideration in planning decisions but are not part of the development plan.
- Regulation 35 (availability of documents) requires the placing of documents on the Council's website plus in principal offices and other locations as considered appropriate. This requirement was amended temporarily through the Town and Country Planning (Local Planning, Development Management Procedure, Listed Buildings etc) (England) (Coronavirus) (Amendment) Regulations 2020 to enable consultations to take place without the need to place documents in Council offices or other locations. Reasonable steps have been taken to advertise consultation on the SuDs SPD, in its development, as set out in the Report of Consultation (Appendix 1).
- The process for preparing Supplementary Planning Document(s) is similar in some respects to that of a local plan document. However, they are not subject to independent examination by the Planning Inspectorate.

Section 151 Officer/Finance

- There are no significant direct financial costs arising from adoption of the SPD. The costs of printing and the staff time in developing the SPD are covered from existing budgets of the planning service.
- The financial burdens associated with following the SuDs guide rest with site promoters/developers, not with the Council. Therefore, there is no anticipated impact on the Council's approved budget/ Medium Term Financial Strategy (MTFS). Through viability testing undertaken as part of the process to adopt the policies of the SADPD, it was found that in most locations in Cheshire East, compliance with the requirements of planning policy was viable. Where policy requirements are considered not to be viable, it is the responsibility of the applicant to demonstrate why policy requirements should not be met.

Policy

The SPD will provide guidance on existing development plan policies related to the delivery of water management solutions in development sites. The SPD will give additional advice to applicants on how they can demonstrate they have complied with relevant policies of the development plan related to this matter.

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An open and enabling	A council empowers	which and	A thriving and sustainable place
organisation	cares people	about	A great place for people to live, work and visit
	n/a		Better guidance on SuDs helps the Local Planning Authority secure delivery of improved design in new development schemes.
			Welcoming, safe and clean neighbourhoods
			Improved design of new development, through incorporation of SuDs can have a positive impact on the built environment and communities that use it.
			Reduce impact on the environment
			Greater volume of SuDs in development reducing the impact of heavy rainfall events and slows down water movement, reducing flood risk. It also assists in supporting small scale habitats in the built environment.
			Be a carbon neutral council by 2025
			Improved ability to secure SuDs can contribute to improved landscaping and a small scale increase in natural habitat within the built environment, contributing to carbon insetting (as per the Councils Carbon neutral Action Plan)

Equality, Diversity and Inclusion

- The Council has a duty under Section 149 of the Equalities Act to have due regard to the need to: eliminate discrimination; advance equality of opportunity between persons who share a "relevant protected characteristic" and persons who do not share it; foster good relations between persons who share a "relevant protected characteristic" and persons who do not share it.
- The SuDs SPD provides further guidance on the approach that is expected from developers on this matter. The SPD is consistent with the Local Plan Strategy and Site Allocations and Development Policies Document which were the subject of an Equalities Impact Assessment (EqIA) as part of an integrated Sustainability Appraisal. An EQiA on the SUDS SPD has been prepared (appendix C).

Human Resources

There are no direct implications for human resources.

Risk Management

The subject matter of the report does not give rise for any particular risk management measures because the process for the preparation of an SPD is governed by legislative provisions (as set out in the legal section of the report).

Rural Communities

The SUDS SPD seeks to provide further guidance on implementing surface water management in new development. Whilst most major development is expected to take place in, or adjacent to urban areas the guidance will apply to sites in rural areas too, where relevant, and therefore communities directly or indirectly from improved water management on such sites.

Children and Young People including Cared for Children, care leavers and Children with special educational needs and disabilities (SEND)

The SPD does not have a direct implication for children and young people or cared for children, but will assist in securing development that manages surface water in a more positive way through design which will improve the built environment.

Public Health

38 The SPD is likely to have an overall positive impact on public health and wellbeing by reducing flooding and damage to the environment and personal property but also through improved design and environmental benefits in the built environment which can improve access to recreation and amenity space, and encourage pedestrian and cyclist movement, creating a positive impact on a range of health indicators.

Climate Change

The SPD will help the council to manage the impact of climate change through influencing third party actions via its policy framework. Reducing surface water run-off from new development sites, reduces the overall risk of flooding in the borough during more intensive periods of rainfall and can have multifunctional benefits in terms of habits and helping to cool urban areas.

Access to Information		
Contact Officer:	Tom Evans	
	Tom.Evans@cheshireeast.gov.uk	
Appendices:	Appendix A: SuDs Guide SPD	
	Appendix B: Report of Consultation	
	Appendix C: Equalities Impact Assessment	
	Appendix D: SEA HRA Report	
Background Papers:	n/a	





SuDS Guide

Sustainable Drainage
System Guidance for
Cheshire East Borough



Foreword

Water is essential to life and has always influenced the location and growth of human settlement - our villages, towns, and cities.

Climate change is creating more extreme and unpredictable weather, leading to flooding incidents becoming more frequent and more serious. We must act now to manage water more effectively and reduce the risk to people and property both now and in the future. There is a social and commercial imperative to address this.

This challenge is also an opportunity. Waterscapes are an important and positive aspect of our local landscapes, both urban and rural. Well-managed water significantly improves the quality of our environment and our sense of well-being.

In the face of the limitations of traditional drainage systems and continued climate change, sustainable drainage systems (SuDS) provide a solution to the issue of water management as a key element of sustainable growth.

The national and local agendas promoting beautiful and healthy places provide further impetus to enable creative, well-designed SuDS to play a significant part in shaping places. SuDS can enhance the opportunities for leisure, play and education, improve health and wellbeing and promote high quality environments for home, work and leisure, and, through increased use of softer, more natural materials and components, SuDS can also increase and enhance biodiversity and increase our capacity for carbon storage.

Water can be a positive force in shaping places, but it can become a destructive one if not given sufficient space and consideration on developed land. We should manage water creatively to make our places better to enrich people's lives.

This guide will help built development to be more sustainable by managing water more naturalistically to maximise the benefits of more natural drainage components and to improve quality of life for our communities and for future generations.

Further information on the Council's Environment Strategy can be found at:

https://www.cheshireeast.gov.uk/environment/carbon-neutral-council/environment-strategy.aspx



Negative effects of unsustainable drainage include increased risk of flooding



Positive effects of sustainable drainage include increased amenity and biodiversity

Image:SDS Water Infrastructure systems

Primary Purpose

This document has been produced by Cheshire East Council in its role as Lead Local Flood Authority and Local Planning Authority for Cheshire East Borough. The primary purpose of this Sustainable Drainage Systems Supplementary Planning Document (SuDS SPD) is to provide guidance on how planning approval applicants can achieve compliance with policy requirements set out in the National Planning Policy Framework and the Cheshire East Local Plan.

A **Su**stainable **D**rainage **S**ystem (SuDS) works with the landscape of its site, using a system of components to deliver more naturalistic water-management which provides reduced surface water run-off **quantity** and increased surface water run-off **quality**. Alongside these primary water-management benefits, a sustainable drainage system can provide multiple secondary environmental and social benefits which lead to a higher quality of development. This SPD is a tool to help planning approval applicants achieve SuDS by advising on the levels of best practice expected.

The objective of the policies in the Local Plan is to realise the multiple benefits of positive on-site water-management that can improve biodiversity, enhance landscape character and help achieve a better quality of place. Planning proposals that demonstrate appropriate SuDS design for their sites and situation will demonstrate policy compliance. Where schemes ignore opportunities to positively work with water on site, planning permission may be refused.

Opting for hard engineering solutions is not an acceptable approach. Instead, the Local Plan requires applicants to **incorporate surface level SuDS with multifunctional benefits**. Hard engineering solutions are unacceptable as part of a surface-water management strategy unless more sustainable solutions are evidenced as impossible.

Cheshire East, like numerous Councils across the country, has declared a state of climate emergency. In essence, this means that in everything we do, we have to consider the impacts upon the environment. The Council's Corporate strategy focuses heavily upon the protection and enhancement of the environment and achieving sustainable development. One of the major impacts of climate change is more extreme and altered weather patterns and, consequently, the increased risk of flooding.

This Guide aims to provide continuity of approach within Cheshire East (with the exception of the Peak District National Park which is specifically covered by its own planning policy and legal framework) and to establish best practice for the design and implementation of SuDS.

The Council is encouraging SuDS design for developments of all sizes and settings, including new development and redevelopment, incorporating SuDS at stages from masterplanning to pre-application and application submission. The council also advocates a range of SuDS components suited to urban, urban fringe and rural settings.

This guidance will help developers to design SuDS schemes as part of the wider place design and to meet the necessary standards.

When undertaking a SuDS design using this guidance, developers should be mindful of the following:

- Pumping stations are not covered in this document
- If your surface-water drainage strategy requires a pumping station, you will need to gain approval from Cheshire East's Lead Local Flood Authority

Figure 1-1 This guidance will:

Provide a clear and consistent approach to implementing SuDS within the administrative area of the Local Authority

Enable developers to complete efficient site assessment, SuDS selection and detailed design

Provide an organised structure for developer applications to the LPA

Enable planning/engineering officers to identify the key design specification requirements and legislation issues

Allow efficient assessment of submitted SuDS proposals through the planning process

Facilitate successful operation and maintenance

Who is This Guide For?

This guidance is primarily aimed at developers to assist in designing SuDS as part of new developments in Cheshire East Borough and to explain the information needed to enable the assessment of SuDS proposals by the Council as the Lead Local Flood Authority (LLFA) and by other Statutory Consultees. This guidance is intended to provide an informed approach to SuDS design. To achieve this, it is intended that this guidance be used by:

- Developers
- · Architects and Urban Planners,
- · Drainage Engineers,
- · Landscape Architects,
- Local Authority Departments and internal stakeholders such as Planners, Building Control, Highways Maintenance and Design Engineers
- The Lead Local Flood Authority (LLFA) as a Statutory Consultee in their assessment of SuDS proposals.
- · Local communities and householders
- Maintenance and management professionals
- Other Statutory Consultees involved in the assessment of SuDS proposals.

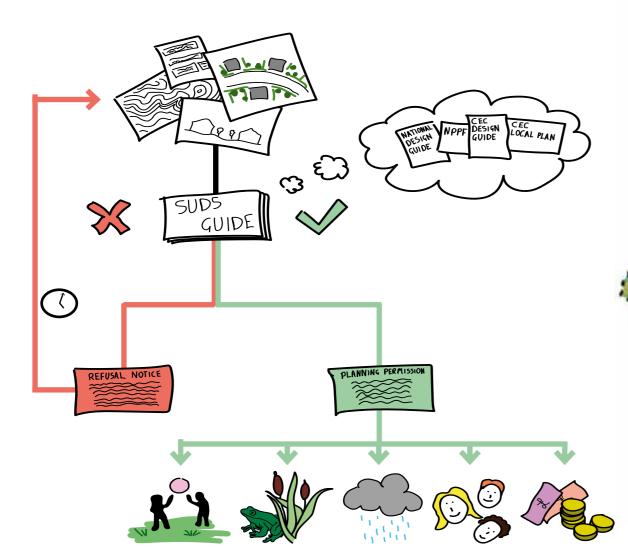
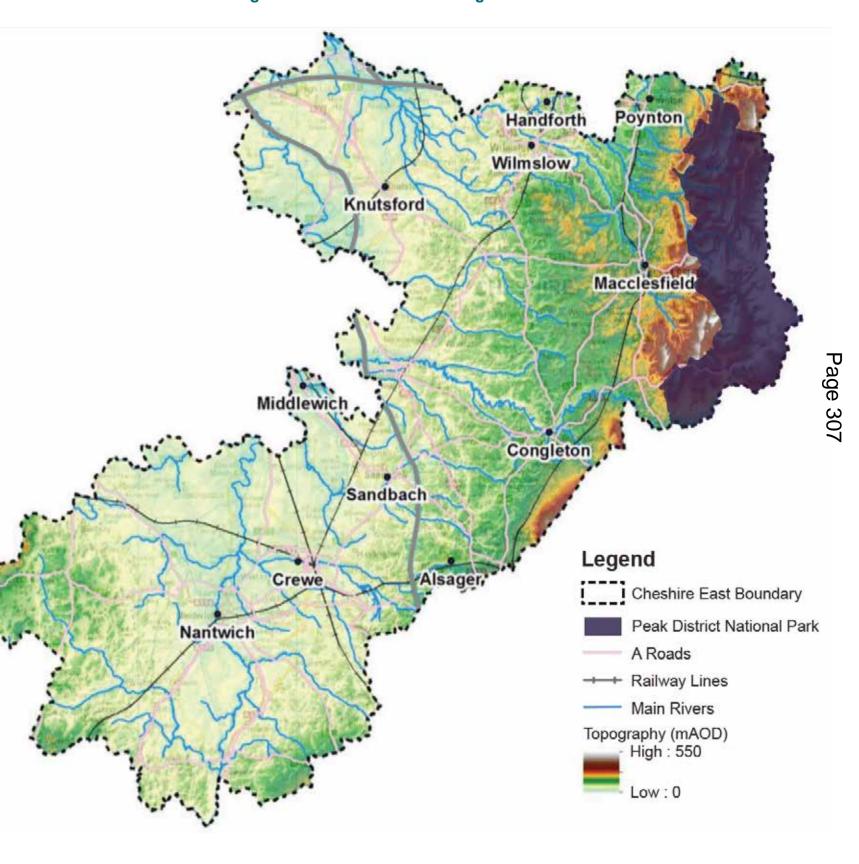


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7.11 7.12 7.13 7.14 7.15 7.16 7.17 7.18 7.20 7.21 7.22 7.22	Planning apply Masterplanning apply Sufficiency of SuDS submodern Development Consultation of Drawings, can Hydraulic development Consultation of Suds and Development Consultation of Suds and Drawings, can Hydraulic development Consultation of Suds and Peak flow rainfall. High rainfall. High rainfall. Exceedance Water Quality Record infor Planning submodern Consultation of Suds and Planning Apply Suds Adoption of Suds Planning Apply Suds Adoption of Suds Planning Apply Suds Plannin	ity designation plication process hing ion planning advice plication validation of SuDS submissions hission - general requirements hit and flood risk hission sesign storage tte and volume Exp. Internation for the completed works bomission assessment SuDS Pro-forma Template SuDS proval ents	707171717172737374747474757575	
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Appendices				
	pendix A pendix B	Case Studies Additional Relevant Policies		

Appendix C Sources for additional information

Glossary

Tools used in this document

EXAMPLE WAY MARKER

Information on Way Markers

Throughout the document there will be Way Markers similar to the one shown here. These Way Markers will provide additional information on specific topics, often providing links to external websites/information.

There are also hyperlinks not contained within waymarkers which link to external websites and specific sections of this document.

Icons

Throughout this document, the following icons have been used to highlight the economic, environmental and social benefits and opportunities of each SuDS method. These can be used to identify and realise the maximum potential of incorporating SuDS within development.



Providing storage during a storm event



Removing suspended sediments



Removal of pollutants



Providing habitats for wildlife



Less expensive than traditional piping



Recreational spaces and additional access routes



Improved water quality and reduced treatment



Aesthetic enhancement



CO₂ reduction



Investment and market value



Promoting water management



Increasing permeable surfaces

The requirement for sustainable drainage systems

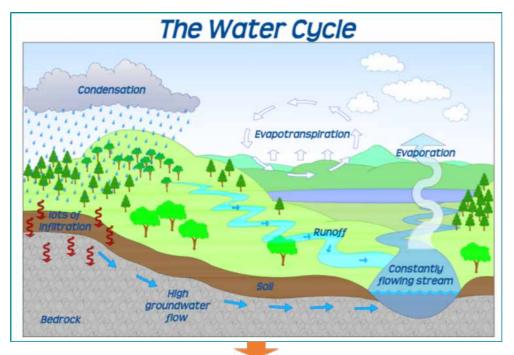
1.1 What are SuDS?

- 01 A **Sustainable Drainage System (SuDS)** reduces, slows and controls run-off rates and volumes by emulating natural drainage systems in the landscape.
- 02 Water is a defining feature of the landscape, including large rivers and estuaries, man-made canals, smaller watercourses lakes, ponds, ditches and temporary pools or seasonally wet hollows.
- 03 As urban areas grow, and impermeable areas increase, we face challenges in making space for water and ensuring effective management of surface-water run-off and drainage. These challenges include:
 - reduction in green spaces,
 - increased pressure on existing infrastructure,
 - · increased risk of flooding and erosion,
 - · effective management of soils.
- 04 Development, and redevelopment of land, can lead to increased flood risk. The cumulative impacts of development, if left unmanaged, could lead to harmful impacts on the local environment.
- 05 Most twentieth-century development employed artificial drainage systems which do not mimic the drainage patterns of undeveloped land, leading to faster rates and volumes of run-off. This is unsustainable as increased volumes and flow-rates stress our water services infrastructure and increases the risk of flooding.
- 06 This is further exacerbated by the cumulative loss of natural habitat which contributes to the acceleration of climate change, leading to more extreme rainfall events.
- 07 The extent of built development and the effects of climate change demand a new, sustainable approach to drainage.
- 08 SuDS increase our resilience to climate change by reducing the risk of flash-flooding which can occur when rainwater rapidly flows into the public sewerage and drainage systems. The effective use of SuDS is an essential aspect of all new development proposals to manage and reduce surface-water run-off.
- 09 Cheshire East Council requires new development to include well-designed SuDS to provide surface-water management that controls surface-water run-off close to where it falls, slows the rate and reduces the quantity whilst improving the quality of run-off from development sites.

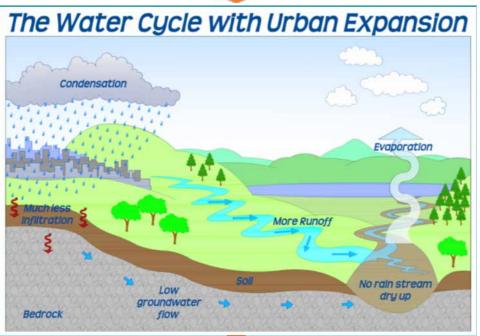


1.2 Why use SuDS?

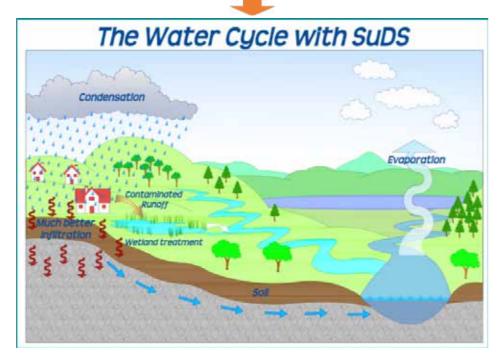
10 Impervious areas such as roads, footpaths, roofs, and car parks are traditionally connected to sewer systems that transport run-off away from urban areas quicker than natural, vegetated conveyances.



11 This can cause disruption to the natural water cycle as flows in downstream waterways can peak faster and in greater quantities than pre-developed conditions. This can exacerbate, or create new, surface water flood risks and can also increase pollution in our waterways.



12 SuDS aim to manage rainfall and surface runoff by allowing rainfall to be intercepted or absorbed into the ground through vegetation and specially designed landscape features. SuDS also convey any additional flows to the nearest surface waterbody example, groundwater, stream, river or drain) where it is discharged at the same rate and, where feasible, the same volume as would occur if the site was undeveloped. SuDS can also be used to provide biodiversity improvements to developed areas.



13 There are several proven benefits which can be derived from employing SuDS components, for both new and existing built environments. These include water-management benefits, such as temporary storage during a storm event to reduce flooding, improved run-off water quality and removal of sediments (an accumulation of sediments can reduce storage capacity and contribute to flooding).

14 SuDS can also have indirect social benefits for an area and community. SuDS components can be designed to create green areas used for recreation which also enhance the aesthetic qualities of the locality. In turn, these measures can improve the appeal of the area, and may also encourage investment in an area leading to economic benefits such as increased prices in the property market.

The implementation of SuDS within new developments may have the following benefits:

Better resilience to increased water quantity

 Increased precipitation, as climate change occurs, is likely to lead to wetter winters and therefore more water within the drainage system

Greater resilience to more frequent extreme rainfall events

 SuDS can help reduce surface water discharge rates and therefore prevent drainage systems being overwhelmed

Improved management of brownfield sites

 SuDS can provide betterment to drainage of brownfield sites and improve a particular problem or enable re-development (e.g. reduced extents of hardened surfaces)

Assistance with the protection of all water bodies from the effects of pollution and enabling the implementation of law, policy and management

- The Water Framework Directive (WFD) (Directive 2000/60/EC)
- North West River Basin Management Plan 2022
- Environment Agency 2013: North West River Basin District: Challenges and Choices

Improvement of landscapes

- SuDS can provide an array of biodiversity benefits and help to reduce the urban heat-island effect, and provide key links in Green Infrastructure networks
- SuDS can link public open spaces with green infrastructure and provide habitat corridors, helping to make areas more accessible and walkable
- SuDS can enhance landscape character by responding to local landscape character, softening hardscape and creating more naturalistic landscape features

Increase in recreational areas and improved social wellbeing

- Planning policy encourages the provision of opportunities for access, outdoor sport, and recreation and SuDS can contribute to the quality of that outdoor leisure opportunity
- SuDS can be designed as community assets to support social cohesion and enhance communities' quality of life e.g. wetlands can be wildlife parks with stepping stones and islands.

Better understanding about sustainability and functionality of SuDS

• Education of the public about the environmental importance of SuDS and the positive impact they have on the environment and people's wellbeing

Improved perceptions of places

• The visual attractiveness of a development can help to increase developer confidence and the value people place on the area in terms of quality of life and sense of community

1.3 How are SuDS linked to place design?

- 15 There is a much stronger focus on the quality of new development. The 2017 Housing White Paper "Fixing our broken housing market" formalised the debate. It identified areas of weakness across many aspects of housing delivery, including the quality of design in new development. As a consequence, it advocated stronger neighbourhood planning and design including use of a recognised design standard such as Building for Life, as well as use of local design tools.
- 16 Subsequently, the Building Better, Building Beautiful Commission (BBBBC) developed practical measures to ensure better quality in new development. The commission's final report "Living with Beauty" provides a blueprint for creating well-designed places and the concept of ensuring all aspects of place-making are considered in an integrated and co-ordinated way.

BBBBC (website): https://www.gov.uk/government/groups/building-better-building-beautiful-commission

17 The National Design Guide produced in late 2019 identifies how to achieve well-designed places that are beautiful, enduring and successful – in support of the Policy set out in the updated NPPF. The aim of the guidance is to set out the ingredients, namely ten key characteristics, of well-designed places. A number of these are applicable to SuDS, if well-designed and integrated within high quality new development.

Figure 1-1



The National Design Guide's 10 key characteristics of a well-designed place

18 The Government intends these essential requirements to be translated within local design guidance, to meet specific priorities whilst maintaining the "golden thread" in relation to achieving well-designed places.

National Design Guide (pdf file):

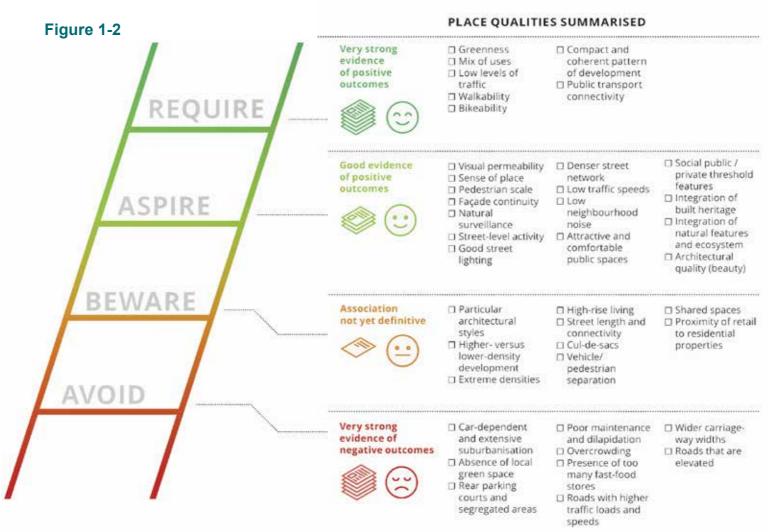
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/843468/National_Design_Guide.pdf

The National Model Design Code sets a structure that local design codes should follow, founded on the principles set out in the National Design Guide.

1.4 Evidence supporting place quality

- 19 Significant research has been undertaken to gauge the positive benefits of nature, green space, landscaping and water upon our wellbeing and the impact this can have on place quality. The Place Alliance, a body working for the collective aim of better place quality, has recently reviewed extensive past research identifying the virtuous loop between place quality and value, and its impact upon key aspects of national and local policy and governance.
- 20 Their report entitled "Place Value and the Ladder of Place Quality" summarises place attributes, both positive and negative, within the "ladder of place quality" with the upper rungs demonstrating positive attributes that should be essential/aspirational elements, and lower rungs demonstrating negatives ones which should be avoided. Unsurprisingly, greenness in the built environment (trees, grass, water and high-quality open space) is at the top of the list of required elements.
- 21 The recent pandemic and the impacts of confinement on people's sense of wellbeing has also served to highlight the importance of accessible and attractive landscape, waterscape and open space. This SuDS Manual will enable a much more creative design and management approach, to help deliver place quality, and secure enhanced wellbeing and resilience across our Borough.

Place Alliance "Place Value" (website): http://placealliance.org.uk/research/place-value/



The Place Alliance's "Place Value and the Ladder of Place Quality"

1.5 Which planning policies apply?

22 National and local policies provide a positive framework in relation to sustainable drainage. In addition, Cheshire East Borough Council has a residential design guide, which sets out the principle of integration of SuDS as part of achieving sustainable new development, but it isn't specific about the process of designing SuDS or their management. This manual seeks to build upon that policy and design guidance, specifically focusing on SuDS design, with a strong focus on place-making and creative design as part of new development. It also considers the practical matters of SuDS design to show how SuDS can be delivered and managed effectively, achieving a wide range of benefits.

This section outlines the key policies in the national and local planning policy framework, further information on these policies can be found in Appendix B.

1.6 When Should SuDS be Considered?

- 23 The revision of SuDS National Standards (November 2015) provides the opportunity to address pressures on the water environment by establishing systems which aim to mimic the natural processes of interception, infiltration and conveyance to the ground and existing rivers and streams whilst also realising the additional benefits which SuDS can provide.
- 24 The National Planning Policy Framework (NPPF) sets out the requirements for SuDS based on development type, size, and location. This is further explored in Section 1.9 which explains the policy context for SuDS. Developers and stakeholders should use this guidance as the basis for SuDS design and planning approval applications.

National Policies

The National Planning Policy Framework (NPPF)

The framework presumes in favour of sustainable development, i.e. development that meets interdependent social, environmental and economic objectives, as set out in its various chapters.

Chapter 14 Meeting the challenge of climate change, flooding and coastal change

Establishes principles in relation to water management, and the need to plan for climate change and coastal impact from rising sea levels. In regard to water management and flooding, it requires a rigorous approach to assessment of flood risk. Paragraphs 167 and 169 identify the requirement for major development to include SuDS, stipulating specific requirements including, where possible, that they provide multifunctional benefits.

Chapter 12 Achieving well designed places

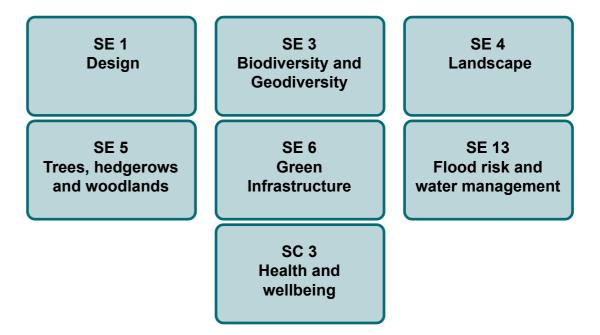
Describes the importance of achieving high quality design by creating beautiful and characterful places, influenced by an area's existing qualities and the opportunities presented by a site and its surroundings. It also emphasises the importance of design that functions well and which is responsive and resilient to change. Explicitly it requires that planning permission should not be granted where these opportunities are not realised.

Making space for water is an important consideration for developing safe, sustainable and desirable places to live and increasing our resilience to climate change.

Cheshire East Local Plan (Excluding that part of the Peak District National Park within its area)

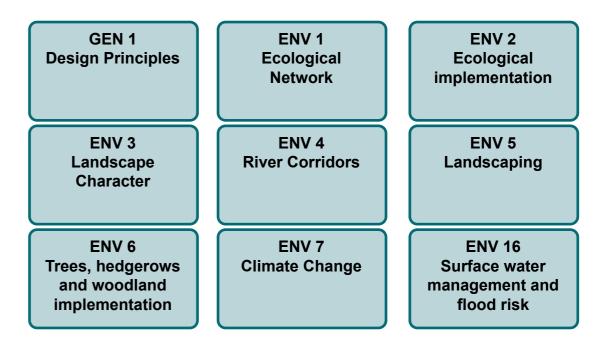
Cheshire East Local Plan Strategy (CELPS)

The CELPS is the first part of the Cheshire East Local Plan, and sets out the strategic planning policy framework for the borough, including the key strategic development sites/areas.



Cheshire East Site Allocations and Development Management Policies (SADPD)

The SADPD forms the second part of the Local Plan. It sets non-strategic and detailed planning policies to guide planning decisions and allocates additional sites for development to assist in meeting the overall development requirements set out in the LPS. It was adopted as part of the development plan on 14th December 2022.



This SPD has been prepared in a way to be consistent with emerging planning policies. Whilst this is not a legal or national planning policy requirement, this approach provides opportunity for this SPD to complement and support the implementation of future development plan policies too.

Integrating SuDS with Site Design

2.1 The Need for a Holistic Approach

- 25 Early consideration of SuDS is essential in the preparation of development briefs, masterplans and design codes. Developers should design their drainage systems in a holistic way, integrating them with urban and landscape design.
- 26 Alongside this, SuDS design should be inbuilt into the process and timeline for neighbour/ community engagement, pre-application discussions and planning performance agreements (where they are entered into). Planning applicants submitting major applications should provide evidence of engagement with their site's local communities.

The list below summarises the key actions and considerations which should be made when designing SuDS:

- Plan SuDS at development proposal inception
- Enhance landscape through SuDS design
- Ensure access and maintenance is feasible
- Promote and encourage biodiversity
- Reduce waste produced from SuDS
- Replicate natural drainage and avoid pipes / pumps
- Promote water re-use
- Maximise benefits and multi-use features
- Ensure an iterative design process to improve your site's water management proposals

2.3 Design Team for SuDS

27 A SuDS design team should be multidisciplinary to promote a holistic approach to the design process. Identifying considerations for SuDS early on will avoid potential delays and budget issues, and maximise the potential of the development.

Your design team should have experience of designing creative SuDS and should include:

- Drainage Engineer
- Landscape architect
- Ecologist
- Arborist
- Archaeologist
- Geotechnical engineer
- Urban designer
- Architect
- Maintenance Engineers
- Town planner
- Highways Engineer
- Land developer

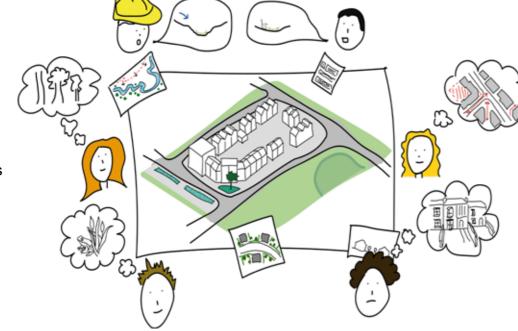


Figure 2-1 A team approach is required to design high quality, integrated SuDS

2.2 Site Constraints

- 28 It is the development designer's responsibility to ensure their design considers all of their site's constraints and mitigate accordingly. Designers should seek specialst advice at conceptual design stage in order to accommodate foreseeable impediments.
- 29 Constraints which may influence the design of their SuDS could include legal constraints affecting land use, such as retaining the alignment of Public Rights of Way or root protection areas for trees and hedgerows, as well as physical constraints such as land instabilty or contamination. There may be options to still allow SuDS to be implemented subject to mitigation, for example by using a Watching Brief where archaeological finds are possible.
- 30 Land-use constraints which may affect your SuDS design also include easements for utility services, or safety zones for airports and railways. Some key infrastructure to consider in Cheshire East includes National Railways, Manchester Airport, the canals network, and Jodrell Bank. Each infrastructure constraint has different restrictions and developers must consult the relevant bodies.
- 31 Manchester Airport is an officially safeguarded aerodrome. Under the provisions of the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Sites) Direction 2002, Manchester Airport Group is the statutory Aerodrome Safeguarding Authority (ASA) for Manchester Airport, requiring that development within specific zones and of specific types must be referred to the ASA as a statutory consultee in the planning process. Failure to take account of the views of the ASA will result in referral of the application to the Secretary of State and risks breaching the Air Navigation Order (articles 240 and 241).
- 32 The provision and design of SuDS can present significant implications for aviation, through their potential for attracting birds that are hazardous to aircraft. The environmental need for sustainable drainage needs to be carefully balanced with the regulatory need to protect the safety of aircraft and aerodrome operations through the process of aerodrome safeguarding. Consequently, any SuDS proposal within the 13km bird hazard consultation zone for Manchester Airport requires consultation with the ASA. The ASA also strongly encourage designers and the LPA to consult as early as possible in the design process, including at pre-application and in masterplanning larger developments.
- 33 Similarly, in the south of the borough the civil parishes of Dodcott-cum-Wilkesley, Audlem, Buerton, and Newhall have areas within a Birdstrike Safeguarding Zone surrounding RAF Tern Hill, some 8.4km south of the boundary of Cheshire East Council. Within this area, applications including SuDS will require consultation with the MOD. They should be consulted as early as possible in the design of SuDS, which should be designed in a way that does not attract large and flocking bird species.

WAYMARKER

Some of the land-use constraints are shown on the Local Plan Adopted Policies Map:

https://maps.cheshireeast.gov.uk/ce/localplan/adoptedpoliciesmap2022

2.4 The SuDS Design Process

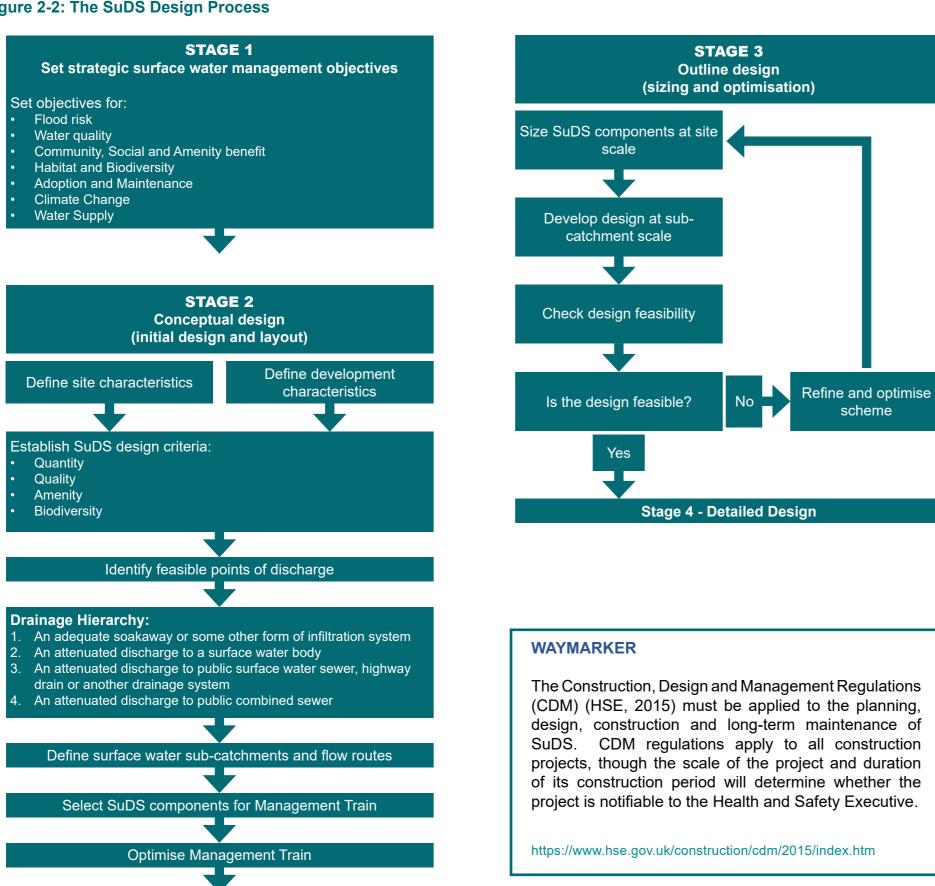
The SuDS Design Process can be broken down into the following four Stages:

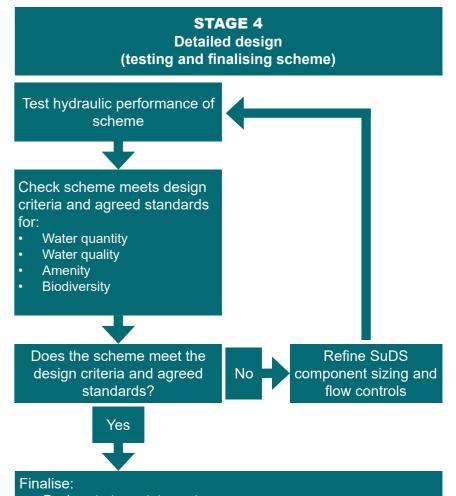
Stage 3 - Outline Design

1. Strategic Objectives 2. Concept 3. Outline Design 4. Detailed Design

The flowchart diagram below describes best practice for the SuDS design process based on the CIRIA SuDS Manual.

Figure 2-2: The SuDS Design Process





- Design strategy statement
- Component sizing and design details
- Construction method statement
- Maintenance plan

scheme

- Health and safety risk assessment
- Costs and benefits assessment
- Community education and engagement strategies

2.5 The SuDS Management Train

34 Sustainable drainge systems for both public and private areas should utilise a management train of components to follow and reinforce the natural pattern of drainage. The train of components should be designed to reduce the adverse effects that additional run-off from a development would have on land and watercourses.

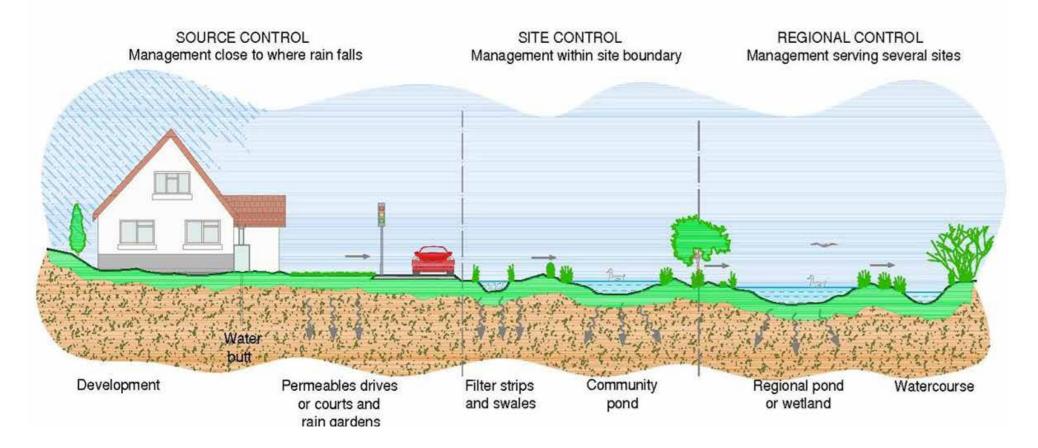
35 The SuDS Management Train follows a hierarchy of techniques:

- Prevention the use of good site design and housekeeping measures on individual sites to prevent run-off and pollution
- Source control control of run-off at, or very near, its source
- Site control management of run-off within the site
- Regional control management of run-off in the locality

36 All developments must give priority to prevention to reduce the need for mitigative structures. The requirements for drainage should be considered whilst determining the overall layout of the development because the site's natural features; geology, topography, soil types and existing habitats, will dictate some aspects of the drainage system design.

Figure 2-3 Control Zones

Once all prevention opportunities have been explored and incorporated into your development's design, there are 3 zones of water control to consider: Source, Site and Regional.



WAYMARKER

Chartered Institution of Water and Environmental Management's Directory of Flood Consultants:

https://www.ciwem.org/assets/pdf/ CIWEMConsultancyFile2021.pdf

WAYMARKER

For masterplanning guidance refer to:

https://webarchive.nationalarchives.gov.uk/ukgwa/20110118111818/http://www.cabe.org.uk/files/creating-successful-masterplans.pdf

Masterplanning with SuDS

https://www.kent.gov.uk/__data/assets/ pdf_file/0007/23578/Masterplanning-for-SuDS.pdf

WAYMARKER

Landscape Architects are trained in physical landscape assessment for all situations: urban, peri-urban or rural and can create an integrated masterplan for your site.

To find a Landscape Architect search the Landscape Institute directory: https://my.landscapeinstitute.org/ directory

Key Requirements for System Design

3.1 Integrate with the natural drainage system

- 37 A **sustainable drainage system** works with natural drainage and reduces run-off rates by emulating natural water-movement to utilise soil capabilities to slow the flow and filter sediment and impurities.
- 38 The physical landscape characteristics of a site, and of its local and regional setting, have a major effect on its drainage. Developers should first consider their site's natural drainage system to design integrated development proposals, especially with regard to appropriate site use, scale of built development and site layout. This applies to both natural settings and previously developed sites.
- 39 Investigate both hidden and visible **natural drainage system components**. Some of these components are indicators of water conveyance, such as subterranean aquifers or surface streams, and others indicate water storage, such as soil, hollows and ponds. There may also be natural drainage system components such as vegetation which filters water and slows run-off rates, and seasonal pools which may not be obvious in summer. Developers should study their site in different precipitation conditions aerial and seasonal photography can be very helpful.
- 40 Check for other evidence of including erosion (which indicates areas with high run-off speeds and/or volumes and reveals the direction of travel in its soil-scraping and silting patterns) seasonal flooding (which can indicate areas with low and/or slow infiltration) and underground components including soil depths, bedrock and groundwater.
- 41 On previously developed sites, some **traditional artificial drainage components** may be obvious, such as roofs, hard-surfacing, down-pipes and gutters. Other traditional artificial routes may be less obvious such as buried pipes for conveying water, canal feeder channels (which can be open or piped), and outfalls from weirs and sluices are easier to identify in periods of heavy rainfall and should not be confused with land drainage channels. Developers should investigate site-history, and consider how their proposals can be sustainably integrated with their site's natural drainage.
- 42 The physical landscape characteristics of a site and its surroundings determine its natural drainage. The key characteristics include:

Geology
Topography
Soils
Vegetation

43 Developers should work with the landscape character of their site and its location by referring to Cheshire East Council's Local Landscape Designation Areas, Landscape Character Assessment and Landscape Strategy for further guidance on characteristic and/or protected landscape features, and Cheshire East's strategy for retaining and enhancing landscape character.

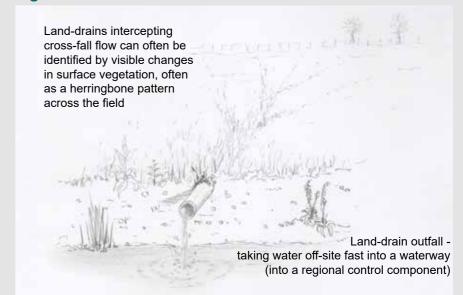
Components of artificial drainage systems include gutters, pipes, land drains and chambers

Figure 3-1

Hard roofs, gutters, downpipes, gulleys and hard-surfacing are all components of a traditional artificial drainage system

Inspection chamber - where directions and rates of flow can be seen

Figure 3-2



Components of natural drainage systems include slopes, hollows, soil, hedgebanks and vegetation

Figure 3-3

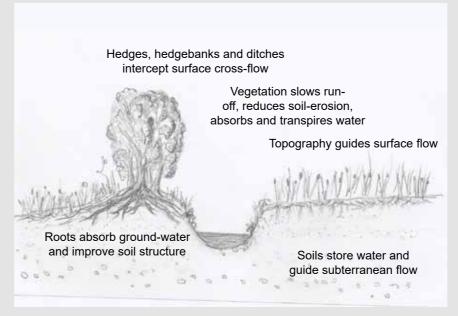
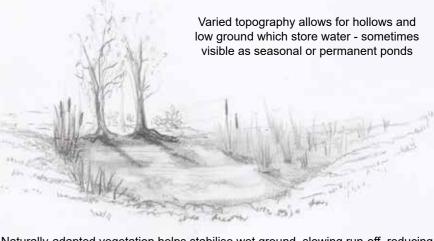


Figure 3-4



Naturally-adapted vegetation helps stabilise wet ground, slowing run-off, reducing soil-erosion, absorbing and transpiring water - often identifiable as areas of sedge and tussocky grasses, sometimes with willow scrub or alder trees

WAYMARKER

Cheshire East Council's Local Landscape Designation Areas

https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/ed11-cheshire-east-lld-review.pdf

WAYMARKER

Cheshire East Council's Landscape Character Areas and Landscape Strategy Reports

https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/ED10-Cheshire-East-LCA.pdf

3.2 Integrate with geological drainage

- 44 The general geology of Cheshire East is dominated by Triassic rocks of the Mercia Mudstone Group, interspersed with smaller areas of more variable rocks, including siltstones, limestone, coal, and halite, and areas of Sherwood Sandstone to the north and west. The north-east of the borough is dominated by the Carboniferous Millstone Grit of the Peak District National Park.
- 45 Mercia Mudstones have a generally weak structure which has led to the formation of extensive low-lying flatter land of the Cheshire Plain. The Cheshire Plain is bisected by a ridge of Triassic sandstone, running in a generally south-north direction from Peckforton and Beeston up to Runcorn Hill, with another sandstone outcrop at Alderley Edge.
- 46 The properties of different bedrocks are very variable. The bedrock properties which are particularly relevant to drainage include permeability, angles of slope, density and hardness. These properties affect the bedrock's rate of erosion, ability to store or convey water, and its effects on the directions of underground ('groundwater') flow.
- 47 Geological faults can affect aquifers and groundwater flow in a range of ways, with faults sometimes acting as barriers to flow, or, where they have a high permeability they may form a preferential flow-path.

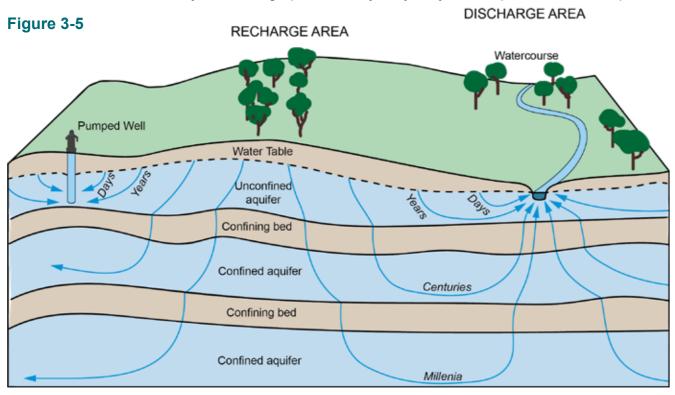


Diagram illustrating the influence of different-permeability bedrocks on underground water-movement

48 The types of bedrock under and around a proposed development site will affect the direction and speed of water flow, both into and out-of the site. Developers should find out what the geology of their site's local area is, how it influences their site's ability to store and convey water, and how their site links to groundwater aquifers (natural underground water-stores).

WAYMARKER

You can find baseline information for hydrogeological mapping from the British Geological Society (BGS) at:

https://www2.bgs.ac.uk/ groundwater/datainfo/hydromaps/ home.html

WAYMARKER

Ground investigation should be undertaken to understand site-specific hydrogeology.
Specialist surveyors can be found through:

https://www.hydrogroup.org.uk/

49 The Sherwood Sandstone which dominates the north and west of Cheshire is an example of an aquifer - an underground water-store. Groundwater abstraction from the Sherwood Sandstone is important in this region for public water supply, and for industry and agriculture.

Figure 3-6

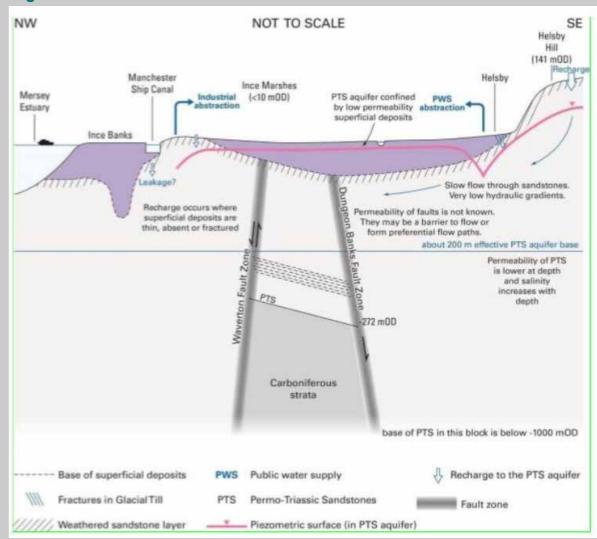


Diagram illustrating hydrogeological cross-section where the Weaver and Mersey rivers conjoin.

(Image: ukgeos.ac.uk)



The inundated floodplains of the Weaver and Mersey rivers over low permeability sandstones

(Image:LLong)

3.3 Integrate with topographical drainage

- The topography of a site and its surrounding land will affect drainage patterns. A site's natural topography is primarily shaped by its geology (underlying rock) and hydrology (water movement), and to a lesser degree, wind. Topography includes the land's slopes (steepness), aspects (angles in relation to the sun) and relief (surface texture) and is a fundamental element of landscape character.
- Harder bedrocks can resist erosion more than softer bedrocks so different bedrocks lead to different types of topography. Although localised differences may be found due to unusual events, such as glacier movement or quarrying, harder bedrocks often lead to more angular and dramatic topography. Steeper slopes create faster water-flow, whereas shallow slopes allow gentler flow and a flatter area may slow the flow almost to a stop, encouraging the formation of water-storage areas, such as bogs or fens. Hollows, ponds and ditches all add water-storage capacity, prolong infiltration opportunity and mitigate run-off speeds and volumes.



Integrate with topography:
Steeper slopes where harder bedrock has resisted erosion and run-off will be faster

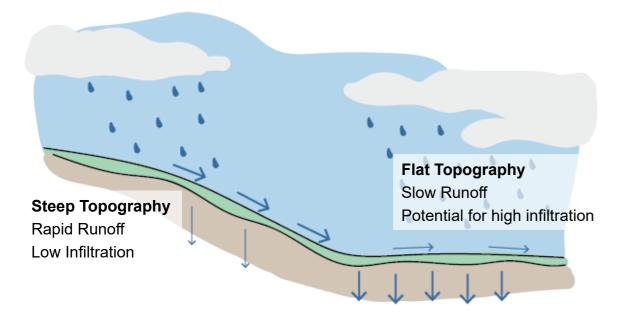


Integrate with topography:
Flatter land where geological layers have succumbed to erosion and run-off will be slower.

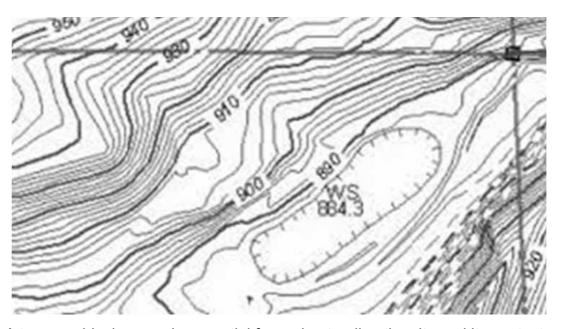


Integrate with topography:
Undulating land where water run-off has accumulated in hollows and is stored until it infiltrates or evaporates.

A topographical survey is essential for understanding the site and its context, and geotechnical advice from a suitably qualified ground engineering advisor is likely to be required to ensure ground conditions are suitable for developer's proposals, particularly regarding soil properties, infiltration potential and structural stability, e.g. of slopes, embankments and cuttings, retaining walls or loosely consolidated materials. Artificial slopes, such as canal cuttings and embankments, need careful consideration as changes to land drainage can affect land stability and the structural integrity of these structures. Developers should integrate SuDS with the locality's natural topography, including accommodating existing watercourses in their development proposals.



Speed of run-off and potential for infiltration are affected by angle of slope



A topographical survey is essential for understanding the site and its context

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Guidance for Topographical surveys:

Royal Institute of Chartered Surveyors (RICS)

https://www.rics.org/ globalsets/rics-website/ media/upholdingprofessional-standards/ sector-standards/land/ measured-surveys-of-landbuildings-and-utilities-3rdedition-rics.pdf 53 **Ordinary Watercourses** are regulated by Cheshire East's Lead Local Flood Authority (LLFA). The LLFA strongly discourages the culverting of watercourses and instead promotes the opening of previously culverted systems as promoted in Policy SE 13 - Cheshire East Local Plan Strategy 2010 - 2030. In line with the Land Drainage Act 1991, if a developer intends to alter a watercourse or provide a new outfall connection from development to an ordinary watercourse this requires Land Drainage Consent from the LLFA before any works are carried out - further information can be found at the following link:

https://www.cheshireeast.gov.uk/planning/flooding/floods-and-flood-risk/land-drainage-consent.aspx

54 There must be no development within 8 metres of an ordinary watercourse. This is in line with Cheshire East Council's byelaw 10 and is in place to ensure against degradation to the watercourse's flood plain and to ensure development is sited outside flood risk areas.

55 Watercourses which are designated as 'main river' are regulated by the Environment Agency. For more information on working in proximity to main rivers and what consent is required please visit:

https://www.gov.uk/guidance/flood-risk-activities-environmental-permits

56 If either an ordinary watercourse or main river is located within your land then you are legally required to ensure that natural flow through the watercourse is maintained and is free of obstruction at all times. For more information on your responsibilities for a watercourse within your ownership please visit the following web links:

https://www.gov.uk/guidance/owning-a-watercourse

https://www.gov.uk/guidance/owning-a-watercourse#owners-your-responsibilities

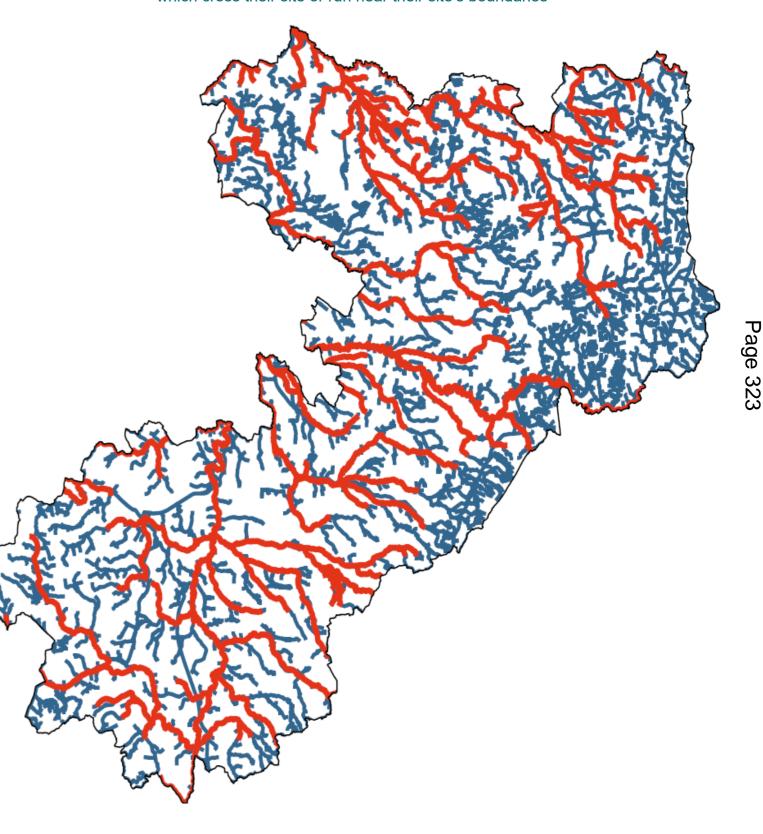
Issues associated with culverted watercourses

- Increasing upstream flood risk due to blockages of culverts or trash screens and/or restricted flood flows within the culvert itself.
- Increased downstream flood risk flows as a result of reduced flood retention in artificial channels, in comparison with natural watercourse floodplains.
- Increase difficulty in maintenance and health and safety responsibilities for drainage operatives.
- No ecological benefit within concrete channels due to loss of natural riverside habitats and green/ blue corridors which causes population decline in aquatic species.
- Loss of waterside recreational activities.
- Existing culverted watercourses in and adjacent to development sites (including third-party owned culverts) can be affected by changes to surface water flows as a result of development, such as the quantity and quality of flow, during construction and in the long term.

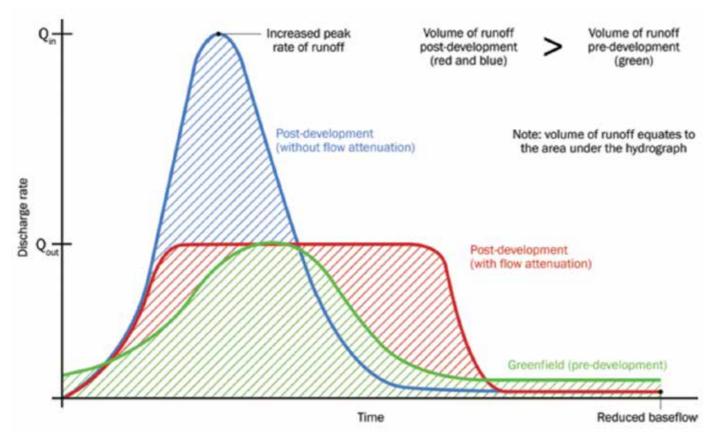
The benefits of day-lighting watercourses

- Re-establishing floodplains increases flood storage capacity which helps to protect neighbouring land and development from flooding.
- Open watercourses help to tackle the pressures of climate change by providing cooler areas for people and wildlife within urban settlements during periods of intense heatwaves.
- Increased health and wellbeing for local communities as watercourses create opportunities for water-based activities and green corridors promote outdoor exercise.
- Increased economic value of new development due to desirable riverside locations.
- Open watercourses provide educational opportunities for local schools and lessons on the natural environment, promoting environmental stewardship in schools and local communities.

Cheshire East Borough is heavily-populated with watercourses - Developers should seek confirmation of the status of watercourses which cross their site or run near their site's boundaries



- 57 Sites will have existing **overland flow routes** present onsite relating to topographical variations and depressions. These should be maintained as existing to ensure no increase in flood risk on/off site. If the proposed development layout conflicts with existing overland flow routes, they must be safely managed by diverting them away from dwellings and commercial buildings.
- 58 The volume of overland flow routes should be quantified through appropriate hydraulic modelling so that they can be accommodated within the capacity of the onsite surface water drainage infrastructure. The developer should demonstrate how they are proposing to maintain the flow route within the development site layout plan.
- 59 New surface water drainage infrastructure should be designed to accommodate 1 in 100yr + Climate Change allowance storm events. However, during extreme rainfall events, surface water drainage infrastructure may become overwhelmed. It is therefore important that new development accommodates safe, unobstructed **exceedance flow routes** within their design which will not pose a risk to people or property. During the planning process an exceedance flow route plan should be submitted to the LLFA which considers proposed flooded volumes and post-development site topography.



Graph illustrating how sustainable drainage can reduce the extremes of peak runoff rates

Source: CIRIA SuDS Manual (C735F), diagram of flow rates

- 60 It is predicted that Climate Change is likely to increase the risk of more intense rainfall in the future, therefore all SuDS schemes must be designed to accommodate this. Guidance from the Environment Agency (February 2016) identifies two possible scenarios for future increases in rainfall intensity, 'Central' and 'Upper End'.
- 61 The 1% Annual Exceedance Probability (AEP) plus the allowance for climate change for all developments up to a 100 year design life should be considered. This reflects the fact that a 100 year design life will now extend beyond the latest timeframe specified by the Environment Agency guidance.

- 62 Where there is flood risk present onsite and/or there is an increase in land levels proposed onsite, the LLFA advises developers to incorporate **boundary drainage** to capture surface water run off at the site boundary and to prevent surface water run off transfer between the development site and third-party land.
- 63 Boundary drainage should also be incorporated as part of individual plot drainage for proposed dwellings where there is a fluctuation in finished floor levels between adjacent dwellings. Swales and Filter Drains are useful SuDS components for incorporating boundary treatment and preventing the transfer of surface water runoff. Hydraulic modelling and catchment analysis should be undertaken to inform the required capacity of these components for receiving surface water flows.



Image showing a grassed swale incorporated in a roadside verge

Source: Susdrain, https://www.susdrain.org/delivering-suds/using-suds/suds-components/swales-and-conveyance-channels/swales.html

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Climate change allowances for peak rainfall in England:

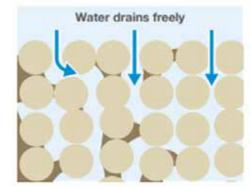
https://environment.data.gov.uk/hydrology/climatechange-allowances/rainfall#

3.4 Integrate with soils' storage and drainage capacities

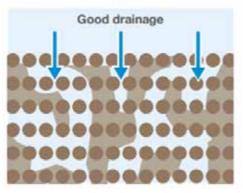
The capacity of a site to store or convey water is heavily dependent upon soil structure.

- 64 The types of soils on site affect both the site's water-storage capacity, drainage volumes and speeds and run-off quality. Depths and volumes of soils, and the grain-size of soil particles (or aggregated particles) affect their ability to retain and transport water.
- 65 A soil's **porosity** determines its capacity to store water. Soil water-storage capacity increases as soil texture becomes finer because it becomes more capable of trapping water. Small pores not only restrict the passage of water but they also keep it closer to the particle surface where chemical-bonding can further slow its movement.
- 66 A soil's **permeability** determines the ease of movement of water through that soil. Soil-permeability increases as soil texture becomes coarser as soil pores are larger and water can flow through more easily. Fundamentally, the larger the **pore size** the more space there will be for water to move.
- 67 Clay and humus affect both porosity and permeability by binding soil grains together into aggregates, thereby creating a network of larger pores, 'macropores', that allow water to move more easily.

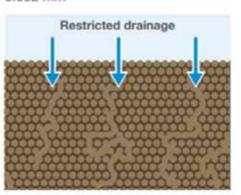
Sand Largest soil particle at 0.06–2 mm



Silt Smaller than sand but bigger than clay at 0.002–0.06 mm



Clay Smallest particle at less than 0.002 mm



Soils with larger particles have larger pores therefore convey water more quickly.

Soils with smaller gaps between particles will hold water for longer.

- 68 **Groundwater and Percolation testing** should be undertaken to BRE365 / CIRIA C753 to determine suitability for site drainage/infiltration.
- 69 Well-structured and deeper soils decrease surface run-off and have greater water-storage capacity (depth limits to ensure good soil health are discussed to the right).
- 70 Compacted and shallower soils increase surface run-off and increase the site's susceptibility to erosion and flooding.
- 1 James Hutton Institute; STARS; British Geological Society; CIWEM; British Ecological Society; Dr Tim Harrod; Prof Mark Hodson; Institute for Global Food Security; Lancaster Environment Centre; Microbiology Society; Soil Security Programme; Robert Palmer; Soil First Farming

Managing Soils to improve or maintain Health, Depth and Structure

71 Soils are created by a combination of weathering of bedrock and decomposition of organic matter by soil-ecology. Soil-ecology counts for a quarter of the earth's biodiversity including earthworms, fungi and bacteria.¹ One hectare of healthy topsoil can contain up to 5 tonnes of living organisms. Potential pollutants carried-by or dissolved in water entering soils must be considered and managed.

Soil Quality

- 72 Developers should avoid moving soils where possible. Soil movement leads to loss and deterioration of its structure and health. Where soils require movement (whether those are insitu site-soils or imported) SuDS proposals should show compliance with the Construction Code of Practice for the Sustainable Use of Soils on Construction Sites. This code of practice provides guidance for soil surveys, soils management plans and methodologies for soil stripping, storage and re-laying).
- 73 Where site soils have to be relocated to planting areas or where imported soils are required: subsoil must meet BS 8601:2013 Specification for Subsoil and Requirements for Use topsoil must meet BS 3882:2015 Specification for Topsoil.

Soil Depths

74 Existing in-situ site-soils should be re-used where suitable and possible to prevent loss of natural resources, prevent unnecessary transportation and prevent transit-damage to soil structure.

75 Soil-depths required for new planting are:

	Minimum	Maximum	Minimum combined depth
	Topsoil Depth	Topsoil Depth*	of Topsoil + Subsoil**
Grass and herbaceous species	150mm	400mm	450mm
Shrubs and hedgerows	200mm	400mm	600mm
Trees (including hedgerow trees)	300mm	400mm	900mm

*Due to particle-size and compaction, topsoil depths exceeding 400mm can lead to anaerobic conditions so subsoil should be used below 400mm depth to create suitable conditions for rootzones.

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Code of Practice for the Sustainable Use of Soils on Construction Sites - DEFRA (includes advice for Soil Resource Surveys and Soils Management Plans):

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/716510/pb13298-code-of-practice-090910.pdf

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BS 8601:2013 Specification for subsoil and requirements for use

https://shop.bsigroup.com/

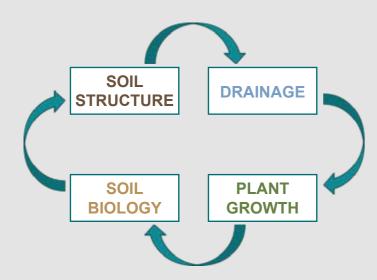
ProductDetail?pid=000000000030209662

BS 3882:2015 Specification for topsoil https://shop.bsigroup.com/
ProductDetail/?pid=00000000030297815

^{**}For example: for trees 350mm topsoil to BS 3882:2015 could be laid over 700mm subsoil to BS 8601:2013 giving a rooting-depth of 1050mm.

Integrate with vegetation

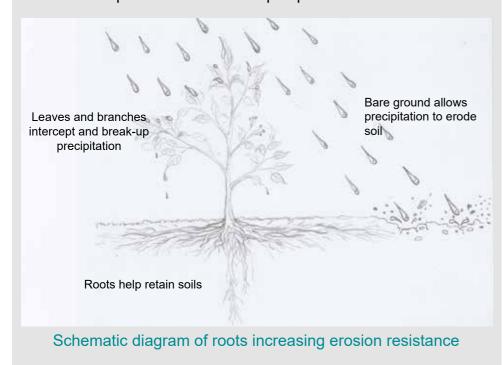
76 Plants are an essential component for the natural drainage system. Plants provide the food necessary for the development of healthy soil biology, which in turn develops good soil structure, which in turns helps with the storage and conveyance of water.



77 Natural vegetation cycling can improve soil water storage capacity. When deciduous leaves are dropped or plants die, plant material (humus) feeds soil organisms and creates a less dense soil structure which can store or convey more water. The movement of soil organisms increases this process, helping soil pores to enlarge to macropores. As soil organisms digest and decompose humus, they release nutrients back to the soil which in turn feeds new plants.

78 Living plants perform other key drainage tasks:

As plants grow, their roots open pores between soil particles, enabling increased storage and movement of water. The growth of plant roots also helps to physically bind soil and resist erosion, and the leaves of plants reduce raindrop impact on the soil.

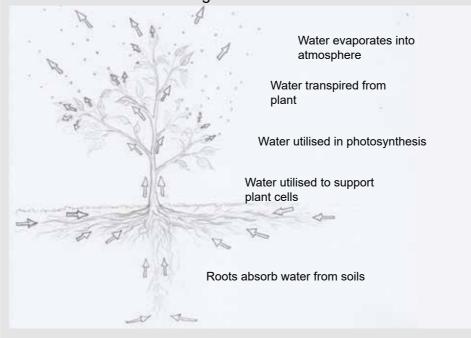




Vegetated land showing better erosion resistance during flood conditions

Attibution: Image from: https://www.frontierag.co.uk/blog/protecting-soil-from-erosion

79 Plants also transpire - removing water from the ground and releasing it back into the atmosphere. Root hair cells absorb water from the soil by osmosis, some of that water is used for photosynthesis to feed the plant, some gives plant cells their rigidity, and some is released through leaf stomata.



Schematic diagram of water removal by evapotranspiration

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Surveying vegetation: Joint Nature Conservation Committee (JNCC) Handbook for Phase 1 Habitat Survey

https://data.jncc.gov.uk/data/9578d07b-e018-4c66-9c1b-47110f14df2a/Handbook-Phase1-HabitatSurvey-Revised-2016.pdf

- 80 All vegetation will help to absorb and transpire water, reduce run-off volumes and slow run-off speeds.
- 81 Higher vegetation density will help provide a higher quantity of drainage benefits through:
- more diverse rooting depths
- more diverse plant heights for increased transpiration
- greater opportunity for filtering
- increased resilience of the natural water-cycle

If vegetative species diversity is limited, such as just grasses, water uptake will be restricted to the limited rootzone



Photo showing the limited range of grass roots in soil Image: https://www.pennington.com

Where vegetative species diversity is greater, capacity for water uptake by roots is greater and the variety of roots provide more uptake by roots is greater and the variety of roots provide more uptake by roots is greater and the variety of roots provide more uptake by roots is greater and the variety of roots provide more uptake by roots is greater and the variety of roots provide more uptake by roots is greater and the variety of roots provide more uptake by roots is greater and the variety of roots provide more uptake by roots is greater and the variety of roots provide more uptake by roots is greater and the variety of roots provide more uptake by roots is greater and the variety of roots provide more uptake by roots is greater and the variety of roots provide more uptake by roots is greater and the variety of roots provide more uptake by roots is greater and the variety of roots provide more uptake by roots is greater into multiple soil layers



Photo showing typical underground spread of tree roots in soils Image: https://www.treeworks.co.uk/where-are-the-roots/

- 82 It is important to record and consider all vegetated surfaces, including vegetation that survives on man-made structures, such as climbing plants, succulents, ferns and mosses.
- 83 Developers should utilise a Phase 1 Habitat Survey of their site to identify existing vegetation coverage and inform their SuDS designer of areas where vegetation-density and vegetation-diversity could be increased to support SuDS.

3.6 Achieve a well-designed place

- 84 Growth will continue to be a major pressure upon the environment, therefore it is important that new develoment improves the quality of places and mimises its adverse effects on the environment and upon existing communities. Creatively designed SuDS should enrich both new development and existing areas by reducing the pressure on drainage systems and creating more attractive, nature rich, and enjoyable places within Cheshire East Borough.
- 85 Cheshire East is a varied place and new development must build upon its inherent qualities. The green and blue infrastructure for a site and its surroundings should be the foundation for any new development. Thinking positively about this could help to achieve maximum social, environmental, and economic value for a development.
- 86 SuDS provide an opportunity for habitats within and around a development. The incorporation of open water, both permanent and temporary, and associated reedbeds, wetlands and ditches provides a range of habitats for wildlife increasing the biodiversity value of a scheme.
- 87 Creatively designed SuDS, designed as a system (or train) of positive components, can be a major structuring element for new development, even on a site that has few pre-existing features or which is quite heavily constrained. They can build upon and cement the existing character of a place or help to build a new, positive identity. SuDS can also help to educate people about the environment and climate change, and promote social interaction and a sense of community.
- 88 SuDS designers should think more widely than the red line of a site and follow guidance set out by the Cheshire East Residential Design Guide.

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CEC Residential Design Guide Parts 1 & 2 found at:

https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/design-guidesupplementary-planning-document.aspx

89 A positive example on a neighbourhood scale is Upton in Northampton where, as part of the Masterplanning and design coding for a new community, SuDS were integral elements of the place infrastructure. This fulfilled a practical need but did so in a way that also brought a distinctive townscape quality.





Images: e*SCAPE Urbanists

90 On a smaller infill scale, the Riverside Court scheme, at Stamford, demonstrates a different approach to SuDS as part of a creative urban design approach for a very constrained site. A full management train including canalised SuDS has enriched the townscape, and softens what could otherwise have been a hard, and somewhat featureless, development.





3.7 Incorporate Amenity and Recreation

- 91 When designing SuDS as part of place-making, developers should embrace opportunities to celebrate water, to educate and engage both existing and new communities, by creating safe opportunities for people of all ages to interact with water and to be playful.
- 92 Water can bring nature, movement, light, noise, drama, mark the changing seasons, add to the richness of a place and offer a more immersive experience to the user. People are drawn to water: looking at it, being near it, or even dipping fingers or toes into it. It can ignite the imagination, the senses, offer a sense of freedom and exhilaration or create places of calm reflection and playfulness. Its fluidity presents opportunities for self-initiated creative play and inclusion or creation of public art features.
- 93 As with all design, consideration of how people might use and respond to SuDS is a key consideration which should be taken into account from the outset of development planning. All ages benefit from a more creative, thoughtful integration of water and of SuDS into their environment, though particular consideration must be given to more vulnerable adults and children.
- 94 The CDM (Construction Design and Management) Regulations help all project managers, clients and designers to ensure all foreseeable risks are assessed, including designing maintenance access and implementation of future maintenance. Any unacceptable risk should be removed through design (designed-out) and where unavoidable risks remain they must be mitigated and managed. A Health and Safety file must be produced and a copy submitted to the Local Planning Authority.
- 95 SuDS should positively contribute to the amenity of developments and, whilst there are risks involved with water, with careful design, risk management and appropriate maintenance, SuDS could incorporate opportunities for community recreation, fun, and add distinctiveness and character.

96 Currently, the majority of drainage solutions proposed for residential developments in Cheshire East comprise pipes to detention basins. This solution can present a high risk in terms of amenity and recreation due to their potential flow-rates and depths of water and, as a consequence, these areas are often fenced off, reducing active recreation and play opportunities.



- 97 One of the objectives of this SuDs guide is to help developers move away from a 'one component fits all' solution, towards the design of an integrated, site-wide SuDS train which combines a number of components to negate or mitigate the need for large detention-basins.
- 98 In emulating the way the natural environment absorbs water, the SuDS should naturally reduce the risks associated with recreation and spreads it across the site. Thoughtfully-designed and well-managed solutions should open-up opportunities to include safer amenity and recreational elements for all sectors of our communities to enjoy. It should be supported by engagement with new and existing communities, by materials that creatively explain their purpose and presence and be clear about the required and specific maintenance they will receive.

- 99 Increasingly, water-play opportunities are incorporated into urban play-schemes, however the most common route has been through the use of mains-fed features such as jets, fountains or paddling pools.
- Mains water is an expensive and unsustainable resource. Mains-fed play features tend to be seasonal and predictable, simply spraying or wetting people during the summer months. These could be considered as part of larger public realm schemes where the increased installation costs, management and maintenance are sustainable and the use of an increasingly important resource justified. Using rainwater and SuDS for play offers more diverse opportunities. It can also be simple, cost effective and easy to implement provided it is designed-in from the outset and as part of a well-considered masterplan.
- 101 SuDS must remain safe and accessible for the life-time of the developments they serve. Cheshire East Council will only approve SuDS where the risks have been formally assessed by a suitably-qualified person, taking into account future amenity and maintenance requirements of all components of the system.
- "A paddling pool, even if shallow, involves a low but inevitable risk of drowning but this [risk] is normally tolerable. The likelihood is typically extremely low, the hazard is readily apparent, children benefit through the benefit of water play and finally, further reduction or management of risk is not practicable without taking away the benefits" Health and Safety Executive
- 102 Water can provide formal and informal play and learning opportunities, ranging from naturalistic exploration akin to the understanding of risk taught at forest schools, to more contained experiences, such as how the cold water feels or the sound of a stone as it hits the water. SuDS systems and nature ponds should be considered within every new school or educational facility where the learning opportunity is maximised.

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Further advice regarding designingout and managing risk should be sought from current national quidance which includes:

Health and Safety Executive - https://www.hse.gov.uk/

ROSPA - https://www.rospa.com/

CDM Regulations - https://www.hse.gov.uk/construction/cdm/2015/index.htm







Selecting components

WHAT THIS SECTION WILL COVER:

- Choosing SuDS components
- The SuDS selection matrix
- Considerations for discharge
- Local SuDS zones

4.1 Choosing SuDS components

- 103 SuDSdesignshouldfocusoneasyandefficientmaintenance, to achieve low operational and maintenance costs and provide a safe environment for residents, visitors and the maintenance operatives.
- One of the key elements of designing a site with SuDS is the decision about which components to use. As described in the previous chapter, there are a variety of SuDS components but not all will be suitable for all sites. It is therefore vital to have a comprehensive understanding about the nature of the site, particularly if there is contaminated ground and to ensure that a constant review is undertaken from project inception to SuDS operation. Section 4.7 describes the best practice for this decision-making process based on the CIRIA SuDS Manual.

Source control options are detailed in the SuDS Suitability Selection Matrix as detailed at the end of **Section 4**.

- 105 Developers should be mindful that pumping stations are not covered in this document. If your surface-water drainage strategy requires a pumping station, you will need to gain approval from Cheshire East's Lead Local Flood Authority.
- 106 When undertaking SuDS design and construction, Developers should also refer to:

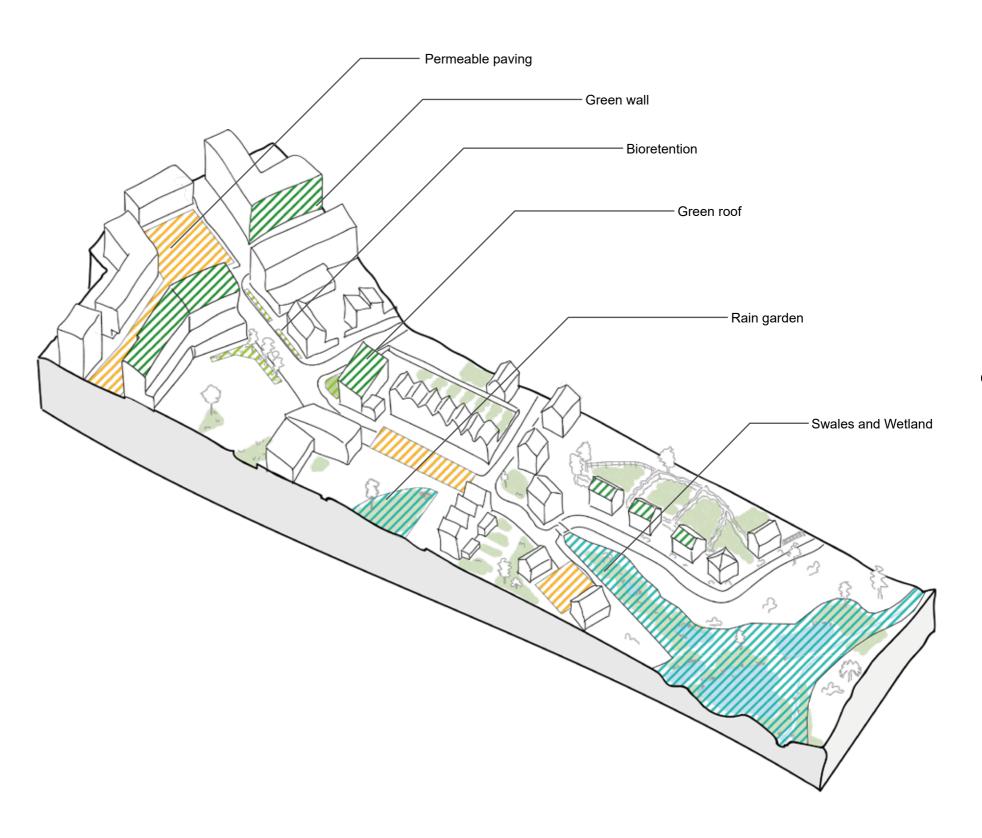
CIRIA report C768 'Guidance on the Construction of SuDS'.

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The CIRIA's report C768 contains further best practice guidance SuDS designers and developers should follow. Further information can be found on the CIRIA website:

https://www.ciria.org/

Figure 4-1: Example of Sustainable Drainage Components in a System





1 Prevention

Good housekeeping and site design to reduce and manage runoff and pollution, eg land-use planning, reduction of paved surfaces

2 Source control

Runoff managed as close to the source as possible, eg using green roofs, rainwater harvesting, permeable paving, filter strips

3 Site control

Runoff managed in a network across a site or local area, eg using swales, detention basins, public realm SuDS components for attenuation and treatment. Also, flow should be slowed using overland conveyed routes



Downstream management of runoff for a whole site/catchment, eg retention ponds, wetlands



4.2 Prevention

- 107 Preventing increases in surface water run-off should be the first priority when considering site drainage.
- 108 The first tool for preventing surface-water run-off should be more sustainable site design which maximises the site's natural drainage capabilities and minimises both building footprints and hard surfaced areas.
- 109 Preventing surface run-off reduces the pressure on water catchments, and on the sewerage system in times of flood. Prevention also reduces the need for SuDS components and consequently reduces potential land take and construction costs.

To prevent or reduce surface-water run-off:

- Assess and understand the natural drainage of your site and plan your layout to integrate with it
- Minimise footprints for buildings ensure floor areas are a true reflection of need
- Retain the maximum extent and depth of natural soils
- To ensure their long term porosity and permeability, and water-storage capabilities, manage soils to preserve & improve their health including their structure, biology and chemistry
- Retain the maximum scale and extent of existing vegetation on site, including herbaceous plants (nonwoody stems, including grasses), shrubs and trees
- Increase vegetation where possible and appropriate, including using hedges rather than fenced boundaries, adding trees, shrubs, planters, and living wall systems or climbing plants and plug-plants for walls
- Utilise green roofs on large and small scale buildings.
 Technology is widely available and can also provide insulation, carbon absorption and visual integration
- Minimise the extent of hard-surfacing, e.g. use soft centrelines within wheel-strips for driveways and reduce paved-patio sizes
- Utilise softer surfacing, e.g. reinforced grass and grid-type vehicular surfacing wherever possible and appropriate

All proposed developments in Cheshire East are expected to employ run-off prevention measures.

Key surface water run-off prevention measures include retaining vegetation, good soils management, minimising hard development and maximising soft development.



Retain Vegetation:

Hedgerows and trees take decades to establish and develop as wildlife ecosystems and they are essential elements of the natural drainage system, improving soil structure for infiltration and absorbing and transpiring water.



Minimise Hard Development:

Avoid and reduce the adverse impacts of hard structures and surfaces, by ensuring the scale of built development is kept to the minimum required, including roofs, approach roads, parking & turning areas and pedestrian paving.







Manage Soils Well:

Poor soil-management disrupts the soil system, causing a cycle of decline through death of soil-biology which creates chemical imbalance. This disables soil's functions, particularly supporting life and absorbing water. Developers should employ good soils management which retains and promotes good soil structure, thriving soil biology and balanced soil chemistry, to maximise soil's capacity for water attenuation, storage, and subterranean conveyance.



Royal Horticultural Society Research Project: Greening Great Britain



Scott Mitchell, Bridgehampton

'Ribbon driveways' and access roads reduce hard-surfacing by 60-70%

Maximise Soft Development:

Retain existing soft ground and softer structures where possible and utilise alternative design, permeable materials, and green technologies to maximise the softness of built development.

Source control

110 Source control uses sustainable drainage system components to manage your site's rainwater close to where it falls. Source control components affect the speed of run-off by helping to intercept, capture and temporarily store water close to its fall-point.

111 Source control components can also reduce run-off quantity and improve run-off quality.

Examples of source control components include:

- green roofs
- living walls
- permeable surfaces
- rainwater harvesting

Many source control components can be utilised for both new developments and retro-fitting to existing development.



Aberyswth University (Singleply.co.uk)

Green roof technology reduces run-off by retaining some infiltration, evaporation and plant-transpiration over the footprint of the building



Image courtesy of K. Swindells (2021)

Permeable paving reduces run-off by allowing infiltration on what would be an otherwise impermeable surface

Site control

112Site control components can further reduce run-off from your site, temporarily store excess water and guide the flow of any remaining run-off. Site controls are also needed to manage any run-on from neighbouring land.

113There are a variety of SuDS components which act as site controls and can be incorporated in any drainage system. SuDS components should be selected for their appropriateness in the context of your SuDS management train and should integrate with your site's context, considering land character and availability, maintenance needs and adoptability.

114 To reduce and control development run-off within your site, infiltration systems are encouraged. The following are examples of site control components:

- swales and filter strips
- canals, rills and channels
- raingardens

Where infiltration does not provide sufficient reduction of run-off, water-storage components should be incorporated in your SuDS management train. Subject to site constraints and the results of a risk assessment, ponds can provide the most effective water treatment. Underground storage does not provide water quality benefit and can only be used in conjunction with other SuDS. In order of preference, storage components include:

- attenuation basins
- underground storage





Regional control

Regional control components gather run-off from multiple local sites, guide the flow of regional run-off and temporarily store regional run-off. Regional controls also affect run-off quality, through sedimentation and filtration. Regional control components include:

detention ponds



Large-scale regional controls can have multiple benefits, including providing resources for wildlife and recreation

117 Larger-scale regional control components can become biodiverse habitats, including temporary or permanent waterbodies, wet woodland such as alder carr, extensive wet grassland, bogs $\,\omega$ and fens. Such habitats can benefit many priority species in local biodiversity action plans. To maximise their value as wildlife habitats ponds should be designed to:

- · Hold an area of permanent open water
- Have a range of depths, with extensive shallows
- Have gently sloping sides
- Have Scalloped edges
- Be planted/seeded with native plant species
- Be sited close to other habitats
- Not be shaded from the south
- Be sheltered from the north by trees or hedges

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For further advice regarding providing resources for biodiversity and recreation, refer to the Royal Society for the Protection of Birds (RSPB) and Wildfoul and Wetlands Trust (WWF) publication 'SuDS: Maximising the potential for People and Wildlife'

https://www.rspb.org.uk/our-work/our-positions-and-casework/ourpositions/land-use-planning/sustainable-homes-and-buildings/

4.6 Discharge and Run-off Considerations

118 The preference for the discharge of surface water run-off is to the ground via infiltration. However, this may not be entirely possible for all sites due to soil-permeability, contaminated land, topography of the area or quantity of sediments and contaminants within the surface water.

As shown in the run-off destination diagram to the right, other options of discharging to a surface water body, to a surface water sewer, or a combined sewer (in that order of preference) should be explored where infiltration is not fully possible. Surface water should never be discharged to the foul sewer. Connections from developments are not permitted onto highway drainage unless they comprise solely water from highway gullies.

Considerations and actions that should be undertaken include:

- Calculations of pre- and post-development run-off rates to ensure a neutral or better impact as appropriate.
- Consideration of the method of attenuation.
- Identification of whether the site lies within the coastal / tidal, fluvial or surface water (pluvial) flood outlines, or affected by groundwater.
- Consideration of the effects of climate change upon surface water volumes and flow pathways.
- Consultation with the relevant bodies depending on the location to which surface water is to be discharged:
- 1. To the ground consultation (where relevant) with the Environment Agency, National Coal Authority, British Geological Survey, Cheshire Brine Subsidence Compensation Board.
- 2. To surface water bodies -

Ordinary Watercourse: Requires Land Drainage Consent from CEC LLFA under Land Drainage Act 1991. If the ordinary watercourse is not located within the developer's land ownership then they will be required to submit third-party landowner approval for this connection in the form of a written agreement.

Main River: Requires consent from the Environment Agency and a Flood Risk Activities Permit **Canal**: Requires consultation with the Canal & River Trust. Any surface water discharge would be dependent on the canal's capacity ro receive additional water (quantity, quality, and velocity of water) and require prior assessment to ensure the discharge does not contain unacceptable levels of physical, chemical, or biological contaminants. Any discharge would be subject to the completion of a commercial agreement.

Reservoir: Requires consent from Reservoir asset owenr.

3. To a surface water sewer -

Private: Surface water discharge rate needs to be agreed with the LLFA. Any alterations/new connections may be subject to Land Drainage Consent Approval.

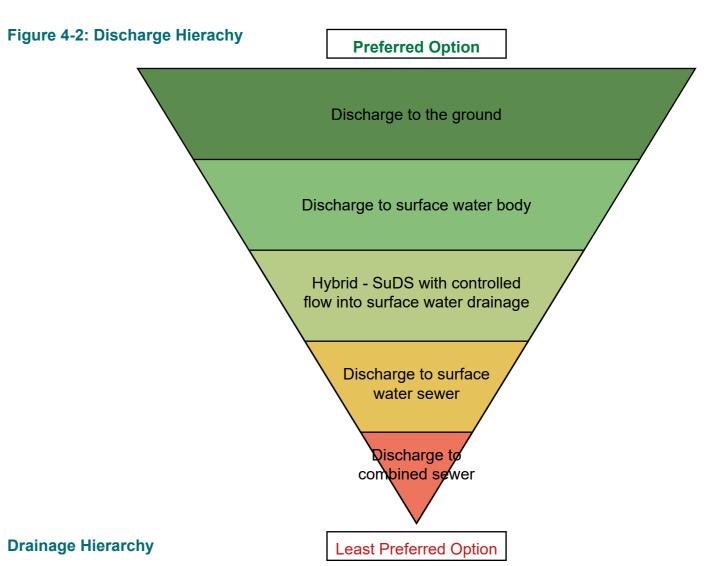
Public: A new connection to the public sewer requires United Utilities Consent. Please note that the allowable surface water discharge rate is determined by the LLFA.

4. To a combined sewer -

Private: CEC LLFA determines surface water discharge rate. Permission from sewer owner is required if not located within applicants site boundary.

Public: Surface water and Foul Water must be drained on separate drainage system. Requires consent for connection by United Utilities. Please note that the allowable surface water discharge rate is determined by the LLFA

Once the preferred method of discharge has been decided, additional information will be required depending on the site's characteristics. Further information can be found on the following page.



- 121 The developer should select an appropriate drainage strategy that follows the hierarchy of drainage set out in Part H of the Building Regulations as shown above.
- Surface water drainage strategies must be designed effectively to ensure all surface water flows up to the 1 in 100-year storm event +% Climate Change are managed safely within the site boundary and do not cause flooding to development or third-party land.
- 123 If the developer believes a stage of the hierarchy is unfeasible to incorporate onsite, then they must submit evidence of this to the Lead Local Flood Authority before it can be discounted. For example, if infiltration is to be discounted then the developer would be required to submit a ground investigation report/borehole logs and infiltration test results. The Cheshire Brine Subsidence Compensation Board should be consulted for any new development proposing the incorporation of SuDS infiltration/soakaway drainage within their consultation areas and in particular areas recorded to be underlain by Halite (rocksalt) deposits ("wet rockhead"), in order to prevent any potential dissolution of the underlying rock salt and ground stability issues.

Infiltration testing

- 124 Infiltration testing onsite must be carried out in line with BRE 365 guidance. The LLFA requires the trial pit to be excavated in the same location as the proposed soakaway/SUDs feature and to the same depth of the proposed soakaway, if stability is an issue, the use of stone/pipe must be employed, as per BRE 365 guidance. This is to ensure that there are no variations in ground conditions which would negatively impact the effectiveness of infiltration. It is also required to ensure that no groundwater is encountered at the proposed depth of the soakaway to be constructed.
- The trial pit should be filled 3 times within a 24-hour period and to a minimum of 75% full depth. Please calculate the soil infiltration rate from the time taken for the water level to fall from 75% to 25% effective storage depth in the pit.

An important criterion for all sites is the quality of run-off. Storm flows can trigger combined sewer overflows, causing foul pollution and they can also overload waste water treatment works, reducing treatment efficiencies. In exceptional circumstances the water authority might request that the run-off is detained completely and released only at night.

Brownfield sites

- On uncontaminated brownfield sites, the water quality design criteria will depend on the existing sewerage infrastructure. If the water is discharged to a separate surface water sewer or directly to a watercourse, the site should be treated as an undeveloped site and the quality criteria will relate to the proposed land use.
- 128 If the site drains to a combined sewer that is unlikely to be converted to a separate system, the surface water should be treated with a single stage of treatment to remove grit and coarse solids. Foul sewage should be drained separately within the site.
- When calculating the brownfield run-off rate, surveying and modelling should be undertaken to confirm how the site currently drains. For example if the brownfield site is currently drained by a 225mm pipe, the brownfield run-off rates should take account of the limitation this poses.

Contaminated land

- 130 Where a contaminated land site is proposed for redevelopment, SuDS may still be used for drainage of surface water. However, the design of the drainage system will be site-specific and dependent upon the contaminants at the site, the remediation strategy and the risks posed by any residual contamination, in addition to normal design considerations.
- 131 The developer will need to consult with the planning authority and demonstrate that the proposed drainage system will not cause re-mobilisation of contaminants resulting in exposure to the wider environment. Infiltration systems may not be appropriate without remedial measures, and most techniques will require the use of liners. Remediation and redevelopment of contaminated land is a complex subject that requires specialist knowledge. The CIRIA publication SP164 (Harris et al, 1998) should be referred to for further information.

Land instability

Where past mining activity has taken place on or beneath the site proposed for redevelopment, the design of the SuDS system should consider the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present. In some cases the effectiveness of the SUDs scheme may be affected by rising water tables relating to the cessation of past mining activity. The Coal Authority's Environment team or the Cheshire Brine Subsidence Compensation Board may be able to advise you if such matters may be of relevance in this locality.

Run-off Calculator

The greenfield run-off rate estimation tool is an online tool which can be used to calculate peak the greenfield run-off rate. The current most commonly used run-off calculator can be found at the website below:

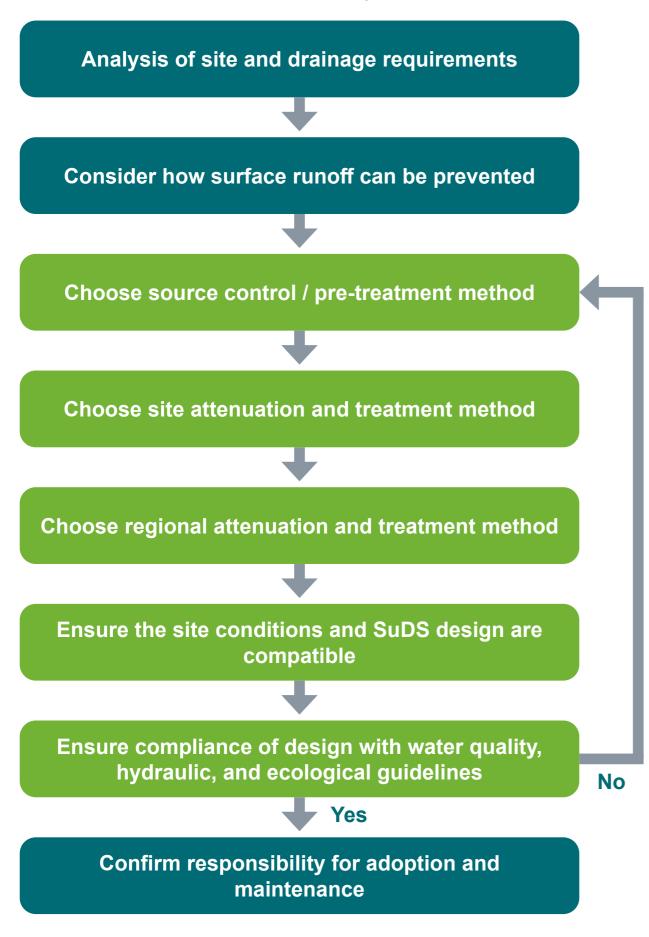
https://www.uksuds.com/tools/greenfield-runoff-rate-estimation

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The gov.uk webpages contain extensive guidance regarding Brownfield and Contaminated Land. Here is a starting point for finding-out the condition of your land:

Performance standard for laboratories undertaking chemical testing of soil - brief guide for procurers of analytical services (publishing.service.gov.uk)

How to Select SuDS Components



4.7 Selecting SuDS Components

Development tools can also be used to help design SuDS Trains which effectively respond to the unique characteristics of an individual site. This can be useful when considering how SuDS components work together and the impact these features can have in mitigating flood risk.

Examples of such tools include:

https://www.causeway.com/products/drainage-design

https://www.autodesk.co.uk/products/infodrainage

though there are a variety of tools available which offer similar assistance.

- As discussed in Chapter 3, the type of SuDS components in a system should be chosen to suit site character, including local geology, topography and soils conditions, and integrate with site elements. Particular consideration must be given to the relationships between SuDS components and other on-site and neighbouring features, both natural and artificial.
- Ground risk is also a significant factor for some components. For example, some sub-terranean or surface-permeable SuDS componenets may not be suitable in chalk or halite soils near highways and properties. Depending upon the site's character and features, minimum offsets from built structures may be required for some SuDS components. A ground modelling exercise may be required to ascertain suitability.
- To assist in the selection of appropriate SuDS, the following page includes a **SuDS Suitability Selection Matrix** which identifies the various benefits and constraints of common SuDS techniques. This Selection Matrix should be used in conjunction with advice in CIRIA C768 parts B, C & D, to choose components suited to:
 - Land character and proposed land use
 - Water quantity
 - Water quality
 - Environmental benefits
 - Budget
 - Land instability (Salt Subsidence)

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Research regarding component costings can be found here:

https://assets.publishing.service.gov.uk/ media/6034ee6c8fa8f54334a5a6a9/Cost_estimation_ for_SUDS.pdf

CIRIA's B£ST Tool for monetising the value of SuDS can be found here:

https://www.ciria.org/ItemDetail?iProductCode=W04 7AF&Category=FREEPUBS&WebsiteKey=3f18c87a-d62b-4eca-8ef4-9b09309c1c91

WAYMARKER

The Cambridge SuDS Design and Adoption Guide details maintenance and costs for many of the components identified in the CEC SuDS guide:

https://www.cambridge.gov.uk/media/5471/suds-design-and-adoption-guide-appendices.pdf

SuDS Suitability Selection Matrix

	(General Suit	ability			Landuse Suitability							uitabilit	ty			Environmental								
			_	Low bensity (1) (10 2) Local Roads (2) Commercial (2 to 3) Industrial (2 to 3) Industrial (2 to 3) Construction Site (1) Brownfield (1) Contaminated Land (3 to 4) Land Instability (Salt Subsidence)										Rei	moval T	reatme	nt Poter	Benefits		Cost Suitability					
SUDS Group	ID	Technique	Suitability Conditions	Management Train Suitability	Low Density (1)	Residential (1 to 2)	Local Roads (2)	Commercia (2 to 3)	Industrial (2 to 3)	Construction (1)	Brownfield (1)	Contaminated Land	Land Instabil (Salt Subsider	Quantity Suitability	water Quality Removal	TSS	Heavy Metals	Nutrients	Bacteria	FSSDP	Community Appeal	Habitat Creation Potential	Maintenance	Capital	
Retention	1	Retention pond	A, F	Site control, regional control	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Y*	Detention, infiltration*, wate harvesting	Sedimentation, filtration, adsorption, biodegradation, volatisation, precipitation, uptake by plants, de-nitrification	Nutrients, sediments, hydrocarbons, metals, pesticides, cyanides, organic matter, BOD	н	М	М	М	н	H!	н	М	М
Rete	2	Subsurface storage		Conveyance, site control	Υ	Υ	Y ¹	Y ¹	Y ¹	Υ	Υ	Y ¹	Y*	Conveyance, detention	Sedimentation*, filtration*	Nutrients, sediments, metals, hydrocarbons	L	L	L	L	L	н	L	L	М
	3	Shallow wetland	B, D, F, I	Conveyance*, site control, regional control	Υ	Υ	Υ	Υ	Υ	N	Υ	Y	Y*	Conveyance*, detention, infiltration*, water harvesting	Sedimentation, filtration, adsorption, biodegradation, r volatisation, precipitation, uptake by plants, de-nitrification	Nutrients, sediments, hydrocarbons, metals, pesticides, cyanides, organic matter, BOD	Н	М	н	М	Н	H!	н	Н	Н
	4	Extended detention wetland	B, D, F, I	Conveyance*, site control, regional control	Υ	Υ	Υ	Υ	Υ	N	Υ	Υ	Y*	Conveyance*, detention, infiltration*, wate harvesting	Sedimentation, filtration, adsorption, biodegradation, r volatisation, precipitation, uptake by plants, de-nitrification	Nutrients, sediments, hydrocarbons, metals, pesticides, cyanides, organic matter, BOD	н	М	н	М	н	H!	н	Н	Н
Wetland	5	Pond / wetland	B, D, F, I	Conveyance*, site control, regional control	Υ	Υ	Υ	Υ	Υ	N	Υ	Y	Y*	Conveyance*, detention, infiltration*, wate harvesting	Sedimentation, filtration, adsorption, biodegradation, r volatisation, precipitation, uptake by plants, de-nitrication	Nutrients, sediments, hydrocarbons, metals, pesticides, cyanides, organic matter, BOD	н	М	н	М	н	H!	н	н	н
Wei	6	Pocket wetland	B, D, H	Conveyance*, site control, regional control	Υ	Y	Υ	Y	Υ	N	Υ	Y	Y*	detention, infiltration*, wate harvesting Conveyance*.	Sedimentation, filtration, adsorption, biodegradation, rolatisation, precipitation, uptake by plants, de-nitrification Sedimentation, filtration,	Nutrients, sediments, hydrocarbons, metals, pesticides, cyanides, organic matter, BOD	н	М	н	М	н	M [!]	н	Н	н
	7	Submerged gravel wetland	B, D, F, I	Conveyance*, site control, regional control	Υ	Υ	Υ	Υ	Υ	N	Υ	Y	Y*	detention, infiltration*, wate harvesting Conveyance*,	adsorption, biodegradation, r volatisation, precipitation, uptake by plants, de-nitrification Sedimentation, filtration,	Nutrients, sediments, hydrocarbons, metals, pesticides, cyanides, organic matter, BOD	н	М	н	М	н	L	М	М	н
	8	Wetland channel	B, D, F, I	Conveyance*, site control, regional control	Υ	Υ	Υ	Υ	Υ	N	Υ	Y	Y*	detention, infiltration*, water harvesting	adsorption, volatisation, r precipitation, uptake by plants, de- nitrification	Nutrients, sediments, hydrocarbons, metals, pesticides, cyanides, organic matter, BOD	Н	М	н	М	Н	H!	н	Н	н
control	9	Green roof	G , Н	Prevention, pre- treatment, source control	Υ	Υ	N	Υ	Υ	N	Υ	Y ¹	Y	Detention	Filtration, adsorption, volatisation, precipitation, uptake by plants, denitrification, biodegradation	organic matter, BOD, nutrients	N/A	N/A	N/A	N/A	н	н	н	н	н
urce co	10	Rain water harvesting	н	Prevention, conveyance*, source control	Υ	Υ	N	Υ	N	N	Υ	Y ¹	Y*	Conveyance*, detention*, infiltration, water harvesting*	Sedimentation*, filtration*, adsorption*, biodegradation*, volatisation*, precipitation*, uptake by plants*, de-nitrification*	Chlorides, sediments, hydrocarbons, metals, pesticides, chlorides, cyanides, organic matter, BOD, nutrients	М	L	L	L	N/A	M!	L,	Н	Н
Sou	11	Pervious pavement	C, D	Prevention, source control, site control*	Υ	Y	N	Y	Υ	N	Υ	Y*	Y*	Detention, infiltration, <u>water</u> <u>harvesting*</u>	Sedimentation, filtration, adsorption, biodegradation, volatisation	Sediments, hydrocarbons, metals, pesticides, nutrients, cyanides, organic matter, BOD	н	н	н	н	н	М	L	М	М
***	12	Infiltration trench	С, Н, Ј	Conveyance*, source control, site control	Y	Υ	Υ	Υ	N	N	Υ	Y ¹ *	Y*	Conveyance*, detention, infiltration	Filtration, adsorption, biodegradation, volatisation	Sediments, hydrocarbons, metals, pesticides, cyanides, organic matter, BOD	н	н	н	М	н	М	L	L	L
Infiltration**	13	Infiltration basin	C, F, J	Site control, regional control	Υ	Υ	Υ	Υ	N	N	Υ	Y ¹ *	Y*	Detention, infiltration	Filtration, adsorption, biodegradation, volatisation	Sediments, hydrocarbons, metals, pesticides, cyanides, nutrients, organic matter, BOD	н	н	н	М	н	H!	М	М	L
트	14	Soakaway	С, Н, Ј	Source control	Υ	Υ	Y	Y	N	N	Υ	Y*	Y*	Infiltration	Filtration, adsorption, biodegradation	Sediments, hydrocarbons, metals, nutrients, pesticides, organic matter, BOD	н	н	н	М	н	М	L	L	М
	15	Surface sand filter	C, D, F, K	Pre-treatment, site control, regional control*	N	Υ	Υ	Υ	Υ	N	Υ	Υ	Y*	Detention, infiltration*	Filtration, adsorption, biodegradation, volatisation, precipitation	Nutrients, sediments, hydrocarbons, metals, pesticides, cyanides, organic matter, BOD	н	н	н	М	н	L	М	М	Н
<u>_</u>	16	Sub-surface sand filter	C, D, H, K	Pre-treatment, site control, regional control*	N	Υ	Υ	Υ	Υ	N	Υ	Y	Y*	Detention, infiltration*	Filtration, adsorption, biodegradation, volatisation, precipitation	Nutrients, sediments, hydrocarbons, metals, pesticides, cyanides, organic matter, BOD	н	н	н	М	н	L	L	М	н
Filtration	17	Perimeter sand filter	C, D, H	Pre-treatment, site control, regional control*	N	N	Υ	Υ	Υ	N	Υ	Y	Y*	Detention, infiltration*	Filtration, adsorption, biodegradation, volatisation, precipitation	Nutrients, sediments, hydrocarbons, metals, pesticides, cyanides, organic matter, BOD	н	н	н	М	н	L	L	М	н
	18	Bioretention / filter strip	C, D, F, H	Pre-treatment, source control	Υ	Y	Y	Υ	Υ	N	Υ	Y	Y*	Conveyance*, detention*, infiltration*	Sedimentation, filtration, adsorption, biodegradation	Nutrients, sediments, hydrocarbons, metals, pesticides, organic matter, BOD,	н	н	н	М	н	н	н	Н	М
	19	Filter trench	A, C, D, H	Conveyance, source control, site control*	Υ	Υ	Υ	Υ	Υ	N	Υ	Υ	Y*	Conveyance, detention	Filtration, adsorption, biodegradation, volatisation	Nutrients, sediments, hydrocarbons, metals, pesticides, cyanides, organic matter, BOD	н	н	н	М	н	М	L	М	М
Detention	20	Detention basin	A, C, F, K	Site control, regional control	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Y*	Detention	Sedimentation, filtration*, adsorption*, biodegradation, uptak by plants*	Nutrients, sediments, hydrocarbons, metals, pesticides, cyanides, organic matter, BOD	М	М	L	L	L	H!	М	L	L
channels	21	Conveyance swale	C, E, F, H, J	Conveyance, pre- treatment, site control	Υ	Y	Υ	Υ	Υ	Υ	Υ	Υ	Y*	Conveyance*, detention*, infiltration*	Sedimentation, filtration, adsorption, <u>uptake by plants*</u> , biodegradation	Nutrients, sediments, hydrocarbons, metals, pesticides, organic matter, BOD	н	М	М	М	н	M!	М	L	L
	22	Enhanced dry swale	C, E, F,H, J	Conveyance, pre- treatment, site control	Υ	Υ	Υ	Υ	Υ	Υ	Υ	Y	Y*	Conveyance*, detention*, infiltration*	Sedimentation, filtration, adsorption, <u>uptake by plants*</u> , biodegradation	Nutrients, sediments, hydrocarbons, metals, pesticides, organic matter, BOD	н	н	н	М	н	M!	М	L	М
Open	23	Enhanced wet swale	B, E, F, H, J	Conveyance, pre- treatment, site control	Υ	Y	Υ	Y	Υ	Υ	Υ	Y	Y*	Conveyance*, detention*, infiltration*	Sedimentation, filtration, adsorption, uptake by plants*, biodegradation	Nutrients, sediments, hydrocarbons, metals, pesticides, organic matter, BOD	н	н	М	н	н	M!	н	М	М

^{**}The use of infiltration drainage is subject to approval with the Cheshire Brine Subsidence Compensation District

Item	Description
Blue outline	Infiltration-dependent components; will only work with permeable soil
	Not suitable / not applicable
	Potentially suitable providing that design prevents mobilisation of contamination
	Suitable
Υ	Yes
N	No
L	Low
М	Medium
Н	High
Α	Liner is required for permeable soil
В	Surface base flow may be required
С	Minimum depth to water table shouldn't be less than 1 m
D	Slope should not exceed 5%
Е	Follows contours for slope greater than 5%
F	Only suitable for large spaces
G	A roof has to be able to support 2 KN/m2 for extensive, 7 KN/m3 for semi-intensive and 10 KN/m3 for intensive configurations.
Н	Not suitable if area draining into SUDS is more than 2 ha
I	Only suitable where high flows are diverted around SUDS component for area of more than 2 ha
J	Only if available head is less than 1 m
К	Only if available head is between 1 and 2 m
1	One treatment train stage may be sufficient
*	Some opportunities, subject to design
*	Will require draw-down and rehabilitation following construction activity, prior to use as a permanent drainage system.
()	Number of treatment train stages required.
!	There may be some public safety concern associated with open water which needs to be addressed at the design stage.
FSSDP	Fine Suspended Sediments and Dissolved Pollutants

Key requirements for common common components

5.1 Common Site challenges for SuDS Design

137 Constraints which may restrict the use of certain SuDS components include flood plains, groundwater, geology, soils or contaminated land. A summary of common site challenges is outlined below:

Attenuating flood flows and volumes

Addressing surface water runoff

- Proximity to sites with existing surface water issues
- Proximity to homes and other urban features
- Runoff caused by adopted highways and other impermeable surfaces

Consideration of groundwater

- Potential entry of pollutants to groundwater through infiltration of surface runoff
- · High groundwater levels
- Additional restrictions of Groundwater Protection Zones

Topography

- · Conveying water on ground without a gradient
- · Conveying water on ground with a steep gradient

Conditions of the ground

- · Highly cohesive soils restricting infiltration
- Contamination

Constrained space

Limitations of space within site area

Existing / buried infrastructure

- Buried utilities particularly water pipes that could come into contact with SuDS
- Predominantly impervious sites

5.2 What standards should be met?

- 138 The non-statutory technical standards for SuDS (March 2015) provide guidance for Councils to define their own standards for approval of SuDS proposals within planning applications to ensure developments suit local requirements and address common site challenges for SuDS.
- SuDS should be designed with the minimum amount of underground or traditional piped linkage as possible. The designer should always aim to use easily accessible features to connect SuDS features wherever possible.
- SuDS should be designed with these needs in mind: design, construction, maintenance, and operation. The following criteria should also be considered:
- **Function** as well as treating and attenuating run-off, SuDS should be designed with multiple benefits in mind such as public-friendly spaces, enhanced and new landscape features, habitats encouraging wildlife to flourish, which in turn create better places for people.
- Maintenance all SuDS components should have suitable access provisions included and component design should enable safe and easy maintainance.
- 141 Please note that the embankment slope gradients of Sustainable Drainage Systems should be designed in accordance with national health and safety guidance on access/egress and maintenance requirements.

WAY MARKER SuDS

(Sustainable Drainage Systems)

Cheshire East Council is the Lead Local Flood Authority and Local Planning Authority for the Borough of Cheshire East and refers to the following nationally-recognised best practice guidance from the Construction Industry Research & Information Association:

CIRIA SuDS Manual (C753)

&

CIRIA Report C768 Guidance on the Construction of SuDS:

https://www.ciria.org/

ItemDetail?iProductcode=C768&Category=BOOK

Sewerage Sector Guidance:

https://www.water.org.uk/sewerage-sector-guidance-approved-documents/

5.3.1 Source Control - Rainwater Harvesting



Rainwater harvesting is the collection of rainwater runoff from impermeable surfaces via interception which can be used as a sustainable water supply, whilst also reducing the volume of surface water run off on site and in turn reducing flood risk. Rainwater harvesting supports SUDS systems and helps to provide interception storage.

Rainwater can be collected in water butts for watering gardens or more sophisticated systems can re-use water to flush toilets or irrigate living walls.

WAYMARKER

SEE MATRIX ID 10

For best practice refer to:

- CIRIA C753 The SuDS Manual Part D.
- CIRIA report C768

 'Guidance on the Construction of SuDS'.
- Sewerage Sector Guidance





















Key Characteristics

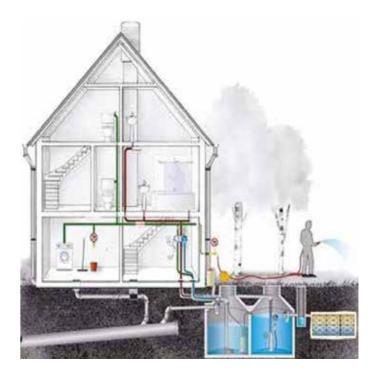
- Can be utilised for capture and re-use of rainwater or simply as a form of attenuation on both new and exisitng roofed structures: commercial or agricultural buildings, public amenities such as cycle-stores or bus-stops, and domestic garages, sheds and dwellings.
- In its simplest form, water butt(s) can be used
- More complex harvesting systems can provide benefits both within and outside buildings
- It can be part of a combined system that also includes 'grey' water

Main Considerations

- Controlling contaminants and managing flow into the tank are important parts of the design
- Ground/hydrological conditions need to be suitable if belowground tanks are proposed
- Excavation proposals must include appropriate soils' management and re-use
- The more complex the system, the greater the purchase and management cost
- System type should be designed to suit the nature and context of the development
- More complex systems require water quality monitoring, depending on use

Key Benefits

- Many new developments are taking place in the Borough, where even simple harvesting could make a significant cumulative impact
- There are a number of largescale commecial sites where harvesting systems could be utilised
- Rainwater harvesting is also promoted in Chapter 5 Volume 2 of the CEC Design Guide
- In many areas ground conditions should be favourable for more complex systems (e.g re-use of water to supply living walls or to water crops)
- collected and re-used water could reduce a property's longterm revenue costs if run-off into sewerage system is reduced



Rainwater harvesting can take on many forms in a variety of situations:

Within a residential context this may include the provision of individual water butts to collect rainwater from roofs.

A commercial application could be the use of storage ponds to accumulate water for reuse as an alternative water supply for a garden centre.

Smart Water Butts

Smart water butts typically use wifi to access upcoming data on weather patterns. In the event of a storm, the water butt pre-emptively empties to free-up capacity for water attenuation. As a result, they can help to reduce the volume of water run-off during a storm.

These systems therefore have the benefit of reducing the potential impacts of excessive water run-off during a storm whilst operating as water butts for rainwater usage. These components can be used as part of a wider SuDS train, helping to manage water through an integrated approach.

Technical Requirements: – Rainwater Harvesting

There are three key types of RWH system; composite systems, gravity-based systems and pumped systems.

Gravity systems are designed so that the rainwater is collected by gravity and stored at elevation (e.g.in roof space or just below gutters) so that it can also be supplied by gravity.

Pumped systems tend to store water at ground level or underground, where it is then pumped out for supply purposes.

Composite systems use both gravity and pumped features in their design

The primary parameters used for calculating the size of the storage are:

- The rainfall volume that is to be captured.
- Average annual rainfall (AAR)
- Daily need for non-potable water
- · Building occupancy number
- Contributing surface area

Hydraulic and water quality design criteria

There are various methods available to design an RWH system; the most accurate is via modelling.

Selection and siting

Rainwater harvesting is a SUDs component that can be used in a variety of development settings e.g. residential, commercial or industrial development.

- Storage tanks should be placed in secure locations and are commonly fitted underground, on roofs and adjacent to buildings.
- Geotechnical ground investigations are needed to establish site selection for RWH units (tanks should not be placed on made ground).
- Careful consideration should be given to the ground water table when using underground units as flotation issues may arise, if the ground water level is shallow on site.
- Structural considerations (e.g. depth of building foundations) should be given to RWH tanks sited parallel to buildings.

Pre-treatment, inlets and outlets

Primary screening devices are used to avoid leaves and from entering the tank. Primary screening devices often have a wire mesh screen installed near the downspout.

First flush devices can be designed to divert the first part of the rainfall away from the main storage tank; this normally contains the largest amount of dirt, debris and contaminants. This must then be safely treated and managed downstream.

RWH systems need either an inlet valve that closes flow into the container when it is full, or an overflow arrangement that conveys excess surface water runoff away from the building without causing damage.

Landscaping and Amenity

- Support the resilience of developments and their landscape to variabilities in climate and water resource availability.
- Create opportunities for learning in educational and community settings.

Safety

RWH systems should be installed using safe construction methods and manufacturers guidelines should be adhered to.

Operation and Maintenance

- Access to RWH components should be safe and easily accessible to ensure regular maintenance and inspection can be carried out.
- Maintenance requirements are specific to each individual RWH system.
- Routine inspection of the filter system should be carried out every 3 months.

Any property with an RWH system installed should be provided with appropriate information as to what equipment has been installed. This information should include:

- Its purpose
- Its maintenance requirements
- The actions required to rectify any potential failure
- The expected performance of the system.



Pervious paving allows water to infiltrate its surface and flow through its construction layers. Water then either infiltrates into the soils below or collects into an outfall.

By allowing water to flow into its pores, or permate through joints, pervious paving can help effectively control water run-off.

NOTE: All driveways in front gardens in England built since 2008 should be designed to be permeable. (See waymarker for more information)

WAYMARKER

SEE MATRIX ID 11

For best practice refer to:

- CIRIA C753 The SuDS Manual Part D.
- CIRIA report C768 'Guidance on the Construction of SuDS'
- Sewerage Sector Guidance





















Key Characteristics

- A great variety of pervious paving is available to suit different situations and location character
- Allows infiltration into the subbase where water is stored and released gradually, either down to the ground below, or along an impermable membrane and out via an outfall (which usually directs flow to another SuDS component)
- Effective at slowing run-off
- Can help improve water quality
- Can add water-storage capacity
- Cross-construction permeability is required, through the wearing course, base and sub-base layers (and through the ground surface membrane where infiltration to subsoils below is possible and desirable)

Main Considerations

- Extent of any artificial surfacing should be minimised to promote natural drainage, preserve soils and promote vegetation Excavation proposals must include appropriate soils' management and re-use
- Construction materials should avoid the landscape impacts of quarrying virgin rock by utilising appropriate re-used or recycled materials in preference to new. Any new materials should be locally-sourced where possible. Any stone used should reflect local geology where possible. Ensure any new stone is certified as ethically-sourced & supplied
- Permeable paving and underground cellular based systems are not preferred in the adoptable highway due to maintenance requirements. However, if it can be demonstrated that the system has been designed to minimise siltation then Cheshire East Highways will consider adoption on a case-by-case basis
- Incorporate outflow components to manage excess

Key Benefits

- Usable for parking areas, vehicular hard-standings, pedestrian walkways, driveways, patios and other hard ground
- Can substantially reduce run-off at source
- Can be retro-fitted to existing development
- In many areas, ground conditions should be favourable for infiltration, however, areas with poor soil-infiltration can use pervious paving as an attenuation component

WAYMARKER

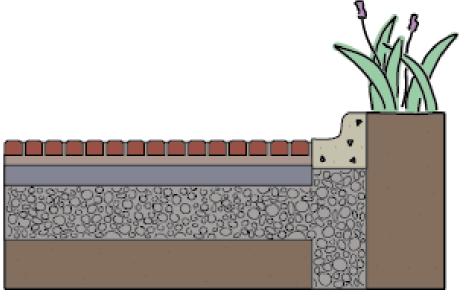
Adoptable standards required for public highways:

https://www.cheshireeast.gov.uk/pdf/highways/policies-and-standards-documents/highway-surface-water-policy.pdf

Government guidance for new or refurbished front gardens:

https://www.gov.uk/government/publications/permeable-surfacing-of-front-gardens-guidance

The Paving Expert website contains information and inspiration for available materials and commercially-tested techniques: https://www.pavingexpert.com/





https://specificationproductupdate.com/2019/05/01/permeable-paving-by-inter-

Technical Requirements: Porous or Permeable Paving

Porous pavements use blocks with pores (voids or holes) or skins of materials with pores which allow water to seep through the body the construction.

Permeable pavements have a surface where water can run through cracks or joints between non-porous blocks or stonechips.

Materials are selected and positioned to provide void space through the wearing course and base to the sub-base. Materials commonly used include: porous asphalt, reinforced grass, gravel, concrete or clay block permeable paving. Concrete block permeable paving must be designed inaccordance with British standard BS 7533-13:2009.

Hydraulic and water quality design criteria

There are different surface water management methods which could be used:

- A) All surface water run-off infiltrates the pavement's structure and permeates into the subsoils below. (An overflow pipe may be required to manage surface water flows during extreme rainfall events).
- B) Surface water run-off which exceeds the infiltration capacity of the subsoils below, discharges to a component of the receiving drainage system e.g. to a watercourse or sewer.
- C) Where it is necessary to avoid infiltration into the subsoils, e.g. where there might be risk of creating a contamination linkage, a non-permeable membrane can be used as the bottom construction layer and water drains through the pavement's structure to the impermeable membrane and then flows to an outfall.

There are four features of hydraulic design to consider:

- 1) Calculation of the infiltration rate through the permeable pavement structure.
- 2) Calculation of the storage volume necessary to accommodate flows up to 1 in 100yr (plus percentage for climate change).
- 3) Calculation of the discharge rate to the outfall (litres per second).
- 4) Exceedance design layout so that all surface water run-off flows are contained and managed safely onsite without causing any increased flood risk.
- In order for the system to have a positive outfall for associated surface water run off, the infiltration rate of the soils onsite should be significantly greater than the design rainfall intensity.
- Stormwater calculations for a range of rainfall durations up to 1 in 100yr + CC event should be carried out to accurately determine the capacity of the storage volume required.
- Surface water flow paths during exceedance events should be planned for within the overall surface water drainage layout. This should ensure that flooding to property is avoided and safe access and egress from the development site is maintained.
- Where adjacent areas drain into the surface, the ratio of impermeable to pervious should be limited to 2:1 to prevent clogging.
- A minimum value of 2500mm/h is considered reasonable for a pavement surface to be considered pervious in relation to surface water management.
- It is advised that a factor of safety of 10 is applied to the surface infiltration rate of all permeable structures, to account for potential clogging of the pavements surface area over its design life.

Selection and siting

- Pervious pavement should be designed to withstand the loading pressures of its proposed use, e.g. pedestrian, light vehicular, or heavy vehicular, and can be designed close to buildings' foundations subject to a structural engineer's approval.
- Developers should use Arboricultural Impact Assessments (AIA) that identify existing trees and their Root Protection Areas(RPA) to inform the location of SUDS and prevent any adverse impact on the long term health and safe wellbeing of trees
- Ground investigations and infiltration testing should be carried out onsite inline with BRE 365 guidelines to determine the infiltration rate of underlying soils.
- Regular maintenance must be carried-out to ensure effectiveness over time, especially where pervious paving is at high risk of silting-up.
- On sites where groundwater pollution is suspected or there may be contaminants present in the soil, impermeable lining membranes must be used unless it has been demonstrated that the risk of contaminant leaching is managed within acceptable levels (this may need to be agreed with appropriate environmental regulatory bodies e.g. Environment Agency and the LLFA).

Unless a full risk assessment and approval has been provided by a geotechnical engineer, unlined pervious pavements are not suitable for use:

- within one metre of the water table's highest level.
- · in areas which are susceptible to slope instability

Landscaping and Amenity

- The extent of any artificial surfacing should be minimised to promote natural drainage, preserve soils and promote vegetation
- Excavation proposals must include appropriate soils' management and re-use, following DEFRA
 Code of Practice for the Sustainable Use of Soils on Construction Sites, and meeting BS8601:
 2013 Specification for Subsoil and Rquirements for Use and BS 3882:2015 Specification for
 Topsoil.
- Construction materials choices should avoid the landscape impacts of quarrying virgin rock by utilising appropriate re-used or recycled materials in preference to new. Where any new materials are necessary, they should reflect local landscape character and should be locally-sourced where possible. All stone products (e.g. flagstones, setts, cobbles etc.) should be ethically sourced and a certificate may be required by the Local Planning Authority.
- Wearing courses (the visible ground-level surfaces) should be designed to be in-keeping with local geology and landscape character.
- Ensure any new stone or quarried materials are certified as ethically-sourced & supplied.

Safety

Permeable pavements should be fitted using safe construction methods and in strict accordance with manufacturer's guidelines.

Operation and Maintenance

- To preserve their infiltration capacity. porous or permeable pavements require regular inspection and maintenance, particularly to prevent silt blocking their pores or water flow-routes.
- The frequency of required maintenance is site specific but many of the maintenance activities can be undertaken as part of a general site-cleaning contract.
- Maintenance plans and schedules should be submitted to Cheshire East's Local Planning Authority and Lead Local Flood Authority for review during the design phase.
- Table 20.15 (pg 430) of the CIRIA report C753 includes an example of a maintenance schedule.

Green roofs cons

Green roofs consist of a multi-layered system for growing plants on flat or gently-sloping building-roofs.

They are designed to mimic a proportion of predevelopment surface hydrology by intercepting and collecting precipitation. Green roofs can attenuate peak flows and decrease surface water run-off.

The main advantages of green roofs are high value local biodiversity, treatment of rainwater, improvement of local air quality, and increased economic and aesthetic value of development

For a full list of benefits please see page 233 of CIRIA SUDS Manual.

WAYMARKER

SEE MATRIX ID 9

For best practice refer to:

- CIRIA C753 The SuDS Manual Part D.
- CIRIA report C768

 'Guidance on the Construction of SuDS'.
- Sewerage Sector Guidance





















Key Characteristics

- Green roofs are very effective as part of a comprehensive SuDS approach
- Potential to add significantly to ecological framework for a development
- Variety of options to create living surfaces

Main Considerations

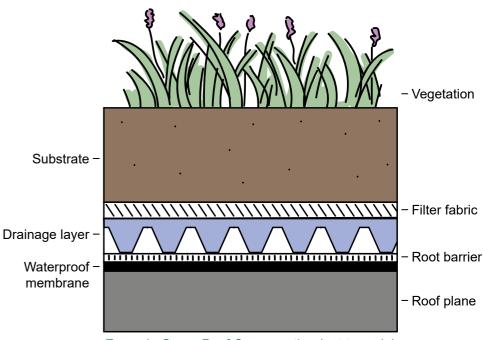
- Loadings upon structures for living roofs, need to be purpose designed
- Solar aspect important for determination of planting specification
- Choice of growing mediums will effect water storage capacity and planting choices
- May need specialist design to enable maintenance and irrigation

Key Benefits

- Can be included on new buildings and on structures associated with development and/or within the public realm (e.g. garages, busstops, cycle-stores etc.)
- Can significantly reduce run-off and improve biodiversity for all types of new built developments
- Can also be retro-fitted to existing built development to increase biodiversity and decrease water run-off
- Multi-functional: also providing the amenity and place-making benefits of additional living surfaces, particularly biodiversity, improved air-quality, reducing urban heat island effect, increased aesthetic value and well-being
- Green-roofs are also supported in the CEC Design Guide Volume 2 Chapter 4 (p.63)



https://www.urbanplanters.co.uk/blog/new-breeam-scheme-set-reward-addition-green-roofs-walls/



Example Green Roof Cross-section (not to scale)

WAYMARKER

A green roof policy was introduced in London in 2008 and they have produced additional technical information and case study evidence for green roofs and living walls:

https://livingroofs.org/wp-content/uploads/2019/05/LONDON-LIVING-ROOFS-WALLS-REPORT_MAY-2019.pdf

Technical Requirements: Green Roofs

There are two key categories of green roof available for installation:

Extensive Green Roofs - These generally have low loadings on the building structure due to shallow substrate depths. They typically feature a 20-150mm thick growing medium. They include resilient, slow growing, low maintenance plants e.g. succulents, herbs, mosses and grasses.

Intensive Green Roofs – These generally have deeper substrates and therefore heavier loadings on the building structure. They typically feature a deeper substrate (150mm plus). They can support an advanced landscape environment that can provide high quality amenity and biodiversity benefits.

Siting: can be suitable for:

- Residential (including high-density residential)
- Commercial
- Retrofit (providing there is sufficient structural capacity for the roof to support them).
- Contaminated Land
- Vulnerable groundwater

Design Considerations

Hydraulic design of green roofs should be focused on two aspects of performance:

- How the roof is expected to perform during an extreme rainfall event.
- How the roof is likely to perform throughout the year and during both summer and winter rainfall periods when the roof is likely to be saturated.

May need to provide an additional outfall/overflow pipe into site wide surface water drainage infrastructure for these extreme events).

Exceedance flows should be safely accommodated for onsite when events larger than those designed for may occur.

Pre-treatment, Inlets and Outlets

There is no requirement for pre-treatment or inlet, unless there are plans to use water for irrigation purposes.

Outlets – Outlets should be signed in order to reduce the possibility of blockages. They can include flow control devices to dictate downpipe flows and deliver attenuation capacity.

Outlets must be separated from the growing medium to prevent plant root obstructions and free gravel blockages.

Maintenance requirements

- The most intensive maintenance is required within the first 12 to 15 months during the establishment phase.
- Maintenance schedules should always be specific to the individual green roof design.
 See Table 12.5 (pg.252 of CIRIA Report C753) for example maintenance schedule.

Safety

- All maintenance arrangements at roof level must be in full compliance with the appropriate health and safety regulations.
- Access routes to the roof must be safe and should be clear of obstruction at all times.

See p.g. 251 of CIRIA Report C753 for further guidance.

Landscaping and Amenity

- Significantly improves roofscape for local communities.
- Delivers natural environments for people to use or visit, improving their health and wellbeing.
- Can be combined with Rainwater Harvesting to provide a source of water for non-potable uses.

If designed effectively they can help deliver on key amenity principles; such as; Improved air quality – via the increased absorption of CO2 and various air pollutants found in dense cities, including VOCs and particulates.

Climate Resilience - Has the possibility to significantly reduce energy demand if designed correctly due to increased thermal efficiency.

The sound-dampening affect of soils and plant material helps reduce Noise Pollution which can reduce wildlife disturbance and improve people's well-being.

Economic Benefits

High aesthetic value increases property/rental prices.

Reduced energy costs due to increased heat conservation.



Living walls are wall-mounted growing systems. They can directly intercept precipitation, and utilise harvested rainwater, to attenuate peak flows and both improve quality and decrease quantity of surface water run-off.

Additional key advantages of green roofs are high value local biodiversity, increase in local air quality, and increased economic and aesthetic value of development

WAYMARKER

SEE MATRIX ID 9

For best practice refer to:

- CIRIA C753 The SuDS Manual Part D.
- **CIRIA report C768** 'Guidance on the Construction of SuDS'
- Sewerage **Sector** Guidance























- · Can be combined with rainwater harvesting
- The multifunctionality of living walls makes them very attractive SuDS components, particularly visually and economically.
- Can provide visual softening for new buildings and help integrate them with their site and the wider landscape
- Contribute to the biodiversity of developments
- Can be a relatively expensive SuDS component but may reduce on-going energy consumption if they contribute to thermal insulation of building and can reduce sewerage costs if combined with a rainwater harvesting system.

Main Considerations

- · Liaison needed between architect, landscape architect and living wall supplier for successful design and implementation
- May require specialist maintenance, particularly during plant establishment period of 3-5 years
- Design-in monitoring and maintenance needs, such as cherry-picker accessibility
- Solar aspect important for determination of planting specification
- Choice of growing mediums will effect water storage capacity and planting choices

Key Benefits

- · Can significantly reduce runoff and improve quality of any residual run-off for all types of developments
- Multi-functional: also providing the amenity and place-making benefits of living surfaces, including improved air quality, enhanced aesthetics, increased well-being, reduced noise
- Can be retro-fitted to existing built development, and to associated structures, such as garages, cycle-stores, bus stops, etc.
- Potential to reduce on-going sewerage-treatment costs of buildings when combined with rainwater-harvesting
- Potential to contribute to the biodiversity net gain of developments
- · Living-walls are also supported in the CEC Design Guide Volume 2 Chapter 4 (p.63)









Technical Requirements: Living Walls

Living walls require a structure and support system designed to suit their host building's construction. Design must account for all applicable building regulations and fire regulations.

Excepting plants or growing-medium replacement, the sytem's structure must be designed to:

- · endure for the life of the building
- provide sufficient rooting medium
- maintain appropriate levels of irrigation for its plants
- allow the addition of plant nutrients and pest or disease control via its irrigation system

Where possible and appropriate, living wall irrigation should utilise rainwater harvested from their host building.

Siting: can be suitable for:

- Residential developments (including high-density residential)
- Commercial or mixed use developments
- Retrofitting (provided there is sufficient structural capacity of wall to support them).
- Contaminated Land (provided uncontaminated water supply for irrigation is used)
- Vulnerable groundwater

Hydraulic Design Considerations

Hydraulic design of living walls should focus on how the living wall is expected to perform and endure:

- extreme rainfall events
- freezing conditions
- drought
- pollution events, such as spillage or particulates into the irrigation system

Approportiately sized and located outfall/overflow pipe(s) into site-wide surface water drainage infrastructure should be incorporated in the living wall's design.

Exceedance flows should be safely accommodated on site.

Allow for pump failure or electrical fault to avoid irrigation system stoppage.

Pre-treatment, Inlets and Outlets

Irrigation inlets require filters, pumps (unless gravity-fed) and controllable valves to ensure appropriate quality and quantity of water and nutrients is provided to plants.

Monitoring equipment is required to allow adjustment of irrigation flow, according to plant up-take of water and plant growth.

The irrigation route should be designed to reduce the possibility of blockages. Irrigation may be gravity-fed or pumped and may include flow-control devices.

Outlets must be separated from the growing medium to prevent plant root or particulate material from obstructing flow.

Monitoring and Maintenance

Planning applicants must submit an appropriate monitoring and maintenance regime, which is designed by experienced living wall managers, and follows the advice of the living wall's designer(s) and plant supplier(s).

The most intensive monitoring and maintenance is required within the first 3 years, during the plant-establishment phase.

Monitoring should include a minimum of 6 additional visits for ground-view inspections and system-monitoring.

Maintenance should include a minimum of 6 regular cherry-picker (full living wall height) visits per year for plant inspection, pruning, removal of dead/dying plant material and plant replacement.

Landscaping and Amenity

Plants should be rooted in a lightweight growing medium, in sufficient growing medium to ensure each plant can establish a firm rooting system, e.g. in containers allowing circa 100 x 100 x 100mm of growing medium per plant.

Given their separation from the availablity of water, nutrients and biology in natural soils, living wall plants must be provided with an adjustable flow of water, feed and pest control.

Pesticides and insectides should be avoided. Pests and diseases should be biologically-controlled where possible and appropriate, e.g. nematodes to reduce vine weevil.

Quantities of feed and water must be adjustable to allow for variations in plant demand.

Plant specification must reflect anticipated growing conditions, particularly aspect due to different walls' exposure to heat and light, e.g. south-facing walls require plants with adaptations for withstanding direct sun and for reducing their transpiration. Plants should also have good wind resistance characteristics, particularly those planted in upper zones.

Because plant damage would be quite swift in a full-sun situation in dry weather conditions should there be an irrigation system stoppage, pumped systems should include a failsafe, such as a small header tank to provide gravity-fed supply to plants in case of pump failure or electrical fault.

Economic Benefits

Design should provide environmental and aesthetic improvements which enhance people's sense of place. This can also provide developer benefits, such as increased value of properties.

Thermal insulation properties should be considered in living wall design and location in order to reduce energy-demand to heat the host building. This can also provide economic benefits o the developer with through increased building value, and to future occupants through reduced heating bills.

5.4.1 Site Control - Filter strip / Infiltration trench



Gravel or rubble filled trench that creates subsurface storage for infiltration, or filtration of surface water runoff.

Trenches can be used to filter, attenuate and dissipate storm water into the ground through the base and sides of the trench and/or provide a level of treatment prior to reaching a secondary SuDS feature.

WAYMARKER

SEE MATRIX ID 19 & 12

For best practice refer to:

- CIRIA C753 The SuDS Manual Part D.
- Design Manual for Roads and Bridges CG 501
- CIRIA report C768 'Guidance on the Construction of SuDS'
- Sewerage Sector Guidance





















Key Characteristics

- The location of the filter trenches should be carefully considered to avoid interaction with people, vehicles, or exiting rootzones.
- Work best with SuDS components which provide attenuation of storm flows.
- Use in combination with effective pre-treatment.
- Separate filter media from surrounding ground with a geotextile where infiltration is desirable, or a membrane where infiltration is not permitted.
- Include a geotextile layer within the upper gravel and incorporate observation wells and rodding points for maintenance.
- Use a distribution pipe in combination with point discharges.

Main Considerations

- Can be prone to blockage and work best in combination with pre-treatment such as filter strips to reduce sediment load.
- Excavation proposals must include appropriate soils' management and re-use
- Features to help inspection and maintenance are critical.
- Can be expensive to replace the filter material if poorly designed or neglected maintenance.
- Difficult to identify pollution and maintenance issues underground.
- Must be sited to avoid impacts on existing hydrologically-sensitive ecological habitats
- BRE365 Percolation testing will need to be reviewed by LPA
- Consider the impacts of stone scatter.

Key Benefits

- Ideal for use with small contributing areas.
- The land-take is usually moderate, with a slope not exceeding 1 in 20.
- Moderate water quality treatment.
- Can be easily incorporated into site landscaping and alongside roads.
- Can be enhanced using grass/ wildflower seed mixes.
- Can link green areas.
- Low cost and maintenance.

Technical Requirements – Infiltration Trenches & Filter Strips

Configuration and Dimensions of Infiltration Trenches & Filter Strips

- Filter / Infiltration Trenches should be used as source controls only.
- Filter / Infiltration Trenches should not be designed as sediment traps.
- Filter / Infiltration Trenches should be designed to the requirements of the HE-DMRB-D CD 533 Determination
 of pipe and bedding combinations for drainage works (formerly HA 40/01). Version 1.1.0 and the
 requirements of this document.
- Existing site subsoils and topsoils are to be reserved and re-laid in accordance with DEFRA's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites. Should existing site soils prove unsuitable (due to contamination for example) or insufficient then any relocated or imported subsoil must meet BS 8601:2013 Specification for Subsoil and Requirements for Use and relocated or imported topsoils must meet BS: 3882:2015 Specification for Topsoil.
- Filter / Infiltration Trenches should not exceed 3m in depth.
- It is preferred that storm water inflow be sheet flow from drainage areas. Where this is not practical point flow inputs will be acceptable.
- Where point flows are used, a pre-treatment stage should be installed that will effectively remove particulate matter present in the water and prevent clogging of the trench.
- Point flow inputs should be connected to a slotted high level distributor pipe. The pipe should be capable of conveying the design flow.
- The stone filter material should be wrapped in geotextile with a minimum 150mm overlap at all joins. The geotextile should meet the requirements of the **Specification for Highway Works Series 500**.
- Filter / Infiltration Trenches should be provided with a high-level overflow to accommodate design exceedance.

Hydraulic and Water Quality Design Criteria

- The trench design should be checked for design exceedance and modelled explicitly and holistically to demonstrate the impact to the downstream drainage components.
- Infiltration trenches should be designed to half-empty in 24 hours to allow for incoming flows from subsequent storms.
- The base of the trench should be at least 1m above the highest seasonal or permanent groundwater table.

Selection and Siting

- A risk assessment shall include all relevant safety and environmental issues associated with siting a filter / infiltration trench.
- Developers should use Arboricultural Impact Assessments (AIA) that identify existing trees and their Root Protection Areas(RPA) to inform the location of SUDS and prevent any adverse impact on the long term health and safe wellbeing of trees
- The trench shall be designed for easy maintenance.
- Infiltration trenches should be sited on stable ground, soil and groundwater conditions should be assessed to verify ground stability.
- Design of infiltration trenches must comply with groundwater protection regulations and with EA policy on infiltration.
- Must not direct water towards existing dry habitats or direct nutrient-rich water towards existing habitats with a low nutrient status. If the trench directs water towards high value habitat, the pH of the water discharged must be comparable with that of the existing habitat.

Safety

Risk assessment shall include risks associated with scatter of filter material.

Operation and maintenance

All maintenance access points shall be clearly visible and documented in the Operation and Maintenance plan.



A vegetated shallow channel or depression designed to treat, filter, store and convey run-off.

Swales can be either 'dry' (where water is stored beneath the ground in a gravel layer) or 'wet' where run-off is stored above the surface in the channel so may be permanently wet.

Lining can be added to prevent subterranean infiltration when there are known contaminants in the water.

WAYMARKER

SEE MATRIX ID 22 & 23

For best practice refer to:

- CIRIA C753 The SuDS Manual Part D.
- CIRIA report C768 'Guidance on the Construction of SuDS'.
- Sewerage Sector Guidance
- Design Manual for Roads and Bridges CD 532























- Conveyance swales are suited to directing flow
- Dry swales provide additional filter treatment
- Wet swales encourage filtering and attenuation through wet and marsh-like conditions
- Parts of a swale designed to hold water permanently can be planted up with a range of native aquatic or marsh plant species. Other parts of the swale which may only be wet temporarily can be seeded with a pond-edge type mixture which will include species tolerant of both drier and damper soil conditions.

Main Considerations

- Should enhance and integrate with site's topography
- Must be planned into layout early in design process, particularly for residential developments due to access crossings
- · Relatively moderate land-take
- Checkdams may be needed for steeper sites
- Needs to be shaped to attenuate or significantly reduce peak flow or volume
- May require lining or contaminated sites

Key Benefits

- Ideal for use with linear contributing areas like roads
- Good for pre-treatment
- The land-take is usually moderate, minimum of 4m wide
- Excavation proposals must include appropriate soils' management and re-use
- · Good water quality treatment
- Can be incorporated into site landscaping and alongside roads
- Can be enhanced using grass/ wildflower seed mixes
- Can be linked to create green corridors
- Can provide biodiversity enhancement
- Low/Medium cost and maintenance



Technical Requirements - Swales

Configuration and Dimensions of Swales

- Swales should be designed to the requirements of CIRIA C753 The SuDS Manual, and the requirements of this document.
- Swales should be:
 - a. Trapezoidal or parabolic in cross section.
 - b. The side slopes of a swale shall be a maximum of 1 vertically to 4 horizontally.
 - c. The base of the swale shall be a minimum of 0.5 m and a maximum of 2 m wide and designed to avoid the formation of rills.
 - d. The depth of the swale shall be between 400 mm to 600 mm deep and achieve a freeboard of 150 mm during design flow conditions.
 - e. Swales shall be no less than 30m in length.
 - f. The longitudinal slope of the swale shall not exceed 1 vertically to 40 horizontally without the use of checkdams and then shall not exceed 1 vertically to 10 horizontally.

Hydraulic and Water Quality Design Criteria

- Swales should be designed so that the flow arising from a 1 in 1 year 30-minute storm event does not exceed 0.3m/s or 100mm in depth.
- The average velocity should be calculated using Manning's equation with a roughness coefficient of 0.025 for flows up to the grass height. Grass height in the channel should be assumed to be 100-150mm height. At depths of flow above the grass height the friction factor can be reduced to 0.01 for the analysis of design exceedance storm events.
- Storage volumes for the 1 in 1 year design event should dissipate within 24 hours, so that subsequent storms can be accommodated in terms of storage and treatment.
- Where practical, swales should form part of a wide blue/green network, designed for the temporary storage and conveyance of design exceedance storm events 30 to 100 year storm event. The maximum flow velocity should be below 1.0m/s. Higher velocities up to 2.0m/s may be permissible if erosion, soil stability and safety aspects can be demonstrated to the satisfaction of the LLFA.

Selection and Siting

- Swales should be:
 - a. Positioned as close to the source of receiving runoff as possible.
 - b. In a location that is easily and safely accessible by maintenance machinery.
- On stable ground and where groundwater will not occur within 1 m of the base of the swale.
- Infiltration swales shall not be positioned adjacent to building foundations without a design certificate from a suitably qualified geotechnical engineer.
- Infiltration swales shall not dissipate water directly to ground without a suitable groundwater risk assessment
- Developers should use Arboricultural Impact Assessments (AIA) that identify existing trees
 and their Root Protection Areas(RPA) to inform the location of SUDS and prevent any adverse
 impact on the long term health and safe wellbeing of trees

Safety

- A risk assessment shall include all relevant safety and environmental issues associated with siting a swale
- The embankment slope gradients should be designed in accordance with national health and safety guidance for access/egress and maintenance requirements.

Pre-treatment, inlets, and outlets

- Sheet flow is desirable to minimise erosion and increase treatment potential. Other options
 to provide an approximate to sheet flow, such as flush kerbs, shall be considered on a site by
 site basis.
- Point flow outlets such as road gullies and pipes shall flow into a flow spreader to minimise the risk of erosion and silting.
- A drop of 50 to 100mm shall be included at the edge of the hard surface to prevent the formation of a sediment lip.
- Conveyance swale discharge pipes and underdrain pipes shall be provided with a hydraulically designed outlet structure that is resistant to erosion.
- Swales shall include a suitably designed overflow to safely convey flows arising from design exceedance events. Overflows shall be incorporated within the development strategy for managing exceedance events and routed to planned temporary storage areas.

Landscaping

- Existing site subsoils and site topsoils are to be reserved and re-laid in accordance with DEFRA's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites. Should existing site soils prove unsuitable (due to contamination for example) or insufficient then any relocated or imported subsoil must meet BS 8601:2013 Specification for Subsoil and Requirements for Use and relocated or imported topsoils must meet BS: 3882:2015 Specification for Topsoil.
- Swales shall be overlaid with soil at depths appropriate for the proposed vegetation. Proposed vegetation shall comprise native species tolerant of the anticipated soil-types, water tolerance requirements and microclimate.
- To increase the biodiversity of swales, specialist SuDS Turfs are also available which include a range of plant species to produce habitats tolerant of both drought conditions and periodic flooding.

Operation and maintenance

Access shall be provided to all areas of the swale for inspection and maintenance. All maintenance assess points shall be clearly visible and documented in the Operation and Maintenance plan.

Groundwater

- Please note that the groundwater table level is a key design consideration for swales. The groundwater level should be established via formal onsite ground investigation carried out in the same location of the proposed swale.
- If the swale is of impermeable design, then the developer must ensure that there is no potential for hydrostatic pressure issues associated with a high water table and impermeable liners.
- If the swale is of permeable design, then any groundwater volume stored within the swale will
 need to be factored into the swale's volume capacity to ensure there is sufficient surface water
 storage provided for extreme storm events.
- Please note that ground water monitoring may be required to ensure seasonal fluctuations in groundwater levels are recorded and considered within the design of the swale.



Areas of shallow vegetated open water with specially selected plant species and varying water levels and treatment areas.

Water flows almost horizontally and is gradually treated prior to discharge; flow control is required.

Cellular planting offers enhanced bioretention storage capacity

For best practice refer to:

- CIRIA C753 The SuDS Manual Part D.
- CIRIA report C768 'Guidance on the Construction of SuDS'.
- Sewerage Sector Guidance



5.4.3



















Key Characteristics

- Can be installed in a variety of soil types from clay to sand
- Suggested minimum width of 3m and a 2:1 length to width ratio to allow random planting of vegetation
- Plants must be able to withstand pollution and tolerate extended dry and wet periods
- Can be part of a SuDS train or act as a stand alone component

Main Considerations

- c Construction materials should avoid landscape impacts of quarrying virgin rock by utilising appropriate re-used or recycled materials in preference to new. Any new materials should be locally-sourced where possible
- Plant species choice must be suited to the anticipated soil, water and site conditions
- Bioretention should be lined if water infiltration could cause slope stability or foundation problems
- Groundwater table must be 1m below the base of the feature

Key Benefits

- Potential to enhance biodiversity and create more visual appeal
- Good retrofit solutions
- A highly visible SuDS component that can help educate and inform
- Works well in low permeability soils
- Can be very compact and used within streetscaping, or in larger landscaping areas
- Good water quality treatment and volume reduction





Images: GreenBlue Urban

5.4.4 Site Control - Bioretention Units: Rain Gardens



Areas of shallow vegetated open water with specially selected plant species and varying water levels and treatment areas.

Water flows almost horizontally and is gradually treated prior to discharge; flow control is required.

Rain Gardens can offer localised storage and attenuation. They can also provide an opportunity for urban greening, cooling, and ecological enhancement. For best practice refer to:

- CIRIA C753 The SuDS Manual Part D.
- CIRIA report C768 'Guidance on the Construction of SuDS'
- Sewerage Sector Guidance





















Key Characteristics

- Groundwater table must be 1m below the base of the feature
- Can be part of a SuDS train or a stand-alone component
- Adaptable to different situations
- Can be installed in a variety of soil types from clay to sand
- Can be part of a SuDS train or act as a stand alone component

Main Considerations

- Applicable to private and public land, such as driveways or highway verges
- Potentially low installation cost
- Should be designed with appropriate flow control
- Bioretention should be lined if water infiltration could cause slope stability or foundation problems
- Groundwater table must be 1m below the base of the feature
- Planting can vary depending on the site and context and can include small trees

Key Benefits

- Significant retrofit opportunities in urban and rural contexts, including individual householders
- Potential to enhance biodiversity and create more visual appeal
- A highly visible SuDS component that can help educate and inform
- Can be planted to reinforce local landscape character
- Reduces maintenance compared to regular mowing regimes for amenity grass
- Adds water-storage capacity and filtration
- Potential ecological benefits, including provision of pollenators in urban/suburban locations
- Assists in cleansing water of contaminants



Image: susdrain.org



https://www.next.cc/journey/design/rain-gardens

5.4.5 Site Control - Bioretention Units: Suspended-Pavement Tree-Trenches



Tree-trenches with suspended pavement facilities can offer water storage, water-cycling and attenuation, and help reduce pollutants through filtration, absorption, microbial action and tree uptake.

For best practice refer to:

- CIRIA C753
- CIRIA report C768 'Guidance on the Construction of SuDS'.
- Sewerage Sector Guidance



















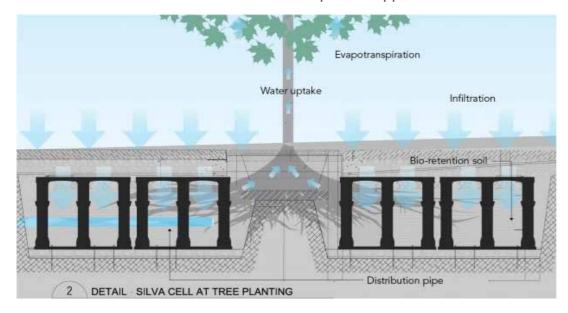


Key Characteristics

- Significant retrofit opportunities in urban and rural contexts including householders
- Adaptable to different situations
- Can be installed in a variety of soil types from clay to sand
- Can be part of a SuDS train or act as a stand-alone component

Main Considerations

- Siting and trench shape should be adapted to suit existing constraints, such as underground cables etc.
- Tree species choice must be suited to anticipated soil, water and site conditions
- Bioretention Pavement Tree trenches proposed in the highway areas will be subject to specific technical checks prior to approval for use.



Key Benefits

- Significant water-cycling through tree-growth and transpiration
- Increases water-storage capacity
- Increases attenuation periods for run-off
- Assists in cleansing water of contaminants
- Form significant landscape enhancement features
- Tree-species choices can build or reinforce local character
- Enhances biodiversity
- Creates more visually appealing places
- Helps with longer-term flood mitigation through climate change mitigation, including reducing heat-island-effect in urban areas and contributing to carbon-capture
- Can be incorporated on private or public land, such as driveways or highway verges (subject to Highways Authority approval)

Tree-trenches as Storage, Water-Cycling and Attenuation Components

Suspended-pavement tree-trenches were originally designed to help street-trees to thrive in urban environments by ensuring against soil compaction, but recent adaptations now offer excellent innovations for bioretention units.

Research undertaken by The University of Manchester and City of Trees for Salford City Council, the Environment Agency and United Utilities has demonstrated that street trees can have a significant positive impact on managing water.

Street-trees can be planted in specially-adapted treetrenches which receive rainwater run-off from the adjoining road and pavement. As run-off flows along the trench, it soaks into the soil and is extracted by the trees for growth and transpiration, leaving only excess water to drain out of this SuDS component.

Results from two years' monitoring showed 3 street trees and the soil they were planted in were able to reduce the amount of water running off a street into the sewer by approximately 75%, and that remaining excess water was attenuated by up to 3 hours.

Cheshire East Council encourages use of multifunctional technology, such as 'box-crate' planting-pits, which could provide key components for Sustainable Drainage Systems.



'Box-crate' Tree-planting as a Storage, Water-cycling and Attenuation SuDS Component
(images courtesy: DeepRoot UK)

https://www.deeproot.com/blog/blog-entries/multi-agency-green-infrastructurestreetscape-silva-cell-case-study

Technical Requirements – Bioretention Units

Configuration and Dimensions of Bioretention

- Bioretention units should be designed to CIRIA C753 The SuDS Manual and the requirements
 of this document.
- The use of proprietary bioretention units is permitted and shall be considered on a case-bycase basis.
- Performance of the bioretention units is independent of shape. Any shape can be used successfully subject to its practicality for the proposed planting and required maintenance.
- A mulch layer shall be maintained over the planting area to reduce erosion and help retain more consistant moisture levels for plants.
- The soils shall be suitable to sustain the selected plants and to achieve a permeability of 250 to 1000mm per hour under design conditions. The depth of soil will vary depending upon the selected planting scheme, but shall be a minimum total depth of 1m deep,
- The soils, transition sand layer and coarse bedding material shall be wrapped in geotextile
 to avoid migration, with a minimum 150mm overlap at all joins. The geotextile shall meet the
 requirements of BS EN 13252:2014 Geotextiles and geotexile-related products Characteristics
 required for use in drainage systems.

Hydraulic and Water Quality Design Criteria

- Ponding in bioretention units should not be able to exceed 150mm depth.
- The bioretention unit should be checked for design exceedance and modelled explicitly and holistically to demonstrate the impact on its downstream drainage components.
- The bioretention unit should be designed to be able to half-empty within 24 hours to allow for incoming flows from subsequent storms.
- The base of the bioretention unit shall be at least 1m above the highest seasonal or permanent groundwater table.
- The underdrain pipe design should follow standard hydraulic design methods. Bioretention units shall be provided with high level overflows and sub-surface collection pipe(s) to accommodate design exceedance.
- A maintenance pipe for cleaning the underdrain should be provided and secured against vandalism.
- The transition layer below the soil filter media shall consist of 100mm of coarse sand with a grain size of 0.5 to 1mm.
- The gravel around the perforated underdrain shall be 5 to 20mm size.

Selection and Siting

- A risk assessment shall include all relevant safety and environmental issues associated with siting bioretention units. This should be carried out by a qualified Engineer or Geologist where infiltration systems are proposed.
- The bioretention unit shall be designed for easy monitoring and maintenance.
- Bioretention units should be sited on stable ground: soil and groundwater conditions should be assessed to verify ground stability.
- Design of bioretention units must comply with groundwater protection regulations and with Environment Agency policy regarding infiltration.

Pre-treatment, inlets, and outlets

- Sheet flow is desirable to minimise erosion and increase treatment potential. Other options
 to provide an approximation of sheet flow, such as flush kerbs, shall be considered on a siteby-site basis.
- Point flow outlets such as road-gullies and pipes shall flow into a flow-spreader to minimise the risk of erosion and silting.
- To prevent the formation of a sediment lip around the boundary of the retention unit, a drop of 50 to 100mm shall be included at the hard-surface's edge.
- Bioretention units shall include a suitably designed overflow to safely convey flows arising from design exceedance events. Overflows shall be incorporated within the development strategy for managing exceedance events and routed to planned temporary storage areas.

Landscaping

- Existing site subsoils and site topsoils are to be reserved and re-laid in accordance with DEFRA's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites. Should existing site soils prove unsuitable (due to contamination for example) or insufficient then any relocated or imported subsoil must meet BS 8601:2013 Specification for Subsoil and Requirements for Use and relocated or imported topsoils must meet BS: 3882:2015 Specification for Topsoil.
- Bio-retention units shall utilise types and quantities of soils appropriate for the proposed vegetation and sufficient for plants' potential stature at maturity.
- Proposed vegetation shall comprise appropriate species suitable for the anticipated soil-types, water tolerance requirements and microclimate, and in-keeping with site character and wider landscape character.
- Confirmation of planting management responsibility, planting establishment schedule and long-term maintenance are required.
- All components should be in-keeping with local landscape character and any new stone should reflect local geology.

Health and Safety

 A risk assessment shall include all relevant safety and environmental issues associated with siting bioretention units.

Operation and maintenance

- Access, monitoring and maintenance requirements shall be incorporated into design and siting of the bioretention unit.
- All maintenance access points shall be clearly visible and documented in the Operation and Maintenance plan.



Canals, rills and channels are hardscape open surface water channels used to store run-off within a constructed container.

They can be integrated into public realm areas which have a more urban character.

They can be above or below ground and should be sized to meet storage need, having regard to safety considerations.

WAYMARKER

SEE MATRIX ID 21

For best practice refer to:

- CIRIA C753 The SuDS Manual Part D.
- CIRIA report C768 'Guidance on the Construction of SuDS'.
- Sewerage Sector Guidance





















Key Characteristics

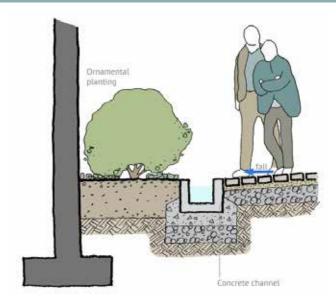
- Should be designed as an integral part of a SuDS system
- Can act as pre-treatment
- More complex storage and conveyance systems provide benefits both within and outside buildings
- Applications can be for residential, non-residential and public realm.
- Often designed as linear features including small pools to add significantly to the townscape and landscape quality, whilst managing water flow and cleansing
- Usually designed as linking components between other components within a SuDS train.

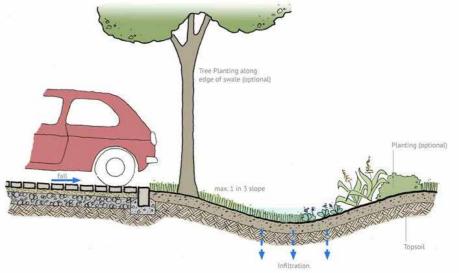
Main Considerations

- Easy to construct and manage as part of the public realm
- Excavation proposals must include appropriate soils' management and re-use
- Construction materials should avoid landscape impacts of quarrying virgin rock by utliseing appropriate re-used or recycled materials in preference to new. Any new materials should be locally-sourced where possible
- Choosing appropriate planting to prevent silt build up
- Need to give careful consideration to crossing points and people with mobility and visual impairment
- Potential complexities around adoption

Key Benefits

- Provision of above-ground solutions within predominantly urban, higher density, spaceconstrained contexts
- Can be visually appealing and add to a sense of place
- Amenity value and informal play potential for local communities
- Planting can create distinctive, aquatic landscape features and biodiversity enrichment







Images: susdrain.org

Technical Requirements: Canals, Rills and Channels

Canals, rills and channels are open surface water channels, usually crafted with hard edges. Their cross-sections can be adapted to suit topography, the scale of the scheme and to enable safe access for informal recreational use and management. Crossings and bridges can be incorporated to enable access to buildings and spaces and to encourage alternative views of the features and the feeling of crossing water. They should be designed so as not to require any safety railings or fencing to maximise the social benefits. Specific risk assessment will be required as part of the design process. Materials commonly used are concrete, reconstituted and natural stone. Planting needs to be tolerant to varying hydrological conditions.

Hydraulic and water quality design criteria

- Stormwater calculations for a range of rainfall durations up to 1 in 100yr + CC event should be carried out to accurately determine the capacity of the storage volume required. Surface water flow paths during exceedance events should be planned for within the overall surface water drainage layout. This should ensure that flooding to property is avoided and safe access and egress from the development site is maintained.
- Treatment channels collect water, slow it down and provide storage for silt and oil that is
 captured. The outlet is designed to act as a mini oil separator thus the channel is very effective
 at treating pollution. They can provide excellent pre-treatment value to larger SuDS, as they are
 able to remove contaminants such as silt and oil before the water is conveyed into downstream
 SUDs features. However, it is important that they are managed effectively to prevent contaminant/sludge build up that affects their physical efficiency and the flora that assists the cleansing
 process.
- Depending on their placement in the SuDS management train, species selection needs to be designed based on the hydrological conditions to ensure that planting flourishes in either permanently wet, semi wet, or predominantly dry conditions

Selection and siting

They are an effective SuDS measure in more dense, urban developments where space constraints are a common challenge. Rills and canals can be used to collect water straight from hard surfaces or they can be used to convey water, for example where it has been collected via a permeable pavement structure. They can be designed as integral parts of the landscape scheme, or as more incidental elements as part of a wider SuDS/landscape scheme. They can also be used as threshold definition between private and public spaces. Consequently they are suited to a variety of scenarios:

- Public realm and parks/open spaces
- Residential development
- Commercial/industrial development
- Contaminated sites (providing they use an impermeable lining)

Safety

• Edging, sidewalls, bases and embankments should be designed in accordance with national health and safety guidance for perceivability, access/egress and maintenance requirements.

Landscaping and amenity

All built components should be purposely designed to be in-keeping with the design philosophy for the scheme, having regard to local character. Materials and construction should be of high quality to help build a strong sense of place and character. Where stone is used then it should reflect local geology.

Bridges and crossing points can provide more dramatic linear views of the features, especially where well integrated into townscape to draw the eye to feature buildings or landscape. The potential for these features to be close to homes or commercial premises, and as part of the public realm, means potentially high levels of amenity benefit, particularly where they are designed to enable more direct access. Well designed, appropriate planting can help enrich the feel and quality of the development, bring people closer to nature and enhance the sense of community.

Operation and maintenance

Routine maintenance is required, involving removal of debris and litter, whilst more intensive maintenance work, such as removing silt, is only required intermittently (e.g. every 5 years). Repair of the structure, including grouting etc. will also be required during the lifetime of the feature. The initial cost of installation should be no greater than an equivalent underground solution, but routine maintenance cost will be higher. However, the cost of more fundamental repair is likely to be no greater given they are surface based components.

Although quite straightforward to design, problems have occurred due to a lack of attention during design and construction including silt build up due to inappropriate landscape and treatment of adjacent areas, and the landscape quality being poor due to the frequency and type of planting, both of which are easy to address at the design stage.



Vegetated depressions in the ground that have been designed to attenuate storm water flows by providing temporary storage. They can also help improve surface run-off quality as they offer some pollution removal due to settling of particulates.

Detention basins are designed to be sufficiently dry underfoot in drier weather conditions for pedestrians to use them, and can offer amenity benefit.

WAYMARKER

SEE MATRIX ID 20

For best practice refer to:

- CIRIA C753 The SuDS Manual Part D.
- CIRIA report C768 'Guidance on the Construction of SuDS'.
- Sewerage Sector Guidance
- Design Manual for Roads and Bridges CD 532





















Key Characteristics

- Maximum water depth should not exceed 2m (although situational safety considerations may reduce this maximum depth)
- Where space is constrained, maximum gradients of 1 in 3 to 1 in 5 for side slopes can be used, but gentler slopes must also be available to help people get out. Ledges should be incorporated into the side slopes at 0.5m height intervals to help people climb out
- Length to width ratio usually between 3:1 and 5:1
- Varying contours can define which areas within the basin are likely to be inundated
- A sediment forebay or pre-treatment option can be incorporated to increase the water cleansing
- Surface water bypass and drawdown is required for safe access for maintenance
- Can be enhanced to improve ecological value through appropriate native planting
- Large outlet pipes should be screened
- The bottom of any vegetated basin should be fairly flat with a gentle slope (no more than 1 in 100) towards the outlet

Main Considerations

- Low volume and pollution reduction
- Should enhance and integrate with site's topography
- Excavation proposals must include appropriate soils' management and re-use
- Detention basins should be designed to retain a proportion of permanent open water habitat to enhance their ecological value
- Requires positive landscaping and management to maintain their landscape and ecological value

Key Benefits

- Can be applied to large contributing catchments
- · Works well in low permeability soils
- Can be incorporated into larger landscaped areas
- Good flow control
- Easy to design, build and maintain
- Can have amenity value if designed carefully

Technical Requirements – Detention Basins

Configuration and Dimensions of Detention Basins

- Detention basins should be designed to CIRIA 753 The SuDS Manual and the requirements of this document.
- An irregular shape should be used for maximising the aesthetic aspect of the detention basins.
 Angular shapes should be avoided as far as practical in the design of basin elements and details.
- As a minimum detention basins should contain the following sections:
 - a. The sediment forebay if expected sediment loading is significantly high
 - b. The main basin
 - c. A part of the main basin depressed to form a micropool
- Additional elements to be included in the design of basins should be an inflow structure, an
 emergency overflow structure, outlet with flow control device including drain down bypass.
 The sedimentation forebay shall be separated from the permanent pool by a permeable berm.
- Detention basin bases shall be designed with gentle inner slopes (1 to 100 maximum) towards the centre.
- Embankment inner slopes shall be less than 1 in 3.
- The maximum design water depth of the basins shall be 2m.
- The length to width ratio for online detention basins shall be between 5:1 to 3:1.
- The maximum volume of the detention basins shall be 5000m³

Hydraulic and Water Quality Design Criteria

The drain down time should be a minimum of 24 hours, to allow for sedimentation to take place.

Selection and Siting

- A risk assessment should include all relevant safety issues associated with siting a basin.
- Siting of detention basins should follow a multicriteria analysis to provide the widest benefits to the public.
- Developers should use Arboricultural Impact Assessments (AIA) that identify existing trees and their Root Protection Areas(RPA) to inform the location of SUDS and prevent any adverse impact on the long term health and safe wellbeing of trees
- The 100yr +Climate Change water level in any detention basin shall be at least 600mm below the finished floor level of any adjacent properties and a minimum of 400mm below top of bank level.
- Consideration should be given to the potential failure of any embankment and the subsequent flood flows through, and downstream, of the site.
- The maximum 1-year return period event basin water level shall be higher than the appropriate
 return period event water level of the adjacent watercourse, as specified by the Local Authority
 as part of its flood prevention duties. Appropriate hydraulic checks on the implications of high
 watercourse levels should be made, where appropriate.
- At sites of high groundwater table, the basin bottom level shall be built 500mm above the annual maximum groundwater level.
- At sites with contaminated soil, detention basins shall be designed water tight. Unlined detention basins should not be used on brownfield sites unless it has been clearly demonstrated that there is no risk of groundwater pollution.

Pre-treatment, inlets, and outlets

- Energy dissipation and erosion protection should be provided at the basin inlets. Basin inlets to be at least 300mm higher than the base of the basin.
- Safety grilles should be provided in all pipe inlets diameter greater than 350mm. During extreme events, operatives should be able to access safely the inlet pipe for cleaning.
- Detention basins should be designed with a slight depression in the inlet structures to encourage the water quality benefits of bioretention processes.
- A manhole and a flow control device should be provided at the outlet of the basin. Discharge
 from the basin should be limited to the allowable Council limit. The flow conditions in the
 receiving stream downstream of the basin should be modelled to the satisfaction of the Council.
- An overflow structure should be provided at the outlet. A spillway shall also be provided for an
 emergency. The spillway should be designed as a controlled overtopping of the embankment.
 It should not be designed to pass through the embankment. Emergency overflows should be
 routed back to the receiving watercourse to protect downstream properties.
- The top of embankment at the spillway should be 300mm above the 100 year + climate change allowance storm event.
- The outlet structure should be designed to operate and discharge the design discharge flow rate up to the 1 in 100 year + climate change 24-hour storm event. Appropriate hydraulic checks on the implications of high watercourse levels shall be performed, where applicable.

Landscaping

- Existing site subsoils and topsoils are to be reserved and re-laid in accordance with DEFRA's
 Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.
 Should existing site soils prove unsuitable (due to contamination for example) or insufficient
 then any relocated or imported subsoil must meet BS 8601:2013 Specification for Subsoil
 and Requirements for Use and relocated or imported topsoils must meet BS: 3882:2015
 Specification for Topsoil.
- Detention basins shall be overlaid with soil at depths appropriate for the proposed vegetation.
 Proposed vegetation shall comprise native species tolerant of the anticipated soil-types, water tolerance requirements and microclimate.
- Consideration should be given to the suitable aesthetic design of the detention basin and its surrounds to enhance the visual amenity of the site and to reflect the landscape character of its location.
- Suitable native planting should be selected to maximise the ecological value of the detention basin and surrounds.
- To increase the biodiversity of detention basins specialist SuDS Turfs are available which include a range of plant species to produce habitats tolerant of both drought conditions and periodic flooding.

Amenity

 The dual use of the detention basin as passive public open space for recreation activities should be considered where the area is subject to flooding from events less frequent than the 1-year return period and where it can be clearly distinguished from the area providing flood storage for frequent events.

Safety

- A safety risk assessment shall examine all relevant safety issues for both operatives and the public and its findings shall be acted upon.
- The embankment slope gradients should be designed in accordance with national health and safety guidance for access/egress and maintenance requirements.
- Dense vegetation around the external perimeter of the detention basin is discouraged to allow high levels of visibility of the area. Detention basins should not normally require fencing. If fencing is deemed necessary, risk management should include means of egress should anyone enter the site.

Operation and Maintenance

- 3.5m miminum width access road for maintenance shall be provided.
- Design should be carefully considered to ensure the access road:
 - is pervious
 - incorporates reused or recycled materials in its construction
 - utilises appropriate wearing-course materials which reflect local landscape character
- A summary of the maintenance activities is provided below and shall be considered for basin accessibility design:
 - a. Removal of litter, debris and grass cutting.
 - b. Removal of unwanted plant species and dead plant growth.
 - c. Removal of aquatic plants if present.
 - d. Bank vegetation cutting and removal.
 - e. Sediment removal from forebays and micropools.
 - f. Reseeding of areas with poor vegetation growth.

Groundwater

- Please note that the groundwater table level is a key design consideration for attenuation basins. The groundwater level should be established via formal onsite ground investigation carried out in the same location of the proposed basin.
- If the basin is of impermeable design, then the developer must ensure that there is no potential for hydrostatic pressure issues associated with a high water table and impermeable liners.
- If the basin is of permeable design, then any groundwater volume stored within the basin will need to be factored into the basin's volume capacity to ensure there is sufficient surface water storage provided for extreme storm events.
- Please note that ground water monitoring may be required to ensure seasonal fluctuations in groundwater levels are recorded and considered within the design of the basin.



Underground structures with capacity to store water below ground.

These structures only provide waterattenuation and not water-treatment therefore cleaning of the water is required prior to release.

Please note that this is the least preferred option for SuDS implementation due to underground surface water attenuation structures not encapsulating the multiple benefits of best practise SuDS design.

WAYMARKER

SEE MATRIX ID 2

Refer to:

- CIRIA C753 The SuDS Manual Part D.
- CIRIA report C768 'Guidance on the Construction of SuDS'.
- Sewerage Sector Guidance





















Key Characteristics

- Use underground storage structures only where above ground space is not available
- Underground storage structures must be part of a wider SuDS Management Train
- Storage requires suitable internal void ratio of the structure (>90%)
- Structure requires regular silt removal
- Outflow may require pollution treatment

Main Considerations

- The storage structure must fit into a planned SuDS Management Train to provide the required silt removal and pollution treatment
- Excavation proposals must include appropriate soils' management and re-use
- Examine possibility of enabling infiltration through geotextilelined layers
- Designs should consider expected and potential loading to ensure avoidance of structural failure and collapse
- Stable ground is required
- Underground water-storage structures are not permitted under public highways
- Monitoring and maintenance of underground structures must be safe, programmed, practical and viable

Key Benefits

 Can be designed to attenuate stormwater where no surface space available

Technical Requirements – Underground Storage

Configuration and Dimensions of Underground Storage

- The use of underground storage (which provides no surface water treatment) shall only be allowed where the use of other SuDS methods are inappropriate.
- The design of the underground storage shall aim to minimise sedimentation. Underground storage should be designed to the CIRIA C753 The SuDS Manual Part D and the requirements of this document.
- Existing site subsoils and site topsoils are to be reserved and re-laid in accordance with DEFRA's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites. Should existing site soils prove unsuitable (due to contamination for example) or insufficient then any relocated or imported subsoil must meet BS 8601:2013 Specification for Subsoil and Requirements for Use and relocated or imported topsoils must meet BS: 3882:2015 Specification for Topsoil.
- Larger underground storage structures shall permit entry to enable inspection and maintenance
 activities to be carried out within the storage chambers. This shall include suitable clear opening
 and internal step irons for safe access/egress. Smaller underground storage structures should
 have suitable access points to permit remote cleaning and inspection to be readily carried out.
 Covers should be large enough to allow man-entry with breathing apparatus. Entry points
 should be on level ground to permit the erection of man-entry safety tripods.
- Design options that shall be acceptable for public areas are pre-fabricated structures, oversized pipes or cast in-situ concrete structures.
- Pipes less than 900mm internal diameter can be utilised for attenuation. However, pipes larger than internal diameter of 900mm will not be permitted under public highways.
- The maximum water level in any underground storage structure shall be at least 600mm below the lowest floor level of any adjacent premises.
- Underground storage should normally be designed as off-line storage and should be sized in accordance with the hydraulic design requirements.
- Low-flow channels should be provided.
- The minimum gradient for storage systems should be 1:100 for off-line tanks and 1:200 for on-line tanks to minimise sedimentation.

Selection and Siting

- Underground storage should not be located beneath public areas and are not permitted under public highways. All attenuation tanks must be placed away from existing or proposed highway areas, taking account of the highway's 45-degree influence zone
- Existing and proposed tree root zones must be avoided or appropriately accommodated, including allowance for growth, appropriate backfill soils for local soil-type. Developers should use Arboricultural Impact Assessments (AIA) that identify existing trees and their Root Protection Areas(RPA) to inform the location of SUDS and prevent any adverse impact on the long term health and safe wellbeing of trees
- Ecological constraints must be accounted for such as possibility of leakage, locally-appropriate backfill soils and leaching potential
- Access route to components requires careful integration with site features

Pre-treatment, inlets, and outlets

- The outlet structure should be designed to operate and discharge the design-limiting discharge rates. Appropriate hydraulic checks on the implications of high downstream water levels should be made, where appropriate, and take account of the receiving watercourse or downstream sewer capacity.
- Where debris can enter the control (e.g. where the upstream system is open or where the
 inlets are gullies), static controls should have a minimum opening size of 100mm or equivalent;
 Where the design of the upstream system will prevent debris from entering the system (e.g.
 underground systems where the inlets are pervious pavement systems), static controls should
 have a minimum opening size of 50mm.
- · The outlet structure should have an overflow provided.

Safety

- A risk assessment should cover all aspects of safety, including access, for operatives during maintenance operations.
- A minimum of two access points (upstream and downstream) should be provided with maximum intervals between access points of 50m.
- Ventilation should be provided to minimise the risk of build-up of dangerous gases.

Operation and maintenance

- Operation and maintenance of underground structures must be integrated in their design.
- Monitoring and maintenance responsibility must be confirmed.
- A programme of safe, practical and viable monitoring and maintenance is required.
- All maintenance access points shall be clearly visible and documented in the Operation and Maintenance plan.

Groundwater

- Please note that the groundwater table level is a key design consideration for underground attenuation tanks. The groundwater level should be established via formal onsite ground investigation carried out in the same location of the proposed tank.
- The developer must ensure that there is no potential for hydrostatic pressure issues associated with a high water table.
- Furthermore, in areas of high groundwater the tank should be appropriately weighted to prevent flotation.

5.4.8 Site Control: Pre-Treatment - Oil and Sediment Separators

Where particular site issues demand it such as contaminated brownfield sites or large industrial sites (areas of hardstanding), alternative SuDS components should be prioritised but, **as a last resort**, oil and sediment separators can be used for pre-treatment, or site treatment for the removal of sediment, litter, and oil from surface water run-off.

These systems can be installed in a standard size manhole. Captured pollutants are retained within the separator, providing a single point of maintenance.

Please note that United Utilities & the Design Manual for Roads and Bridges do not advocate use of oil and sediment separators within adoptable systems, and actively promote the use of green solutions.





Key Benefits



Design Standards

- Require designing so that regular maintenance can be undertaken
- As the vortex separator requires a velocity to function, a filtration chamber or detention basin should be used for small flow events

Best Practice

 Most effective for removal of heavy particulate matter rather than solids or dissolved pollutants

Key Benefits



Design Standards

- Must comply with BS EN standards for separating systems
- Require maintenance to prevent re-suspension of pollution
- Should be situated close to the pollution source

Best Practice

 Depending on the location to which the water is to be drained and the type / severity of pollutants, different classes of separators should be used

Refer to:

- CIRIA C753 The SuDS Manual Part D.
- CIRIA report C768

 'Guidance on the Construction of SuDS'.
- Sewerage Sector Guidance

Technical Requirements – Oil and Sediment Separators

Configuration and Dimensions of Oil and Sediment Separators

- Oil separators used for the removal of oil and grease present in storm waters operate on the flotation principle.
 Separated oils are floating on the water surface inside the unit.
- The use of proprietary units is permitted and shall be considered on a case by case basis.

Hydraulic and Water Quality Design Criteria

 Facility design shall be in accordance with BS EN 858-1:2002 Separator systems for light liquids (e.g. oil and petrol). Principles of product design, performance, and testing, marking and quality control.

Selection and Siting

 Oil separator units should be installed underground. The installation site shall be within passive open space accessible by a vacuum tanker for cleaning and maintenance.

Health and Safety

 A risk assessment shall include all relevant safety and environmental issues associated with siting the oil separators.

Operation and maintenance

- Regular inspection of the unit in accordance with the manufacturer's maintenance requirements but no longer than every six months. The volumes of bottom sludge and the floating layer shall be estimated and cleaning of the unit should be scheduled.
- Cleaning of the oil separator shall be performed by a licenced waste management company to ensure appropriate disposal of the collected oils, floatables and sediment.
- Following cleaning the separator shall be filled with clean water, ready to fully operate with the first rainfall.



Retention ponds are structures that provide both retention and treatment of contaminated storm water run-off.

Retention ponds include a permanent pool of water into which storm water runoff is directed and outflows are controlled to reduce flow rate.

The pond's physical, biological, and chemical processes work to remove storm water pollutants. Sedimentation processes remove particulates, organic matter and metals, while dissolved metals and nutrients are removed through biological uptake.

In general a higher-level storm water quantity control can be achieved as well providing positive amenity benefits. A well-designed retention pond provides a community asset and opportunities for new habitats.



















For best practice refer to:

- CIRIA C753 The SuDS Manual Part D.
- CIRIA report C768 'Guidance on the Construction of SuDS'.
- Sewerage Sector Guidance
- ROSPA Inland Water Sites -Operational Guidelines.

WAYMARKER

SEE MATRIX ID 1

Key Characteristics

- The pond should have 4 zones sediment forebay, permanent pool, temporary storage volume and shallow, wetland-type zone
- Located outside the floodplain
- Water quality treatment levels required should determine design
- Depth should be <2m to prevent stratification
- A liner may be required to prevent infiltration if the water is polluted or if the pond is near an aquifer
- Maintenance should account for invasive species
- Health and safety should be considered to ensure public safety in proximity to the pond

Main Considerations

- Large area of land required
- Not suited to sloping sites
- Should enhance and integrate with site's topography
- Excavation proposals must include appropriate soils' management and re-use
- Perceived safety risks need to be managed
- Ecological advice must be sought regarding existing potentially high value habitats
- Whilst they have some nature conservation value, retention ponds should not be promoted as compensation for any proposed loss of existing wetlands or ponds.

Key Benefits

- Can be applied to large contributing catchments
- Works well in low permeability soils and permeable soils with a liner
- Good flow control
- Easy to design, build, and maintain
- Can be used for amenity use
- Can incorporate a drawdown zone to reduce runoff volume

Technical Requirements – Retention Ponds

Configuration and Dimensions of Retention Ponds

- Retention ponds should be designed to CIRIA 753 The SuDS Manual and the requirements
 of this of this document.
- Existing site subsoils and site topsoils are to be reserved and re-laid in accordance with DEFRA's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites. Should existing site soils prove unsuitable (due to contamination for example) or insufficient then any relocated or imported subsoil must meet BS 8601:2013 Specification for Subsoil and Requirements for Use and relocated or imported topsoils must meet BS: 3882:2015 Specification for Topsoil.
- The aesthetic element should prevail in the design of ponds. Angular shapes and symmetry should be avoided in the design of pond layout and details. All ponds should contain several zones:
 - a. The sediment forebay
 - b. The permanent pool
 - c. The temporary storage volume
 - d. An aquatic bench
- Additional elements to be included in the design of ponds include:
 - a. A 3.5m wide maintenance route, suitable for vehicles.
 - b. An inflow structure.
 - c. A bypass sewer,
 - d. An outlet with flow control and drain down chamber.
 - e. An emergency overflow structure,
- The sedimentation forebay should be separated from the permanent pool by a permeable berm and have an average width of 5 to 10 times the inlet pipe diameter and a length of 10m or four times the width, whichever is greater.
- Inlets and outlets shall be placed at the maximum distance to maximise flow paths.
- The flow path length to width ratio shall be 3:1 minimum to avoid short circuiting.
- A maximum depth of 2m should be used for the permanent pool to prevent anoxic conditions and water stratification. The minimum water depth of the permanent water zone shall be 1.2m to prevent plant growth.
- The maximum depth of attenuation storage should not exceed 2m.
- The aquatic bench should be a minimum of 2m continuous around the pond, except at inlets and should range in depth up to 450mm below the design permanent pool level.
- The top level of the permeable berm shall be 150mm below the permanent pool water level.
- Energy dissipation should be provided at the inlet and outlet to the pond.
- Ponds should be designed to hold a permanent volume of water equivalent to the treatment volume, also referred to as Vt.
- The treatment volume (Vt) should be calculated using the fixed depth method of 15mm of rainfall from impermeable (including paved and roofed) surfaces draining to the pond.
- Sediment forebay volume should be approximately 10% of the pond's permanent volume (Vt).
- The maximum volume of any retention pond should be 5000m3.
- The Sedimentation forebay should be designed to provide efficient deposition of sediment and should be accessible for cleaning and maintenance operations in its entire area.
- The sedimentation forebay floor should be a minimum of 300mm above the main pond bottom.
- A safe and efficient means of draining the lowest point in the detention pond must be included.

Hydraulic and Water Quality Design Criteria Ponds hydraulic design

- The top of the embankment should be 600mm above the maximum design water level.
- The outlet structure should be designed to operate and discharge the design discharge flow rates up to the 100yr + climate change 6-hour storm event.
- Ponds should provide a minimum permanent pool volume equal to one times the treatment volume for paved surfaces.
- Pond liners should be finished at a height 150mm below the outlet control unit, where appropriate, to encourage infiltration and to minimise discharges to the receiving water for small events. However, they should not be lower than the invert level if used on a site with a sensitive underlying groundwater zone or if used to treat runoff from a potential pollution hotspot.
- The by-pass sewer network should be designed for flows equal to the incoming flows.
- The hydraulic capacity of the draw down facility for emptying the pond should consider the geotechnical stability of the pond and associated embankments.

Selection and Siting

- The risk assessment should include all relevant safety issues associated with siting a pond.
- A detailed analysis and impact assessment of a flood exceedance event indicating flow paths shall be undertaken and submitted to Cheshire East Council. Where ponds are impounded behind engineered embankments, the unlikely scenario of embankment failure should be examined and potential impacts downstream of the pond assessed.
- The siting of retention ponds should follow a multicriteria analysis to provide the widest benefits to the public.
- Developers should use Arboricultural Impact Assessments (AIA) that identify existing trees and their Root Protection Areas(RPA) to inform the location of SUDS and prevent any adverse impact on the long term health and safe wellbeing of trees
- The highest design water level in retention ponds should be at least 600mm below the floor level of any adjacent premises.
- The maximum 1-year return period event pond water level should be higher than the appropriate
 return period event water level of the adjacent watercourse, as specified by the Lead Local
 Flood Authority. Appropriate hydraulic checks on the implications of high watercourse levels
 should be made, where appropriate.
- In sites containing contaminated soils or contaminated groundwater, ponds should be fully contained within an impermeable liner to prevent cross contamination of surface water.

Pre-treatment, inlets, and outlets

- Bypass structures shall be provided at both the inlet and outlet chambers. The risk to the embankment stability shall be kept to a minimum.
- An entry chamber shall be provided at the inlet of the pond.
- The invert level of the incoming sewers to the inlet structure shall be at or above the 1-year water level in the pond.
- Where debris can enter the control (e.g. where the upstream system is open or where the
 inlets are gullies), static controls should have a minimum opening size of 100mm or equivalent;
 Where the design of the upstream system will prevent debris from entering the system (e.g.
 underground systems where the inlets are pervious pavement systems), static controls should
 have a minimum opening size of 50mm.
- Bypass structures shall be provided at both the inlet and outlet chambers. The risk to the embankment stability shall be kept to a minimum.

Landscaping

- Ponds should be designed to enhance the visual amenity of the site and to reflect the landscape character of its location.
- Existing site subsoils and site topsoils are to be reserved and re-laid in accordance with DEFRA's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites. Should existing site soils prove unsuitable (due to contamination for example) or insufficient then any relocated or imported subsoil must meet BS 8601:2013 Specification for Subsoil and Requirements for Use and relocated or imported topsoils must meet BS: 3882:2015 Specification for Topsoil.
- Ponds should be planted and seeded with native species to promote variation in the physical habitat value of the pond.
- Trees shall not be planted within the pond or embankments needed to retain water.

Ecology

- To maximise ecological value, retention ponds should be designed with:
 - Hold an area of permanent open water
 - Have a variety of depths, with extensive shallows
 - Have gently sloping sides
 - Have scalloped, sinuous edges to maximise length of shoreline
 - Be planted/seeded with native plant species
 - Be sited close to other habitats
 - Not be shaded from the south
 - Be sheltered from the north by trees or hedges



Groundwater

- The groundwater table level is a key design consideration for retention ponds. The groundwater level should be established via onsite ground investigation carried out in the exact location of the proposed pond.
- If the pond is of impermeable design, then the developer must ensure there is no potential for hydrostatic pressure issues associated with a high water table and impermeable liners.
- If the pond is of permeable design, then any groundwater volume stored within the pond
 will need to be factored into the pond's volume capacity to ensure there is sufficient surface
 water storage provided for extreme storm events.
- Groundwater monitoring may be required to ensure seasonal fluctuations in groundwater levels are recorded and considered within the design of the retention pond.

Safety

- · A safety risk assessment shall examine all relevant safety issues for operatives and the public.
- The embankment slope gradients should be designed in accordance with national health and safety guidance for access/egress and maintenance requirements.
- The aquatic bench should be planted with appropriate species to achieve a high-density barrier
 when they mature which effectively dissuades people from trying to get access to the open
 water. Dense or tall vegetation (bushes and trees) around the external perimeter of the ponds
 is discouraged to provide high levels of visibility of the whole pond area.
- Barrier fencing may be required for retention ponds. All access gates must be lockable.
 The locks must be childproof. The minimum height of the fence shall be 1.1m and shall be
 constructed in such a manner that there are no step-ups to reduce the 1.1m minimum height.
 The form of the fence should not detract from the aesthetic value of the local environment.
 Design must include provision for unauthorised or accidental human access, e.g. incorporating
 a shelf (ledge) maximum 500mm below the waterline to enable escape by children.
- All exposed pipe inlets or outlets, which are larger than 350mm, should normally have safety grilles. However, where grilles can be avoided by the use of appropriate design to restrict human access into the structures, this is preferred. Grille designs should be suitable to minimise the risk of blockage, have safe access for clearing during extreme events and prevent unauthorised access particularly by children and dogs.
- Bar spacing should not exceed 150mm and should not be less than 75mm to avoid trapping small debris.
- Consideration should be given to the potential failure of any embankment and the subsequent flood flows through, and downstream, of the site.
- Warning signs should be erected providing information on pond function, basic data, and prohibition of swimming.
- The perimeter of the pond 1m inside and outside the water's edge (water level during dry periods) should have a gradient of less than 1:10. This shall provide a margin which is attractive to flora and fauna and is a disincentive for people to enter the pond. Other areas (above and below the pond) shall have gradients of less than 1:4.

Operation and maintenance

- The pond shall be accessible to cleaning equipment by an access road 3.5m minimum width, whilst ensuring the access road's construction does not increase surface water run-off
- A summary of main maintenance activities is given below and shall be considered for pond accessibility design.
 - a. Removal of litter, debris and grass cutting.
- b. Removal of nuisance plant species and dead plant growth.
- c. Removal of submerged and emergent aquatic plants if present.
- d. Bank vegetation cutting and removal.
- Sediment removal from forebays and main pond body.
- f. Re-seeding and re-planting as required.
- Pond outlet design shall provide for removal of blockages.

System management & maintenance

6.1 Key Elements of SuDS Management & Maintenance

- 142 Following appropriate installation, the main issue for SuDS to remain effective is appropriate management and maintenance. SuDS management and maintenance must be considered during the design process. Maintenance must be effective throughout the construction period and through the lifetime of the development. Developers need to consider costs of maintenance at design stage.
- 143 The development's design must include provision for protection and management of its SuDS during construction, appropriate accessibility and maintenance of its SuDS throughout the lifetime of the development, and specification of maintenance engineers' technical expertise requirements.
- 144 Pre-construction, site managers and construction operatives should be taught how sustainable drainage components should be installed. All SuDS components should be designed to be built safely and to be protected from damage during the wider development's construction and operation, and to function effectively for the life of the development.
- Particular care must be taken during the design phase to ensure that site-wide construction activities do not adversely impact SuDS components or the future efficacy of the SuD system, for example through soil compaction, erosion or siltage.

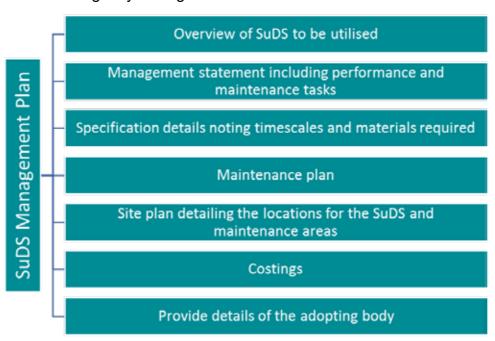


Good site management should be employed during a development's construction to retain the site's water storage and attenuation capacities and protect its SuDS, e.g. silt fences protecting infiltration components

- 146 To reduce the likelihood and quantity of longer-term maintenance issues arising, construction of the SuDS components themselves should be overseen by appropriately trained staff. Particular attention should be given to elements critical to a component's long-term efficacy, such as membrane installation.
- 147 Post construction, the system's on-going maintenance managers must ensure operating performance is appropriately monitored against its expected performance and, where necessary, effective remedial measures are taken in a timely fashion.

6.2 SuDS Management & Maintenance Plan

- 148 SuDS management arrangements and proceedures should be detailed in a SuDS Management & Maintenance Plan which should be submitted by the Developer with their planning application.
- The Developer's SuDS Management & Maintenance Plan must include information on the design of the system and its components, and include methodologies for its safe construction, operation and maintenance, including ensuring safe access for maintenance i.e. gradients/slopes are accessible and safe to operate on. Things considered should include pipe connectors being shallow and short to allow for simple jetting to keep them clear. Inlets, outlets and control structures should be at or near the surface to allow day to day care by landscape contractors or site managers. Inspection points which are easy to access should be incorporated. Designers should reflect the guidance in Chapter 36 of CIRIA's 2015 SuDS Manual regarding managing the safety risk associated with SuDS in line with BS EN 31010:2010 and to consult ROSPA for further guidance or to help resolve site-specific issues.
- 150 The SuDS Management & Maintenance Plan must include details of the persons/organisations responsible for its implementation. The management and maintenance of SuDS should integrate and align with the development site's cross-site landscaping scheme and its landscape and ecological management plan(s). The plan should also make provision for a warning system and contingency arrangements.



151 SuDS Management & Maintenance Plans shall be living documents which include annual reviews to ensure their effectiveness and ability to adapt to unforeseen circumstances. Those responsible for SuDS Management should work in liaison with those responsible for implementation of the site's Landscape and Ecological Management Plans to ensure cross-site continuity and avoid any conflicting maintenance activities.

6.3 Responsibility for Post-construction Maintenance

- 152 Those responsible for the SuDS' maintenance must have a clear understanding of the system and must have sufficient knowledge and skills to be able to identify and remediate problems.
- 153 It is the responsibility of the developer to establish a maintenance agreement that ensures the drainage system is maintained and continues to function as designed in perpetuity for the lifetime of the development. National guidance indicates that this maintenance should be undertaken by any of the following bodies:



It should be noted that Cheshire East Council is NOT currently formally adopting or maintaining SuDS but, alongside developing this SuDS Guide and in advance of having a final position in relation to the adoption and maintenance of different types of SuDS, the Council will endeavour to be flexible in the consideration of SuDS proposals provided appropriate management systems are put in place and the Council's position in terms of future management liability is protected.

If future instances occur where Cheshire
East Council takes on the responsibility for
maintenance of a SuDS, a commuted sum
will be payable to the Council for the agreed
management and maintenance. Commuted
payments will be determined on a case by case
basis based upon situation and design of the
SuDS.

6.4 Key points for Common SuDS Maintenance Activities

- Many SuDS components are features of the landscape and should be managed according to best landscape practices. The management and maintenance of SuDS should integrate and align with the development site's cross-site landscaping scheme and its landscape and ecological management plan(s). The adverse impacts of proposed maintenance activities, such as soil compaction or reduction in tranquility, must be minimised through good system and component design, and by using best practice methodologies for landscape maintenance.
- Grass-cutting regimes should be customised according to the needs of the affected SuDS component and its situation. It may be appropriate for some amenity grass areas to be mown frequently for recreation but, where possible, grass on or around SuDS components should be allowed to grow because longer grass tends to enhance water quality by reducing erosion and filtering silt, and longer grass provides habitat for greater biodiversity. The risk of pollution removal being compromised by longer grass lodging (being pushed over and flatterned by the flow of water) is considered to be minimal so Cheshire East Council encourage keeping grass longer in swales and filter strips. An exception to this general rule to allow grass to grow is vegetation around inlet and outlet infrastructure which should be kept closely strimmed to retain their visibility (for safety and inspection) and to help ensure against blockages.
- Short grass should particularly be avoided around wet system components, such as attenuation basins or detention ponds, because short grass encourages geese and their associated fouling. (This is particularly important where development sites may affect air transport protection zones where new attractions for large birds are discouraged). Grass beside wet components should be allowed to grow around the wet edge to deter larger birds and reduce associated nutrient increase, and to avoid risk of component clogging due to grass-clippings entering the system.
- Unwanted vegetation, such as alien or invasive species or plants which are negatively affecting the technical performance or biodiversity of the SuDS, should be weeded by hand during the first year post-construction. Cheshire East Council does not support the use of herbicides and pesticides unless no alternative method is effective in eradicating an invasive species.
- 158 Cheshire East Council does not support the use of fertilisers as nutrient loadings are damaging to waterbodies and wetland habitats. Algae may grow in the establishment period (3-5 years) due to nutrient release from the disturbed ground of the development site and excessive growth may be reduced by removal with a skimmer or algae net.
- Perennial aquatic (water-bourne) plants in SuDS components should have any build-ups of dead material from previous season's growth removed every 2-3 years to prevent formation of organic silt affecting the component's performance. Emergent (soil-rooted but growing up through water)vegetation may require periodic harvesting to maintain flood attenuation volumes. Up to 25% of aquatic or emergent vegetation may be cut and removed at any one time and arisings should be left at the water's edge for 48 hours to de-water and allow wildlife to return to their habitat.
- Shrubs and trees on or adjacent to SuDS components should not be mulched with bark or compost, nor use plastic guards, but should use 100% hessian mulch-mats with bamboo pegs where competition from other vegetation is strong, and biodegradeable guards and bamboo support canes to prevent mammal damage. Any mats, pegs, guards or supports enduring should be removed from site to a recycling facility at the end of the 5-year Landscaping Establishment period. Shrubs may be pruned to encourage lateral growth (side shoots). Trees require annual inspection and treatment for any damage, wind-rock or disease. Any vegetation which die during the first 5 years after seeding/ planting shall be replaced in the following planting season with plants of equivalent species and size.

6.5 Programming SuDS Maintenance Activities

- Maintenance of SuDS components must be carried-out to ensure their ongoing effectiveness. Where preventative measures, such as de-silting, are necessary, maintenance activities should be programmed to ensure component efficacy.
- Different activities will require different intervention timings and may need to be implemented on a "Frequent", "Occasional" and only on a "Remedial" basis. Annual review of maintenance plans should include monitoring and revision of activity frequencies, as required. Remedial tasks may include replacement of vegetation, parts of components, or whole components of the SuD system.

Frequent maintenance

- Daily or monthly activities
- Cutting grass to recommended lengths
- · Removal of litter
- Review of inlets and outlets for blockages

Occasional maintenance

- Frequency is determined by each site
- Siltation management
- Vegetation control in pools and detention basins to address / prevent blockages

Remedial tasts

- Addressing defects or damage to the SuDS these should be minimal if correct design procedures and standards have been followed
- Potential damage caused by interaction with people / vandalism
- Repairs due to wear and tear

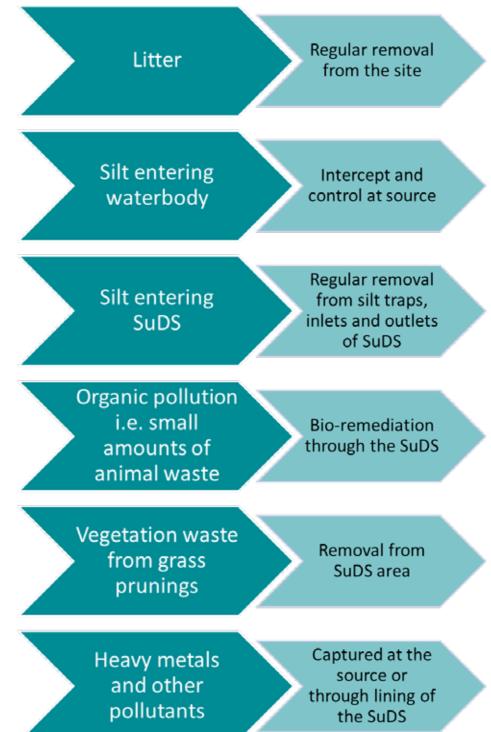




	Activity					(D. (D		-		75			_
		Permeable Paving	Green roof / wall	Filter Drain	Filter Strips	Cannels, rills and channels	Swales	Bio Retention	Detention Basin	Underground Storage	Pond	Vortex Separator	Oil Separator
	Removal of litter / debris		•	•	•	•	•	•	•		•	•	•
	Pruning grass and SuDS vegetation		•	•	•	•	•	•	•		•	•	•
	Maintenance of surrounding plants					•		•	•		•		
	Clearance of inlets / outlets			•	•	•	•		•	•			
	Silt removal	•						•			•	•	•
	Removal of compost						•						
	Replenish mulch							•					
ŧ	Surface scarification							•					
Frequent	High powered wash / suction sweep												
	Silt removal / review of silt levels			•	•	•			•		•	•	
	Replenish mulch												
onal	Excess vegetation removal		•			•	•		•		•	•	•
Occasional	High powered wash / sweep of paving												
	Review of erosion					•	•						
	Review / repair of inlets and outlets			•		•	•	•	•		•	•	•
	Replace filter stones			•	•								
	Readjust retention levels							•					
lial	Replace geotextile layer	•		•	•								
Remedial	Silt removal			•	•	•	•			•		•	

6.6 Waste management for SuDS

Maintenance programmes (example left) should be supported by plans for addressing waste produced by SuDS including:



WAYMARKER

Developers in Cheshire East are also advised to follow the supporting guidance in Part E of the CIRIA SuDS Manual 2015.

Applying for Planning Consent & Identifying Adoption Options

7 Planning Approval & Adoption

WHAT THIS SECTION WILL COVER:

- · Responsibilities who does what?
- Introduction to the planning application process
- Requirements for different types of planning applications
- Consultation requirements
- The SuDS Application Submission and Approval checklist

7.1 Responsibility Designation

This Section details the approval process for implementing SuDS. SuDS proposals form part of planning applications and should adhere to both the **National Planning Practice Guidance** and the **Defra Non-Statutory Technical Standards for SuDS**. **Figure 7-1** outlines the responsibilities of the three key groups involved in SuDS from inception to implementation.

Figure 7-1: Responsibilities

Developer

- Undertakes
 masteplanning, pre application, application
 submission (including
 drainage system
 designs)
- Responsible for arranging the future maintenance of SuDS
- Responsible for completing the Council SuDS Checklist

LA Planning Department

- Receives and validates application/Checklist
- Passes application to consultees including LLFA as statutory consultee
- Determines application
- Approves future maintenance arrangements

Statutory and nonstatutory consultees

 Consultation on the planning application

7.2 Planning Application Process

Figure 7-2 below illustrates the stages involved in the submission of a Planning Application.

164 Cheshire East Council operates a paid pre-application service and enters into Planning Performance Agreements (PPAs) to provide developers with pre-application advice and in the case of PPAs with an enhanced, managed approach to the various stages of the planning process. As stated previously, the Councils are keen to promote a collaborative approach to place design, engaging meaningfully with stakeholders and communitites, thus requiring a partnership approach to place-making from inception of the scheme to implementation. The Council is also keen to encourage design review on major schemes and therefore, in future, this should form part of the pre-application and application stages of the planning process.

Figure 7-2: The Planning Application Process



- 165 The following Sections describe the considerations and actions which should be undertaken at each stage of the SuDS submission as part of a Planning Application.
- 166 For those cases where the developer is uncertain as to whether the application should be submitted as Prior Notification for Permitted Development, Outline Application or a Full Planning Application, early consultation should be undertaken with the Councils Planning Department and Lead Local Flood Authority.

7.3 Masterplanning

- Masterplanning is necessary for larger developments. At the masterplanning stage it is necessary to establish design codes and principles and the layout of development proposals.
- 168 For residential development proposals, Cheshire East Council's Residential Design Guide sets out the requirements for Design Coding and design information required for different types of applications. Coding is required for all schemes of 150 dwellings or more, including for component schemes for a site totalling 150 units and for smaller, sensitive sites.
- At the outline stage, in developing illustrative masterplans, Cheshire East Council encourages the submission of testing layouts, to ascertain issues requiring resolution such as conflict between useable open space, SuDS and ecology. An appropriate balance of built and green space needs to be planned by multi-diciplinary teams at the earliest possible stage.
- 170 The developer or landowner should consider Cheshire East Council's requirements for SuDS at the earliest opportunity to ensure their integration with the site's landscape, ecology and any other pertinent on-site or adjacent charactereristics, such as archaeological features or existing waterbodies.
- The developer should plan the SuDS layout with regards to their site's and location's geology, natural topography, soils and vegetation, in order to utilise natural features to help mitigate flood risk, and taking account of established industry standards CIRIA SuDS Manual C753 and BS8582:2013 Surface Water Management.
- 172 If considering constructing a development in phases, developers should provide a coherent drainage strategy for the entire development.

7.4 Pre-application Planning Advice

- 173 Cheshire East Council offers a paid Pre-Application Advice Service involving a multidisciplinary team who can provide advice on urban design and built conservation, landscape character and features, trees and hedgerows, ecology and biodiversity net gain, flood risk management, asset management and maintenance and planning process.
- 174 Developers should undertake early consultation with Cheshire East Council's Planning Department to help avoid potential delays, misunderstandings, increased flood risk, or enforcement or adoption issues.

7.5 Planning Application Validation

- When the application is submitted, Cheshire East Council's Planning Department will check to ensure that all required details have been provided. If all details have been provided to a satisfactory level the application will be validated. The application will then be passed to the Statutory and internal consultees for review.
- 176 To ensure future management and maintenance of SuDS that are not adopted by Cheshire East Council or other responsible body, a draft Section 106 agreement or Head of Terms, or Community Infrastructure Levy (CIL) details where an adopted CIL charging scheme is adopted. If the maintenance works are not done appropriately, these agreements may also require property owners to allow Cheshire East Council to carry-out the works and recover resulting expenses from the property owners. For this reason, they are widely used to safeguard the necessary long-term care of facilities.

7.6 Sufficiency of SuDS Submissions

- 177 SuDS Submissions will include the information identified in the **North West SuDS Proforma** (found in Section 7.21) and should follow the standards described and/or waymarked in this guide.
- 178 If a planning application's proposal deviates from guidance in this document or its waymarked guidance, the applicant must submit sufficient data and information on the proposed design to prove that it is a more appropriate solution for that site. The Council will assess this evidence and will confirm in writing whether or not it finds the proposal acceptable. Should the Council find the submission insufficient, it may ask the applicant to provide additional data or information.

7.7 SuDS Submissions - General Requirements

- 179 **The developer is responsible for the design of SuDS**. The design shall be supported by a risk assessment to ensure risks to both the local community and operators of the drainage system are minimised.
- SuDS designs shall be carried out in accordance with this Guide and the best practice principles in current UK drainage guidance.
- Where, as a last resort, the Water Authority permits both surface and foul water to discharge to a combined sewer system, the surface water sewer drainage shall be attenuated to the requirements of the water authority. The developer shall support their planning submission with written discharge consent from the water authority.
- The developer should take cognisance of Cheshire East Council's Land Drainage Byelaws and Environment Agency Main River designations paying particular attention in their masterplanning to the requirement for no obstructions typically within 8 meters of the edge of the watercourse. Flood Defence Consent and Land Drainage Consent information is required as part of the submission, including distance of construction from watercourses etc. Easements for work adjacent to watercourses and culverts, drains, private sewers should be indicated and assumed to be 8m. It is the developer's responsibility to obtain all required discharge permits and evidence of this should be provided.
- SuDS are not to be located adjacent to or within the adopted highway, carriageway or footway without prior Highways Authority approval.
- SuDS components should be appropriately considered, for the best overall performance of the drainage systems and the water quality of the receiving water body, and for foreseeable human inteaction.
- SuDS must have suitable access for maintenance purposes. The Developer must tell the Planning Authority who will be responsible for the maintenance of SuDS.
- Design submission requirements to the Council (calculations, drawings and construction details) for private SuDS and pipe drainage, are presented in the **SuDS Pro-forma** and forms part of the audit for the design of the proposed system.
- 187 The complete surface water drainage system for a development (sewers and SuDS) could be partly private, partly adopted by the relevent Water Company and partly owned and maintained by a third party but not the Local Authority.

7.8 Development and Flood Risk

188 When considering new development, Developers will need to consider flood risk and development in accordance with the requirements of the **National Planning Policy Framework** (NPPF).

Figure 7-3 summarises the process.

- 189 Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at the highest risk. Where development is necessary, it should be demonstrated to be safe and should not result in an increase in flood risk elsewhere.
- 190 The NPPF sets out the aims of the Sequential Test, to steer new development to areas with the lowest probability of flooding. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. The Council's Strategic Flood Risk Assessment (SFRA) will provide the basis for applying this test although the most recent Environment Agency flood maps should also be reviewed. A sequential approach should be used in areas known to be at risk from any form of flooding.
- 191 A site-specific **Flood Risk Assessment (FRA)** will be required and this will need to demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere. Where possible, overall flood risk should be reduced.
- 192 On brownfield sites the existing drainage systems should be modelled to demonstate actual pre-development surface water runoff. Appropriate consideration of the existing system operation, including number and frequency of gullies, and existing attenuation whether natural or artificial.
- 193 Appropriate reductions of surface water runoff should be achieved in accordance with Section 7.11
- 194 A site-specific flood risk assessment is required for development proposals:
- of 1 hectare or greater in Flood Zone 1;
- all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3;
- or within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency);
- and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding.
- 195 Drainage strategies will need to take local flooding into account. Interactions with receiving ditches and watercourses (including culverts) will need to be fully appraised in order to ensure that surface water runoff is effectively managed without increasing flood risk elsewhere.

- 196 Proposals will need to include assessment of surface water interactions with other sources of flooding including fluvial and tidal interactions. This will need to include consideration of, for example, climate change, blockage scenarios and hydraulic capacity of for example, bridges and culverts during design flood events.
- 197 Developers will need to demonstrate that all land ownership and long-term maintenance issues have been resolved, prior to submitting a full planning application. Developers will also need to obtain relevant permits to discharge, and include information on pollution control measures where required.
- 198 It is recommended that developers consult with the Local Planning Authority and the Environment Agency to determine the requirements for a site specific FRA.

Figure 7-3: Development & Flood Risk Assessment

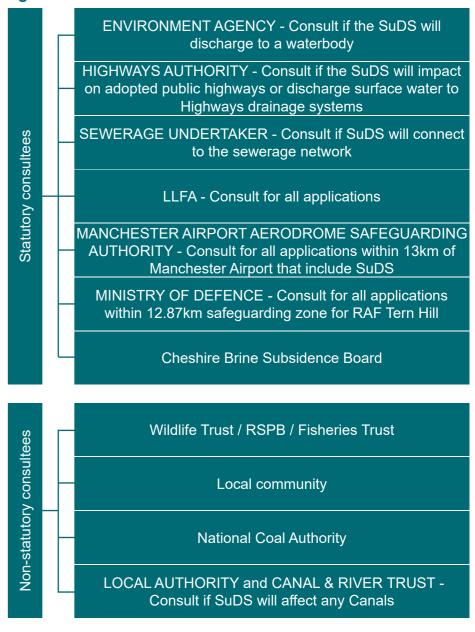


7.9 Consultation

199 In accordance with DEFRA Planning Practice Guidance, LLFA's should be consulted at the planning consultation stage to gain advice for surface water drainage. Under the **Flood and Water Management Act 2010**, Cheshire East Council are the Lead Local Flood Authority (LLFA) covering Cheshire East Borough.

200 As Cheshire East Council is well placed in terms of existing strategic policy and flood risk evidence base, LLFA consultation in its borough will positively affect local decisions on planning and drainage and will make a significant contribution to the vision of the Local Plan. The Council will consult a mixture of Statutory and Non-statutory consultees, note that some consultees may be Non-statutory in some situations but Statutory in others.

Figure 7-4: Consultees concerned with SuDS include:



201 For example, the Canal & River Trust has three 'notifiable areas' which reflect both location and scale of proposed developments: - the Inner zone, Intermediate zone and Outer zone. In these notifiable areas, the Canal & River Trust is a Statutory consultee.

7.10 Drawings, Calculations, and Manhole Records

- Drawings and calculations of the complete drainage system should be supplied with the SuDS application. Separate drawings of private systems should be supplied for record purposes only.
- All drawings and calculations submitted should be in metric units.
- 204 The drawings should show all the necessary detailed information required by the the SuDS Pro-forma, this Guidance and Sewerage Sector Guidance.
- 205 Location and layout plans, sections and details should show the proposed SuDS and drainage system in full, including private SuDS. Plan scales should be those in common use, as appropriate.
- Longitudinal sections should generally be to an exaggerated scale, with the horizontal scale the same as the plan (but no less than 1:500) and the vertical scale 1:100.
- Record drawings shall contain the "as-built" information to 300mm accuracy in the horizontal plane, with dimensions related to fixed Ordnance Survey features or Ordnance Survey co-ordinates to 1m accuracy (12-digit accuracy, e.g. 123456, 123456).

7.11 Hydraulic Design

- 208 The surface water drainage system shall be designed according to Part 6 Design and Construction Guidance for foul and surface water sewers offered for adoption under the Code for adoption agreements for water and sewerage companies operating wholly or mainly in England ("the Code"), so that flooding does not occur in any part of the site in a 1-in-30 year return period design storm flood frequency.
- Appropriate software shall be used to simulate the system and provide expected performance data. For all developments which utilise SuDS, the use of appropriate analytical tools are needed to demonstrate the required level of flood protection performance. For developments of fewer than ten houses, the procedure presented in Part 6 Design and Construction Guidance for foul and surface water sewers offered for adoption under "the Code" shall be followed.
- 210 Representation of SuDS in simulation software should be explicit, where possible. A copy of the model and results should be submitted to the Council for acceptance. All hard surfaces draining to the network should be accurately allocated to the drainage network and represented in the model. All connecting manholes should be included in the model. Representation of the hard surfaces draining to the network should be accurately allocated to the drainage system and all manholes should normally be included in the model.

- 211 Surface water drainage should be designed for run-off from roofs and subject to the agreement of the Undertaker, roads (including verges) and other hard-standing areas. For these areas, an impermeability (runoff coefficient) of 100% shall be assumed.
- 212 An additional increase in the paved surface area of 10% shall be assumed for all areas to allow for future urban expansion (extensions and additional paved areas) unless this would produce a figure greater than 100% of the site.
- 213 Where it is proposed to connect to an existing adopted drainage network, the developer shall consult with the Undertaker and the LLFA regarding acceptable discharge criteria. Hydraulic performance modelling of the receiving drainage system may be required.
- 214 Where it is proposed to connect to other existing drainage networks (including but not limited to culverts, privately owned systems, open drainage ditches, or constrained watercourses) the developer shall consult with owner of the drainage network and the LLFA to agree acceptable discharge criteria. Hydraulic and structural assessment of the receiving drainage network is likely to be required.
- 215 Design event rainfall should be based on the use of the most recent version of the 'Flood Estimation Handbook' specific to the location of the development. An allowance for climate change in accordance with Environment Agency Guidance (by factoring the rainfall intensity hyetograph values) should be applied.
- 216 During severe wet weather, the capacity of the surface water drainage systems may be inadequate, even though they have been designed in accordance with this Guide and Part 6 Design and Construction Guidance for foul and surface water sewers offered for adoption under "the Code".

WAYMARKER Climate Change & Peak Rainfall Intensity Allowance

Increased rainfall affects river levels and land and urban drainage systems. Information on the anticipated changes in extreme rainfall intensity can be found at:

https://www.gov.uk/guidance/flood-risk-assessments-climate-changeallowances

https://environment.data.gov.uk/hydrology/climate-change-allowances/

For design, assess both the central and upper end allowances to understand the range of impact.

- 217 Examples of different weather conditions which cause flooding include:
 - a. High-intensity rainfall events bypassing gully inlets;
 - b. High-intensity rainfall events resulting in sewer surcharging and surface water escaping where the ground level is below the hydraulic gradient;
 - c. High-intensity rainfall events on areas adjacent to the development site (urban or rural) from which overland flooding can take place;
 - d.Long-duration rainfall which may result in the top water level in storage systems becoming full, resulting in overflow;
 - e.Extended periods of wet weather which may result in high receiving watercourse water levels affecting the hydraulics of the drainage system.
- 218 Checks shall be made for the 1-in-100+ climate year return period to ensure that properties on and off site are protected against flooding for all these scenarios. The design of the site layout, or the drainage system should be modified where the required flood protection is not achieved. This is particularly relevant on undulating and steeply-sloping catchments and adjacent to watercourses. ω Developers should also demonstrate flow paths and the potential effects of flooding resulting from these storm events. Access roads $\,\omega$ into and through the site for emergency vehicles must be ensured for these events.

7.12 Attenuation Storage

- 219 The limiting discharge rates from the site should normally be assessed using the 'Flood Estimation for Small Catchments' (Institute of Hydrology 1994). For application sites, smaller than 50ha it should be applied for 50ha and linearly interpolated to the development area. Values should be determined for the 1-year, 1-in-30 year and 1-in-100 years as a minimum. A tool for assessing greenfield runoff rates is provided in Section 4.6 using the calculation described in Way Marker 4.4.
- 220 The maximum 1-year water level in attenuation storage should not cause significant backing up of flows in the incoming sewer and a 1-year, 1-hour duration event should not surcharge the drainage network.
- 221 Simulation modelling of the contributing development area considering the head-discharge relationship of the proposed SuDS discharge outlet is required to calculate the attenuation storage volume. The model may be based on either the fixed percentage run-off of 100% run-off from all impermeable surfaces, or the UK variable run-off model (see CIRIA document 'Drainage of Development Sites A Guide' (2004) for the run-off from the whole site. Appropriate allowance in the reduction in run-off should be made for infiltration systems serving any impermeable areas.

WAY MARKER 4.4 Calculation for greenfield run-off peak flows (Institute of Hydrology Report 124)

QBARrural = 1.08(AREA/100)0.89 SAAR1.17 SOIL2.17

QBAR_{rural} = Mean annual run-off for rural (greenfield) areas (litres/second)

AREA = area of the site (hectares)

If the site is smaller than 50 hectares, the calculations should be undertaken using 50 hectares and then amended (by dividing by the actual site area) at the end of the calculation

SAAR = Standard Average Annual Rainfall (mm)

SOIL = Predominant soil type

The most suitable soil type should be selected from the table below.

Soil	Soil value for
Description	calculation
Peat (waterlogged)	0.50
Clay	0.50
Clayey loam	0.45
Loam	0.40
Sandy Loam	0.30
Sand	0.15

7.13 Peak flow rate and volume

- 222 Peak flow rate and volume does not apply to any surface run-off that is discharged:
- By infiltration; or
- To a coastal or estuarial water body; or
- To an alternative water body where the LLFA considers it appropriate to do so.

223 Developers will need to demonstrate that consent to discharge and 3rd party land ownership issues/crossing have been agreed prior to planning application and detail these in the relevent sections of the SuDS Pro-forma.

7.14 Low rainfall

There should be no discharge to a surface water-body, or sewer that results from the first 5mm of any rainfall event. In low-permeability soils where this is not achievable, the developer shall demonstrate to the Council that infiltration has been encouraged through the SuDS management train.

7.15 High rainfall

225 Either of the two approaches below must be used to manage the surface discharge:

Approach 1: Restricting both the peak flow rate and volume of runoff

The peak flow rates for the:

- 1 in 1 year rainfall event; and
- 1 in 100+ climate year rainfall event;

must not be greater than the equivalent greenfield run-off rates for these events. The critical duration rainfall event must be used to calculate the required storage volume for the 1 in 100+ climate year rainfall event.

The volume of runoff must not be greater than the greenfield run-off volume from the site for the 1 in 100+ climate year, 6-hour rainfall event.

Climate change should be considered in attenuation storage calculations by increasing the rainfall depth using a climate change factor. Current Environment Agency guidance should be referenced to apply the appropriate climate change factors relevant to the location and design life of the proposed development.

Approach 2: Restricting the peak flow rate

The critical duration rainfall event must be used to calculate the required storage volume for the 1 in 100+ climate year rainfall event. The flow rate discharged:

For the 1 in 1 year event, must not be greater than either:

- The greenfield runoff rate from the site for the 1 in 1 year event, or
- 2 l/s per hectare. This should be agreed with the Lead Local Flood Authority within the planning process;

And for the 1 in 100+ climate year event, must not be greater than either:

- The greenfield mean annual flood for the site, or
- 2 litres per second per hectare (l/s/ha).

7.16 Previously developed land

- Where the site is on previously developed land and neither Approach 1 or 2 is reasonably practicable then:
 - a. An approach as close to Approach 1 as is reasonably practicable must be used (the Councils are seeking runoff from brownfield sites to mimic greenfield run-off rates wherever possible);
- b. The flow rate discharged from the site must be reduced from that of the actual modelled pre-development rate, in accordance with the following criteria:
 - The 1 in 1 year event; and
 - The 1 in 100+ climate year event.
 - The volume of run-off may only exceed that prior to the proposed development where the peak flow rate is restricted to 2 l/s/ha.

7.17 Exceedance

- The design of the drainage system must consider the impact of rainfall falling on any part of the site and also any estimated surface run-off flowing onto the site from adjacent areas.
- Drainage systems must be designed so that, unless an area is designated for flood management in the Local Flood Risk Management Strategy, flooding from the drainage system does not occur:
 - a. on any part of the site for a 1 in 30 year rainfall event; and
 - b. during a 1 in 100+ climate year rainfall event in any part of:
 - · a building (including a basement); or
 - utility plant susceptible to water (e.g. pumping station or electricity substation); or
 - on neighbouring sites during a 1 in 100+ climate year rainfall event.
- 229 Flows that exceed the design criteria (i.e. 1 in 100+ climate year rainfall event) must be managed in flood conveyance routes, preferably in green networks, that minimise the risks to people and property both on and off the site. Evidence of those conveyance routes must be submitted to the LLFA.

7.18 Water quality

The treatment train process described in **Section 4** of this document should be used to assess storm water quality requirements.

WAYMARKER

Run-off Hazard Levels

Hazard	Level of hazard
Very Low	Residential roof drainage
Low	Other roofs (typically commercial/industrial roofs) Individual property driveways, residential car parks, low traffic roads and non-residential car parking with infrequent change (e.g. schools, offices) i.e <300 traffic movements/day
Medium	Commercial yard and delivery areas, non-residential car parking with frequent change (e.g. hospitals, retail), all roads except low traffic roads and trunk roads/motorways
High	Sites with heavy pollution (e.g. haulage yards, lorry parks, highly frequented lorry approaches to industrial estates, waste sites), sites where chemicals and fuels (other than domestic fuel oil) are to be delivered, handled, stored, used or manufactured; industrial sites; trunk roads and motorways

Further information regarding the pollution hazard indices for different land use classifications can be found in **CIRIA's SuDS Manual C753**.

WAYMARKER

Treatment stages for discharge to groundwater

Groundwater Discharge Location			Minimum number of treatment stages		
	Runoff Hazard Level	Low	Medium	High	
G1	Source Protection Zone, within 50m of a well, spring or borehole that supplies potable water	1	3	Consult the Environment Agency	
G2	Into or immediately adjacent to a sensistive receptor that could be influenced by infiltrated water. Includes designated nature conservation, heritage and landscape sites - including Biodiversity Action Plan (BAP) habitats and protected species.	1	3		
G3	Source Protection Zone II or III or Principal Aquifer	1	3		
G4	Secondary Aquifer	1	2		

Surface run-off from roof drainage must be isolated from other sources where it is discharged to G1 and G2.

Infiltration may only be used to discharge to G1 and G2 where a risk assessment has been undertaken and the SuDS design effectively addresses these risks.



Research undertaken by Portsmouth University, showing water quality improvement by vegetated SuDS components

Image:Wildflower Turf Ltd (TBC)

WAYMARKER

Treatment stages for surface water bodies

Hazard	Normal surface water	Sensitive surface water			
Low	0	1			
Medium	2	3			
High	Consult the Environment Agency				

Where discharged to a sensitive surface water body (defined as any catchment smaller than 50km; any catchment with less than 20% urbanisation; any catchment with an environmental designation or national or international recognition, or any catchment where good ecological status is at risk), one extra treatment stage must be added.

7.19 Record Information for the completed Works

- Upon completion, the following items should be supplied to Council.
- a. Two sets of as-built record drawings in electronic format such as .dwg or .pdf;
- b. Where appropriate, closed circuit television (CCTV) survey of underground systems by a qualified contractor in accordance with Clause E7.3 of the Design and Construction Guidance for foul and surface water sewers offered for adoption under the Code for adoption agreements for water and sewerage companies operating wholly or mainly in England in CD or DVD format with a hard copy of the written report. CCTV at completion is at the discretion of the Developer. The Developer is responsible for checking that the CCTV survey shows no defects or debris within the infrastructure.
- c. Health & Safety File prepared in accordance with the Construction (Design & Management) Regulations 2015.

7.20 Planning Submission Assessment

- Applications for Planning Approval may be made either as a, **Minor Application**, an **Outline Application** (with one or more matters reserved for later determination) **or as a Full Application**. The level of information which would need to be submitted for each type of application or stage within the planning process will vary depending on the size of the development, flood risk, constraints and proposed sustainable drainage system.
- 233 The developer shall be wholly responsible for the design and construction of SuDS systems.
- The council will assess SuDS applications to ensure proposed minimum standards of operation are appropriate and, through the use of planning conditions or planning obligations, that there are clear arrangements in place for ongoing maintenance of SuDS over the lifetime of the development.
- 235 Sustainable drainage systems may not be practicable for some forms of development (for example mineral extraction). The decision as to whether a sustainable system would be inappropriate in relation to a particular development proposal is a matter of judgement for the Local Planning Authority. The judgement of what is reasonably practicable will be by reference to the SuDS technical standards published by the Department for Environment Food and Rural Affairs and take into account design and construction costs.
- 236 It should be noted that the council has no duty to adopt SuDS (and is not currently adopting new SuDS) and provision for the disposal and maintenance of run-off remains the responsibility of the Developer.
- A satisfactory audit by the council does not authorise any activities by the developer which may be in contravention of any enactment or any order, regulation or other instrument made, granted, or issued under any enactment, or in contravention of any rule, byelaw or in breach of any agreement or legal rights.

This table summarises the various processes, including adoption running in parallel from inception to implementation:

Plannin	g Stage	Development process required information (from the SuDS Guide)	Drainage design process (from the SuDS Guide)	Adoption process			
discussions and submissions of Ide		Submission of FRA and drainage strategy in line with PPS25. Identification of likely SuDS methods to satisfy planning policy as part of spatial design code	Conceptual drainage design flow routes through the site and storage locations. Outline drainage design and drainage impact assessment. Demonstrate storage areas and volumes, conveyance routes and controls.	Initial consultation or adoption - locations ar design requirements			
Negotiation of Full submission and Section 106 discussions	Negotiation of Outline submission and Section 106 discussions	Submission of any amendments (if necessary)	Submission of any amendments (if necessary)	Agreement of outline drainage design and agreement to adopt in principle)			
	Planning permission granted and Section 106 agreed						
	Detailed design coding	Principles of the detailed design agreed site wide	Principles of the detailed design agreed site wide	Agreement that the detailed design is compliant with adoption guide and \$106 agreement			
	Reserved matters applications	Detailed plans in line with agreed design code	Final submitted design with location and size, depth, etc. compliant with approved detail above	Submitted design compliant with adoption guide			
Full approval/ S106 approval	Reserved matters approval						
Construction of development	3 ,		Construction of drainage system	Verification of construction to agreed design and specification			
	Formal a	idontion of SuDS and monies naid as i	per the trigger/amount agreed in the S106				

Adapted from the Cambridge SuDS Design and Adoption Guide

7.21 North West SuDS Pro-Forma Template

- Cheshire East Council recognises the North West SuDS Proforma Template for use by planners, the LLFA and developers to ensure that the various requirements of adoption and maintenance have been carefully planned before submission. If sufficient provision has not been made, then absence of these details will be flagged and the planning application will be recommended for refusal by the LLFA.
- 239 The **SuDS Pro-forma** identifies the SuDS-related information which should be provided by the developer in support of a Planning Application. The requirements and level of detail needed are dependent upon the stage of application, as well as the scale of the proposed development.
- 240 The SuDS Pro-forma lists the documents Cheshire East LLFA and LPA require for the following planning application stages:
 - Pre-Application
 - Minor Developments
 - **Major Developments**
 - **Outline Application**
 - **Reserved Matters**
- 241 The developer is required to provide all the information identified in the SuDS Pro-forma including specific links to key plans, calculations and supporting documents where required.
- 242 The SuDS Pro-forma also screens the information required through a series of questions. The SuDS Pro-forma has five sections:
 - 1. Application Details
 - 2. General Details and SuDS Proposals
 - 3. Hydraulic Assessment of SuDS Proposals
 - 4. SuDS Discharge Proposals and Agreements
 - 5. SuDS Maintenance and Management Proposals
- 243 The Pro-forma is designed for the applicant to provide a response to each indicated questions appropriate to the stage and type of planning application.
- 244 The applicant's response should include references to their submitted reports, drawings and calculations where information to support their answer can be found.

Developers are to submit all SuDS information as a package (hard & soft copy).

245 The applicant will be required to confirm that the SuDS documentation submitted complies with Cheshire East Council's SuDS guidance documentation, local planning policies and all relevant national legislation, policies and guidance.

WAY MARKER

North West SuDS Pro-forma **Template**

The SuDS Pro-forma is in the form of a PDF located on The Flood Hub website, as linked below:

https://thefloodhub.co.uk/planningdevelopment/#section-5

WAY MARKER

Water and sewerage companies adoption information:

Rules on surface water sewers that will apply from 1 April 2020 to all water and sewerage companies in England will allow English water and sewerage companies to adopt a wider range of sewer types than they have done to date, including some SuDS. Further information ia available from Water UK:

https://www.water.org.uk/seweragesector-guidance-approved-documents/

WAY MARKER

United Utilities - Sustainable Drainage Systems

United Utilities have a variety of useful information regarding the use of Sustainable Drainage Systems:

https://www.unitedutilities.com/buildersdevelopers/wastewater-services/ sustainable-drainage-systems/

7.22 Adoption of SuDS

- 246 Adoption includes the physical construction and subsequent maintenance of the SuDS. Commuted sums must also be considered for the maintenance responsibilities. To ensure proposed SuDS will be constructed and maintained to agreed standards and long term benefits will endure, developers should prepare an adoption agreement before submitting their planning application.
- When they submit their planning application, developers should confirm to the Local Planning Authority which organisation will be adopting their SuDS. If planning approval is granted, the adoption comes into effect.
- 248 National guidance allows the developer to arrange for the adoption and maintenance to be undertaken by any one of four bodies:
 - Service management companies
 - Water and sewerage companies (United Utilities)
 - Individuals (site owners or legal occupiers)
 - LLFA or LPA
- Please note that Cheshire East Council is not currently adopting SuDS on private land. Cheshire East Council (Highways) will usually adopt public highway drainage so where SuDS features exclusively drain public highway, Cheshire East Council (Highways) would consider adopting them as part of the publicly maintainable highway, but this would be agreed on a case-by-case basis.
- 250 Developers considering proposals that would require Cheshire East Council (Highways) to adopt a SuDS feature should discuss their proposals with the Council's Highway Adoptions team as soon as practicable. Components that are for prevention or source control should be located within the highway boundary if adopted by CEC Highways, or legal arrangements for access to \circ maintain would need to be arranged. Where CEC Highways agree to adopt any SUDS features, the payment of a commuted sum to cover the associated management and maintenance costs would usually be required. CEC Highways calculates commuted sums using guidance issued by the Association of Directors of Environment, Economy, Planning, and Transport (ADEPT). It is recommended that all planning applications be accompanied by a site-specific highway drainage strategy that demonstrates compliance with this document and other supporting information referenced therein.
- If developers intend to offer their proposed surface water drainage network for adoption by United Utilities (UU) they should engage in early discussions with UU to ensure their SuDS design meets UU's adoptability standards. UU can set a maximum limit on surface water discharge rates for new development entering the public sewer system, in relation to the sewer's capacity. However, CEC LLFA are solely responsible for setting surface water discharge rates for new development within Cheshire East.
- Evidence of an agreement in principle with the body who will adopt the SuDS, connecting sewer networks and storm drainage is likely to be required with Planning Application submissions, together with a maintenance plan including programme and methodologies for maintenance actvities. Further details of SuDS maintenance and management requirements can be found in Section 6 of this guidance document.

7.23 Planning Approval

- The approval of SuDS within an application will be determined by the council's planning department, who will base their decision on the recommendations made by the LLFA and the other consultees. This may take the form of approval with planning conditions.
- The planning department will also take into consideration the extent to which the proposal has complied with national standards (general compliance will have been ensured at the validation stage of the process through ensuring appropriate completion of the **SuDS Pro-forma**), the understanding of local requirements and the Local Plan. Larger developments and potentially those which have been met with objections will be determined by planning committees within the Council.
- Please note developers should be aware that Schedule 3 within the Flood and Water Management Act 2010 is expected to be implemented in 2024. When these changes are implemented, it is anticipated that Cheshire East Council will be required to act as a SuDS Approval Board (SAB).

7.24 Other Consents

In addition to planning approval, developers may also need to obtain further consents to discharge. The LLFA will normally require evidence of compliance from the responsible authority, as outlined in the table below.

WAY MARKER Useful Links to United Utilities pages

Sustainable Drainage Systems: https://www.unitedutilities.com/ builders-developers/wastewaterservices/sustainable-drainagesystems/

Pre-development Guidance: https://www.unitedutilities.com/predevelopment

WAY MARKER Useful Links for LDC and EA Permits

Application for Land Drainage Consent:

https://www.cheshireeast.gov.uk/ planning/flooding/floods-and-floodrisk/land-drainage-consent.aspx

Environment Agency Flood Risk Activities Permit:

https://www.gov.uk/guidance/flood-risk-activities-environmental-permits

Consent	Responsible Authority
Land Drainage Consent (Ordinary Watercourse) (Land Drainage Act, 1991, Section 23)	LLFA
Flood Risk Activity Permits (Main River) (The Environmental Permitting (England and Wales) Regulations 2010)	Environment Agency
Environmental Permits for Waste or Emissions	Environment Agency
Adoption of a sewer (Water Industry Act, 1991, Section 104)	Water and Sewerage Companies (United Utilities)
Connection to a sewer (Water Industry Act, 1991, Section 106)	Water and Sewerage Companies (United Utilities)
Building over or close to a sewer (within 3m) (Building Regulations, 2015, Document H)	Water and Sewerage Companies (United Utilities)
Connection to an existing highway drain or adoption of highways drainage (Highways Act, 1980, Section 38)	Highway Authority
Highways Technical Approval Category D	Highway Authority
Third party landowner permissions	Third party landowner
Local Authority Land Drainage Byelaws	Lead Local Flood Authority

APPENDIX A

Case Studies

West Gorton Community Park West Gorton, Manchester



Project Lead GrowGreen - Michelle Oddy

Contractors

BDP - Landscape design ARUP - Drainage design IDVerde - Landscape contractor

Partners

Manchester City Council **Guinness Housing Trust** University of Manchester Manchester Climate Change Agency

Funders

European Commission Horizon 2020 programme MCC Strategic regeneration

The new community park in West Gorton, partnered with Guinness Partnership, is the final piece in a £100m regeneration scheme of 500 new homes, community facilities, and school improvements. This new park provides a valuable greenspace for local residents.

Unlike a typical park, the green space in West Gorton has been specifically designed using green infrastructure and natural engineering solutions to manage the flow of rainwater into sustainable drainage systems (SuDS) to help prevent flooding and overloading of the active drainage network.

The scheme has been designed to attenuate over 200m³ of stormwater, which would otherwise have gone straight to the existing drainage system. The project was funded through the European Commission Horizon 2020 Research Programme, Grow Green.

The scheme provides a more resilient, healthy, and beautiful engaging park through its innovation by working more in harmony with natural systems, ecology, and biodiversity to tackle climate change. The design was developed with the existing and emerging community in West Gorton, entailing an extensive programme of community engagement, managed by Greater Manchester Groundwork.

Benefits

- Innovative multi-component SuDS train cleansing water and managing flood risk
- Bringing the residents of West Gorton closer to nature and improving physical and mental health
- Education on climate management and ecology
- Centrepiece for the physical and community regeneration of the neighbourhood, strengthening cohesion and resilience
- Research that can be fed into other such projects and private developments

Features



Permeable paving

Rain gardens

Rills

Swales









Key Benefits



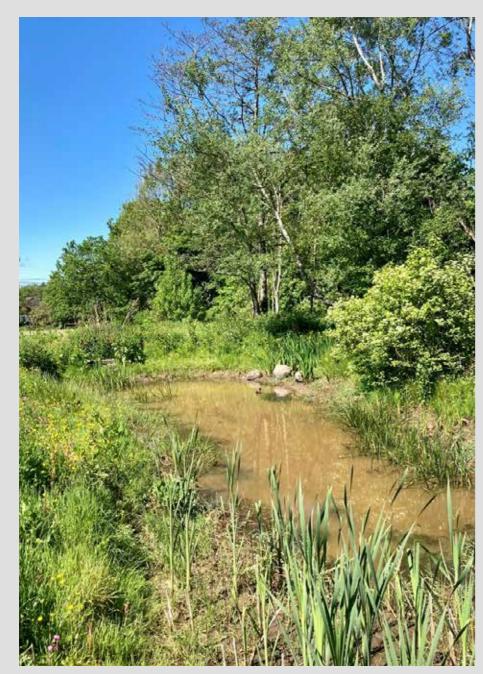


Visual Amenity

Play



Attenuation Pond Langley Playing Fields



Contractors

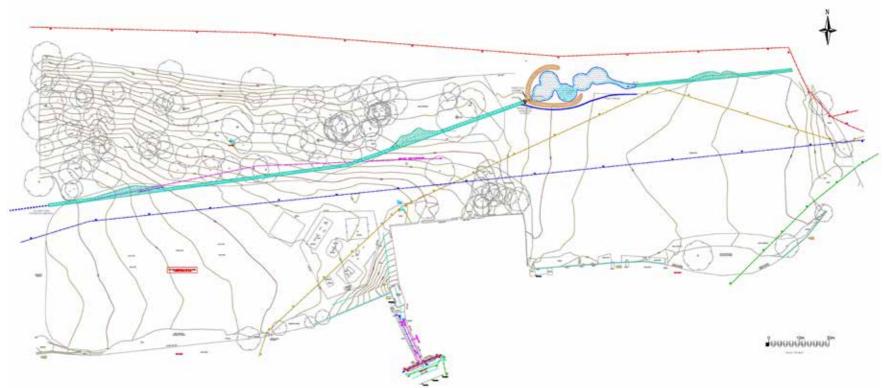
Ansa Project Management and Construction Team

Partners

Ansa Parks Development Langley Playing Fields committee

Funders

Section 106 commuted sums from development in Langley



Ansa's Park Development Team worked in partnership with Sutton Parish Plan Committee and local residents to form the Langley Playing Fields Committee. The committee worked with a local Landscape Architect to create a masterplan for the whole park, of which drainge/SuDS was a part. The masterplan was developed using the consultation results of the Sutton Parish Neighbourhood Plan. The final draft was displayed at the village hall for public feedback and taken to Langley Fete where residents had the opportunity to feed back to the Langley Playing Fields Committee and the Landscape Architect. Parish Councillors Tim Whiskard and the late Brian Thompson kept the Parish Council, including Councillor Gaddam, informed of progress. The masterplan was then presented to Sutton Parish Council.

This is a very simple sustainable drainage system; an attenuation pond with a large holding capacity. When it reaches capacity it overflows into the ditch.

By the time it has made its way along the ditch there is very little water exiting the site. The distance the is very little water exiting the site. The distance the water has to cover slows it down and allows much of it to drain naturally into the ground before it reaches the outfall. Due to the effectiveness of the ditch, there is no flow restrictor to maintain.

Expenditure

Design Costs

£6,226

Topographical survey, drainage appraisal, ecology and arboricultural survey, masterplan, RoSPA water safety review

Capital Costs

£23,153

Construction of pond, ditch, and walkways into the wooded area

Annual Scheduled Costs

£848.04

10 Year Scheduled & Non-scheduled Cost £20,956.95

Ditch clearance every 3-5 years or as required Pond clearance every 5-10 years or as required Repairs to pipework etc. in culverted routes, 10+ years or as required

- The site is much drier during typical weather conditions compared to its previous condition
- Feature adds to the quality and experience of the site, strengthening the sense of place
- The plans didn't take the surrounding vegetation and trees into account, therefore the pond had to be redesigned to accommodate the volume of water
- Involving/informing the local stakeholders is key as is education on changing approaches to surface water and drainage
- Always use drainage experts or water engineers
- Identifying what's essential, realistic and reasonable is key

Living WallAlderley Park



Contractors
Ric Burgess, Bruntwood SciTech

Sub-contractorsANS

FundersBruntwood SciTech
LEP funding

Alderley Park, including the recently created life sciences campus, has been developed at the former site of AstraZeneca - the multinational biopharmaceutical company. It is the largest single site life science campus in the country and is already at the cutting edge of medical and other life science research and development. A range of other tech and creative businesses have been attracted to and operate from the site, due to the approach to design and the innovative concept and management of the campus. Alderley park provides live and work opportunities with a range of new housing and facilities across the park.

Innovation, quality, cutting edge design, and sustainability underpin the Alderley Park concept and this has been translated within the new 8-storey, 2227 space car park - employing living walling as part of the design at the ground, first, and second floor levels. This provides an animated, cooling, and welcoming route for pedestrians on approach to the Atrium: the main meeting and collaboration space on the campus. It also helps to integrate the car park into the wider woodland setting.



Benefits

- Emphasises and provides an attractive green backdrop to the pedestrian route to the Atrium
- Contribution towards the SuDS for the car park building
- Test bed for future use of living surfaces at Alderley Park (and also more widely)
- Adds to the quality of design, innovation, and identity for the campus
- Helps to integrate the building into the wider wooded setting/parkland

Expenditure

Design Costs

Capital Costs

Specialist Design, Construction, First year of maintenance

Annual Maintenance Costs

Lifetime Cost

Maintenance carried out every 6 months

Included in Capital Costs
£139,032.24

£139,032.24

Lifetime Cost

Unavailable

- It is apparent that some species of shallow rooting plants are susceptible to being damaged/unrooted during storms.
- Heuchera has been particularly prone to this.
- Birds have also been seen to uproot plants
- Over the winter 2021/22, there has been a loss of approximately 5-10% of the plants across the living wall
- The repair and replacement is covered as part of the MGD period, and ANS are working to ensure that replacement plants are less susceptible to damage

Blue-Green Roof Aylesford, Kent



Contractors

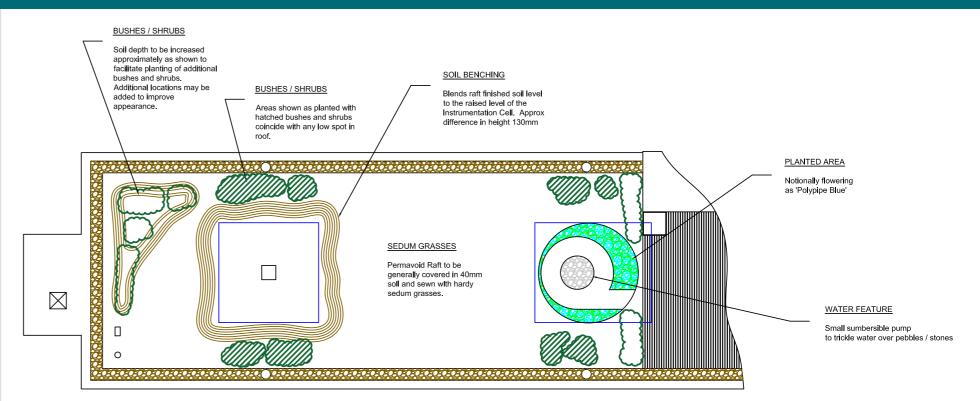
Polypipe

Partners

Polypipe

Funders

Polypipe Terrain



The Blue-Green roof of Polypipe's offices in Aylesford, Kent, was designed following the need for roofing renovations.

Building on research conducted in Amsterdam, Project Smart Roof 2.1 aimed to bring together the best of nature, technology, and engineered water management products into one streamlined system.

The structure of the roof is formed by a grid of capillary cones, which can store water and allow for capillary irrigation when sensors detect water levels are low. If the water storage reaches capacity, excess water overflows to the drain.

The finished green roof incorporates remote monitoring, water storage, and remote valve control to provide the optimum soil moisture conditions for the green roof to thrive.

Capital Costs Unavailable Annual Maintenance Costs Unavailable Rake sedum twice a year Document and clean flow meters every year or as required Clean and inspect valves and pumps every year or as required Remote monitoring live data and analysing historic data monthly or as required

Benefits

- Improved energy efficiency
- Biodiversity net gain
- Health and wellbeing benefits for staff
- Reduction in precipitation discharged to sewer
- Can adapt to effects of unpredictable weather patterns

- Storage of precipitation and capillary irrigation of roof vegetation was effective for increasing total annual evaporation
- On a conventional green roof, increasing the water stored in the drainage layer from 0 to 80mm can reduce total growing season water shortages from 28 to 4%
- Relatively simple to install and maintain

Greener GrangetownCardiff



Contractors

ERH Communications & Civil Engineering ARUP

Gerald Davies Landscape & Maintenance Services GreenBlue Urban

Partners

City of Cardiff Council

Funders

Cardiff City Council
Dŵr Cymru Welsh Water
Natural Resources Wales
Landfill Communities Fund

Greener Grangetown is a retrofit SuDS scheme in Cardiff, Wales. The project covers 12 streets and 550 properties, containing a mixture of tree pits, rain gardens, and permeable paving to create high quality community space which helps to mitigate the impacts of high levels of rainfall and poor infiltration.

Benefits

- 42,480m² of surface water being removed from the combined waste water network annually (the equivalent of 10 football pitches)
- 108 rain gardens created
- Increased biodiversity 135 new trees and thousands of shrubs and grasses planted
- The creation of Wales' first 'bicycle street' along one of the busiest sections of the Taff Trail Active Travel route, slowing traffic by design and improving conditions for pedestrians and cyclists.
- An additional 1,600m² of green space (the equivalent of 4 basketball courts)
- · Creation of a community orchard
- 26 new cycle stands
- 12 new litter bins
- 9 new seats and benches
- Increased resident-only parking spaces

Expenditure				
Design Costs	Included in Capital Costs			
Capital Costs	~£2,500,000			
Annual Maintenance Costs	Unavailable			
Lifetime Cost	Unavailable			
18 month landscaping contractors maintenance period after completion				

Key findings

 SuDS can be delivered in challenging environments - Grangetown is heavily constrained by utilities, topography, ground conditions and existing infrastructure

Grey to Green (Phase 1) Sheffield

Grey to Green is a project which seeks to retrofit landscaping and SuDS into inner-city Sheffield, in combination with a reduction in carriageway space, to create a distinctive townscape within which people live and work.

The site was previously dominated by a dual carriageway however, following the completion of a relief road in 2008 - a large volume of traffic was diverted resulting in redundant highways.

Phase 1 of this project consists of 0.7km of landsacping, to form part of a 1.3km green corridor. The use of SuDS was seen as an opportunity to celebrate the functionality whilst using it to define the character and identity of the area through mixed planting.

Benefits

• On-balance reduction in maintenance costs due to removal of bituminous surfacing, gulleys, and traffic management equipment

Contractors

North Midland Construction - Main contractor Ashlea - Softworks contractor Green Estates - Softworks maintenance

Designers

Sheffield City Council
AMEY - Highway Design
Robert Bray Associates - SuDS advice and flow
modelling
Nigel Dunnett, University of Sheffield - Planting advice

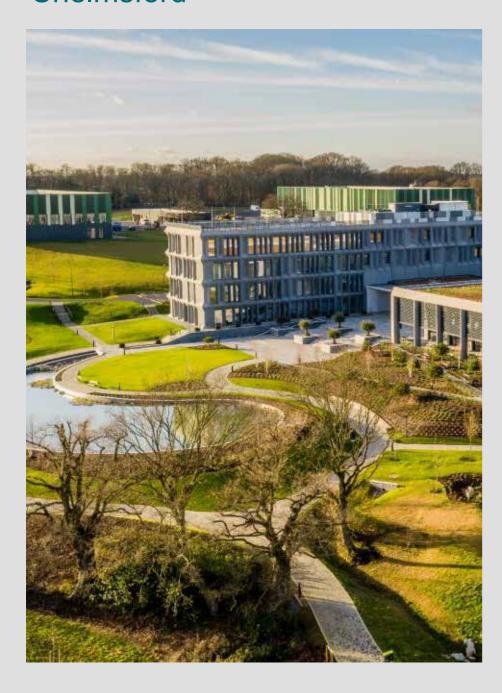
Funders

Sheffield City Region Investment Fund European Union ERDF programme Sheffield City Council

Design Costs Included in Capital Costs Capital Costs ~£3,600,000 Annual Maintenance Costs Unavailable Lifetime Cost Unavailable 3 years of establishment maintenance through a specialist local contractor Planting cut once a year

- Close working with Highways allowed design fears to be addressed, such as achieving the flush kerb edge to the highway
- Design teams need to remain flexible to incorporate constraints, such as services which can't be immediately located
- A willingness to explore an innovative approach to the public realm and highway was facilitated by an in-house team of designers with a stake in the success of the city

Jehovah's Witnesses HQ Chelmsford



ContractorsJehovah's Witnesses

Designers

Landscape architect - Murdoch Wickham Architect, Civil Engineer, SuDS Design - Jehovah's Witnesses Staff Design Team

Funders

Jehovah's Witnesses

Remediation started: July 2016 Project completed: December 2019

The Jehovah's Witnesses Britain Headquarters was constructed as part of the redevelopment of a 33-hectare brownfield site. The site consists of buildings for accommodation, offices, production, and support services - incorporating existing ponds and ditches into the sustainable drainage system.

The sustainable drainage system seeks to manage run-off as early in the system as possible, with a comprehensive SuDS treatment train for all surface types. The key objectives of this system is to reduce off-site discharge to greenfield rates, blend the SuDS into the natural landscape design, and retain the existing site ditch catchments.

Close collaboration with the landscape architect was vital for the success of the scheme, allowing for the redesign of inorganic engineering features to provide a more natural system which is integrated into the landscape.

Benefits

- Flood risk reduced downstream
- Remediation of contaminated site and existing ditch watercourses
- Three-stage management train for storm water treatment
- · Significant biodiversity and amenity improvements

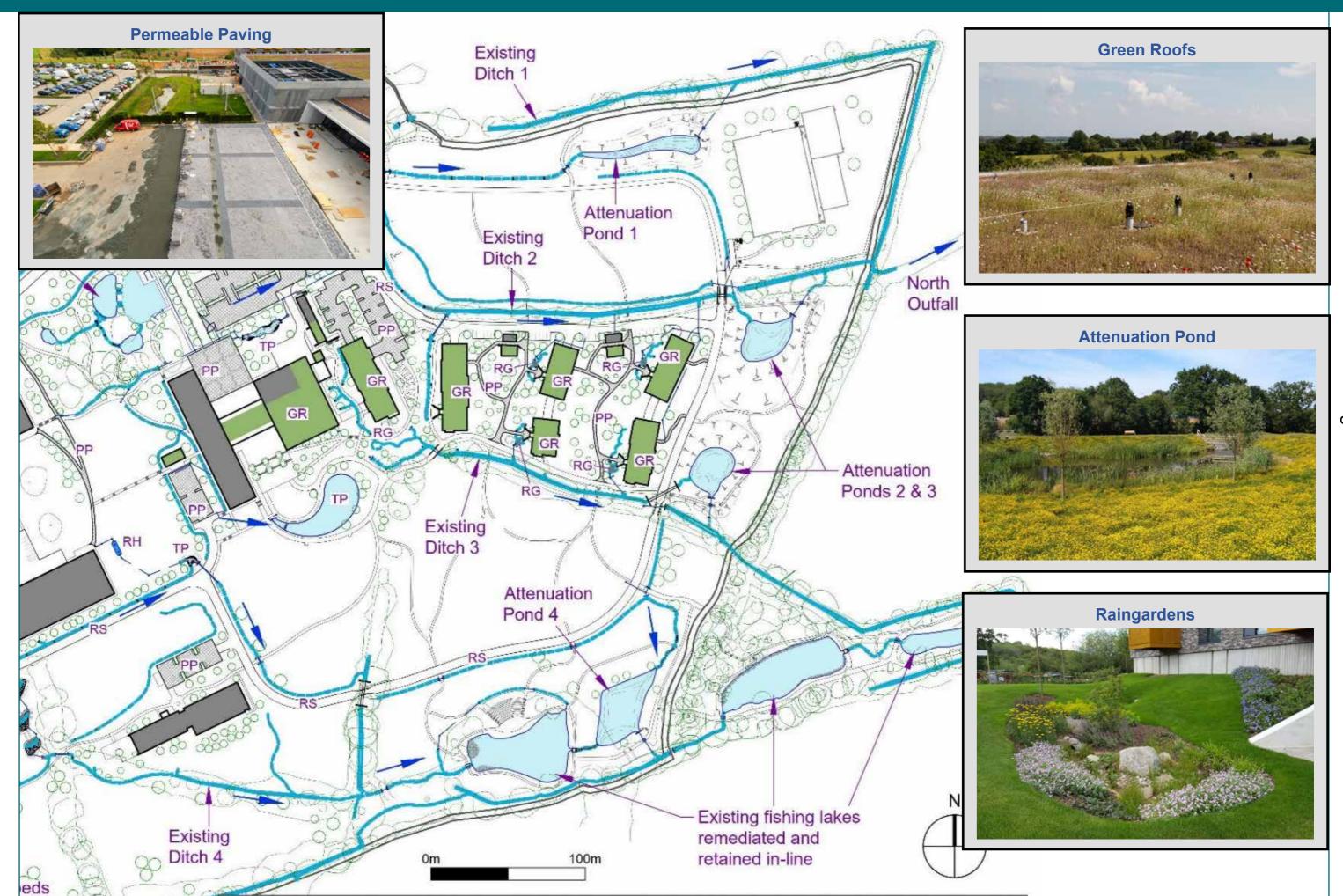
Expenditure					
Site Works	£19,000,000				
SuDS Systems	£1,300,000				
Annual Maintenance Costs	Unavailable				
Lifetime Cost	Unavailable				
Dedicated on-site maintenance team following mainten is updated based on site monitoring	ance schedule which				



SuDS Features

- Green Roofs
- Raingardens
- Rainwater harvesting
- Permeable paving
- Swales
- Pocket wetlands
- Bioretention bed
- Attenuation ponds

- Reversed splay kerb was used to facilitate sheet run-off, however this resulted in limited growth of adjacent grass - this could have been avoided
- Some of the soil levels are too high alongside footpaths, this has led to sediment accumulation after rainfall events
- Setting some of the buildings low to bed them into the landscape has had drainage implications, requiring piped dtainage and careful exceedance pathway design which could have been avoided



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Tree Trenches The Strand, Liverpool



Project Lead
Liverpool City Council, URBAN GreenUP

Contractors

John Graham Construction Ltd. - Construction Deep Root Urban Solutions Ltd. - Tree systems

Designers

BCA Landscape Amey Liverpool City Council



Urban GreenUP received funding from the European Union's Horizon 2020 research and innovation programme under grant agreement No.730426

Project started: October 2019
Project completed: January 2020

Urban GreenUP strives to adapt to the effects of climate change and improve air and water quality using nature-based solutions. The Strand SuDS-enabled street-tree project in Liverpool began in autumn 2019, installing the first 14 trees in a new median, designed to improve the safety of the highway, improve the streetscene, reduce pollution and manage water run-off more sustainably. After four fatal collisions on The Strand between cyclists and cars, the median is more spacious which makes cycling safer and incentivises walking.

The highway drainage runs into the tree system, with water flowing directly into the central reservation trees from, aptlynamed, Water Street. Any excess surface water on the carriageway is diverted into the tree pit and tree watering system. This reduces the need for excess water to go into the drainage system and helps to reduce the flooding pressure on the grids and gullies during periods of heavy rainfall.

Silva Cells ensure adequate soil volume for these 14 trees (336m³ of soil volume). The soil within the Silva cells has the ability to filter out pollutants from the carriageway surface water and the water helps to support and irrigate the central row of Dawn Redwood trees (Metasequoia species). The redesign of the highway ensures traffic flow is more fluid, meaning that air pollution is reduced as traffic is not stop-starting as frequently.

The amount of standing water in the system is usually a great deal less than people anticipate - after only a short spell of dry weather, the next downpour's runoff is greatly delayed and reduced as it re-hydrates the soil and trees.

Expenditure

Project costs not transferable due to the amount of research and technological equipment, therefore costs are based on reported costs for retrofitted SuDS-enabled street trees in 2019-2020

Capital cost

£5,850 - £9,061 per tree

Annual Maintenance Costs*

~£120 per tree

*Based on maintenance for the first three years during establishment



Image during construction phase

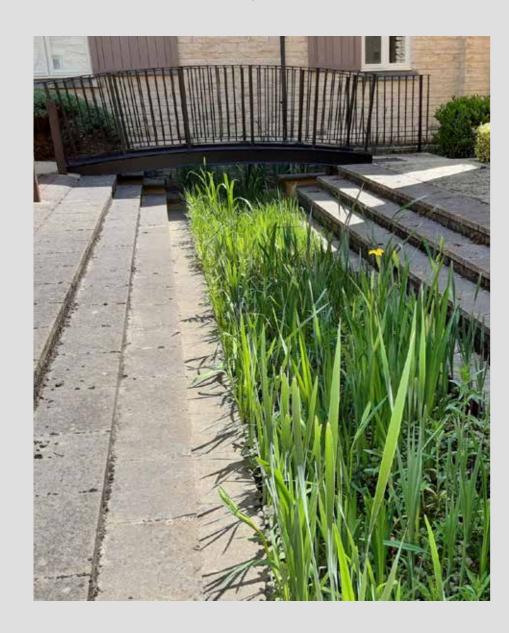
Benefits

- Reduction in water and air pollution
- Improved traffic flows
- Improved local air quality
- Cooling effect (reduction in urban heat island effect)
- Improved visual amenity
- Increased biodiversity

- Monitoring and scheme results will soon be available for:
- 1. Water flow and quality through a SuDS enabled tree planted area
- 2. Planting data, permeable paved areas and catchment areas
- 3. Water-flow graphs showing the effectiveness of the trees over a short time frame

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Urban CanalsRiverside Court, Stamford



ContractorsWilson Connelly

Designers

Landscape architects - Robert Bray Associates Drainage designers - Robert Bray Associates Architects - JWA Architects

Developer

Riverside Court is a high density, town centre housing scheme on the site of a former electricity sub-station adjacent to the River Welland.

The scheme comprises two loosely defined parking courts off a shared predestrian and vehicular access street. It achieves a density of 104 dph, delivering 72 units.

Designed to be maintained by a management company, and helped by the inclusion of an innovative SuDS management train, it also provides a landscape/public realm focus for the development.



Plan of development

Features

- Permeable paving
- Planted stepped canal and rills with bridge crossings
- Slot weir and stepped rill to river edge

Design Costs Unavailable Capital Costs Unavailable Annual Maintenance Costs Unavailable Lifetime Cost Unavailable Maintained by private management company

Benefits

- Reduction in water pollution
- Reduction in flood risk
- Delivery of attractive, high density urban development
- Exceedance route through the housing development
- Increase in amenity space

- Flexibility and well-designed SuDS components contribute to urban design and landscape quality with negligible land take
- Planting selection, implementation and management is important to the long-term success of the scheme
- Permeable surfaces are suited to higher density schemes and can be rehabilitated following silting
- Requires developers, contractors, and designers with experience of specialist SuDS implementation

APPENDIX B

Additional Relevant Policies

National

The National Planning Policy Framework (NPPF)

The framework presumes in favour of sustainable development, i.e. development that meets interdependent social, environmental and economic objectives, as set out in its various chapters.

Chapter 8 Promoting Healthy and Safe Communities – requires that planning processes seek to promote healthy, inclusive and safe places through a positive approach to design, including by creating the opportunity for social interaction via mixed uses and high quality public realm, making places safe and accessible for all, and supporting healthy lifestyles, including through provision of a high quality network of accessible spaces and access to sport and recreation.

Chapter 14 Conserving and enhancing the natural environment

– promotes a positive approach to the management of the natural environment including valued landscapes, biodiversity, geodiversity, soils and the best quality and most versatile land, whilst recognising the intrinsic value of the countryside. It requires minimising ecological impact and promotes biodiversity net gain and ecological networks resilient to future change. A tiered approach to protection is provided, with a general presumption against ecological harm. In regard to Development Management, it sets out a process to protect important natural assets from development, including international, national and locally protected assets including ancient woodland and veteran trees. It also promotes supporting development aimed principally at conserving the natural environment or that would positively secure measurable biodiversity net gain.

The National Planning Practice Guidance (NPPG) provides guidance for implementing the NPPF (but not set out here).

Local

Cheshire East (including that part of the Peak District National Park within its area)

Cheshire East Local Plan Strategy (CELPS)

Principal Policy

SE 1 Design – aims to ensure new development is well designed and makes a positive contribution to its surroundings by achieving sense of place, achieving sustainable design solutions, ensuring design quality is managed throughout the development process and, to achieve a high quality of life, in our living, leisure and working environments.

SE 3 Biodiversity and Geodiversity – seeks to protect nationally and locally important designated sites from inappropriate development, whilst securing appropriate mitigation in regard to non-designated assets or sites. In respect to all forms of development, the objective should be to positively contribute to the conservation and enhancement of biodiversity and geodiversity

SE 4 Landscape – requires that all development should seek to conserve the landscape character and quality of the Borough, comprising both built and natural features, that contribute to its local distinctiveness. This is to achieved by incorporating appropriate landscaping, preserving and promoting local distinctiveness, avoiding the loss of habitats of landscape importance and protecting historical and ecological character.

SE 5 Trees, hedgerows and woodlands – stipulates that proposals that would threaten the heath of trees (including veteran trees), woodland or hedgerow, that provide a significant contribution to amenity, biodiversity and landscape and historic character should not be allowed unless there is a clear overriding justification. Where such development is allowed, there should be net environmental gain through mitigation, compensation or offsetting and the new development should provide for the sustainable management of woodland, tree and hedgerows as well as ensuring planting of large trees within structured landscape schemes to maintain canopy cover.

SE 6 Green Infrastructure – sets out the Councils ambitions to deliver high quality, accessible and connected GI across the Borough, providing for healthy recreation and biodiversity, and building on the varied characteristics of the GI across the Borough by protecting and enhance existing GI and ensuring that new development includes high quality new green spaces that integrate with the wider GI framework.

SE 13 Flood risk and water management – requires a sequential approach to site selection to ensure development in areas of lower flood risk, whilst ensuring that all schemes have appropriate flood risk assessment, also accounting for climate change. It also requires that all developments seek improvement to the surface water drainage network, including appropriate forms of SuDS that seek to reduce the run off rate.

SC 3 Health and wellbeing – promotes health and wellbeing through the planning process including by ensuring that new developments provide opportunities for healthy living and to improve health by creating well connected, walkable and cyclable neighbourhoods, cohesive and inclusive communities, enabling social interaction and access to quality open space, green infrastructure and sport and recreation.

Cheshire East Site Allocations and Development Management Policies (SADPD)

GEN 1 Design Principles – this reinforces policy SE1 of the CELPS to achieve well designed new development through place identity, creating sustainable and responsive developments that can adapt to climate change and other changing circumstances, that create active lifestyles and promote health and wellbeing, and which integrate positively with the natural and built environment.

GEN 5 Aerodrome Safeguarding - Under the provisions of the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Sites) Direction 2002, Manchester Airport Group is the statutory Aerodrome Safeguarding Authority (ASA) for Manchester Airport, requiring that development within specific zones and of specific types must be referred to the ASA as a statutory consultee in the planning process. Similarly, the Ministry of Defence must be consulted for SuDS applications within a safeguarding zone for RAF Tern Hill.

ENV 1 Ecological Network and ENV 2 Ecological implementation – these elaborate on policy SE3 of the CELPS in terms of setting out the approach that new development should deliver proportionate opportunities to protect, conserve, restore and enhance the ecological network including setting out the approach to ecological net gain and the need for developments to be ecologically positive, both where ecological assets are impacted and to generally improve biodiversity within new development.

ENV 3 Landscape Character, ENV 4 River Corridors and ENV 5 Landscaping – collectively these policies seek to reinforce the landscape character of the Borough by ensuring that the landscape approach within new development seeks to protect and enhance landscape character and green and blue infrastructure, the incorporation of place relevant planting, an appropriate balance between space and built form, and by providing for climate change mitigation and adaptation (including SuDS) within new development

ENV 6 Trees, hedgerows and woodland implementation – requires the retention of existing landscape features and the need to compensate for any loss. Trees, woodland and hedgerow should be sustainably integrated and new planting should be integrated into proposals as part of a comprehensive landscape scheme.

ENV 7 Climate Change – sets out a number of requirements for new development, both in the design of buildings and spaces in accommodating climate change adaptation and resilience, including within retrofit situations.

Cheshire East Design Guide SPD volumes 1 and 2 (the Design Guide)

The Design Guide includes a number of chapters that are important in considering the design of SuDS.

Volume 1 sets out in detail the local context and what makes Cheshire East distinctive, and the required approach to improving design quality, including processes such as Design Coding. Volume 2 sets out the specific considerations for designing new development and delivering place quality, sustainable design and improved health and wellbeing through high quality design. The relevant chapters are:

Chapter 1 working with the grain of the place – which aims that designers and developers establish a broad understanding of the site, its context and the opportunities to create a place specific and sustainable development based on a strong vision for the scheme.

Chapter 2 urban design – builds on chapter 1, setting out the means to create a strong structure for new development, identifying the important layers (including green and blue infrastructure at the top of the hierarchy) necessary to create a well-conceived and integrated development that responds positively to the place to ensure a sustainable, functional and attractive development.

Chapter 4 Green Infrastructure and Landscape Design - provides detailed guidance relating to GI and BI, and detailed aspects of landscape design, including the importance of maintaining existing landscape features and the appropriateness of new landscape design. It also provides a concise introduction to sustainable drainage systems and their value in terms of quality of place, providing the design context for this SuDS manual.

Chapter 5 Sustainable Design Principles – identifies spatial, active and passive aspects of sustainable design of buildings and spaces, including the role of trees and landscape in terms of passive design and adaptation, as well as considering how active approaches at source can contribute to water management as part of an integrated approach to SuDS.

Chapter 6 Quality of Life – identifies the importance of good quality and attractive homes and neighbourhoods including access to high quality open and green space and public realm, the promotion of community health and wellbeing and the specific wellbeing benefits of a sense of identity derived from the local character of places (a sense of belonging).

NB there are also a number of 'saved' policies from the legacy Local Plans but these are intended to be superseded in the near future by the SADPD. The intention of this SPD is not to provide further guidance on these policies, and so, they are not listed here.

APPENDIX C

Sources for further information

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http://www.ciria.org/Memberships/The_SuDS_Manual_C753_Chapters.aspx

CIRIA RP992 The SuDS Manual Update: Paper RP992/23 - Example of a SuDS Maintenance Plan http://www.susdrain.org/files/resources/SuDS_manual_output/paper_rp992_23_example_suds_maintenance_plan.pdf

CIRIA RP992 The SuDS Manual Update: Paper RP992/23 - Guidance on the Maintenance Plan. http://www.susdrain.org/files/resources/SuDS_manual_output/paper_rp992_21_maintenance_plan_checklist.pdf

Water quality

Environment Agency (2013) Water Stressed Areas - Final Classification

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/244333/water-stressed-classification-2013.pdf

Environment Agency (2017) The Environment Agency's approach to groundwater protection.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/598778/LIT_7660.pdf

Biodiversity and landscape

CIRIA (2011) Delivering biodiversity benefits through green infrastructure (C711)

http://www.ciria.org/ItemDetail?iProductCode=C711&Category=BOOK

Forestry Commission (2013) Air temperature regulation by trees and green infrastructure.

http://www.forestry.gov.uk/PDF/FCRN012.pdf/\$FILE/FCRN012.pdf

Freshwater Habitats Trust (live) Pond Creation Toolkit website

http://freshwaterhabitats.org.uk/projects/million-ponds/pond-creation-toolkit/

Amenity and public engagement

CIRIA (2015) Communication and engagement in local flood risk management (C751) and companion guide (C752)

http://www.ciria.org/Resources/Free publications/c751.aspx

Forestry Commission (undated) The Urban Forest: How trees and woodlands can improve our lives in towns and cities.

http://www.forestry.gov.uk/pdf/FCURBANFORESTA44PP.PDF/\$FILE/FCURBANFORESTA44PP.PDF London Play (2010) Play with rainwater and SuDS

http://www.londonplay.org.uk/resources/0000/1701/Sustainable_drainage_and_play_with_rainwater_low_res.pdf

RSPB/WWT (2012) Sustainable Drainage Systems: Maximising the potential for people and wildlife. A guide for local authorities and developers.

http://www.rspb.org.uk/Images/SuDS_report_final_tcm9-338064.pdf

Retro-fitting SuDS

CIRIA (2012) Retro-fitting to manage surface water (C713) http://www.ciria.org/Resources/Free publications/Retro-fitting manage surface water.aspx

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Glossary

Attenuation – The process of slowing and temporarily storing run-off to enable a more controlled rate and volume of discharge

Brownfield – Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. Refer to 'Previously developed land' in the National Planning Policy Framework for exclusions.

Catchment – The area of land drained by a river and other water bodies along that river's route

Environmental Permit - A permit which allows certain activities which have the potential to impact the environment and human health, following specific restrictions.

Flood Risk Assessment (FRA) - is an assessment of the risk of flooding from all flooding mechanisms i.e. fluvial, pluvial, tidal, groundwater, sewer systems.

Greenfield – Natural or agricultural land that is vacant of existing buildings or infrastructure

Green Infrastructure – A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Impermeable – Not allowing passage (as of a fluid) through its matter.

Impervious – A material that prevents penetration or passage of another substance

Infiltration - The process by which surface water passes through the soil.

Interception – The disruption of the movement of water by vegetation cover.

Land drainage Consent - Is a requirement of the Land Drainage Act 1991, for any developer who plans to carry out any construction work that might affect the flow of an ordinary watercourse and subsequently increase the flood risk to the surrounding area.

Main River - Usually consists of larger streams and rivers, but some of them are smaller watercourses of local significance. Main Rivers indicate those watercourses for which the Environment Agency is the relevant risk management authority.

Manning's Equation – Is an empirical equation that relates the velocity (V) of water flowing through a stream to its slope (s), the hydraulic radius of the stream (R), and its approximate bed roughness (n). $V = (R^2/_3 s^1/_2)/n$..

National Planning Policy Framework (NPPF) – A strategic document which aims to address the Government's economic, environmental and social planning policies for England. The policies set out in this framework apply to the formation of local and neighbourhood plans and to decisions on planning applications.

Ordinary Watercourse – Includes every river, stream, ditch, drain, cut, dyke, sluice, sewer (other than public sewer) and passage through which water flows which does not contribute to part of a Main River. The Lead Local Flood Authority, District/Borough Council or Internal Drainage Board is the relevant risk management authority.

Outline Application - An application which allows for a decision on the general principles of how a site can be developed. Outline planning permission is granted by the Local Planning Authority on the basis that additional details of the development are conditioned to ensure they are submitted within a subsequent reserved matters application.

Permeable – A material which is able to be easily passed-through by a liquid

Porous – A material that is able to easily absorb fluids into its pores

Reserved Matters – Regards certain elements of a proposed development which an applicant can choose not to submit details of with an outline planning application, such as access details

Riparian Owner - An owner of land with a watercourse adjoining, above or running through it, who has specific rights and responsibilities, i.e. maintenance of the watercourse to prevent restrictions which have the potential to cause fluvial flooding. https://www.gov.uk/guidance/owning-a-watercourse

Strategic Flood Risk Assessment (SFRA) – Is a requirement of the local planning process, as set out in Planning Policy Statement 25, produced by the Department for Communities and Local Government. It's overall aim is to ensure that requires local authorities to demonstrate that due regard has been given to the issue of flood risk as part of the planning process. Please see Strategic Flood Risk Assessment for further details on Cheshire East Council's SFRA.

Topography – The contours, gradients, levels and features formed on a terrestrial surface

Urban heat-island effect – the effect hard-surfaces in an urban environment have in raising built-environment temperatures above those of surrounding natural land



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Appendix B: Report of Consultation

Summary of consultee responses and changes consequent changes to the Final Draft SuDS Guide SPD.

Public consultation September/October 2023

Consultee	Consultee Response	CE Response
Alsager Town Council	Alsager Town Council thanks Cheshire East Council for the opportunity to comment on its SuDS Guide aimed at developers. Whilst no member of Alsager Town Council has any expertise in this field, we are happy to provide further sets of eyes to check over the material, and have perused the document in this light; as well as attempting to grasp the opportunity to become more aware of new regulations before they come into operation, as well as to query guidance before it is issued.	Comments noted and document amended by: Planning policies will not be
		hyperlinked in the document. All links in the document will be active at the time of publication.
	The documentation is formatted in the wide manner which Cheshire East favours – allowing several items to be available on the same page. No doubt Developers will also have large wide screens for analysing these documents, and/or the opportunity to have the full size physical document.	Note the comment re: advice for householders/small developments. Whilst this guidance can be used for this scale of development, the
	However, local communities and householders are more unlikely to all have such equipment, so it would be most useful to communities if Cheshire East were to, at minimum, supply each library in the authority with a physical copy of the guidance.	Council may choose to produce a summary for such use. Management and maintenance is covered in detail at page 66, including highlighting requirement of commuted sums for public adoption by Cheshire East Council. Para 152 states "It is the responsibility of the developer to establish a maintenance agreement that ensures the drainage system is maintained
	Given the number of links in the documentation, it would also be thoughtful to ensure that each library has at least one wide screen attached to one of its computers. This would make it far easier for residents to access both this guidance and any further guidance that is hyperlinked in context with the document – in the same way that Cheshire East makes possible for developers. Such provision would	
	also allow many residents far easier access to other guidance from Cheshire East which is of the same wide format.	
	The document appears to be very professionally produced, with diagrams and photographs to aid in explanation and understanding of criteria.	

Foreword

p3 We recognise the practicality of initially not inserting portraits of local representatives, given that elections took place this year, and committees will have been reorganised.

p4 "Key Planning Policies" and "Supporting planning policies and guidance" are emboldened and underlined at the bottom of this page. We presume that these are intended to be hyperlinks themselves, or else to act as a reminder to insert links to the key and supporting planning policies and guidance documents for Cheshire East. At present, as stated on p6, hyperlinks are not operational.

p5 Contents page numbers are still to be populated. 1 Introduction to SuDS

Good introduction, impressing the reader with the importance of SuDS, and the need to be creative in making a necessary thing also a source of discussion with the community, an assistance to biodiversity, and hopefully, a way of bringing small amounts of beauty to everyday life.

2 Existing Site Drainage

Again, seemingly good and thorough explanation. 3 Incorporating Sustainable Drainage

Again, a full explanation. However, there is little information for a small developer – for example a local builder building a house; or a person building a one-off home on their land. The reference to the SuDS design team seems a little dismaying for small developments. The importance of location, place and community notwithstanding, would there be any examples of dealing with small sites which small developers could follow? Most examples in the document seem to come from large scale developments. p31No doubt the link to a SuDS calculator will be put into the final document where it is presently missing.

4 Component Design Time reassurance

and continues to function as designed in perpetuity for the lifetime of the development."

The climate change allowances set out in the documents are consistent with national guidance produced by CIRIA.

Planning requirements for driveways are addressed by a note and waymarker on p 40.

Reference to Swales being source rather than site control now corrected.

No mention is made in this section of the lifetime of these components. We suggest that the document requires that the lifetime of any SuDS should either be the same as that of the developments which they accompany, or if expected to be less, that this should be heavily underlined and further financial provision be required of developers in any submission.

The point is clearly made in bold on p64, that the Councils will not undertake maintenance of SuDS at this time. However, there is clear implication that management and maintenance may well fall to Local Authorities in the future, as seem to have happened in the past. For this reason, and from a common sense perspective, we would like to be reassured that Developers, when creating SuDS to remove / alleviate extra water flow resulting from their developments, ensure either that those SuDS will be sturdy/large enough to last the lifetime of the development, or that provision is made for replacement should it be likely that there be a need for replacement of any elements after, for example, 20 or 30 years.

It is also imperative that SuDS stand up to the future excesses of climate change that we will face for at least the rest of this century. So if SuDS were to need replacement after XX years, the new SuDS would be likely to be more extensive and expensive than any put in place just for the next XX years. Any financial undertaking for future component replacement should also take that into count.

Climate Change

Although the Gerional Control section of the document, in particular, requires components to be designed and built to the 100yr + climate change requirement, this has not been shown as a requirement for all source and site controls. Perhaps not every one of the controls are affected by increased rainfall intensity, but we feel that:

p36 developers considering green roofs should also be encouraged to encompass Way Marker 4.3 on p70 - the possible increase in rainfall of 40% for intense periods, as this would be likely to, at the very least, load structures far more heavily over short periods.

p44 under Hydraulic and Water Quality Design Criteria for infiltration trenches and filter strips, that developers also consider 100 year+ CC rainfall when checking (first bulletpoint) for "design exceedance and modelled explicitly and holistically to demonstrate the impact to the downstream drainage components." – as this impact would be increased by increased rainfall intensity.

p46 in the fourth bulletpoint below Hydraulic and Water Quality Design Criteria, Swales should also consider climate change when being designed to "...form part of a wide blue/green network, designed...design exceedance storm events 30 to 100 year storm event.", as evidently by 2070 those storm events are likely to be far more severe.

SuDS Law?

p39 states "It is now a legal requirement in England that new and refurbished driveways in front gardens must be designed to be permeable". This statement raised alarm amongst the Town Council, but we understand that it would only be accurate from Jan 2024, and subject to a 5m2 rule (that only when more than 5m2 of even a front lawn or garden is of an impermeable nature that intervention would be required?) A link to the appropriate law, or an explanation would be gratefully received by ourselves, and, we presume, by other town and parish councils.

If this is indeed true at present, or soon to be the case, then we hope that an alert to that fact would be forthcoming in Cheshire East's email to residents, as well as further information to town and parish councils. We further suggest that vendors of supplies for driveways, and any driveway specialists in and close to Cheshire East should also be alerted – all to help Cheshire East residents from inadvertently breaking the law by - in their minds - improving their drives in an unintentionally ignorant manner without permeability.

Mistype?

p46 The first statement about Swales in its technical requirements is "Swales should be used as source controls only" (p46) This seems to be an error, as the document puts Swales into the Site Control section of the document, and this is not

	the impression given by other references about swales, which suggest that they are a cheap form of water conveyancing between SuDS and certainly across sites. e.g.https://www.netregs.org.uk/environmental-topics/water/sustainable-drainage-systems-suds/swales-in-sustainable-drainage-systems-suds/https://www.sudswales.com/types/permeable-conveyance-systems/swales/	
	typos	
	p47 Key Characteristics para 4 – "ratio" not "ration"	
	p48 Key Characteristics 2nd bulletpoint – "ratio" not "ration" p52 Key Characteristics bulletpoint 2: "ratio" rather than "ration" p56 Key Characteristics 3rd bulletpoint – "ratio" not "ration" 5 SuDS Maintenance and Management	
	p68 Way Marker 6.1 box refers to Appendix XXX of this guidance. XXX needs to be replaced with the correct Appendix.	
	6 Planning Approval and Adoption No queries or suggestions	
	7 Appendices	
	p79 Para SE6 Green Infrastructure, line 3 "enhance" should be "enhancing" Once again, our thanks for this opportunity.	
Bollington Town Council	This is a response on behalf of Bollington Town Council's Planning and Town Development Committee (PTDC) to the Cheshire East consultation on the final draft of the Sustainable (urban) Drainage Systems Supplementary Planning Document (SuDS).	No change required
	We support this document, which emphasises the importance of sustainable drainage systems and aims to reduce, slow and control run-off water by harnessing natural drainage systems in the landscape. It seeks to meet a key objective of the Cheshire East Local Plan Strategy in protecting and enhancing environmental quality in its measures to manage impacts of climate change, including flooding.	
	Cheshire East now requires new development to include SuDS so that surface- water run-off is managed where it falls and the quantity of it is reduced while	

apparently seeking to improve the quality of such run-off from sites. The plan incorporates the principles of the NPPF and affirms that such water management is an important part of developing safe and sustainable sites and resilience to climate change; this is expected to include managing soils minimising hard surfaces and using soft and permeable surfaces, the collection of rainwater and underground storage structures. In addition, it provides clear guidance to all interested parties, including developers and communities, in upholding the stipulations of the LPS and SADPD and also helpfully signposting them to information and services to assist in meeting those stipulations. We acknowledge that an Equalities Impact Assessment had been drafted in compliance with the duty under s.149 of the Equalities Act in that a final draft will be published alongside the final SuDS document. In our assessment of the scope of this document, we note that it has been prepared to provide consistency with emerging planning policies. It will now be an adaptable planning tool, as in satisfying the SuDS requirement, a planning applicant will be satisfying the design requirement. This will therefore promote a holistic approach so that potential delays and unnecessary financial outlay are avoided. We also note that it is likely to become established as a material planning consideration and also welcome this. We note that the consultation will comply with the "Gunning Principles" and therefore a final decision on this SuDS will be made in the future after all responses to the consultation have been considered. We welcome the document and its proposals and support its final acceptance by Cheshire East Council. Thank you for your consultation seeking the views of United Utilities as part of the Para 251 amended to:-Development Plan process. United Utilities wishes to make the following comments on the above consultation. We provided initial informal comments by email on 17th "If developers intend to offer their June 2021 and these are attached to this letter. This representation should be read proposed surface water drainage alongside with our previous correspondence. network for adoption by United Utilities (UU) they should engage Continued communication with United Utilities

United Utilities

Water Ltd

in early discussions with UU to

United Utilities wishes to highlight that we wish to continue the constructive communication with Cheshire East Council to ensure a co-ordinated approach to the delivery of this SPD. As highlighted in the initial email response, we will support any document that ensures sustainable drainage is considered early in the design process and integrated with other aspects of a site design. Our continued support will be provided throughout the formation of the SPD identifying alternatives to the public sewerage system for surface water discharges. We are therefore seeking to recommend a number of amendments and we are happy to discuss any of this further.

Our original email in June 2021 outlined a number of specification differences between the document and what may be acceptable for adoption. It is important to refer to this point for consideration as the points raised within the email are not included in the SPD. We therefore recommend the following wording is considered as part of 6.8 of the SPD:

If the applicant intends to integrate Sustainable Drainage Systems (SuDS) within an adoptable solution, the proposed detailed design will be subject to a technical appraisal by UU. The future applicant will need to ensure that the proposal meets the requirements of Sewerage sector guidance, the standards of which are included within the 'Design and Construction Guidance' (DCG) & The CIRIA SuDS Manual. The detailed design should be prepared with consideration of what is necessary to secure a development to an adoptable standard. UU have further information on SuDS adoption requirements on our website Link:

https://www.unitedutilities.com/builders-developers/larger-developments/wastewater/sustainable-drainage-systems/ Part 6.3.2 R3 – SuDS Design & Submissions - General Requirements

United Utilities would wish to highlight its support of this section but wishes to comment on parts of the policy which we feel should be more consistent with paragraphs 167 of the NPPF.

Paragraph 167 of the National Planning Policy Framework (NPPF) outlines that 'When determining any planning applications, local planning authorities should

ensure their SuDS design meets UU's adoptability standards."

This is supplemented by way markers to: the SuDS proforma, the Water and sewerage companies adoption information (p 77) and UU sustainable drainage systems and predevelopment guidance (p78)

Section 7.8 sets out the requirements of the NPPF, including that new development should not increase the risk of flooding and the requirement for a site-specific flood risk assessment.

The guide now includes a way marker link to the relevant UU guidance on p 78.

As noted in the comments, the hierarchy is set out earlier in the document on p 32 under Discharge and runoff Considerations. Para 227 has been amended to refer back to the drainage hierarchy on page 32. Also the following has been inserted:-

"Development proposals must follow the drainage

ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment'.

Noting that not all applications are required to submit a flood risk assessment, United Utilities wishes to outline that this section should set an expectation that all applications will be required to submit clear evidence that the hierarchy for surface water management has been fully investigated to ensure that flood risk is not increased elsewhere. We request that wording is elaborated on in the third paragraph of 6.3.2 so future applicants investigate the surface water hierarchy to minimise the risk of flooding and ensures that future development sites are drained in the most sustainable way.

We wish to recommend the following wording as a replacement to the third paragraph in 6.3.2:

Surface water should be discharged in the following order of priority:

- 1. An adequate soakaway or some other form of infiltration system.
- 2. An attenuated discharge to a surface water body.
- 3. An attenuated discharge to public surface water sewer, highway drain or another drainage system.
- 4. An attenuated discharge to public combined sewer.

Applicants wishing to discharge surface water to public sewer will need to submit clear evidence demonstrating why alternative options are not available as part of the determination of their application. The expectation from United Utilities will be for future planning applications to demonstrate how the new development is drained in the most sustainable way, by the surface water hierarchy and providing evidence when a more preferable option is discounted. There is an opportunity to directly reference the surface water hierarchy within the SPD. The aims of the SuDS SPD can only be achieved if there is a section of the document that strongly

hierarchy. Applicants wishing to discharge surface water to a public sewer will need to submit clear evidence within the application demonstrating why alternative more sustainable options are not available."

In relation to previously developed land this is dealt with under:
Selecting Components Brownfield Sites p33; Development and Applying for Planning Consent Chapter - Flood risk p 72; and Previously Developed Land p 74

A new paragraph has been inserted under Brownfield Sites (before para 127)

"On previously-developed land, applicants will be expected to follow the surface water hierarchy. Thereafter, any proposal based on a proposed reduction in surface water discharge from a previously-developed site should be in accordance with the non-statutory technical standards for sustainable drainage produced by DEFRA (or any replacement national standards)"

references the need to follow the hierarchy, as this is fundamental to ensuring the sustainable management of surface water.

We note the inclusion of the hierarchy on page 29 of the draft document. This however, should be directly referenced and further on as above in part 6.3.2.

Brownfield expectations

We recommend the following wording is included as part of 'Brownfield Sites' on Page 38:

On previously-developed land, applicants will be expected to follow the surface water hierarchy. Thereafter, any proposal based on a proposed reduction in surface water discharge from a previously-developed site should be in accordance with the non-statutory technical standards for sustainable drainage produced by DEFRA (or any replacement national standards) which target a reduction to greenfield run-off rate. Thereafter a minimum reduction will be required of 30% on previously developed sites and 50% on previously developed sites in any critical drainage area identified through the SFRA. In order to demonstrate any reduction in the rate of surface water discharge, applicants should include clear evidence of existing operational connections from the site with associated calculations on rates of discharge.

6.3.3 - Document reference

As highlighted in our email in June, 'Sewers for adoption' has now been superseded by the 'design and construction guidance' (DCG) as part of the sewerage adoption code implementation. We recommend the use of referencing is reviewed throughout the document and we are happy to discuss this further.

Summary

Moving forward, we respectfully request that the Council continues to consult with United Utilities for all future planning documents. We are keen to continue working

All references have been updated to Sewerage sector guidance Appendix C - Design and Construction Guidance

SSG Appendix C - Design and Construction Guidance v2-3_0.pdf (water.org.uk)

	in partnership with the Council to ensure that all new growth can be delivered sustainably, in line with the aims of this SPD and associated documents.	
Canal & River Trust	Thank you for your consultation in respect of the above mentioned 'Final Draft Sustainable Drainage Systems SPD'.	Comments noted and the following changes undertaken:
	The Canal & River Trust is a charity entrusted with the care of over 2000 miles of canals, rivers, docks and reservoirs in England and Wales. These historic, natural	Additional sentence inserted at end of para 39:
	and cultural assets form part of strategic and local green infrastructure networks, linking urban and rural communities as well as habitats. Our waterways contribute to the health and well-being of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time.	"Other traditional artificial routes may be less obvious, such as buried pipes for conveying water. Canal feeder channels (which can be open or piped) and outfalls from weirs and sluices are easier to identify in periods of heavy rainfall and should not be confused with land drainage channels" Para 50 changed (now para 5?) inserting "e.g. of slopes (embankment and cuttings), retaining walls or loosely consolidated materials. Artificial slopes, such as canal cuttings and embankments, need careful consideration as changes to land drainage arrangements can affectland stability and the structural integrity of these structures" New bullet point inserted in Issues associated with culverted watercourses "Issues affecting
	To meet the Trust's objectives it is important that all levels of planning policy and associated documents provide a robust policy framework that recognises and supports canals, rivers and docks as a cross-cutting policy theme; and acknowledges the diverse roles which they perform.	
	The Canal & River Trust (the Trust) has the following comments to make on the above document, which is an insightful and comprehensive document.	
	Section 2.2 – Site Constraints - Paragraphs 27 -30 – (Page 14)	
	The Trust support and welcome the inclusion of how applicants 'should seek advice regarding any site-specific constraints which may influence the design of their SUDS' as it is important that ground conditions are investigated and identified to inform the design of proposed SUDs' schemes.	
	Section 3.1 – Integrate with the Natural Drainage System - Paragraph 39 (page 18)	
	The Trust support and welcome in Section 3.1 advice to investigate a site's existing drainage (site's natural drainage and traditional artificial drainage), particularly in	
	different precipitation conditions as some water management functions of canals/drainage channels may not run at all times and are more evident in periods	

of heavy rainfall. Equally, some canal waterway management functions (piped or open) can be mistaken for land drainage infrastructure.

The Trust request the insertion at Paragraph 39 of 'Other traditional artificial routes may be less obvious, such as buried pipes for conveying water. Canal feeder channels (which can be open or piped) and outfalls from weirs and sluices are easier to identify in periods of heavy rainfall and should not be confused with land drainage channels'.

Section 3.3 – Integrate with Topographical Drainage - Paragraph 50 (page 20)

The Trust strongly welcome Paragraph 50, which highlights the importance of understanding a site's context and outlining that 'geotechnical advice from a suitably qualified ground engineering advisor is likely to be required to ensure ground conditions are suitable for developer's proposals, particularly regarding soil properties, infiltration potential and structural stability.'

Drainage in the vicinity of canal infrastructure, particularly cuttings and embankments, has the potential to impact land stability and the structural integrity of these structures. Therefore, it is important to understand any potential impact of drainage arrangements on such infrastructure to safeguard their stability.

Therefore, The Trust suggest insertion of e.g. of slopes (embankment and cuttings), retaining walls or loosely consolidated materials.

The Trust also suggest insertion of 'consolidated materials. Artificial slopes, such as canal cuttings and embankments, need careful consideration as changes to land drainage arrangements can affect land stability and the structural integrity of these structures'.

Section 3.3 – Integrate with Topographical Drainage

Text highlighting 'Issues associated with culverted watercourse' below Paragraph 54 - (page 21)

culverted watercourses' of 'Existing culverted watercourses, in and adjacent to development sites (including third party owned culverts) can be affected by changes to surface water flows as a result of development, such as the quantity and quality of flow, during construction and in the long term"

Section 4.6 bullet 2 updated by adding "Any surface water discharge would be dependent on the canal's capacity to receive additional water (quantity, quality and velocity of water) and require prior assessment to ensure the discharge does not contain unacceptable levels of physical, chemical, or biological contaminants. Any discharge would be subject to the completion of a commercial agreement."

The Trust support the inclusion of advice regarding ordinary watercourses and maintenance of water flows along them, including through culverts. Existing culverted watercourses, on and adjacent to development sites, can be affected when the quantity, quality and velocity of drainage flows are changed by development proposals, during construction and in the long term.

Therefore the Trust would request the inclusion of advice that changes to drainage flows, during construction and in the long term, can affect the flow through and maintenance of existing culverts/culverted watercourses.

The Trust suggests inclusion in the text for 'Issues affecting culverted watercourses' of 'Existing culverted watercourses, in and adjacent to development sites (including third party owned culverts) can be affected by changes to surface water flows as a result of development, such as the quantity and quality of flow, during construction and in the long term.'

Section 3.3 – Integrate with Topographical Drainage - Paragraph 55 - (page 22)

It is relevant to maintaining overland flow routes that the characteristics of overland flow drainage can be changed by development (such as quality and flow rate) and as such it may not always continue to be appropriate to continue to discharge to any existing outfall and or/surrounding watercourse/canal waterway following these changes.

Therefore, the Trust wish to highlight that careful review is still required when overland flow routes may be affected by development schemes in accordance with other guidance outlined throughout this SPD document (e.g maintaining appropriate quantity and quality of surface water).

Section 4.6 - Discharge and Run-off Considerations - (page 32)

With regard to 'Consultation with the relevant bodies depending on the location to which surface water is to be discharged: Point 2 - To surface water bodies – Canal: The Trust request the insertion of "Any surface water discharge would be dependent on the canal's capacity to receive additional water (quantity, quality and

velocity of water) and require prior assessment to ensure the discharge does not contain unacceptable levels of physical, chemical, or biological contaminants. Any discharge would be subject to the completion of a commercial agreement.'

Section 6.1 - Key Elements of SuDS Management & Maintenance - Paragraph 139 – (Page 66) The Trust support and welcome this paragraph as effective SuDS management and maintenance is crucial, during construction and operation.

Section 6.1 - Key Elements of SuDS Management & Maintenance - Paragraph 142 – (Page 66)

The Trust support and welcome this paragraph highlighting the importance of ensuring that drainage is considered during the construction phase.

I hope these comments are of assistance.

The Trust would wish to be kept informed of the progress of this document and thank you for the opportunity to comment.

Manchester Airports Group

3 separate comments amalgamated)

We acknowledge that minimal change has been made to the document following our response to the draft consultation. However, the substantive requirements that relate to the aerodrome safeguarding process, and the associated statutory consultation procedure with Manchester Airport, have not been incorporated. MAG's objection to this part of the SPD is therefore maintained.

By virtue of its importance to the national air transport system, Manchester Airport is an officially safeguarded aerodrome. This is to protect the safe and efficient operation of aircraft at and in the Airport's vicinity. Under the legislative provisions of the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Sites) Direction 2002 (brought into effect by DfT/ODPM Circular 1/2003) MAG is the statutory Aerodrome Safeguarding Authority (ASA) for Manchester Airport. Development within specific zones or of specific type must be referred to the ASA through the planning application consultation process, allowing for assessment of any impact to aviation safety. Failure of the Local Planning Authority

Document amended to incorporate new paragraphs after former para 29:

Manchester Airport and RAF Ternhill

Manchester Airport is an officially safeguarded aerodrome. Under the provisions of the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Sites) Direction 2002, Manchester Airport Group is the statutory Aerodrome Safeguarding Authority (ASA) for Manchester Airport, requiring that development

to take account of the views of the ASA in reaching its decision will result in a referral to the Secretary of State.

The provision of SuDS to manage and mitigate surface water drainage is something that the ASA would be consulted on in its Statutory Consultee role in the planning application process. The green and blue infrastructure associated with SuDS, such as the creation of new water bodies, reedbeds, wetlands and other specific planting mixes, are often very attractive to a variety of bird species that are hazardous to aircraft. If the landscape changes created through SuDS provide shelter and/or feeding, roosting, or breeding opportunities for birds, they may, depending on their siting in relation to the aerodrome, cause an increase in the number of birds visiting or overflying the aerodrome or the number of birds in the airspace used by aircraft. This would subsequently increase the risk of birdstrike to aircraft, which arises from birds moving into the path of aircraft, either because they are on the aerodrome itself or because they are crossing the aerodrome or its approaches as they move around the local area. Under the provisions of Circular 1/2003 there must be no new or increased risk of the birdstrike hazard caused by development and the ASA and Local Planning Authority are obligated to avoid increasing the risk of birdstrike within 13km of the Airport. To protect Manchester Airport against potential bird hazards any relevant SuDS provision should therefore be subject to consultation with the ASA at the earliest opportunity, and their recommendations to avoid any increase of the risk of birdstrike, taken on board.

The SPD should be robust in stipulating that SuDS must not increase the risk of birdstrike hazard within 13km of Manchester Airport.

The aerodrome safeguarding procedures and statutory consultation requirement with the Aerodrome Safeguarding Authority for Manchester Airport should be clearly set out within Section 7.9 'Consultation'. Manchester Airport Aerodrome Safeguarding Authority must be added to the Statutory Consultees that are shown in Figure 7-4: Consultees that are concerned with SuDS, as follows:

within specific zones and of specific types must be referred to the ASA as a statutory consultee in the planning process. Failure to take account of the views of the ASA will result in referral of the application to the Secretary of State and also risks breaching the Air Navigation Order (articles 240 and 241).

The provision and design of SuDS can present significant implications for aviation, through their potential for attracting birds that are hazardous to aircraft. The environmental need for sustainable drainage needs to be carefully balanced with the regulatory need to protect the safety of aircraft and aerodrome operations through the process of aerodrome safeguarding. Consequently, any SuDS proposal within the 13km bird hazard consultation zone for Manchester Airport requires consultation with the ASA. The ASA also strongly encourage designers and the LPA to consult as early as possible in the design process, including at pre Manchester Airport Aerodrome Safeguarding Authority – consult for all applications within 13km of Manchester Airport that have the potential to increase the risk of birdstrike hazard

We recommend the following supporting text also be added: - "Within 13km of Manchester Airport there is a requirement set out in the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Sites) Direction 2002 (DfT/ODPM Circular 1/2003) to not increase the risk of birdstrike hazard. Any SuDS within the 13km birdstrike hazard consultation zone is subject to statutory consultation with the Aerodrome Safeguarding Authority for Manchester Airport, and their views adhered to in respect of the suitability or otherwise of any proposed SuDS." It is important to note that failure to do so would result in referral to the Secretary of State and risks breaching the provisions of the Air Navigation Order (articles 240 and 241), which is a criminal offence and liable to prosecution.

Clearly if a proposed development has had regard to the concerns of the Safeguarding Authority in its formulation, its progress through the planning system will be more straight forward. We therefore strongly encourage pre-application consultation (including at the master planning phase for larger developments) and for Aerodrome Safeguarding requirements to be considered during the initial analysis of a site and throughout the SuDS design process.

Given the aerodrome safeguarding implications relating to SuDS, and the statutory consultation requirement with Manchester Airport, Policy GEN 5 'Aerodrome Safeguarding' of the Cheshire East Site Allocations and Development Policies Document should be added to the list of additional relevant policies set out in Appendix B.

We welcome the text at section 2.2 relating to site constraints, particularly the reference made in paragraph 29 to Manchester Airport's safety zone being a potential land-use constraint that requires consideration during the design of SuDS. However, we recommend that this be supplemented with some additional details on how/ why this poses a potential constraint when considering SuDS schemes. The delivery of SuDS can present significant implications to aviation, through their

application and in masterplanning larger developments.

The following has been added to Figure 7-4 p 72:-

"- Manchester Airport Aerodrome
Safeguarding Authority - consult for all
applications within 13km of
Manchester Airport that include SuDS"

Policy GEN 5 Aerodrome Safeguarding of the SADPD has been included in Appendix B

potential for attracting birds that are hazardous to aircraft, and must be carefully balanced with the regulatory need to protect the safety of aircraft and aerodrome operations through the process of aerodrome safeguarding.

Legislative provisions regarding the aerodrome safeguarding process are set out in the Town and Country Planning (Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002 (DfT/

ODPM Circular 1/2003) and in accordance with this, Manchester Airport is a statutory consultee for certain planning applications for developments that require safeguarding to protect the airport's operation.

The specific detail relating to the process of aerodrome safeguarding and the statutory consultation requirements with Manchester Airport should be communicated within the SPD as per our comments on Chapter 7, Section 7.9.

With regard to using the link to the Adopted Policies Map that is provided within the 'Waymarker' on p14 as a means of identifying some of the land-use constraints, please note that the Adopted Policies Map only shows the outer boundary of Manchester Airport's safeguarded area and not the 13km bird hazard consultation zone that is applicable to SuDS schemes (which we describe in our comments relating to Section 7.9). Details of the 13km bird hazard consultation zone therefore need to be communicated in the SuDS SPD.

We acknowledge receipt of the above consultation document and note the closing date for comment is fast approaching. However, it would be good to know why the majority of our previous representation wasn't reflected in this new draft and why the Aerodrome Safeguarding Authority isn't cited as a Statutory Consultee? Who are we best speaking with the try to ensure that our representation (which will effectively be repeated) sticks this time?

Clearly, we don't want to be in a position of waving the Air Navigation Order around suggesting that certain policy documents and approaches are in contravention of

the following clauses, and as a reminder anyone found in contravention of the Order is liable to prosecution: Endangering safety of an aircraft 240. A person must not recklessly or negligently act in a manner likely to endanger an aircraft, or any person in an aircraft. Endangering safety of any person or property 241. A person must not recklessly or negligently cause or permit an aircraft to endanger any person or property. Barratt & David The SuDS Guide has been Please see attached document. Wilson Homes prepared in consultation with Barratt & David Wilson Homes North West are a prominent housing developer North West United Utilities and a number of within the Cheshire East Council area and therefore feel it appropriate to submit a other stakeholders including the consultation response to the final draft of the SuDS supplementary planning Environment Agency. document that has been produced. Unfortunately, it has been impractical to consult with all It is noted that the document is significant in length and could be condensed whilst emerging NAV companies. still communicating the main discussion points. We feel this document should be utilised as an addendum for developments within the CEC boundaries to the Viability assessment has been already widely accepted CIRIA C753 SuDs Manual and the Design and undertaken as part of the adoption Construction Guidelines (DCG) for foul and surface water sewers, with the former of the CELPS and SADPD. No taking precedence of the latter. transitional arrangements are proposed. Each scheme will be Further detailed engagement with the incumbent water companies, as well as the assessed on its merits having newly emerging NAV companies is required before publishing to take into account regard to the impacts upon viability the impacts the proposals have on adoption. as set out in the CEC Residential CEC needs to provide details for the transitional arrangements to the new guidance Design Guide SPD. once it is implemented for those developments already under construction, those Section 4.6 Discharge and Run-off that have received a decision notice and those going through the planning process. Considerations – A new Consideration also needs to be given to those at early viability stage for land paragraph has been inserted under Brownfield Sites:-

purchase as budgets for these sites will generally will have already been fixed based on previous drainage strategies.

The following points we believe require further consideration:

Section 4.6 – Discharge and Run-off Considerations

Whilst greenfield run-off rates are the target, for brownfield developments heavy in impermeable surfaces SuDs systems should be designed to provide a considerable appropriate betterment but not held to greenfield run-off flows. The method used to calculate these brownfield rates needs to be detailed and further guidance provided. Section 5.4.7 – Site Control – Detention Basins

There is no need for a separate bypass or drawdown facilities on detention basins. Section 7.7 – SuDS Submissions – General Requirements

The use of underground storage beneath highways is still a viable solution as this reduces the amount of overall land required that could be used for public amenity, particularly in high density areas. Your example The Strand Liverpool in Appendix A shows clearly shows storage beneath the highway. The document states that Cheshire East Council are currently not adopting SuDS features, however we presume that storage and attenuation of highway drainage/public highway runoff is still acceptable as per the above.

The use of swales as a SuDS measure adjacent to highways as well as attenuation basins should be deemed acceptable. Your photo at the top of page 48 (5.4.2) also in your foreword clearly shows this.

Section 7.18 - Water Quality

The table for Run-off Hazard Levels lists Residential in the Medium Risk category along with Commercial and Industrial. We feel this is too cautious as Residential is recognised as Low Risk in the SuDS Manual.

As developers we feel that further drafting and consultation is required on this document to understand its relationship to the SuDS Manual and the DCG, what

"When calculating the brownfield runoff rate, surveying and modelling should be undertaken to confirm how the site currently drains. For example, if the brownfield site is currently drained by a 225mm pipe the brownfield runoff rates should take account of the limits this poses."

Section 5.4.7 – Site Control – Detention Basins
Bullet 4 amended to exclude bypass sewer piping to "...and outlet with flow control device including drain down bypass."

7.22 Adoption of SuDS, para 248 states Cheshire East Council presently will not adopt SuDS on private land but usually adopt public highway drainage and would consider adopting SuDS as part of the publicly maintainable highway, but on a case by case basis.

Swales adjacent to highways have not been precluded, subject to them being designed and maintained appropriately (i.e. in accord with the guidance in this SPD).

Section 7.18 – Water Quality. The table has been amended to

	the timeline will be for implementation, and ultimately what impact this will have on our customers on current and future developments. Cheshire East SUDS Supplementary Planning Document - BDW North West.pdf	remove residential from the medium category
Bloor Homes (NW) Ltd	Please find attached my consultation response to the latest (undated) Cheshire East Council Draft SuDS Guide. In this regard I am acting on behalf of Bloor Homes North West. - I had provided a consultation response to the 2021 draft yet I was not afforded the courtesy of being sent the latest draft only recently receiving this via another party. As a result, I have had a very limited time to review and comment upon the document. - In conjunction with the draft document I received a table of consultees comments, including my own, and the actions taken by CEC in response, many of which claim to have addressed matters raised. However my review of the latest draft identifies that this is not necessarily the case with no apparent action having been taken in response to my own comments despite CEC response advising alterations have been made. - Notwithstanding, given the intended status of this document I have undertaken a more thorough assessment of the key elements which is summarised attached but is by no means exhaustive. The document is unnecessarily repetitive and is littered with anomalies, errors and contradictions and includes requirements which conflict with Ciria 753 and the requirements of United Utilities. It very much appears to be academically driven with no evidence of the high standard of experienced engineering input demanded by a document of this intended status.	5.3.2 Source control – permeable surfacing – amended to refer to it being a Planning rather than Legal Requirement Under Selection and Siting, the third bullet referring to "within 10 feet of building foundation" has been removed 5 th bullet has been amended to 1 metre. 5.4.2 Site Control - swales 1 in 4 side slopes has been amended to 1 in 3 to accord with the SuDS Manual – check with Andrew 5.4.6 Site Control; - Canals, Rills and Channels, the Highway Authority have been involved in the preparation of the SuDS Guide 5.4.7 Site control – Detention basins

- CEC's stance that no transitional arrangements will be put in place pays no regard to the time and effort which has to be invested by developers in establishing the viability of schemes prior to initiating the planning process. It is quite simply unreasonable by any standards to deny the development industry realistic transitional arrangements.

Under the introductory section, Primary Purpose, Figure 1-1 claims that this guidance will variously 'provide a clear and consistent approach', 'enable developers to complete efficient site assessment', 'provide an organised structure' and 'allow efficient assessment of submitted SuDS proposals'.

If Cheshire East Council are serious about delivering on these commitments, then the numerous issues raised in my own review and that of others should be fully assessed and responded to. If this is not done then implementation of the guidance in its current form will only serve to complicate an already tortuous approval process further compromising the deliverability of housing in the council area and thus achieve precisely the opposite of its stated purpose.

Cheshire East must therefore allocate the appropriate time for establishing a robust deliverable document with input from the development and consultancy sector, the very parties who after all are responsible for delivering SuDS.

ATTACHMENT:

I am a Chartered Engineer with 40 years' experience and run my business, Lees Roxburgh Ltd, specialising in flood risk, drainage and roads design for the housebuilding sector.

I had previously responded to the 2021 draft document on 9th September 2021 and my response has been included in the CEC Appendix B: Report of Consultation June 2021. However it has been disappointing to note that most of the comments I made at the time have not been reflected in the updated draft document despite CEC's claim that alterations have been made for consistency

1 in 4 side slopes has been amended to 1 in 3 to accord with the SuDS Manual

Configuration and Dimensions of Detention Basins, bullet 5 amended to delete "bypass sewer piping" and insertion of "including drain bypass"

Bullet 6 amended to 1 to 4

Bullet 7 maximum depth reduced to 2 metres

5.4.9 Site control – Underground storage features

Whilst noting the comment re: space constrained sites, a design incorporating multiple SuDS components is preferable to a single attenuation structure – the case study in Appendix A, Riverside Court in Stamford is a pertinent example of what is possible in such circumstances.

Pre-treatment, inlets and outlets – bullet 2 changed to:

Where debris can enter the control (e.g., where the upstream system is open or where the inlets are gullies), static controls with the SuDS Manual, and indeed this is a theme reflected in CEC's response to comments from other consultees.

There therefore remain many issues, some fundamental, which simply have not been addressed. On this basis I have my concerns that any further consultation responses will be similarly ignored resulting in a document with numerous contradictions to other guidance, and which can only serve to cause confusion and delays in the submissions and approval process, the very aspect which the document claims to avoid.

It is also disappointing to note that I only received this document via another party very recently and I was not afforded the courtesy of its being provided direct by CEC to me as a respondent to the original consultation. I have therefore been afforded a very short time to respond.

Nonetheless I have reviewed this latest document to the extent time has permitted and provide comments below which include aspects previously raised by myself and other consultees which have not been addressed. I simply have not had sufficient time afforded to me to be able to undertake a comprehensive response and review but it appears to me that a fuller more detailed review will encounter other issues.

Whilst all these issues need to be resolved I have highlighted in bold and red those which I consider most fundamental.

5.3.2 Source Control – Permeable Surfacing

It is simply untrue to state that it is now a legal requirement in England that new and refurbished driveways in front gardens must be designed to be permeable. Poynton

Town Council in their consultation response made this very point with CEC's response stating that alterations have been made, yet they have not.

should have a minimum opening size of 100 mm, or equivalent; Where the design of the upstream system will prevent debris entering the system (e.g., underground systems where the inlets

are pervious pavement systems), static controls should have a minimum opening size of 50 mm

5.5 Regional Control – Retention Pond

Regional Control is described at 2.5 The SuDS Management Train

Technical Requirements -Retention Ponds, Safety. Bullet 5 relating to safety grills for inlets and outlets is correct.

- 7.7 SuDS Submissions General Requirements, para 176 amended to remove sentence re: designer liability and professional indemnity.
- 7.10 Drawings, Calculations and manhole records, para 204 amended to delete 1:20, 1:50 and 1:100
- 7.11 Hydraulic Design

It is perverse to state that permeable paving in the adoptable highway is not preferred. We cannot have a situation whereby CEC as a whole are not fully committed to delivering such solutions.

In our experience of over 40 years of working in Cheshire we would not categorise ground conditions as likely to be favourable for infiltration. Many areas are underlain by clay, and where underlain by sandy conditions the quality of the sands (silty and clayey) preclude the delivery of infiltration based solutions to the required design standards.

Typically we encounter ground conditions where infiltration rates might hover around the 10- 5m/sec value, a borderline rate for a robust infiltration based design. The requirement here to then impose a factor of safety of 10 would effectively rule out infiltration on many sites

where currently deemed as feasible designed to the appropriate standards.

The suggestions as to selection and siting are not clear implying as acceptable the location of permeable paving within 10 feet of building foundations or 100 feet from a building

foundation which is below the proposed pavement location, whereas presumably the intention is that paving should be located outside the zones rather than within.

It is not clear why the zones are identified in feet when the UK has been working to the metric system for decades.

Either way, whilst Building Regulations require a minimum distance to be provided from soakaways to building foundations it is inevitable that paving will extend close to properties and therefore will inevitably sit above the building foundation and this should not be a problem.

However the standoff requirements stated here will effectively preclude the introduction of permeable paving on all residential development sites.

5.4.2 Site Control - Swales

Para 210 accords with the SSG and Sewers for Adoption runoff coefficient.

Waymarker 4.3 has been omitted.

- 7.16 Previously Developed Land para 225 bullet b, reference to 2A-2C omitted
- 7.18 Water Quality. Waymarker amended to reflect Ciria SuDS Manual
- 7.19 Record information for the Completed Works para 230 amended to reference E7.3 of the Design and Construction Guidance for foul and surface water sewers...
- 7.20 Planning Submissions Assessment, Para 232, reference to developer/designer indemnification has been omitted

It is simply incorrect to state that the land take for a swale is usually a minimum of 4m in width where swales are proposed to drain highways which need to be kerbed to meet adoptable requirements. In this case, drainage will need to be provided via a gully and pipe system which typically sets outfalls into an adjacent swale, with an appropriate clearance above bed level and with allowance for pipe gradients, at least about 1.5m deep.

With maximum 1 in 4 side slopes and, say, a bed width of 1m this would result in an overall swale width of 13m.

Indeed it is interesting to note here that the photograph included under this section identifies a swale width considerably in excess of the 4m identified and consistent with our advice above. On this basis there is no way of achieving requirement that the depth of the swale shall be between 400mm and 600mm unless a significant change in approach is accepted by the Highway Authority. Incidentally the maximum slope width permitted by C753 is 1 in 3 so one of the many contradictions between the two documents.

In summary, unless the Highways Authority are prepared to relax their adoptable standards to allow highway drainage to spill direct into an adjacent swale system then the provision of swales will have a significant impact on developable areas.

5.4.6 Site Control - Canals, Rills and Channels

A Susdrain image has been included showing a paved channel alongside an adoptable road. We would suggest that such a feature would present a significant health and safety risk to pedestrians and cyclists and would not pass a robust road safety audit. Consultation with your highways section would no doubt confirm this advice.

To what extent has your highways section been consulted on this document?

Whilst reference is made to permeable surfacing being provided as an attenuation component, this section relates only to situations where ground conditions are suitable for infiltration and I would suggest that this is made clearer.

5.4.7 Site Control – Detention Basins

Maximum side slopes of 1 in 4 are identified but this contradicts C753 which advises 1 in 3. Reference is made to a sedimentary forebay option although C753 cautions against such provision in key amenity areas as these features can be unsightly.

What is the basis for the requirement for a surface water bypass and drawdown? I identified my concerns on this aspect in my consultation response but these simply went unanswered. What is United Utilities' view on such requirement?

A maximum design water depth of 3m is advised which contradicts C753 which identifies 2m and very much pushes against United Utilities' aspirations to achieve closer to 1m. Either way, 3m is excessive especially when one is endeavouring to avoid a bomb crater like feature.

Where has the minimum 24 hour drawdown time come from? As the required attenuation volume reduces for smaller sizes this may well force the imposition of a restricted discharge rate below that which can practically be achieved paying due regard to

maintenance, and noting that 5.4.9 identifies a minimum orifice size of 75mm diameter (and other related design criteria) but strangely no similar inclusion in this section.

Under Amenity the wording is unclear, surely the purpose of a detention basin is that it will flood for all events to varying degrees but more extensively for less frequent events?

With regard to the requirement for a 3.5m minimum access road width United Utilities who are currently adopting basins accept 3m. It states that design should use appropriate wearing course materials whereas United Utilities will accept a grasscrete type construction which is surely far more sympathetic to the provision of the basin as an amenity as compared with the blacktop construction specified here?

5.4.8 Site Control: Pre-Treatment – Oil and Sediment Separators Please note that United Utilities will currently not adopt these features.

5.4.9 Site Control – Underground Storage Structures

C753 uses the terminology Attenuation Storage Tanks. Why confuse matters by using a different description?

This states that underground storage structures should only be used where above ground space is not available but then goes on to state that underground water storage structures are not permitted under public highways going on to add that these features can be designed to attenuate storm water where no surface space is available.

There are situations particularly on smaller developments where there is simply insufficient space for either an above ground attenuation feature or a below ground one and the only practical solution which would not compromise the deliverability of the development proposals would be to provide the attenuation in pipe below the adopted highway an approach we have

been adopting now for some 30 years and which has been routinely accepted by CEC Highways. This fundamental change in policy is likely to compromise the deliverability of many schemes for which the drainage strategies have been well advanced.

With the presumption being that the Highways Authority will not adopt permeable paving then there may well be situations where highway surface water runoff needs to be attenuated in pipe within the highway. In such situations, how can underground water storage structures not be permitted under the public highway?

The technical requirement states that pipes less than 900mm internal diameter can be utilised for attenuation but the pipes larger than 900mm will not be permitted under public highways, i.e. less than or larger than, but what about pipes which are precisely 900mm in diameter?

The document states that the maximum water level in any structure shall be at least 600mm below the lowest floor level of any adjacent premises. On sloping sites this is not always possible without artificially and unnecessarily raising floor levels. It should be quite acceptable to avoid this by demonstrating there is a suitable overland flow route for exceedance flows.

The requirement for the provision of low flow channels within pipes is unrealistic and not an option.

United Utilities accept a minimum 1 in 400 gradient for attenuated pipes and this allows attenuation to be most economically mobilised.

The introduction of steeper gradients as proposed here means that the attenuation capability of underground tanks and pipes will not be fully mobilised creating unnecessary additional attenuation requirements and compromising the deliverability of the most sustainable solution paying due regard to material costs and excavation volumes.

The document next states that underground storage should not be located beneath public areas and is not permitted under public highways although there is no reference to the embargo on public areas on the previous page, and as noted this contradicts the statement above that only pipes larger than 900mm will not be permitted under public highway.

This statement is also confusing in implying that pipes greater than 900mm cannot be utilised for attenuation irrespective of where they are located. Presumably this is not the intention as clearly attenuation design standards routinely require pipe diameters in excess of this value particularly as the volume of storage achievable on a per meter basis increases exponentially as the pipe diameter increases. A 1.8m diameter pipe provides four times the volume per metre of length than a 900mm diameter pipe.

What is the rationale for precluding the provision of underground storage beneath public areas? This is a well established approach with areas of underground

storage covered by the appropriate easements with United Utilities but remaining available for

public access and available as an amenity without visual intrusion, other than manhole covers which is routinely the case where sewers pass through public open space areas.

Reference here is made to Sewers for Adoption 7th Edition whereas consultee comments have alerted CEC to the fact that the relevant document is in fact the SSG. Again, this remains uncorrected.

5.5 Reginal Control - Retention Pond

C753 titles these features as Ponds and Wetlands. Again why the difference in terminology? What is meant by regional control?

It is noted that such features should be located outside the flood plain but no such reference is made with respect to 5.4.7 Detention Basins. Does this mean detention basins are permitted within the flood zone?

There are a number of key characteristics here which we would expect should apply equally to detention basins but have not been so applied. A further example of this is reference to such features not being suited to sloping sites a consideration which would apply equally to detention basins but is not being referred to under Section 5.4.7.

Again reference is made to a 3.5m wide maintenance route as compared with United Utilities requirement for 3m.

Why is the maximum depth of attenuation storage 2m here as compared with the 3m for a detention pond. Similarly the freeboard is specified as 600mm as compared with 300mm for the detention pond?

I repeat my previous comments as to why a surface water bypass arrangement is required, not referred to in C753, and unnecessarily costly and land hungry. How does this relate to United Utilities' expectations?

Reference is made to all outlets which are larger than 350mm being fitted with safety grilles. This is contradictory to United Utilities requirements who specify 450mm and above.

7 Planning Approval and Adoption Figure 7.1: Responsibilities.

Where can the Council SuDS Checklist be located?

7.3: Masterplanning

Item 168.

This clearly states that the developer should plan the SuDS layout taking account of Ciria SuDS Manual C753 yet there is no reference to this CEC document so presumably C753 takes precedence where there is any contradiction (and there are many)?

7.7 SuDS Submissions – General Requirements Item 176.

The designer has no contractual relationship with the LPA/LLFA and any undertaking with regard to professional indemnity is a matter between the designer and his client (the developer) and not appropriate for inclusion in this document.

Item 178.

It is concluded from this statement that if connection is proposed to a combined sewer system United Utilities requirements should take precedence over any requirements in this document. Is this the case?

Please also note that the reference to the term Water Authority has long since been outdated, the correct reference should be Sewerage Undertaker.

Item 180.

Refer to previous comments with regard to location of attenuation facilities within the adopted highway.

Item 183.

Reference here is made to the SuDS Pro-forma. Does this mean the North West SuDS Proforma? Item 184.

Reference now made to the Water Company, should be the Sewerage Undertaker.

7.8 Development and Flood Risk

The tone of this section implies a requirement for assessment of off site capacities and third party implications with regard to the discharge of surface water to the watercourse network. The NPPF is predicated on at minimum restricting flows to greenfield runoff rate and therefore mimicking existing arrangements. Therefore any deficiencies in the capacity of systems downstream is the responsibility of the relevant landowner under riparian law. It is fundamental under the NPPF that deliverability of development drainage systems is not ransomed by third party constraints downstream. This section implies otherwise and needs to be corrected.

7.10 Drawings, Calculations and Manhole Records

It is not clear from this section as to the timing of the level of detailed information set out. It would be clearly inappropriate and unrealistic for a full detailed submission to accompany a detailed planning application. This would be prepared once the layout has been approved in detail and submitted at discharge of conditions stage via a RMA.

Item 204.

It is simply incorrect to state scales in common use are 1:20 1:50 and 1:100, layout information is routinely provided at scales of 1:500 and 1:250.

7.11 Hydraulic Design

Item 208.

Reference is made to Sewers for Adoption September 2013. As noted this has been superseded.

Item 210.

Whilst this complies with the SSG United Utilities is currently expecting coefficients of

0.75 summer and 0.84 winter to be applied. This contradiction needs to be resolved with United Utilities.

Item 211.

It should be clarified that this additional increase of 10% should only be applied to private areas and not adoptable highways.

Item 213.

As noted above provided runoff rates are restricted to existing greenfield rates or lower then there should be no requirement for consultation with third parties, nor downstream hydraulic and structural assessment where connection is proposed to the watercourse network. I reiterate that any requirements to the contrary are simply incorrect and need to be corrected. Item 215.

Again reference is made to the now outdated Sewers for Adoption 7th edition (which applied to pumping stations only by the way).

Way Marker 4.3.

The table included here was superseded in May 2022 and is therefore incorrect, a 45% allowance for climate change over and above the 1 in 100 year event generally applies in the CEC area.

7.12 Attenuation Storage.

Please confirm that the requirements of the adopting authority, in this case United Utilities, will prevail here.

Item 222.

Consent to the discharge rates and point of connection is achieved via the submission of the SuDS Pro-forma so clearly cannot be included in the submission. The physical permission to construct headwalls etc., at the point of discharge is obtained through the Land Drainage Consent process at detailed design stage.

Again I note that third party land ownership should not be an issue provided proposed discharge rates mimic or better existing rates.

7.16 Previously Developed Land Item 225b.

This refers to Section 2A-2C. Where are these sections?

7.18 Water Quality

This section categorises residential as medium risk and as presenting equivalent risk to that from commercial and industrial uses. This makes no sense and contradicts Ciria 753 which categorises residential development separately as low to very low.

This aspect was raised as one of many issues in the previous consultation to which CEC have responded that the document has been amended to reflect this concern, but clearly has not.

7.19 Record Information for the completed Works

Again United Utilities' requirements should take precedence, and note further reference to now superseded Sewers for Adoption 7th Edition.

7.20 Planning Submissions Assessment Item 232.

See my previous comments regarding the absence of any contractual relationship between the designer and the LPA/LFA.

Also, the developer does not normally carry professional indemnity insurance and the designer cannot accept liability for compliance by the developer or his

	contractor through professional indemnity insurance. In any event this would be a matter between the designer and developer as previously advised.	
	7.21 North West SuDS Pro-Forma Template Item 244.	
	Requires that the applicant conforms with Cheshire East Council SuDS Guidance documentation, local planning policies and all relevant national legislation policies and guidance which presumably are referred to in Appendix C.	
	So, in addition to developers and consultants being faced with addressing the requirements set out in Ciria 753 (968 Pages), the SSG (214 Pages), the North West SuDS Proforma and Guidance (12 Pages) and now this document (99 Pages) they also need to consider a further some 60 No. documents, an impossible task even without the anomalies, errors, contradictions and differing requirements identified in this response between the first four of these documents.	
Sandbach Town Council	We wish to express our support for the Sustainable Drainage Consultation process. The key points and recommendations presented in the report highlight the importance of sustainable water management in new developments, and we believe this document is a significant step in the right direction for Cheshire East Council.	No change required
	The emphasis on Sustainable Urban Drainage Systems (SuDS) is particularly noteworthy. SuDS offer a range of solutions for managing surface water that can contribute to a greener, more sustainable urban landscape. By providing guidance on SuDS, you are not only promoting environmentally friendly practices but also enhancing the overall quality of life for residents through improved design and reduced flooding risks.	
	Furthermore, the report's consideration of equalities, public health, and climate change is both responsible and forward-looking. It demonstrates a comprehensive approach to planning that takes into account the well-being and future resilience of the community.	

The objectives outlined in the report align with crucial aspects of urban planning and environmental sustainability.

In taking proactive steps to ensure that new development in the borough is well-controlled and designed to protect and support the environment. This commitment to sustainability is commendable and reflects a forward-thinking approach to urban development.

There are however likely significant obstacles to adoption of the design processes highlighted for capture and storage. Resistance from building developers and architects to a step change in taking more responsibility in their developments for surface water management. Education and normalisation of the choices available to developers and architects needs to come from everywhere. The more biodiversity supporting choices especially need to be championed in some way.

Green roofs offer the most biodiverse option along with optimization of space in a close urban environment. Green roofs are rare in Cheshire East, and we are not aware that any new flagship council or government structures in Cheshire East are planned to contain this feature. Exposure to the feature will normalise its existence and promote its adoption more widely or at least reduce resistance to its incorporation in designs.

Where site space is available then pond style storage will be a welcome choice as is often seen now. This should be encouraged but may detract from the optimal use of a site for its purpose especially in urban areas and lead to developers looking to larger sites in green space areas to include space for appropriate pond style storage. Rather than filling gaps in the current urban landscape utilising green roofs and smaller pond storage methods.

This then leads to alternative choices of underground storage where the high cost of maintenance and building regulation compliance for subterranean man-made storage in regards to such elements as legionnaires disease, will possibly lead to opposition and resistance to its adoption and the potentially burdensome cost for developers. Again this could lead to developers looking to larger sites in green

	space areas as better development choices to incorporate a building plus pond style drainage management. In conclusion, the Sustainable Urban Drainage Systems Document represents a positive and proactive effort to manage surface water in Cheshire East which Sandbach Town Council fully supports. We appreciate your ongoing work in protecting the environment, supporting responsible development, and considering the well-being of your residents. Thank you for your commitment to these important matters.	
Peter Collinson	As a former Hydrological Engineer now long retired I was impressed at the document which I have downloaded and inspected but not fully read yet.	No change required
	It is a long time since the days of 1979 after which initiative and enterprise became watch words for the events since. All power to those elbows now involved in the SUDS project. It is an out of the ordinary piece of national progress which deserves success.	
The Coal Authority	The Coal Authority records indicate that within the Cheshire East area there are recorded coal mining features present at surface and shallow depth including; mine entries, coal workings and reported surface hazards. These features may pose a potential risk to surface stability and public safety.	No change required
	Although we have no specific comments to make on the content of the SUDs SPD we would like to take this opportunity to draw attention to SUDs in areas where coal mining features are present at surface and shallow depth. Where SUDs are proposed as part of development schemes consideration should be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.	

Cheshire Brine Subsidence Compensation Board Good Afternoon,

Thank you for the consultation on the Final Draft Sustainable Drainage Systems SPD, we have reviewed the documents and have the following comments:

Under the provisions of the Cheshire Brine Pumping (Compensation for Subsidence) Act, 1952, the Board is a statutory consultee for applications for planning permission and building control approval within certain areas within Cheshire identified as "Consultation Areas". The Board assesses applications within the Consultation Areas and makes outline recommendations for foundation requirements.

It should be recognised that brine related risks with Cheshire are not solely confined to the Consultation Areas, and areas relating to "natural dissolution" of rock salt could occur elsewhere. Where the Board's recommendations have not been incorporated into the foundation design this could seriously affects any rights of redress in the future.

Within a number of consultations the Board regularly sees the incorporation of soakaway / infiltration drainage within the design – the Board does not usually accept the use of soakaway drainage as the introduction of freshwater into the underlying Halite deposits can promote dissolution which in turn has the potential for ground stability to occur at the ground surface. The Consultation Areas are generally situated within higher risk areas, that is where deposits of rock salt subcrop at rockhead presenting as a solution surface, and these areas are known as areas of "wet rockhead".

We have reviewed the document and there does not appear to be any reference to the presence of the underlying rocksalt deposits, however we note that within Section 4.6 (Discharge & Run-off Considerations) the following has been included: "Consultation with the relevant bodies depending on the location to which surface water is to be discharged: 1. To the ground – consultation (where relevant) with the Environment Agency, National Coal Authority, British Geological Survey, Cheshire Brine Subsidence Compensation Board".

The following changes have been incorporated:

In the chapter, Selecting Components - Land Instability, reference is included to consulting the Cheshire Brine Subsidence Compensation Board

In Section 3.2 – Integrate with Geological Drainage, Halite has been inserted into former para 42

In Section 4.6 – Discharge and Run-off Considerations, new paragraph inserted after former para 121

"The Cheshire Brine Subsidence Compensation Board should be consulted for any new development proposing the incorporation of SuDS infiltration/soakaway drainage within their consultation areas and in particular areas recorded to be underlain by Halite (rocksalt) deposits ("wet rockhead"), in order to prevent any potential dissolution of the underlying rock salt and ground stability issues."

4.7 Selecting Halite inserted into former para 132 and further bullet

In the Board's opinion we would recommend that the following text should be incorporated into the document:

Land Instability (Salt Subsidence)

Consideration of the underlying geological setting should be taken into account when determining SUDs, particularly where it is intended to incorporate the use of infiltration / soakaway drainage; however, ideally it is expected that this would be suitably addressed within a Phase 1 Desk Study Report for any new proposed development. Deposits of rock salt (halite) where they subcrop beneath the Superficial Deposits present themselves as a solution surface as a result of the dissolution of rock salt where it comes into contact with mobile groundwater and these areas are known as areas of "wet rockhead". The incorporation of infiltration / soakaway drainage within these areas is therefore not accepted as the introduction of freshwater into areas of underlying halite has the potential to cause further dissolution of the halite beds. In turn, this has the potential for ground instability to occur at the ground surface as a result.

The Cheshire Brine Subsidence Compensation Board (CBSCB) is a statutory consultee for planning and building control applications within prescribed, consultation areas (areas where there is an increased risk of brine related subsidence damage), however where there is a requirement to incorporate infiltration

/ soakaway drainage into areas of "wet rockhead", further assessments should be undertaken in order to determine the suitability of such drainage and as a minimum the CBSCB would be expected to be consulted on such matters prior to any construction works commencing. The inclusion of infiltration / soakaway drainage within any new, proposed development where not previously approved by the CBSCB may seriously affect the rights of redress in the future."

By review of the document in its current format it is recommended that the above text is inserted as a new paragraph, under existing paragraph 129, under "Land Instability" (page 33).

added to former para 133 (new second bullet):

"Land Instability (Salt Subsidence)"

Column added:

"Land instability (Salt subsidence)" (colour orange for infiltration ID 12-14)

Asterix note added to SuDS Suitability Selection Matrix – Infiltration

"The use of infiltration drainage is subject to approval with the Cheshire Brine Subsidence Compensation District."

Fig 7-4 amended to include Cheshire Brine Subsidence Compensation Board as a Statutory Consultee When reviewing the document the Board also considers that further inclusions referencing to the presence of rock salt is included, as follows:

Section 3.2 – Integrate with Geological Drainage

This section describes the geology of the Cheshire Basin and whilst there is mention to the presence of the Mercia Mudstone Group there is no reference to the deposits of halite / rock salt (Wilkesley Halite & Northwich Halite Formations). In the Board's opinion further information regarding the presence of the Halite beds should be included within this section.

Section 4.6 – Discharge and Run-off Considerations

It is noted that the preferred option for surface water discharge is via infiltration / discharge to the ground and the document does state that there would be a requirement to consult with the Board if it is proposed to discharge surface water to the ground. It is recommended that a paragraph is included after "paragraph 121" along the lines of the following:

"The Cheshire Brine Subsidence Compensation Board should be consulted for any new development proposing the incorporation of SUDs infiltration / soakaway drainage within their Consultation Areas and in particular areas recorded to be underlain by Halite (rocksalt) deposits ("wet rockhead"), in order to prevent any potential dissolution of the underlying rock salt and ground stability issues." Paragraph 129 (Land Instability)

Under "Land Instability" there is no reference to the presence of rock salt and it is recommended that the bold text at the beginning of this email is incorporated into this section, preferably as a new paragraph.

Paragraph 132

As above reference to the presence of Halite should be incorporated into this paragraph. Paragraph 133

	Within this paragraph it is recommended that an additional bullet point is included - "Land Instability (Salt Subsidence)". Within the SuDS Suitability Selection Matrix on page 35 the incorporation of the additional bullet point should be included under land use suitability, with a particular focus on "Infiltration", - it is recommended that a note is included within the Table stating that "the use of infiltration drainage is subject to approval with the Cheshire Brine Subsidence Compensation District". Section 7.9 – Consultation	
	Under figure 7.4 the Cheshire Brine Subsidence Compensation Board is not listed under Statutory Consultees which conflicts with information provided in Section 4.6. This should be updated to include the CBSCB under "Statutory Consultees".	
Natural England	Dear Sir or Madam,	Check with ecological additions
	Final Draft Sustainable Drainage Systems Supplementary Planning Document (SPD)	that LL is undertaking
	Thank you for your consultation request on the above dated and received by Natural England on 4th September 2023.	
	Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.	
	We have had the opportunity to review the document and have the following comments to make: CIRIA SuDS Manual	
	Natural England support reference to the widely recognised good practice document CIRIA Suds Manual throughout the document.	
	Multi-functional benefits	

We are pleased to see reference to the potential biodiversity and amenity benefits of SuDS design throughout the document however, SuDS benefits to biodiversity should be seen as a "bonus" to the primary function that it serves (i.e. water quality or managing run-off rates). SuDS constructed wetlands are not a replacement for ecological mitigation and should run alongside the identified mitigation areas. For example, if there is a requirement for a development to create a Great Crested Newts (GCN) mitigation pond, it will need to be created in line with the Natural England licence and maintained and should not be double counted or used for another purpose.

Site considerations

Natural England consider that the document could be strengthened in relation to site considerations and potential impacts to nationally and internationally designated sites. When creating a SuDS scheme which will discharge into a statutory protected site it will need to have a supporting assessment to ensure that it will not harm the site. Seasonal and long-term impacts need to be understood, together with measures to identify problems early (should they occur). Variable water quality will occur on sites draining developments and depending on the SuDS scheme employed there could be pathways for contaminants and pollutants to the sensitive receiving environment. A "treatment train" with multiple SuDS stages (e.g. hydrocarbon interceptor, attenuation pool/tank, reedbeds, etc...) either in series or parallel to manage the surface water discharge to an acceptable level may be required.

If schemes are either partially or fully discharging to ground, they need to ensure that it will not adversely affect groundwater. Some of the statutory protected sites in the County are groundwater dependent ecosystems and potential impacts to the site and groundwater body will require assessment, this is especially important when the discharges are carrying additional nutrients.

It would also be useful to identify the Nutrient Neutrality catchments where developments can only be approved subject to no net gain in nutrients entering the designated site.

	Habitats Regulations Assessment	
	Natural England are satisfied with the conclusion of the HRA/SEA Screening report.	
Highways England	Thank you for consulting National Highways regarding the Cheshire East Sustainable Drainage Systems SPD ('the SPD').	No change required except DMRB references updated to:
	We have reviewed the document and note that its aim is to deal with new developments, run-off from which is not permitted to drain into the highway drainage system of the Strategic Road Network (SRN) as per CG 501 – Design of Highway Drainage Systems of the Design Manual for Roads and Bridges, and DfT Circular 01/2022 which states at paragraph 59:	
	To ensure the integrity of the highway drainage systems, no new connections into those systems from third party development and proposed drainage schemes will be accepted. Where there is already an existing informal or formal connection into the highway drainage system from a proposed development site, the right for a connection may be allowed to continue provided that the flow, rate and quality of the discharge into the highway drainage system remains unaltered or results in a betterment. The company may require a drainage management and maintenance agreement to be entered into to secure this requirement in perpetuity.	
	As the drainage policies within the SPD will therefore not impact the SRN, we will not look to comment further on the proposed policies.	
	If you would like to discuss anything further, please let me know at this address. Could I also request that any further consultation requests are sent to PlanningNW@nationalhighways.co.uk rather than individual members of staff. This assists in ensuring they get to the right place in good time.	
Historic England	Dear Planning Policy team,	No change required
	Cheshire East Final Draft Sustainable Drainage Systems SPD	

	Thank you for consulting Historic England on the consultation on the Cheshire East Final Draft Sustainable Drainage Systems Supplementary Planning Document. Historic England has no further representations to make on the SPD. If you have any queries about any of the matters raised or consider that a meeting would be helpful, please do not hesitate to contact me.	
Homes England	Dear Sir / Madam Consultation on the Final Draft Sustainable Urban Drainage System Supplementary Planning Document Homes England Response As a prescribed body, we would firstly like to thank you for the opportunity to comment on the above consultation. Homes England is the government's housing and regeneration agency. We will drive regeneration and housing delivery to create high-quality homes and thriving places. This will support greater social justice, the levelling up of communities across England and the creation of places people are proud to call home. Homes England does not wish to make any representations on the above consultation. We will however continue to engage with you as appropriate.	No change required
Noel Massey	Fully support the objectives of suds and look forward to seeing implementation in any new development as well as retrospective improvements to the existing environment. At the moment there are good examples, such as the area around dams brook at the rear of the development on the old territorial army building, also bad examples such as channeling the river bollin beside the new retail development off the silk road at the rear of the large tesco store. the major points will be enforcement by planning and agreement of responsibility for ongoing maintenance. I assume that other active organisations such as cheshire wildlife trust and canal and rivers trust will be consulted and involved in planning and implementation.	Check with ecological /landscape additions that LL is undertaking

Retention and improvement of peat lands will play a major role in suds and should be protected as part of this initiative.

Partnership with the agricultural sector will be vital both on the plain area and on the pennine slopes where much of the land is overgrazed causing excessive runoff and where the headwaters of the relevant watercourses are located. Again the wildlife trust are active in building leaky dams, tree and vegetation management to slow run-off and retain water close to source.

Defence Medical Services Whittington

Dear Planning Policy Team

I write to confirm the statutory safeguarding position of the Ministry of Defence (MOD) in relation to Cheshire East Council's Final Draft Sustainable Drainage Systems SPD consultation.

The Defence Infrastructure Organisation (DIO) Safeguarding Team represents the MOD as a statutory consultee in the UK planning system to ensure designated zones around key operational defence sites such as aerodromes, explosives storage sites, air weapon ranges, and technical sites are not adversely affected by development outside the MOD estate. For clarity, this response relates to MOD Safeguarding concerns only and should be read in conjunction with any other submissions that might be provided by other parts of the MOD.

Paragraph 97 of the National Planning Policy Framework 2021 requires that planning policies and decisions should take into account defence requirements by 'ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.' To this end, MOD may be involved in the planning system both as a statutory and non-statutory consultee. Statutory consultation occurs as a result of the provisions of the Town and Country Planning (Safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2002 (DfT/ODPM Circular 01/2003) and the location data and criteria set out on safeguarding maps issued by Department for Levelling Up, Housing and Communities (DLUHC) in accordance with the provisions of that Direction. The Cheshire East Council authority area is washed over by safeguarding zones associated with RAF Tern Hill, specifically a birdstrike safeguarding zone and BAE

In conjunction with amendments to address representation from Manchester Airport the following paragraph has been inserted after former para 29:

"Similarly, in the south of the borough the civil parishes of Dodcutt cum Wilkesley, Audlem, Buerton and Newhall have areas within a Birdstrike Safeguarding Zone surrounding RAF Tern Hill, some 8.4km south of the boundary of Cheshire East Council. Within this area, applications including SuDS will require consultation with the MOD. They should be consulted as early as possible in the design of SuDS, which should be designed in a way that does not attract large and flocking bird species."

The following has been added to Figure 7-4 p 72:-

Radway Green with an Explosive safeguarding zone. The review or drafting of planning policy provides an opportunity to better inform developers of the statutory requirement that MOD is consulted on development that triggers the criteria set out on Safeguarding Plans and the constraints that might be applied to development as a result of the requirement to ensure defence capability and operations are not adversely affected.

Copies of these plans, in both GIS shapefile and .pdf format, can be provided on request through the email address above.

To provide an illustration of the various issues that might be fundamental to MOD assessment carried out in response to statutory consultation, a brief summary of each of the safeguarding zone types is provided below. Depending on the statutory safeguarding zone within which a site allocation or proposed development falls, different considerations will apply.

Birdstrike safeguarding zones with a radius of 12.87km are designated around certain military aerodromes. Aircraft within these zones are most likely to be approaching or departing aerodromes and therefore being at critical stages of flight. Within the statutory consultation areas associated with aerodromes are zones that are designed to allow birdstrike risk to be identified and mitigated. The creation of environments attractive to those large and flocking bird species that pose a hazard to aviation safety can have a significant effect. This can include the creation of new waterbodies such as detention basins, retention ponds, wetlands, bioretention capacity and landscaping schemes associated with large developments, such as green and/or brown roofs/roof gardens on flat roof buildings. Sustainable Drainage Systems (SUDS) additionally provide an opportunity for habitats within and around a development. The incorporation of open water, both permanent and temporary, provide a range of habitats for wildlife, including potentially increasing the creation of attractant environments for large and flocking bird species hazardous to aviation and therefore may be subject to design requirements or for management plans to be applied.

"MOD – consult for all applications within 12.87km safeguarding zone for RAF Tern Hil"l

Policy GEN 5 Aerodrome Safeguarding of the SADPD has been included in Appendix B

	 Explosive Safeguarding Zones serve to define areas in the vicinity of storage sites and armed aircraft stands in which land use and building types are regulated to maintain explosives storage licensing standards. In summary, the MOD should be consulted on any potential development within the Aerodrome Height and Birdstrike safeguarding zones surrounding RAF Tern Hill, on any development which includes schemes that might result in the creation of attractant environments for large and flocking bird species hazardous to aviation, including the potential for an environment attractive to hazardous bird species to be formed temporarily. 	
Anonymous	Dear Sir/ Madam,	No change required
	My response to the draft SuDS proposed plan:	
	1. I do not agree to my name being displayed or my contact details being divulged to anyone other than yourselves for the sole purpose of receiving these comments	
	2. Why is the Council wasting council funds with this elaborate plan? Who carried out the work, if not Council employees?	
	3. What are Hard Engineering options and why are they not acceptable?	
	4. What is the cost of implementing this policy to we the council tax payers; either directly or indirectly?	
	5. Why is the Council, like all other, obsessed with CO2? It's not a pollutant, it is plant food and they produce O2 for us to breathe?	
	6. Why not stop building more houses etc, if that is the main reason for this policy?	
	7. This all sounds like the UN Agenda 21 and Agenda 2030 to me. So, who is in charge of our country and our county; the UN or we the people of this country?	

	8. The jargon in this documentation is tiresome, is it deliberately so?	
	9. How much did this plan cost in total, and who paid for it?	
Peter Ashworth	Unable to find out what you are planning. Does the "Final Draft" mentioned in every paragraph signify that at long last Cheshire East Council is going to keep the drains clear of fallen leaves from trees and hedges that are not maintained? Surely the time has come for the 100 feet high trees to be pruned down to an acceptable and manageable height? Leave the trees on the banks of the pool and prune them instead of removing them. Instead pull the fallen trees and previously cut down sections of trunks that have been left lying around and take them away. That will restore the views of the pool and stop contaminating the water. So to get back to the original message, yes keep the drains clear and maintained.	No change required
Network Rail	Network Rail is a statutory consultee for any planning applications within 10 metres of relevant railway land (as the Rail Infrastructure Managers for the railway, set out in Article 16 of the Development Management Procedure Order) and for any development likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway (as the Rail Network Operators, set out in Schedule 4 (J) of the Development Management Procedure Order). Network Rail is also a statutory undertaker responsible for maintaining and operating the railway infrastructure and associated estate. It owns, operates and develops the main rail network. Network Rail aims to protect and enhance the railway infrastructure, therefore any proposed development which is in close proximity to the railway line or could potentially affect Network Rail's specific land interests will need to be carefully considered. Final Draft Sustainable Drainage Systems SPD Network Rail has the following comments on the above consultation.	Fig 7.4 p 72 updated to include Network Rail within statutory consultees. "Network Rail within 10 metres of relevant railway land"
	We ask that all surface and foul water drainage from development areas are directed away from Network Rail's retained land and structures into suitable	

drainage systems, the details of which are to be approved by Network Rail before construction starts on site.

Water must not be caused to pond on or near railway land either during or after any construction-related activity and as a permanent arrangement.

The construction of soakaways for storm or surface water drainage should not take place within 30m of the Network Rail boundary. Any new drains are to be constructed and maintained so as not to have any adverse effect upon the stability of any Network Rail equipment, structure, cutting or embankment. The construction of soakaways within any Network Rail lease area is not permitted.

The construction of surface water retention ponds/tanks, SuDS or flow control systems should not take place within 30m of the Network Rail boundary where these systems are proposed to be below existing track level. Full overland flow conditions should be submitted to Network Rail for approval prior to any works on site commencing.

If a Network Rail-owned underline structure (such as a culvert, pipe or drain) is intended to act as a means of conveying surface water within or away from the development, then all parties must work together to ensure that the structure is fit for purpose and able to take the proposed flows without risk to the safety of the railway or the surrounding land. Usage of any Network Rail culverts are to be agreed with Network Rail. It must not be assumed that Network Rail will grant any access to its drainage to outside parties.

Wayleaves and or easements for underline drainage assets

The position of any underline drainage asset shall not be within 5m of drainage assets, sensitive operational equipment such as switches and crossings, track joints, welds, overhead line stanchions and line side equipment, and not within 15m of bridges, culverts, retaining walls and other structures supporting railway live loading.

Protection of existing railway drainage assets within a clearance area

There are likely to be existing railway drainage assets in the vicinity of proposed works. Please proceed with caution. No connection of drainage shall be made to these assets without Network Rail's prior consent to detailed proposals. Any works within 5m of the assets will require prior consent. There must be no interfering with existing drainage assets/systems without Network Rail's written permission. The developer is asked to ascertain with Network Rail the existence of any existing railway drainage assets or systems in the vicinity of the development area before work starts on site. Please contact Network Rail Asset Protection for further information and assistance.

Before the submission of a planning application outside parties are to submit details to Network Rail (AssetProtectionLNWNorth@networkrail.co.uk) – it is advised that agreement to development drainage to agreed prior to submission of plans to determine any impacts of the proposal and to ensure that the developer includes and funds any mitigation measures as required by Network Rail. The applicant is liable for all costs incurred by Network Rail in facilitating the proposal.

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Final Draft Sustainable Urban Drainage Systems Supplementary Planning Document

Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report

Introduction and Purpose

- Cheshire East Council has produced a draft Sustainable Urban Drainage Systems (SUDS) Supplementary Planning Document ("SPD"). The purpose of the SPD is to provide guidance on the implementation of SUDS in new development, adding further detail and guidance to policies contained within the Development Plan.
- 2. The Development Plan for Cheshire East consists of the Local Plan Strategy ("LPS") and 'saved' policies in the Crewe and Nantwich, Congleton and Macclesfield Local Plans. In addition, made Neighbourhood Plans also form part of the Development Plan.
- 3. The policy framework for the SPD is contained mostly in the LPS, with a particular focus on Policy SE13 Flood Risk and Water Management.
- 4. The Council is also in the process of preparing the second part of its Local Plan, called the Site Allocations and Development Policies Document ("SADPD"). The Revised Publication Draft SADPD (consulted on between 26 October and 23 December 2020) contains a number of emerging policies on matters including Policy ENV16 'Surface Water Management and Flood Risk' and is being prepared in conformity with the LPS and the emerging SADPD.
- 5. This screening report is designed to determine whether or not the contents of the draft Sustainable Urban Drainage Systems SPD require a Strategic Environmental Assessment ("SEA") in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. The report also addresses whether the draft Sustainable Urban Drainage Systems SPD has a significant adverse effect upon any internationally designated site(s) of nature conservation importance and thereby subject to the requirements of the Habitats Regulations. The report contains separate sections that set out the findings of the screening assessment for these two issues.

6. This statement, alongside the draft Sustainable Urban Drainage Systems SPD, will be the subject of consultation in accordance with the relevant regulations and the Council's Statement of Community Involvement for a period of four weeks during the autumn of 2023. This will include consultation with the relevant statutory bodies (Natural England, Environment Agency and Historic England), and Manchester University. Comments received during the consultation on the draft Sustainable Urban Drainage Systems SPD and this statement will be reflected in future updates to this document.

Strategic Environmental Assessment Screening

Legislative Background

- 7. The objective of SEA is to provide for a high level of protection of the environment with a view to promoting the achievement of sustainable development. It is a requirement of European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (also known as the SEA Directive). The Directive was transposed in UK law by the Environmental Assessment of Plans and Programmes Regulations 2004, often known as the SEA Regulations.
- 8. Article 3(3) and 3(4) of the regulations make clear that SEA is only required for plans and programmes when they have significant environmental effects. The 2008 Planning Act removed the requirement to undertake a full Sustainability Appraisal for a SPD although consideration remains as to whether the SPD requires SEA, in exceptional circumstances, when likely to have a significant environmental effect(s) that has not already been assessed during the preparation of a Local Plan. In addition, planning practice guidance (PPG ref Paragraph: 008 Reference ID: 11-008-20140306) states that a SEA is unlikely to be required where an SPD deals only with a small area at local level, unless it is considered that there are likely to be significant environmental effects.

Overview of draft Sustainable Urban Drainage Systems SPD

- 9. The purpose of the draft Sustainable Urban Drainage Systems SPD is to provide further guidance on the implementation of LPS policy SE 13 ("Flood Risk and Water Management").
- 10. It is important to note that policies in the LPS were the subject of Sustainability Appraisal, which incorporated the requirements of the SEA regulations (as part of an Integrated Sustainability Appraisal). The likely significant environmental effects have

already been identified and addressed – the SPD merely provides guidance on existing policies. The LPS Integrated Sustainability Appraisal has informed this SPD screening assessment.

- 11. SEA has been undertaken for policy SE13 ("Flood Risk and Water Management") as part of the Integrated Sustainability Appraisal that supported the LPS. For the purposes of compliance with the UK SEA Regulations and the EU SEA directive, the following reports comprised the SA "Environmental Report":
 - SD 003 LPS Submission Sustainability (Integrated) Appraisal (May 2014);
 - PS E042 LPS Sustainability (Integrated) Appraisal of Planning for Growth Suggested Revisions (August 2015);
 - RE B006 LPS Sustainability (Integrated) Appraisal Suggested Revisions to LPS Chapters 9-14 (September 2015);
 - RE F004 Sustainability (Integrated) Appraisal Proposed Changes (March 2016);
 - PC B029 Sustainability (Integrated) Appraisal Proposed Changes to Strategic and Development Management Policies (July 2016);
 - PC B030 Sustainability (Integrated) Appraisal Proposed Changes to Sites and Strategic Locations (July 2016);
 - MM 002 Sustainability (Integrated) Appraisal Main Modifications Further Addendum Report.
- 12. In addition, an SA adoption statement was prepared in July 2017 to support the adoption of the LPS. It should also be noted that the emerging SADPD and the policies contained in it have also been supported by a Sustainability Appraisal (incorporating the requirements for the SEA directive).

SEA Screening Process

13. The council is required to undertake a SEA screening to assess whether the draft Sustainable Urban Drainage Systems SPD is likely to have significant environmental effects. If the draft Sustainable Urban Drainage Systems SPD is considered unlikely to have significant environmental effects through the screening process, then the conclusion will be that SEA is not necessary. This is considered in Table 1 below:-

Table 1: Establishing the need for a SEA

Sta	Stage		Rationale
1.	Is the SPD subject to preparation and/or adoption by a national, regional or local authority OR prepared through a legislative procedure by Parliament or Government? (Art. 2 (a)).	Yes	The SPD will be prepared and adopted by Cheshire East Borough Council.
2.	Is the SPD required by legislation, regulatory or administrative provisions? (Article. 2 (a)).	No	The Council's Local Development Scheme (2020 – 2022) does not specifically identify the need to produce a draft Sustainable Urban Drainage Systems SPD.
3.	Is the SPD prepared for agricultural, forestry, fisheries, energy, industry, transport, waste management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Article 3.2 (a)).	No	The SPD is being prepared for town and country planning use. It does not set a framework for future development consent of projects in Annexes I and II to the EIA Directive (Article 3.2 (a)). Whilst some developments to which the guidance in the SPD applies would fall within Annex II of the EIA Directive at a local level, the SPD does not specifically plan for or allow it.
4.	Will the SPD, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? Art 3.2 (b)).	No	A Habitats Regulations Assessment has been undertaken for the LPS and emerging SADPD. The SPD does not introduce new policy or allocate sites for development. Therefore, it is not considered necessary to undertake a HRA assessment for the SPD. This conclusion has been supported by an HRA screening assessment as documented through this report.
5	Does the SPD determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art 3.3)	No	The SPD will not determine the use of small areas at a local level. The SPD provides guidance on the how applicants should demonstrate the delivery of Sustainable Urban Drainage Systems, but it does not specifically determine the use of small areas at a local level. The SPD will be a material consideration in decision taking.
6.	Does the SPD set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Art. 3.4)	No	The LPS and emerging SADPD provide the framework for the future consent of projects. The SPD elaborates upon approved and emerging policies and does not introduce new policy or allocate sites for development.

14. The SPD is considered to not have a significant effect on the environment and therefore SEA is not required. However, for completeness, Table 2 assesses whether the draft SPD will have any significant environmental effects using the criteria set out

in Annex II of SEA Directive 2001/42/EC¹ and Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004².

Table 2: assessment of likely significance of effects on the environment

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
1.Characteristics of the SPD ha	ving particular regard to:	
(a) The degree to which the SPD sets out a framework for projects and other activities, either with regard to the location, nature, size or operating conditions or by allocating resources.	contained in the LPS and emerging SADPD, both of which have been the subject of SA / SEA. The policies provide an overarching framework for development	
	The draft Sustainable Urban Drainage Systems SPD provides further clarity and certainty to form the basis for the submission and determination of planning applications, consistent with policies in the LPS.	
	Final decisions will be determined through the development management process. No resources are allocated.	
(b)The degree to which the SPD influences other plans and programmes including those in a hierarchy.	The draft SPD is in general conformity with the LPS, which has been subject to a full Sustainability Appraisal (incorporating SEA). It is adding more detail to the adopted LPS and other policies in the Development Plan including the emerging SADPD, which has itself been the subject of Sustainability Appraisal. Therefore, it is not considered to have an influence on any other plans and programmes.	No
(c)The relevance of the SPD for the integration of environmental considerations in particular with a view to promoting sustainable development.	The draft SPD promotes sustainable development, in accordance with the NPPF (2019) and LPS policies. The LPS has been the subject of a full Sustainability Appraisal (incorporating SEA). The draft SPD has relevance for the integration of environmental considerations and promotes sustainable development by providing guidance on the delivery of	No

¹ https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN

² http://www.legislation.gov.uk/uksi/2004/1633/pdfs/uksi 20041633 en.pdf

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
	Sustainable Urban Drainage Systems in the borough.	
(d)Environmental problems relevant to the SPD.	There are no significant environmental problems relevant to the SPD.	No
(e)The relevance of the SPD for the implementation of Community legislation on the environment (for example plans and programmes related to waste management or water protection).	The draft SPD will not impact on the implementation of community legislation on the environment.	No
2.Characteristics of the effects	and area likely to be affected having partic	ular regard to:
(a)The probability, duration, frequency and reversibility of the effects.	The draft SPD adds detail to adopted LPS policy; itself the subject of SA.	No
(b)The cumulative nature of the effects of the SPD.	The draft SPD adds detail to adopted LPS policy, itself the subject of SA. The SA associated with the LPS and emerging SADPD have considered relevant plans and programmes. No other plans or programmes have emerged that alter this position.	No
(c)The trans-boundary nature of the effects of the SPD.	Trans-boundary effects will not be significant. The draft SPD will not lead to any transboundary effects as it just providing additional detail regarding the implementation of policy SE13 in the LPS and does not, in itself, influence the location of development.	No
(d)The risks to human health or the environment (e.g. due to accident).	The draft SPD will not cause risks to human health or the environment as it is adding detail to environmental policies in the Local Plan.	No
(e)The magnitude and spatial extent of the effects (geographic area and size of the population likely to be affected) by the SPD.	The draft SPD covers the Cheshire East administrative area. The draft SPD will assist those making planning applications in the borough.	No
(f)The value and vulnerability of the area likely to be affected by the SPD due to: Special natural characteristics of cultural heritage	The draft SPD will not lead to significant effects on the value or vulnerability of the area. It is adding detail regarding the implementation of environmental policy SE13 in the LPS, and does not, in itself, influence the location of development.	No

SEA Directive Criteria Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004	Summary of significant effects, scope and influence of the document	Is the Plan likely to have a significant environmental effect (Yes / No)
 Exceeded environmental quality standards or limit values Intensive land use. 		
(g)The effects of the SPD on areas or landscapes which have recognised national Community or international protected status.	The SPD does not influence the location of development, so will not cause effects on protected landscape sites.	No

Conclusion and SEA screening outcome

- 15. Following consultation on the first draft SPD, changes have been made to the document. However, the guidance has not changed significantly and no concerns were raised by the statutory bodies.
- 16. The final draft SPD is not setting new policy; it is supplementing and providing further guidance on an existing LPS policy. Therefore, it is considered that an SEA is not required on the draft Sustainable Urban Drainage Systems SPD. This conclusion will be revisited following consideration of the views of the three statutory consultees (the Environment Agency, Historic England and Natural England) during the final consultation and if there are significant changes to the SPD following public consultation.

Habitats Regulations Assessment Statement

- 17. The Council has considered whether its planning documents would have a significant adverse effect upon the integrity of internationally designated sites of nature conservation importance. European Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive) provides legal protection to habitats and species of European importance. The principal aim of this directive is to maintain at, and where necessary restore to, favourable conservation status of flora, fauna and habitats found at these designated sites.
- 18. The Directive is transposed into English legislation through the Conservation of Habitats and Species Regulations 2017 (a consolidation of the amended Conservation of Habitats and Species Regulations, 2010) published in November 2017.
- 19. European sites provide important habitats for rare, endangered or vulnerable natural habitats and species of exceptional importance in the European Union. These sites consist of Special Areas of Conservation (SACs, designated under the EU Directive 92/43/EEC on the conservation of natural habitats and of fauna and flora (Habitats Directive)), and Special Protection Areas (SPAs, designated under EU Directive 2009/147/EC on the conservation of wild birds (the Birds Directive)). Government policy requires that Ramsar sites (designated under the International Wetlands Convention, UNESCO, 1971) are treated as if they are fully designated European sites for the purposes of considering development proposals that may affect them.
- 20. Spatial planning documents may be required to undergo Habitats Regulations Screening if they are not directly connected with or necessary to the management of a European site. As the draft Sustainable Urban Drainage Systems SPD is not connected with, or necessary to, the management of European sites, the HRA implications of the SPD have been considered.
- 21. A judgement, published on the 13 April 2018 (People Over Wind and Sweetman v Coillte Teoranta (C-323/17) clarified that measures intended to avoid or reduce the harmful effects of a proposed project on a European site may no longer be taken into account by competent authorities at the Habitat Regulations Assessment "screening stage" when judging whether a proposed plan or project is likely to have a significant effect on the integrity of a European designated site.
- 22. Both the LPS and emerging SADPD have been subject to HRA.

- 23. The draft Sustainable Urban Drainage Systems SPD does not introduce new policy; it provides further detail to those policies contained within the LPS. The HRA concluded that policies s SE 13 "Flood Risk and Water Management" could not have a likely significant effect on a European Site. The same applies to the draft Sustainable Urban Drainage Systems SPD. The draft Sustainable Urban Drainage Systems SPD in itself, does not allocate sites and is a material consideration in decision taking, once adopted.
- 24. The draft Sustainable Urban Drainage Systems SPD either alone or in combination with other plans and programmes, is not likely to have a significant effect on any European site. Therefore, a full Appropriate Assessment under the requirements of the Habitats Regulations is not required.

Conclusion and HRA screening outcome

25. Subject to views of the three statutory consultees (the Environment Agency, Historic England and Natural England), this screening report indicates that an Appropriate Assessment under the Habitats Regulations is not required.





TITLE: Draft Sustainable Urban Drainage Systems (SuDS) Supplementary Planning Document ("SPD")

VERSION CONTROL

Date	Version	Author	Description of Changes
24.05.2021	1	Tom Evans	Initial Draft
-	-	Sarah Walker	EDI sign off
18.05.2023	2	Tom Evans	Final Draft

EQUALITY IMPACT ASSESSMENT

CHESHIRE EAST COUNCIL - EQUALITY IMPACT ASSESSMENT

Stage 1 Description: Fact finding (about your policy / service / service users)

Department	Strategic Planning	
Service	Environmental and Neighbourhood Services	
Date	18/05/2023	
oe of document (mark as appropriate) Strategy		
Version	1.0	
Lead officer responsible for assessment	Tom Evans, Interim Environmental Planning Manager	
Other members of team undertaking assessment	Tom Evans, Interim Environmental Planning Manager	
Is this a new/ existing/ revision of an existing document	YES	

Title and subject of the impact assessment (include a brief description of the aims, outcomes, operational issues as appropriate and how it fits in with the wider aims of the organisation)

Please attach a copy of the strategy/ plan/ function/ policy/ procedure/ service

Draft Sustainable Drainage Systems Supplementary Planning Document ("SPD")

Background

Supplementary Planning Documents ("SPDs") provide further detail to the policies contained in the development plan. They can be used to provide guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan. They must be consistent with national planning policy, must undergo consultation and must be in conformity with policies contained within the Local Plan.

The council has prepared a draft Sustainable Urban Drainage System (SuDS) SPD for consultation. The draft SPD provides additional guidance on the implementation of policy SE13 ("Flood Risk and Water Management"), in the council's Local Plan Strategy, adopted in July 2017, and policy ENV16 ("Surface Water Management and Flood Risk") of the Site Allocations and Development Policies Document (adopted December 2022). The SPD, once adopted, should assist applicants when making planning applications, and the council in determining them. The SPD provides further guidance on existing policies, rather than setting a new policy approach in relation to flood risk and water management.



	The SPD has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended by the Local Planning, Development Management Procedure, Listed Buildings etc (England) (Coronavirus) (Amendment) Regulations 2020), the National Planning Policy Framework and National Planning Practice Guidance.
	An Equalities Impact Assessment was prepared alongside the integrated Sustainability Appraisal work which supported the Local Plan Strategy. An Equalities Impact Assessment was also prepared to support the Site Allocations and Development Policies Document. The assessments found that the LPS and SADPD policies (including policies particularly relevant to the SPD) are unlikely to have negative effects on protected characteristics or persons identified under the Equality Act 2010.
Who are the main stakeholders and have they been engaged with? (e.g. general public, employees, Councillors, partners, specific audiences, residents)	Public consultation will take place on the final draft SPD for four weeks in accordance with the Town and Country Planning ((Local Planning) (England) Regulations 2012) and the council's adopted Statement of Community Involvement. This will include the development industry, general public, town and parish councils, statutory consultees, elected members, and consultees who have registered on the strategic planning database.
What consultation method(s) did you use?	The council prepares a Statement of Community Involvement which provides detail on how it will consult on Local Plan documents and SPDs. This includes the availability of documents, how residents and stakeholders will be notified etc. The council's Local Plan consultation database, which will be used to notify consultees of the consultation, also includes a number of organisations who work alongside groups with protected characteristics in the borough.
	Consultation has taken place on the draft SPD, and all comments received have been reviewed and considered whilst in making changes to the first draft document. A report of consultation has been prepared and will be published alongside the final version of the SPD, which will also be subject to further consultation.
	This EIA will be kept updated as the draft SPD progresses.

Stage 2 Initial Screening

Who is affected and what
evidence have you considered to
arrive at this analysis?

Ward councillors. Those living and working in the borough, property owners, landowners and developers, clinical commissioning group, special interest groups.



(This may or may not include the stakeholders listed above)	
Who is intended to benefit and how?	Local communities including landowners and developers. The SPD will provide additional guidance on the implementation of existing planning policies related to the assessment of planning applications on matters relating to managing water and flood risk providing guidance on how developers should work with the landscape of a site to manage water (rather than introducing an engineering led approach). Building in landscape features that help to disperse and manage surface water is beneficial to all communities through increasing the provision of natural environmental services, reducing flood risk from surface water and improving design in new development. The means through which SuDS are achieved may also improve access to green space and recreation opportunities in new and existing development.
Could there be a different impact or outcome for some groups?	No, the SPD builds upon existing planning policy guidance and provides further information about how the council will consider planning applications. The provision of guidance on how SuDS should be implemented will assist in clarifying what types of design are acceptable in Cheshire East. The SPD, in applying additional guidance to assist in the interpretation of planning policies should be beneficial to a wide variety of groups including communities, landowners and developers.
Does it include making decisions based on individual characteristics, needs or circumstances?	No, the introduction of the SPD is not based on individual characteristics, needs or circumstances. The SPD includes information on the management of water in new development. The content of the SPD does not relate directly to the characteristics of human populations.
Are relations between different groups or communities likely to be affected? (eg will it favour one particular group or deny opportunities for others?)	No, the SPD is not intended to affect different groups or communities in this way.
Is there any specific targeted action to promote equality? Is there a history of unequal outcomes (do you have enough evidence to prove otherwise)?	No, the SPD is not intended to target any group and will be consulted upon in line with the council's Statement of Community Involvement.

Is there an actual or potential negative impact on these specific	Yes/ No
characteristics?	
Age	Unknown
Disability	Unknown
Gender reassignment	Unknown



Marriage & civil partnership	Unknown
Pregnancy & maternity	Unknown
Race	Unknown
Religion & belief	Unknown
Sex	Unknown
Sexual orientation	Unknown

The SPD may have an impact those living and working in the borough.

The draft SuDS SPD provides further guidance on the implementation of LPS policy SE13 "Flood Risk and Water Management" to support the delivery of SuDS solutions that improve design and work with the landscape of a site. The SPD also provides guidance on policy requirements and methods that applicants can use to demonstrate compliance with relevant policies in the Development Plan.

The guidance in the SPD may be beneficial as it will assist in supporting the long-term ability of development to mitigate the impacts of climate change, that can support the economy, recreation and leisure opportunities for human populations.

The SPD provides further guidance on the policy approach set out in the Local Plan Strategy.

No negative impacts are identified at this stage in relation to any of the specific characteristics. However, public consultation will be undertaken, and this may raise issues officers are not currently aware of.

The EIA will be reviewed (and updated) once the initial consultation has taken place.

Characteristic	What evidence do you have to support your findings? (quantitative and qualitative) Please provide additional information that you wish to include as appendices to this document, i.e., graphs, tables, charts	Yes/ No
Age		To be carried out
Disability		To be carried out
Gender reassignment		To be carried out
Marriage & civil partnership		To be carried out



Pregnancy & maternity	To be carried out
Race	To be carried out
Religion & belief	To be carried out
Sex	To be carried out
Sexual orientation	To be carried out

Lead officer sign off	/ Com	
Date	18/05/2023	
Head of service sign off	D62_	
Date	18/07/23	



OPEN

Environment and Communities Committee

1 February 2024

Conservation Area Appraisals and Management Plans

Report of: Peter Skates, Interim Executive Director of Place

Report Reference No: EC/36/23-24

Ward(s) Affected: Legh Road, Gawsworth, Holmes Chapel, Bollin

Hill Wilmslow

Purpose of Report

This report seeks approval to adopt Conservation Area Appraisals and Management Plans for Legh Road Knutsford, Holmes Chapel, Gawsworth and Bollin Hill Wilmslow, following a four week public consultation.

Executive Summary

- This report seeks approval to adopt Conservation Area Appraisals and Management Plans for Legh Road Knutsford, Holmes Chapel, Gawsworth and Bollin Hill Wilmslow. These areas are part of a three year work programme to review the Council's Conservation Areas and have been supported and commissioned by each of the respective Parish and Town Councils.
- 3 Cheshire East Council's Corporate Plan sets out three aims. These are to be an open and enabling organisation, a Council that empowers and cares about people, and to create thriving and sustainable places. In striving to create thriving and sustainable places, a key objective is to protect the historic environment and appropriately control development to protect and support our borough. As such, these Conservation Area Appraisals and Management Plans sets out guidance on how planning decisions can contribute to these aims.
- The Conservation Area Appraisals add detailed guidance on how the policies of the Local Plan Strategy (LPS) and the Site Allocations and

Development Policies Document (SADPD) should be applied to manage change in the Conservation Areas. Each conservation area has a management plan to assist in future management of the area and provide guidance and support for applicants and homeowners in decision making regarding their property or space.

RECOMMENDATIONS

The Environment and Communities Committee is recommended to:

- 1) Consider the feedback from the public consultation (Appendix E).
- 2) Approve the Legh Road Conservation Area Appraisal (including a boundary review) and Management Plan (Appendix A) for adoption.
- 3) Approve the Holmes Chapel Conservation Area Appraisal and Management Plan (Appendix B) for adoption.
- 4) Approve the Gawsworth Conservation Area Appraisal and Management Plan (Appendix C) for adoption.
- 5) Approve the Bollin Hill Wilmslow Conservation Area Appraisal and Management Plan (Appendix D) for adoption.

Background

- The Conservation Area reviews have been undertaken by consultants on behalf of the Town and Parish Councils in the relevant area. The documents have then been reviewed by the Council's Conservation Officers to ensure policy compliance and deliverability and made into Cheshire East branded documents.
- The Appraisal and Management plans for each area have been subject to a public consultation and full consideration has been given to the feedback of the proposed changes to each of the four conservation areas and their communities. The final drafts have been amended where required to take account of the feedback received. The documents are now ready to be considered for adoption.
- Once adopted, the Conservation Area Appraisals and Management Plans will provide additional planning policy guidance, primarily related to the implementation of Local Plan Strategy policy SE7 "Heritage" and SE1 "Design". Policies within the SADPD also provide detailed requirements that applicants must satisfy in order to gain planning consent, most relevant are policies HER1-HER 8. The Conservation Area Appraisals once adopted, will be a material consideration in

decision making and support the delivery of key policies in the Development Plan.

Consultation and Engagement

- There is no statutory requirement for consultation set out in the Planning (Conservation Areas and Listed Building) Act 1990. However, Historic England's best practice guidance advocates wider community consultation as part of the review process.
- 9 The public consultation on the four Conservation Area Appraisals took place between the 5th June 3rd July 2023. Homeowners and business within the conservation area boundary (and proposed) were sent letters informing them of the consultation period and where the documents could be viewed. The consultation was advertised in the local newspaper, on the Cheshire East website and social media platforms where available. There was also the opportunity to have a telephone call with a conservation officer to discuss any points.

Legh Road

- There were 37 responses from the Legh Road consultation, 25 objections, 3 neutral responses and 9 in support. Themes coming out of the consultation largely centred around three points these were: objection to removal /boundary amendment of the Conservation area, removal of property security signage, issues relating to damage to the grass verges. Each consultation has been considered and, notwithstanding the level of public support for the retention of the areas noted for removal, it is proposed to retain these areas within the Conservation Area.
- The wording within the appraisal regarding the grass verges and security signage has been altered to reflect the general concerns raised by residents and to reflect the balance between protecting property and ensuring the conservation area significance is protected. The boundary of the conservation area will not be altered.
- 11 A few minor amendments have also been carried out in response to the feedback regarding minor errors.

Gawsworth

Gawsworth received two responses, one neutral and one in support. A minor change has been made to the appraisal as a result of the feedback. A proposal to amend the boundary will be supported and adopted resulting in the very northern section of Church Lane forming the boundary, where it was considered the designed tree lined avenue

terminates and becomes typical tree cover found elsewhere in the Gawsworth Village.

Bollin Hill

Bollin Hill Wilmslow received one response; minor changes have been required to the document.

Holmes Chapel

- 14 Holmes Chapel received two responses; minor changes have been made to the document.
- Local Ward Councillors were informed of the consultation and of the intention to proceed to adoption following minor amendments. Following adoption, formal notification must be provided to the London Gazette and to land charges, where there is a proposed boundary alteration. The documents will be made available on the heritage section within the Council's website.

Reasons for Recommendations

Within the Cheshire East Local Plan there are policies set out for the protection of the Borough's designated heritage assets. However, these are not area specific. Conservation Area Appraisals and Management Plans are a recognised way of putting in place additional planning guidance and a material consideration in determining planning applications, providing a more detailed level of protection for heritage. They should assist applicants when making relevant planning applications, and the Council in determining them.

Other Options Considered

17 The Council could choose not to adopt the Conservation Area Appraisals or Management Plans. Any relevant planning application would continue to be assessed against existing planning policies. However, this would not allow the Council to provide additional practical guidance on this matter or give clarity to the approach that should be employed by all parties in a consistent way that gives certainty to applicants and decision makers.

Implications and Comments

Monitoring Officer/Legal

Section 69 of the Planning (Listed Buildings and Conservation Areas)
Act 1990 places a statutory duty on the Council to determine which
parts of their area are areas of special architectural or historic interest,

- and the character or appearance of those areas which it is desirable to preserve or enhance. Those areas should be designated conservation areas.
- 19 Section 70 of the Planning (Listed Building and Conservation Areas) Act 1990 requires the local authority to notify the Secretary of State for Digital, Culture, Media and Sport and Historic England of the designation. Also, to advertise the designation both in the London Gazette and a local newspaper.
- The designation must be based on an up-to-date available evidence base to demonstrate the areas need for additional protection (the character appraisal and extension).
- The National Planning Policy Framework and the associated Planning Practice Guidance also set out national policy about the circumstances in which Conservation Area Review should be prepared.

Section 151 Officer/Finance

- There will be minor administrative costs associated with the adoption of the 4 appraisals, this will include notification to residents within the conservation area where a boundary extension or alteration is proposed, advertisements to be placed in the local newspapers advising of the formal adoption and notification within the London Gazette. These costs will be met within the Planning Service budget.
- The Appraisals written by consultants have been funded by the relevant Town / Parish Council with no impact on the Councils' budgets.

Policy

- The Conservation Area Appraisals will provide additional guidance to assist applicants and decision makers on how to apply relevant policies of the development plan.
- The Conservation Area Appraisals are consistent with the neighbourhood plan where this is applicable.

Equality, Diversity and Inclusion

The Council has a duty under Section 149 of the Equalities Act to have due regard to the need to: eliminate discrimination; advance equality of opportunity between persons who share a "relevant protected characteristic" and persons who do not share it; foster good relations between persons who share a "relevant protected characteristic" and persons who do not share it.

The approach to the public consultation has been considered and has provided opportunities for all within each of the communities to engage and provide an input. There are no Equalities implications for the adoption of the CAA.

Human Resources

27 There are no implications for human resources.

Risk Management

- The adoption of planning documents can be subject to judicial review. The risk is mitigated by following the process for the preparation of a Conservation Area Appraisal and boundary review, which is governed by legislative provisions (as set out in the legal section of the report).
- The preparation of appraisals and management plans can assist planning application decision-making. They need to be carried out in line with relevant statutory requirements. Public consultation is recommended as a matter of good practice and this will assist in enabling material weight to be given to the documents in decision making.

Rural Communities

30 Conservation area appraisals and management plans can cover rural and non-rural communities. The proposed extension to the conservation area covers peripheral more rural areas of Gawsworth. Where this is applicable, the area will benefit more greatly from the progression of the plans to provide an up-to-date assessment of the heritage in the area and how this is to be positively managed.

Children and Young People including Cared for Children, care leavers and Children with special educational needs and disabilities (SEND)

There are no immediate implications for children and young people resulting from this report's recommendations, however, the progression and approval of the conservation area plans has the potential to provide wellbeing benefits to children and young people through long-term heritage, conservation and environmental benefits in the local area.

Public Health

32 There are no direct implications for public health.

Climate Change

Whilst the conservation area reviews do not have any direct climate change implications, there is guidance on maintenance of historic

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buildings which contributes to making buildings more energy efficient and guidance on ensuing new building is of a high standard and in keeping with Government guidance on sustainability.

Access to Information	
Contact Officer:	Emma Fairhurst Senior Design and Conservation Officer
	Emma.fairhurst@cheshireeast.gov.uk
Appendices:	Appendix A: Legh Road Knutsford Appraisal and Management Plan
	Appendix B: Holmes Chapel Conservation Area Appraisal and Management Plan
	Appendix C: Gawsworth Conservation Area Appraisal and Management Plan
	Appendix D: Bollin Hill Wilmslow Appraisal and Management Plan
	Appendix E: Consultation responses
Background Papers:	N/A





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Figure 1. Conservation Area Boundary

Figure 2. Heritage Assets

Figure 3. Spatial Analysis

Figure 4. Character Areas

Figure 5. Recommendations

1. Introduction

1.1 Location and General Description

The Gawsworth Conservation Area lies approximately 2.5km south-west of Macclesfield. It sits around 500m to the east of the A536 Congleton Road and is approached from the north and west by Church Lane. The local planning authority is Cheshire East Council.

Gawsworth is situated on the eastern edge of the Cheshire Plain, with eastwards views to the Pennine Hills. The conservation area encompasses the historic core of Gawsworth, focused on a group of three principal buildings located on the south side of Church Lane: Gawsworth Old Hall, Gawsworth New Hall, and the Church of St James. Gawsworth Old Hall and St James' Church dates back to the 15th century, the New Hall from the early 18th century. The Old Rectory, on the north side of Church Lane, completes this grouping of significant structures.

The buildings within the conservation area sit separately from other parts of Gawsworth, such as the modern housing north of Maggoty Lane/Wardle Crescent, and are surrounded by agricultural land.

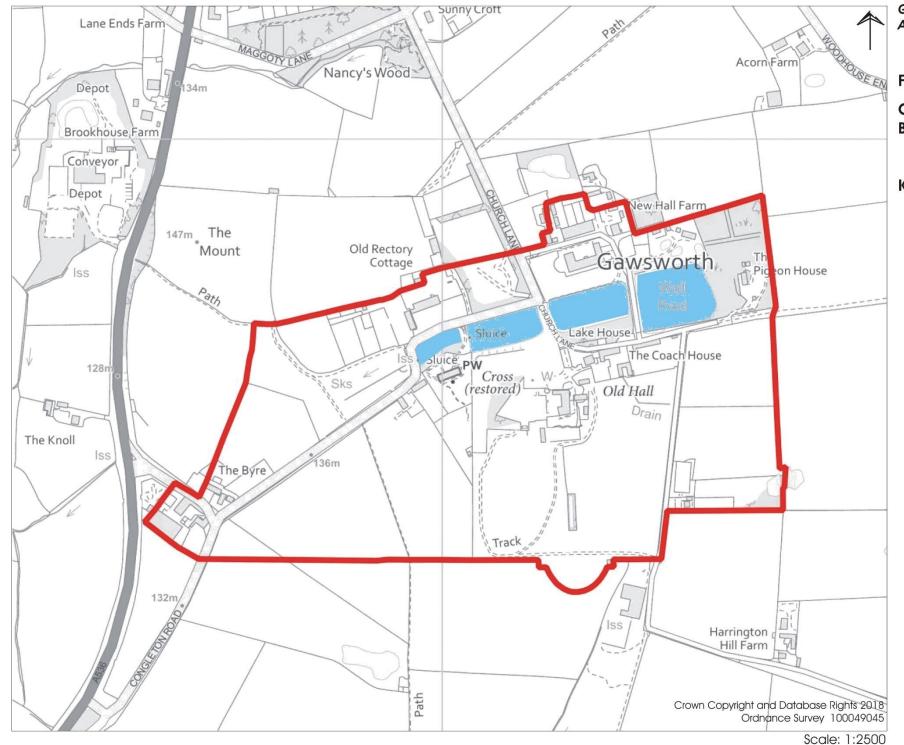
1.2 Status of Conservation Area

The Conservation Area was designated in 1969, making it one of the earliest conservation areas in the country to be designated following the Civic Amenities Act 1967. Figure 1 shows the current boundaries of the Conservation Area. The most recent previous Conservation Area Appraisal for Gawsworth is the appraisal undertaken by the Conservation Studio in 2007. This Appraisal made several recommendations for boundary changes that were accepted by the local planning authority but never formalised.

1.3 Purpose of Appraisal

In 2022 Gawsworth Parish Council commissioned a revised Conservation Area Appraisal to update and replace the 2007 appraisal, given that this is now 15 years old.

This new appraisal has been based on a new site assessment, desktop research and engagement with stakeholders, including Cheshire East Council.



Gawsworth Conservation Area Appraisal

Figure 1:

Conservation Area Boundary

Key

Existing Conservation
Area Boundary

Gawsworth Parish Council 2022

2. Planning Policy Review

This section outlines the national and local planning policies on heritage that protect and conserve heritage assets and local character. Policies also establish the need for local planning authorities to have regularly updated Conservation Area Assessments and Historic England have provided guidance on how these should be undertaken. This Conservation Area Appraisal for Gawsworth has been prepared in accordance with these policy requirements and guidance. Consequently, it will help Cheshire East to meet relevant policy requirements, and inform the determination of planning applications.

2.1 Relevant Legislation

Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 advises that "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to pay, "special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area" in the determination of planning applications."

2.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF, last published in 2019). Chapter 16 addresses conserving and enhancing the historic environment. It emphases that heritage assets are "an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations" [para 184]. Heritage assets can include World Heritage Sites, listed buildings, conservation areas, scheduled monuments or un-designated heritage assets.

Paragraph 189 explains that in determining applications, local planning authorities [LPAs] should "require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."

Paragraph 190 goes on to say that "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."

Paragraph 92 dictates that when determining applications LPAs should "take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness."

More detailed guidance is provided on how to consider potential impacts. In general "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." [para 193] and "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification." [para 194]. Significant harm to, or loss of, grade II listed buildings should be exceptional; and, in the case of grade II* and I listed buildings: wholly exceptional.

Paragraph 195 explains that "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."

Where the development proposal leads to less than substantial harm to the significance of the asset, this harm should be weighed against the public benefits, where appropriate securing its optimum viable use [para 196].

"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" [para 197].

It is recognised that not all elements of a conservation area will necessarily contribute to significance and that there could be opportunities for development within them that makes a positive contribution. Similarly, there could be opportunities within the setting of heritage assets that enhance or better reveal their significance. paras 200-201].

2.3 Local Planning Policy

Cheshire East Council has a significant body of planning policy that promotes conservation of local character in conservation areas. This existing policy framework is briefly summarised below. For further details, please see the Cheshire East Local Plan Strategy 2010-30 [Cheshire East Council, adopted 2017].

Table 1.1: Local Policy Requirements

Source	Relevant Extract
Cheshire East Local Plan	Strategic Priority 3: Protecting and enhancing environmental quality
Strategy, p.45	This will be delivered by:
	1. Respecting the character and distinctiveness of places, buildings and
	landscapes through the careful design and siting of development.
	2. Maintaining and enhancing the character and separate identities of the
	borough's towns and villages.
	5. Conserving and enhancing the natural and historic environment
	ensuring appropriate protection is given to designated and non-
	designated assets, including their wider settings.
Cheshire East Local Plan	Policy SD 1: Sustainable Development in Cheshire East
Strategy, p.82	In order to achieve sustainable development in Cheshire East, the
	following considerations to development will apply. Development should
	wherever possible:
	9. Provide a locally distinct, high quality, sustainable, well designed and
	durable environment;
	14. Contribute to protecting and enhancing the natural, built, historic and
	cultural environment;
Cheshire East Local Plan	Policy SD 2: Sustainable Development Principles
Strategy, p.83	1. All development will be expected to:
	ii. Contribute positively to an area's character and identity, creating or
	reinforcing local distinctiveness in terms of:
	a. Height, scale, form and grouping;
	b. Choice of materials;
	c. External design features;
	d. Massing of development - the balance between built form and
	green/public spaces;
	e. Green infrastructure; and
	f. Relationship to neighbouring properties, street scene and the wider
	neighbourhood;
	iii. Respect and, where possible, enhance the landscape character of the
	area. Particular attention will be paid toward significant landmarks and
	landscape features;
	idiluscupe jediules,
	iv. Respect, and where possible enhance, the significance of heritage
	assets, including their wider settings;
Cheshire East Local Plan	Policy SE 1: Design -Development proposals should make a positive
Strategy, p.125	contribution to their surroundings in terms of the following:

	1 Canca of place
	1. Sense of place
	i. Ensuring design solutions achieve a sense of place by protecting and
	enhancing the quality, distinctiveness and character of settlements;
	ii. Ensuring sensitivity of design in proximity to designated and local
	heritage assets and their settings;
	iv. Ensuring that proposals are underpinned by character and design
	assessment commensurate with the scale and complexity of the
	development;
	v. Encouraging innovative and creative design solutions that are
	appropriate to the local context; and
Cheshire East Local Plan	Policy SE 4: The Landscape
Strategy, p.132	1. The high quality of the built and natural environment is recognised as a
	significant characteristic of the borough. All development should conserve
	the landscape character and quality and should where possible, enhance
	and effectively manage the historic, natural and man-made landscape
	features that contribute to local distinctiveness of both rural and urban
	landscapes.
	2. Development will be expected to:
	iii. Preserve and promote local distinctiveness and diversity;
Cheshire East Local Plan	Policy SE 7 The Historic Environment
Strategy, p147	1. 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 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.
	required to ensure that there is no het loss of heritage value.
SADPD Policy HER 1	Heritage assets
SAUPU PULLY TEK I	Heritage assets

	T
	1. All proposals affecting heritage assets and their settings must be
	accompanied by
	proportionate information that assesses and describes their impact on the
	asset's
	significance. This must demonstrate a thorough understanding of the
	significance of the
	heritage asset and its setting, including (but not limited to) its historic
	form, fabric, character,
	archaeology and any other aspects that contribute to its significance. This
	should have
	regard to and reference, where relevant:
	i. the Cheshire Historic Environment Record;
	ii. relevant conservation area appraisals;
	iii. the Cheshire Historic Landscape Assessment;
	iv. the Cheshire Historic Towns Survey;
	v. national sources; and
	vi. original survey and field evaluation.
	2. Where works of structural alteration to a heritage asset are proposed,
	the application must
	be accompanied by an adequate structural engineer's report and method
	statement of the
	impact of the works and how it will be carried out.
SADPD policy HER 2	Heritage at risk
	1. New development should identify specific opportunities where heritage
	assets have been
	identified as being at risk, and make provision to secure their future
	through repair and/or
	re-use.
	2. Applications for the positive reuse of heritage assets will be supported.
	3. Where there is evidence of deliberate neglect of and/or damage to a
	heritage asset the
	deteriorated state of that asset will not be taken into consideration when
	making a decision
	on a development proposal.
	4. Where a development site contains a listed building(s) identified as
	being at risk, proposals
	should be phased and secured by legal agreement to ensure its/their
	repair and re-use as
	early as possible in the development process. Prior to new development
	being substantially
	complete or fully occupied, works required to secure the listed building
	should be carried
	out in full
SADPD policy HER 3	Conservation areas
	1. Development within or affecting the setting of a conservation area must
	pay special attention
	1
	pay special attention

Proposals should take account of the established townscape and
landscape character of
the area and its wider setting, including (but not limited to):

i. local topography, landscape setting and natural features;

ii. existing townscape, local landmarks, views and skylines;

iii. the quality and nature of material, both traditional and modern;

iv. the established layout and spatial character of building plots, the existing alignments

and widths of historic routes and street hierarchy (where physically and historically

evident);

v. the contribution that open areas make to the special character and appearance of the

conservation area;

vi. the scale, height, bulk and massing;

vii. architectural historical and archaeological features and their settings; viii. the need to retain historic boundary and surface treatments;

ix. the local dominant building materials;

x. the building typology that best reflects the special character and appearance of the

area, features and detailing;

xi. minimising and mitigating the loss of trees, hedgerows and other landscape features;

and

xii. any positive improvements in the quality of the historic environment as a result of the

development.

2. Proposals for the demolition of a building or group of buildings that positively contribute to

the character or appearance of a conservation area will not be supported unless the harm

or loss is outweighed by the public benefits of an approved replacement scheme.

SADPD Policy HER4

Listed buildings

1. When considering development proposals or works affecting a listed building, including

alterations, extensions and changes of use, in line with its statutory duty, the council will

have special regard to the desirability of preserving the building, its setting and any features

of special architectural or historic interest that it possesses.

2. Proposals involving loss of or substantial harm to the significance of a listed building or

structure will normally be refused, unless it can be demonstrated that this is necessary to

achieve substantial public benefits, which outweigh the harm, or the other circumstances

in paragraph 201 of the NPPF (2021) apply. The council considers the demolition of listed

	buildings or structures to amount to substantial harm.
	3. Where a proposal would lead to less than substantial harm to the
	significance of a listed
	building, the harm will be weighed against the public benefits of the
	proposal, including
	securing its optimum viable alternative use. The council will normally
	support proposals for
	the change of use or conversion of a listed building where the use secured
	is consistent
	with the preservation of its heritage significance.
SADPD policy HER 5	Policy HER 5
SAUPD POLICY FIER 3	
	Registered parks and gardens
	1. Development proposals affecting a Registered Historic Park and Garden
	will be expected
	to preserve the heritage asset, its setting and any features of special
	interest that contribute
	to its significance, including, but not limited to:
	i. the integrity of the landscape, its design and layout;
	ii. any key views; and
	iii. walled gardens or other enclosed gardens and spaces.
	2. Where development proposals would result in substantial or less than
	substantial harm to
	the significance of a Registered Historic Park and Garden, the harm should
	be weighed
	against any public benefits of the scheme, applying the approach and
	considerations set
	out in national policy
SADPD policy HER7	Non-designated heritage assets
	When considering the direct or indirect effects of a development proposal
	on a non-designated
	heritage asset (including locally listed buildings), a balanced judgement
	will be required, having
	regard to the significance of the heritage asset and the scale of any loss or
	harm.
SADPD policy HER 8	Archaeology
, ,	Development proposals affecting a scheduled monument or an
	archaeological site of national
	significance, which is demonstrably of equivalent significance to a
	scheduled monument,
	·
	should be considered subject to the policies for designated heritage assets
	in national policy
	and LPS Policy SE 7 The historic environment. Proposals should preserve
	those elements
	that contribute to its significance.
	2. Proposals affecting areas of archaeological interest (including areas of
	archaeological
	potential and sites of less than national importance) will be considered
	against Policy HER

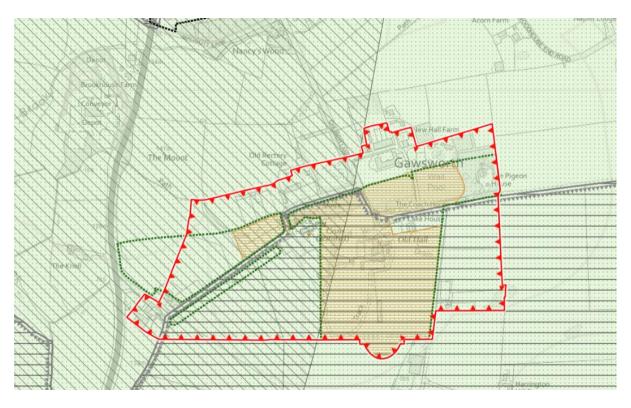
	7 'Non-designated heritage assets'. Proposals will be expected to conserve
	those elements
	that contribute to the asset's significance in line with the importance of
	the remains. Where
	proposals affecting such sites are acceptable in principle, the preservation
	of the remains
	in situ is the preferred solution to mitigate damage. When in situ
	preservation is not possible,
	the developer will be required to make adequate provision for excavation and recording
	before or during development. Subsequent analysis, publication and
	dissemination of the
	findings will be required to be submitted to the council and deposited with
	the Historic
	Environment Record.
	3. Applications must be accompanied by an appropriate archaeological
	assessment, which
	includes information on the significance of the heritage asset, including
	the extent, character
	and condition of the archaeological resource. The significance of the
	archaeological remains
	should be assessed, as should the likely impact of the development on the
	archaeological
	remains. Where the existing information is not sufficient to allow such an
	assessment to be
	made, a field evaluation prior to determination of the planning application
	may be required.
SADPD policy HER 9	Jodrell Bank World Heritage Site
SADI D policy HER 5	1. Development proposals within the Jodrell Bank World Heritage Site, its
	buffer zone or its
	setting will be supported where they preserve those elements of
	significance that contribute
	to Jodrell Bank's Outstanding Universal Value, including its authenticity
	and integrity.
	2. Development proposals within the Jodrell Bank World Heritage Site, its
	Buffer Zone or its
	setting that would lead to substantial harm to its significance should be
	wholly exceptional
	and will only permitted in the circumstances set out in national planning
	policy. Proposals
	leading to less substantial harm should be weighed against the public
	benefits of the
	proposal. In all cases, the assessment of harm should take into account
	the relative
	significance of the element affected and its contribution to the
	significance of the Word
	Heritage Site as a whole.
	3. Development proposals affecting the Jodrell Bank World Heritage Site
	must be accompanied
	·

by a heritage statement. Consistent with LPS Policy SE 14 'Jodrell Bank',
this should
address:
i. the effect of any development proposal falling within the Observatory's
Buffer Zone on
the operational efficiency of the telescopes through radio interference;
and
ii. the effect of any development proposal on all other historic attributes of
the Observatory,
including its setting.

2.4 Specific Local Policy for Gawsworth

The extract below from the Local Plan Draft Adopted Policies Map (Revised Publication Draft SADPD 2019) shows which local policies apply to Gawsworth Conservation Area and its surroundings.

Local Planning Policies [Adopted Policies Map, Cheshire East, 2022]



In addition to the heritage designations (discussed later in this document), the Conservation Area is subject to the following local planning policies:

- Policy PG3, PG 11 Green Belt (Local Plan Strategy)
- Policy SE 14 Jodrell Bank Consultation Zone (Local Plan Strategy) affecting the western half of the Conservation Area
- Policy PG 6 Open Countryside (Local Plan Strategy)
- Policy ENV1 Ecological network restoration area (Site Allocations DPD)

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Gawsworth Conservation Area Appraisal (2023)

To the north, the area of modern development east of Congleton Road is identified as an *infill village* (Gawsworth) within the open countryside under Policy PG10, meaning that infill development could occur here but only within the existing built-up boundaries of the village.

There are no existing or proposed allocations in the area for new development. By virtue of being within both open countryside and Green Belt, the Conservation Area and its surroundings are very well protected from any significant development. This is relevant in considering the likely extent and type of future changes that the Conservation Area Appraisal should respond to.

2.5 Article 4 Directions

Article 4 Directions can be imposed by Local Planning Authorities to restrict the scope of the permitted development rights within defined areas. The imposition of an Article 4 Direction requires an application to be submitted for development proposals which would otherwise be subject to permitted development rights.

There are no Article 4 directions which impact upon the Conservation Area.

2.6 Gawsworth Neighbourhood Plan

Gawsworth Parish Council prepared a Neighbourhood Plan for Gawsworth which was approved at referendum in May 2021 and now forms part of the Development Plan. *Policy G6* is concerned with the setting of Gawsworth Conservation Area. It states that:

"New development should respond positively to opportunities to assimilate with the wider landscape by incorporating layout and design that maintains and/or reinforces views of St. James Church; the Gawsworth Halls; the Conservation Area; and the wider countryside"

Policy E3 Heritage Assets and Conservation Areas is also relevant. It explains that proposals which conserve and enhance the significance of Gawsworth's heritage assets and their setting will be supported and requires that:

"Any proposal for a new building or external modification to any existing building within the Conservation Areas shall be designed to ensure a truly contextual and appropriate change that will enhance the character of the Conservation Areas. Such proposals must take account of any potential detriment to the existing appearance and unique identity of the adjacent area, and demonstrate consideration of the most up to date Conservation Area Appraisals."

This therefore provides a direct policy link with this document.

The Neighbourhood Plan has also identified a series of 'Locally Valued Assets', four of which are within the Conservation Area. This has been useful for identifying Non-Designated Heritage Assets (see Section 4).

2.7 National Heritage Guidance

The Historic England advice note "Conservation Area Appraisal, Designation and Management" (revised February 2019) provides extensive guidance on how to identify, appraise, and manage proposals within conservation areas. This Appraisal has been undertaken in full accordance with this guidance.

Historic England have also produced a series of good practice advice notes, including GPA2 Managing Significance in Decision-taking (2015) and The Setting of Heritage Assets (2nd edition, 2017). These provide further advice on assessing impacts, conserving assets and decision-making in the planning process.

2.8 Local Design Guidance

Cheshire East Council have prepared a design guide (Cheshire East Design Guide SPD, adopted 2017). Five settlement character areas have been identified, and Gawsworth (the whole parish and not just the conservation area) falls within 'Silk, Cotton and Market Towns'. In this area brick and render are identified as the traditional materials for external walls with localised areas of stone. Timber is used selectively for decoration. Slate is the predominate material for roofing.



3. Historical Development

3.1 Historical Development of Gawsworth

Gawsworth is one of the eight ancient parishes of the Macclesfield Hundred. This includes the country houses of Gawsworth Old Hall and Gawsworth New Hall; and St James Church and Gawsworth Old Rectory. The authors of the Cheshire volume of the Buildings of England series summarised the visual appeal of this collection of buildings:

"There is nothing in Cheshire to compare with the loveliness of Gawsworth: three great houses and a distinguished church set around a descending string of pools, all within an enigmatic large-scale formal landscape." [Pevsner et al, 1971]

The Domesday Book survey of Cheshire (1086) shows a settlement named 'Gouesurde' in the location of Gawsworth, which was held by the Earl of Chester. A deer park was recorded here, indicating the early wealth of the manor at this time. By the late 16th century the outer park surrounding Gawsworth Hall was thought to be around 600 acres, and remained of this size until much of it was enclosed in the early 18th century. Whilst the park represented the private grounds of the owners of the Hall, their landholding estate was much larger and extended to Pownall Hall (in Wilmslow), Norcliffe Hall (to the north of Manchester Airport today) and southwards well into Staffordshire.

Speed's map of Cheshire of 1610 depicts a settlement at *Gowseworth*. Burdett's Map of Cheshire 1777 shows Gawsworth located to the east of the main Congleton-Macclesfield Road, accessed by what is now Church Lane. A cluster of buildings are shown, as too is a church, and two ponds.





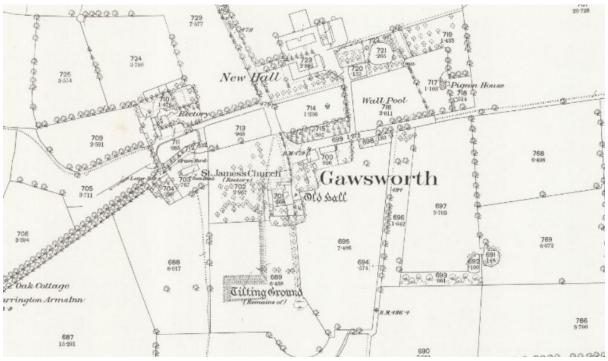
Burdett's Map, 1777 (left); Tithe Map, 1849 (right)

The 1849 Tithe Map shows Gawsworth comprising tithes with various occupiers but all owned by the Earl of Harrington. It also shows a well-developed road network, with the Congleton Road linking to both ends of the perpendicular Church Lane. The historic settlement comprising Gawsworth Old Hall, Gawsworth New Hall, the Church of St James and Rectory and The Old Rectory are shown on the map. Details of the grounds of Gawsworth Old Hall are shown; the walled garden is outlined and contains a linear water feature, a curtailed version of which exists today. The building now comprising the Harrington Arms Public House and attached farm buildings is also shown.

By the date of the First Edition Ordnance Survey (O.S.) Map of 1872 little of the historic settlement had altered, but greater detail is given on buildings and landscape features. The Harrington Arms Inn is named, and opposite, Oak Cottage had been erected. The remains of the Elizabethan pleasure

grounds are incorrectly named as 'Tilting Ground (Remains of)' to the south of Gawsworth Hall. The four ponds are depicted as too are the trees lining Church Lane. These 19th century historic maps show just how little has changes in the conservation area, with very little development occurring subsequently and the area appearing very similar to its current form.

The 1849 Tithe Map also shows a collection of buildings to the north of the current conservation area; this is a separate part of Gawsworth village known as Warren. Warren had expanded little by the time of the OS map of 1910. By 1976 we can see that modern development had extended southwards in the area between Warren and the the conservation area, though these areas still remained physically separate from the conservation area. The new school, shops and surrounding residential development reinforced a second centre for Gawsworth and this area has since been referred to as Gawsworth village.



1872 OS Map

Twenty acres of the civil parish of Gawsworth were transferred to Macclesfield civil parish in 1936. Gawsworth remains an independent parish with its own Parish Council. It was part of the Borough of Macclesfield from 1974 to 2009 but is now within the Cheshire East local unitary authority boundary.

3.2 Gawsworth Old Hall

The earliest reference to a house in 'Gowesworth' was in 1365 when a license was granted for the administration of a chapel. The manor had passed by marriage to Thomas Fitton in 1316, in whose family it remained until 1611. The Hall was extended in the 16th century when the standing of the Fitton family rose as Mary Fitton became Maid of Honour to Queen Elizabeth I. The Fitton family died out during the Civil War and following a long dispute, after the Restoration in 1660 Charles II confirmed Sir Charles Gerard's title to the estate and made him Earl of Macclesfield. At the death of the 1st Earl (in 1690) the estate was left to two co heiresses – one married to Lord Mohun and the other to the Duke of Hamilton. Endless disputes followed which finally culminated in the famous duel

of 1712 where both combatants died. The estate then devolved on Lady Mohun and her daughter married William Stanhope of Elvaston, whi purchased the estate in 1727, finally settling the dispute

The present hall was originally a moated medieval house, with the moat surrounding the existing raised platform on which the house stands. It was substantially remodelled during the Elizabethan period, when the south and west ranges were added to create a quadrangular plan. The disputes of the 17th century led to the demolition of the west wing and half the south wing in the early 1700s. The west range and half of the south range were demolished circa 1700, creating a U-plan house. After this very little was done until the major refurbishments of 1918. These were undertaken by a Captain Shimwell to whom the Hall was re-let for a peppercorn rent until 1934, representing poor recompense for his £11,000 contribution to the reparations.

Further alterations and additions occurred during the 19th and 20th centuries. The open side of the U-plan house faces west towards the Church of St James, which was built by the Fittons on the site of the Norman chapel.

In the early 18th century the ownership of the Gawsworth Estate came under dispute, resulting in a duel in Hyde Park in 1712 between Lord Mohun and the Duke of Hamilton, the husbands of the Fitton co-heiresses, over the rightful ownership of the Gawsworth Estate, when both combatants were killed. The ownership of the Manor of Gawsworth remained in dispute for a number of years until William Stanhope of Elvaston married Anne Griffith, a co-heiress to the Fitton wealth, in 1718 and then purchased the estate in 1727. William Stanhope was created the Earl of Harrington in 1742 and his family held the Manor of Gawsworth until the 20th century.



Gawsworth Old Hall and Gardens today

Gawsworth Old Hall is now a private residence. The house and grounds are also maintained as a visitor attraction and are used to host various events including outdoor theatre performances.

3.3 Gawsworth Garden and Park

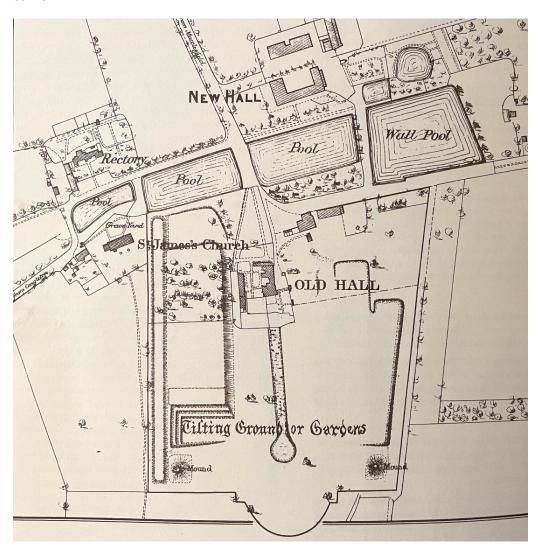
The Old Hall was set within significant Elizabethan gardens and parkland. The history of the formal gardens is not fully known and has been the subject of speculation and analysis by historians ('Gawsworth Hall Garden' by RC Turner provides an excellent summary). The 'Great Garden' is likely to have been created towards the end of the 16th century, although the first written record referencing

the it is not found until the end of the 17th century and the earliest plan dates from the mid 19th century.

The Great Garden - Gawsworth Old Hall was set within large landscaped pleasure grounds, bounded by a high brick wall to the south, and bordered by a series of fish ponds to the north.

Many of the features of the garden at Gawsworth Hall were developed by garden designers during the Elizabethan period, such as water gardens, an ornamental canal, a raised walkway and two prospect mounds.

The enclosed garden to the south of Gawsworth Old Hall is almost completely hidden from public view, and it is the high brick boundary walls that have the greatest impact on the character of the conservation area. However, there is a clear view into the garden from a gateway in the south-western corner.



Plan of the Gardens (JP Earwaker, 1880s)

By the middle of the 18th century the Garden and the Old Hall was falling into decline. In the early 1800s it is likely that many of the brick walls were dismantled. By the beginning of the 19th century the Old Hall was occupied by two farming families and much of the walled garden was a paddock. Ironically, this has assisted the preservation of the Elizabethan garden as at this time nearly every other country house in Cheshire had been re-landscaped by Victorian designers such as Capability

Brown, replacing the formal gardens with a more natural setting. It is the survival of these earlier features that makes Gawsworth's garden particularly significant.

The wider parkland- These gardens were surrounded by expansive parkland, which was not enclosed until the early 18th century. The great garden was set within a larger park, originally extending to nearly 600 acres (extending well outside the conservation area boundaries). Some of the boundaries and features of this park can be traced today. This would have formed a large enclave for the Fitton family, who were at their social and economic height during the reign of Elizabeth I. RC Turner speculated that to create this enclave the original village of Gawsworth must have been cleared away and the villagers re-housed outside the park.

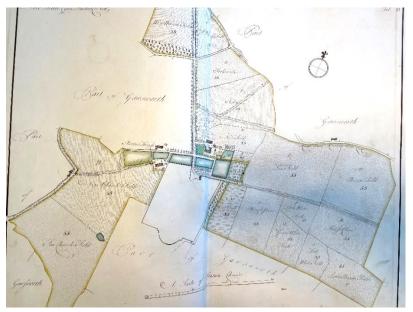
To the west the park extended up to the Macclesfield to Congleton road, to the north to Woodhouse Lane, to the east to a line close to that followed by the modern railway line, and to the south partly followed Cow Brook. The southern boundary, still followed by field edges, lies c 750m south of Parkhouse, which stands roughly in the centre of the former park. In the later 16th century there was a warren in the northernmost part of the park, while 400m north-west of the Old Hall is a hill called The Mount, from which extensive views can be gained both across the park and out into the surrounding countryside. A few ancient lime trees survive on the footpath leading east from the northeast corner of the garden enclosure, remnants of an avenue.



Estimated extent of wider parkland (from Gawsworth Hall Gardens, RC Turner, 1990)

By 1725 the estate had been purchased by the Earl of Harrington and the deeds described it as containing 200 Cheshire acres (around 500 standard acres). When the New Hall was constricted in 1702 parts of the Old Hall were demolished as they had become too costly to repair. When Lord Harrington acquired the estate his main residence was in Derbyshire. He enclosed the park into a

number of fields and divided the land into a number of tenant famers. This is evident from a series of surviving estate plans held at the Old Hall.



Gawsworth Estate title plans, 1759-60 (photographed from the original courtesy of the Richards family)

3.4 Gawsworth New Hall

Gawsworth New Hall was designed and first built by Lord Mohun in 1708 but was abandoned after he was killed in his duel with the Duke of Hamilton in 1712. Later additions and alterations were made to the designs of Sir Hubert Worthington in 1914. Late 19th-century residents of the house included William Taylor Birchenough, a Macclesfield silk manufacturer and his descendent, William Taylor Birchenough, a pioneering aviator and test pilot.





Gawsworth New Hall, date unknown (estimated 1910s) [Cheshire Image Bank, Cheshire East Council]

The house is built in red brick with a stone slate roof. It has two storeys and attic with an E-shaped plan. The garden front has 16 bays. It was Grade II* listed in 1967. In the 1960s the hall was handed over to Cheshire County Council to became a home for elderly women who were either physically, or mentally disabled. In the 1980s it also admitted elderly male residents. There was a large staff of carers, chefs, domestics and gardeners who looked after the residents and the grounds. Many local people who lived in Gawsworth village worked at the hall. In the mid 1980s the Hall was closed and put up for sale. Subsequently the Hall, and adjacent New Hall Barn, were been acquired by property developers and converted to apartments in the 1990s.

3.5 St James' Church

St James' Church dates from the 15th century, making this the oldest building in the conservation area. The oldest part of the church is the nave, which dates from circa 1430, with the tower and chancel likely dating from the 1470s. The church is Perpendicular in style and is constructed of yellow and red ashlar sandstone. The tower has angular buttresses with niches which used to contain statues. It also has gargoyles, eight pinnacles, the coats of arms of Cheshire families and Tudor badges.

The chancel screen is dated 1894. In the 19th century most of the old stained glass was removed, although fragments remain in the chancel windows. In the chancel are four tombs of members of the Fitton (Fytton) family. The oldest is an altar tomb to Francis Fytton dated 1608. The tombs are decorated with various monuments ands effigies. Most notable is the tomb of Sir Edward Fitton, 1st baronet, and his wife Anne, who died in 1619 and 1644 respectively. In front of the tomb are the keeling figures of their three sons and seven daughters.

There is a ring of eight bells. Six of these were cast at the Whitechapel Bell Foundry, one by Charles and George Mears in 1856, the other five by Mears and Stainbank in 1890. The two-manual organ was built by Nicholson and Lord of Walsall in 1895, obscuring the southwest window. In 1917 it was enlarged by Hayter and Son of Letchworth, obscuring the west window. In 1961 the organ was rebuilt.

Today the Church remains an active Anglican parish church in the diocese of Chester. The church was included in Clifton-Taylor's 'best of' English parish churches and was descried by in the Buildings of England series [Pevsener et al, 1977] as being "pretty, but odd". It was Grade I listed in 1967.





Left: St James Church, 1910 [Cheshire Image Bank, Cheshire East Council]; Right: inside the church today

Gawsworth Old Rectory, which sits opposite the church, was built as a rectory for St James' Church, probably in around 1470. The north wing was added in 1872. The house is timber framed. It was Grade I listed in 1967 and was described in the Listing as being "one of the best preserved medium-sized houses of the period in Cheshire, particularly valuable for the survival of the open hall". It is now a private house. The Old Rectory, St Peters Church and Gawsworth Old Hall all of exceptional significance at Grade 1, create an important set piece within the Conservation Area.

3.6 Samuel 'Maggoty' Johnson

Samuel Johnson (1691–1773) was an English dancing-master, dramatist and violinist, known especially for his 1729 stage work *Hurlothrumbo*. He was a friend of the poet John Byrom who contributed the epilogue to Hulothrumbo. Johnson was born in Cheshire and moved to London for much of his life but during his last 30 years, retired to Gawsworth, where he was known under the nicknames Maggoty or Fiddler Johnson. Johnson died at Gawsworth New Hall on 5 May 1773. His grave remains in the woods (now known as Maggoty Woods) and is Grade II listed.



Johnson's grave today

3.7 Archaeology

There are a number of recorded archaeological sites, buildings and finds which lie within the Gawsworth Conservation Area, with finds including prehistoric flints and axe heads.

The cross in the churchyard of the Church of St James stands 3 metres east of the south porch of the church. This monument comprises a base and an octagonal shaft set on three steps of dressed stone, and with carvings of grotesque beasts on each shoulder of the base. It is a good survival of a fine piece of late medieval carving. The cross itself dates from the 15th century and is grade II listed.

Gawsworth Hall gardens include the extensive earthwork remains of a 16th century garden, surrounded by a wall, together with a series of five ornamental pools created around Gawsworth Hall. The Scheduled Monument also includes the remains of structures beneath the present Gawsworth Hall.

4 Heritage Assets

4.1 Designated Heritage Assets

There are twelve statutory listed buildings and features within the conservation area. Several of the listed features are outbuildings or features otherwise associated with the three principal listed buildings. These are listed below; the numbers below are used to locate each on Figure 2.

- **Barn at New Hall Farm** Grade II* (1707-12, now apartments)
- 2 Gawsworth New Hall Grade II* (1707-12 with 19th century additions)
- The Old Rectory Grade I (late 16th century with 19th and 20th century additions).
- 4 Harrington Arms PH Grade II (late 17th/early 18th century with C19th additions)
- 5 Pair of gate piers Grade II (c.1700)
- 6 Church of St James Grade I (15th/16th century)
- 7 Cross base in Churchyard of St James Grade II (15th/16th century)
- **8 Gawsworth Old Hall** Grade I (15th & 16th century with 19th & 20th century additions)
- **Gate piers** approx 20 yards north-east of Gawsworth Old Hall Grade II (c.1700)
- **10** The Gatehouse Grade II (mid-late 17th century)
- **Watch Tower** Grade II (a.k.a. Pigeon House, early 18th century with later additions, originally pigeon loft now house)
- **Garden walls of Gawsworth Old Hall** Grade II (16th century with later alterations)

4.2 Area-based Listings

The historic grounds of Gawsworth Old Hall are listed. This is represented by two different listings of differing extents (as shown on Figure 2).

Scheduled Monuments generally have greater historical significance than Grade II listed buildings although they are generally less intact. Monuments are protected because of their historic importance, which may not be reflected in their current condition. For example, they can include historic ruins and archaeological sites.

Registered Parks and Gardens are included on a Register and can be considered equivalent to listed buildings. The emphasis of the Register is on gardens, grounds and other planned open spaces. The majority of sites registered are, or started life as, the grounds of private houses or public parks. The emphasis of the Register is on 'designed' landscapes, rather than on planting or botanical importance.

The Gawsworth designations comprise:

• Registered Garden (Grade II*) – the historic formal gardens of Gawsworth Old Hall comprising the gardens to the rear of the Old Hall and the fish ponds. The area is c. 9 ha (c. 22 acres) and extends beyond the Scheduled Monument area to include land around the Pigeon House to

the east and extending to Congleton Road in the west. It is not clear whether this latter area was ever part of the formal pleasure gardens ('great garden'). The survival of such early garden features is uncommon; the survival of the earthworks at Gawsworth is fundamental to the significance of the gardens.

• Scheduled Monument – a narrower designation than the above which includes Gawsworth Old Hall and the majority of the pleasure gardens including the walled garden and fish ponds. The Scheduled Monument also includes the remains of structures beneath the present Gawsworth Old Hall.

The early garden at Gawsworth includes many features which were developed during the Elizabethan period. The inclusion of both water gardens and an ornamental canal, together with planted areas and a wilderness, and a raised walkway with two prospect mounds, make this a rare and important earthwork site. The garden scheme continued to be developed for a further 50 years before becoming part of a relict garden within the enclosing walls. The maintenance and survival of the original walls adds greatly to the importance of the remains.



Clockwise from top left: St James' Church, Harrington Arms, Old Rectory, Gawsworth New Hal,

4.3 Non-Designated Heritage Assets

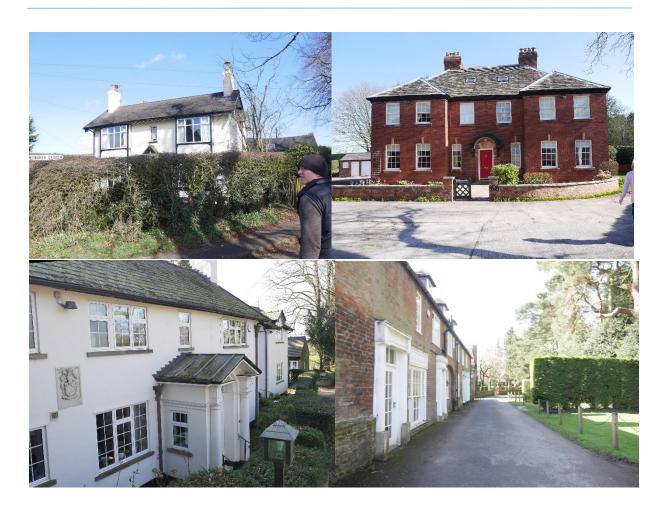
The Conservation Area also has several buildings and features which although not of sufficient national interest to warrant listing, are important in exhibiting the special character of the conservation area and should be regarded as 'non-designated heritage asset's (as described for purposes of planning policy as explained in Section 2). Cheshire East does have a Local List of buildings (Local List SPD, adopted 2010) which identifies buildings of local importance in historic character. No buildings or features within Gawsworth Conservation Area were included in this Local List. However, notwithstanding this, the buildings below are still considered to be non-designated heritage assets in respect of the Conservation Area.

This list has also been based on the 'key unlisted buildings' from the 2007 Appraisal. These buildings have been reviewed and all been determined to still be of merit. The list has also taken account of the 'Locally Valued Heritage Assets' which were identified within the Gawsworth Neighbourhood Plan. The Non-Designated assets are listed below, and are also identified on Figure 2.

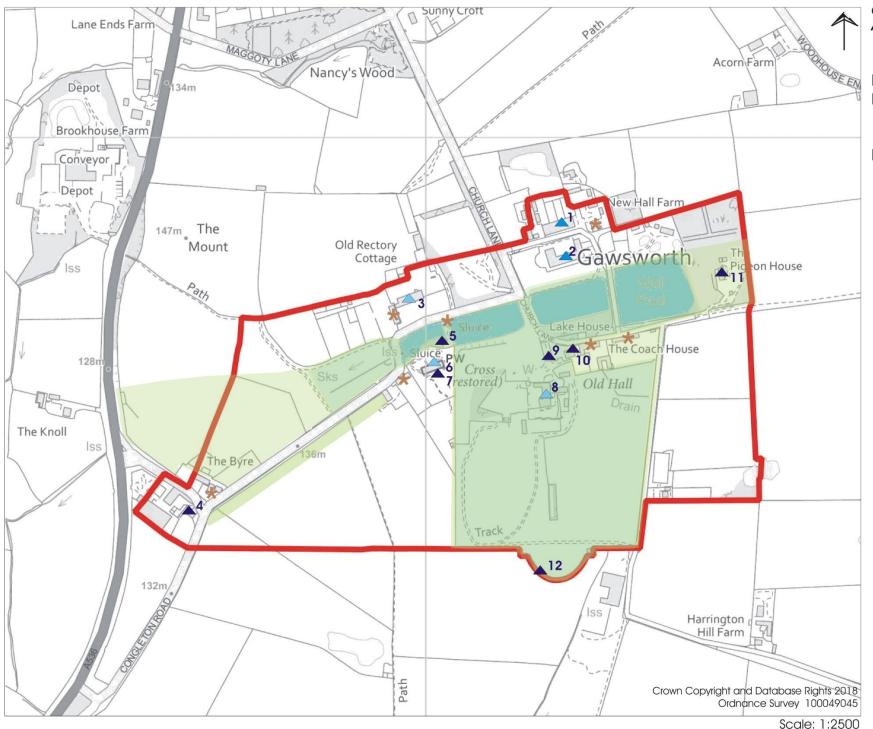
- Little Manor, Church Lane Tudor tithe barn with modern additions, formerly associated with the Rectory, has group value alongside the Old Rectory and the frontage wall
- The New Rectory, Church Lane built by Lord Mohun in 1707 as village school (and served as such until 1832), white rendered., has a group value alongside the Church and Church Hall. Also a Locally Valued Heritage Asset.
- Toad Hall, Church Lane fine late Georgian villa, has group value alongside Gawsworth New Hall and Barn. Also a Locally Valued Heritage Asset.
- Mews Cottages, Church Lane terrace of 17th/18th century cottages (originally stables to the Old Hall, later converted to cottages) has group value (comprising Coach House, Lake House, Pine Lodge, and The Spinney). Also a Locally Valued Heritage Asset.
- **Gawsworth Court, Church Lane** although only built in 1971 it was done so in a replica historic style using plans from a Palladian house in Richmond Park. It complements historic surrounding buildings and contributes to the wider character, and so has group value
- Oak Cottage, Congleton Road late Victorian farmhouse, white rendered, prominently located at the western gateway to the conservation area from Congleton Road
- Lych Gate to St James' Church, Church Lane The wooden lych gate it has also been separately identified as a Locally Valued Heritage Asset. It is significant also in that it is sited on the far side of a bridge between the ponds to the Church, effectively defining the church grounds as including the ponds (with the original Rectory also on the northern side).

One 'key unlisted building' from the 2007 appraisal has not been included:

• Former stables of Harrington Arms, Congleton Road – these were identified as a key unlisted building in 2007 but they are now considered to be in a deteriorated condition and have been much altered, not always sensitively (e.g. roof replacements). For these reasons this not considered to be currently a separate non-designated heritage asset. However, the buildings do retain a group value with the listed Harrington Arms and would in any case be protected by the listing of that building as being curtilage buildings.



Clockwise from top left: Oak Cottage; Toad Hall; Mews Cottages; New Rectory



Gawsworth Conservation Area Appraisal

Figure 2: **Heritage Assets**

Key

- Listed Grade I
- Listed Grade II*
- Listed Grade II
- Scheduled Monument
- Registered Garden (II*)
- Non-designated heritage assets

Gawsworth Parish Council 2022

5. Site Assessment

This section provides an assessment of the physical townscape and landscape of Gawsworth today. It is based on site inspection and analysis. It should be read alongside Figure 3, which illustrates this spatial analysis.

5.1 Landscape Setting and Spatial Form

Gawsworth sits within the Cheshire plain with views to the Macclesfield hills in the east. Whilst the conservation area itself is generally level, the surrounding farmland is often gently rolling hills. Within the walled gardens there remains engineered landscape features. There are many trees and hedgerows in the conservation area, often used as structural landscape features. The chief landscape feature of the conservation area are the four ornamental fish ponds, arranged in a linear fashion west to east.

The conservation area effectively exists physically as its own small distinct collection of buildings, separated from surrounding development by intervening open fields. There are two routes into the area (by road), both with the name of Church Lane: that extending from Congleton Road in the west; and from Warren to the north. These stretches of lane have a distinctly rural feel, with mounded grassy banks, set with hedges, and dramatically enclosed by avenues of soaring trees. The character of this tree-lined lane alters on a seasonal basis; the lack of foliage during the winter months permitting glimpses through the trees out to the surrounding gently undulating fields.





Approaches via Church Lane - left: from south-west; right: from north

Each of these roads are lined by long and continuous avenues of trees in either side which frame the relatively narrow roads. This creates two approaches to the conservation area which are an important and distinctive feature serving to separate create an approach to a distinct destination and heightening a sense of arrival. Historic plans suggest that this was an historic feature as least as far back as the late 19th century (map by JP Earwaker, 1880s) whilst the northern avenue appears to exist in the late 18th century (estate plan by G. Grey, c. 1770s). It most likely existed when the first Elizabethan gardens were laid out. The northern approach is likely to have been historically more important as it aligned with the main entrance to the hall, but today the western approach has a more complete boulevard of trees.

The linear stretches of Church Lane are linked by a Z-bend stretch of road, where the avenues of trees clear and scenic vistas open up of the four fishponds and views across these reflective pools to Gawsworth New Hall, Gawsworth Old Hall and the Church of St James. The tended formal lawns of Gawsworth Old Hall and Gawsworth New Hall, the former containing a number of attractive specimen trees, lend a much more domestic character to this part of the conservation area, in direct contrast to the surrounding agricultural land.

Once within the conservation area the four ponds form the central organising feature. Gawsworth Old Hall and the Church of St James sit on the southern side, and the Rectory and New Hall site lie to the north. The Old Hall is set back within its grounds, though is visible from Church Road across the ponds, whilst the other key buildings face closer onto them with more open aspects. When standing by the ponds it is visible to look across them and see these other key buildings, creating the feel of being within the tranquil heart of the area. In this sense the ponds, and associated formal landscape, serves to unify the distinct land uses and private land and give the impression of being within a small planned settlement.





Views across the fish ponds

5.2 Gateways

Whilst the two tree-lined roads create two well defined approaches into the conservation area, these corridors also serve to articulate 'gateways' at the landscape open up as one enters leaves the tree-lined boulevards. From the western approach, the gateway is most evident at the junction of Congleton Road (on its historic alignment rather than the A536) and Church Lane. This point is marked by the listed Harrington Arms and, opposite it Oak Cottage, both important buildings in the conservation area. There is also a traditional, early 20th century fingerpost located here. This

effectively marks the western gateway to the conservation area, with the tree lined avenue of Church Lane giving the impression of a defined route into its heart. Historically this gateway would have formed the entrance to the private parkland of Gawsworth Old Hall, and that feel is still evident.

From the northern approach from Warren via Church Lane the entry point to the conservation area is less well-defined than from the west. The suburban environment here more gradually gives way to a tree-lined approach, though this can be said to begin from Maggoty Wood but becomes more continuous south of Nancy's Wood and Maggoty Lane, where a fingerpost is also located. There are other notable buildings on this approach (such as Warren Cottage, the Old school and Village Hall) but these are more spread out and surrounded by modern development and do not from as dramatic a gateway as from the west, where the Harrington Arms and Oak Cottage sit surrounded by open fields and mark the The trees lining the road here are less continuous, less similar and less formally maintained than from the west. The northern avenue still retains some limes, presumably from the ancient main approach route, but most of the significant avenue trees are pines. These extend into Nancys Wood making it an integral part of the avenue. There are gaps due to failure to replant after trees fall or are felled and some trees, mostly towards the hall end are enveloped in ivy. A valid conservation aspiration would be to augment and formalise these trees avenues to better reflect the historic importance of the northern approach.

Consequently, this approach is less dramatic and more gradual than that from the west and the sense of arrival in the conservation area is only truly evident when one arrives passes the entrance to Gawsworth New Hall on the left and then, more dramatically, when views open up of the fish ponds.

5.3 Open space and public realm

Gawsworth Conservation Area comprises two principal types of green space: agricultural land and landscaped spaces associated with individual buildings. Linking these spaces are four ponds, creating an east-west landscape spine through the area; the pools contribute to the cohesion of the individual elements comprising the conservation area and contribute greatly to the scenic quality of the settlement, permitting views across, and reflections within, the ponds.

Open fields surround the entire conservation area, and there is also gently undulating pastureland within the western half. A single field lies within the boundary to the east of the walled garden of Gawsworth Old Hall.

Hard-landscaped formal courtyards and forecourts are a feature of the conservation area, ranging from the farmyard to the rear of the Harrington Arms Public House, to the grander, more open spaces between Gawsworth New Hall, the New Hall Barn and Toad Hall.





Left: lane in south-east or conservation area; right: New Hall courtyard

Narrow lanes and approach driveways run off Church Lane, and have a distinctive enclosed character, being bounded by dense groups of trees and shrubs, such as the entrance lane to Gawsworth Old Hall, and the driveway to the Pigeon House. The lane running around the north and eastern perimeter of Gawsworth Old Hall has a hard boundary on one side created by the small-scale residential buildings e.g. Gawsworth Court, and the high brick boundary wall. To the east of Gawsworth Court the lane emerges out into open countryside, with far-reaching views across to the Pennines.

Significant trees or tree groups, are marked on Figure 3. Throughout the conservation area avenues, groups and individual trees blur the distinction between rural lanes, farmland and private gardens.

St James' Churchyard - The churchyard of the Church of St James has a unique character within the conservation area. It is public open space and is therefore one of the most permeable spaces. The churchyard is raised on a high mound, permitting views out and over the ponds to the north, and outlying countryside to the south. The intimate nature of the space is enhanced by the brick boundary wall of Gawsworth Old Hall on the eastern boundary and a line of mature trees on the western boundary. Mature yew and oak trees also add to the sense of enclosure. To the north of the church the monuments and gravestones have been laid horizontally, creating a patchwork of engraved stone slabs, while the more recent burial sites and a memorial wall lie to the south of the church.

The churchyard contains many interesting monuments and well-tended graves. Benches provide a place for restful contemplation. Views over the ponds from the front of the churchyard serve to enhance the setting and emphasise its tranquil nature. Two formal avenues of trees line the linear stretches of Church Lane; an avenue of lime trees on the western stretch and a mixed avenue with many pine trees on the northern section.

The lych gate is on the northern side of the ponds, meaning that the churchyard is approached by passing on what is effectively a bridge between the ponds from this direction. When the old rectory was in its original use this would have meant that this wider church precinct also included the westernmost ponds. Today the church-related uses are seamlessly integrated into the wider 'heart' environment of the four ponds.





Fish ponds (Wall Pond on left)

The Fish Ponds - The four ponds at the centre of the conservation area represent its most visible, distinctive and iconic public space. The linear arrangement of the ponds, and the way that surrounding buildings respond to them in their positioning, suggest a planned and coherent design of this space. This is probably only partially true, as the ponds may well pre-date several of the surrounding buildings. They are certainly visible on G. Grey's estate map of the 1770s but are likely to be much older and probably date from the foundation of the Elizabethan gardens to the Old Hall. They were created as fish ponds and would have been stocked for fishing but they would also have provided an ornamental role, enhancing the setting of the Old Hall. There are four ponds arranged east-west, each of a rectangular form. The easternmost pond is known a Wall Pool, the others are unnamed.

The Wall Pool is now very different in nature than the other ponds, being larger and more informal in appearance, being less closely bounded by buildings (which include modern houses to the north). It is separated from the rest of this area by vegetation and largely only visible when one arrives at it. It is actively used by anglers and therefore has the feel of a public amenity resource rather than as a formal semi-private setting to historic building. It therefore has less significance to the conservation area than the other buildings but nonetheless remains important due to its history. There was once a fifth pond to the west, the form of which is still evident as lower ground with a drainage channel.

The square shape of the ponds corresponds with the linear roads that surround them, and both emphasise the deliberate and planned form of this area. Church Lane changes direction to tightly follow the western most two ponds before tuning abruptly north. The southern arm of Church Lane follows a similar form, crossing between the ponds and following the southern edge of the two eastern ponds. The roads that cross between the ponds have the feel of bridges given their narrowness and the short distance between the ponds. These are important in offering east-west views across the ponds. The Pigeon House was sited to terminate this view eastwards, although it is of insufficient stature to do so convincingly.

This area is also characterised by the low wooden fences that edge these roads and bridges and the trees and vegetation behind them. These provide a rural feel to the area and serve to create a secluded environment that is separate from the surrounding fields, leaving the ponds only visible from within this environment. The trees and vegetation and often extensive and can sometimes inhibit views over the ponds.

The Walled Garden - The enclosed garden to the south of Gawsworth Old Hall is almost completely hidden from public view, and it is the high brick boundary walls that have the greatest impact on the character of the conservation area. However, there is a clear view into the garden from a gateway in the south-western corner, across the grass-covered earthworks.





Within the Walled Gardens

The gardens of Gawsworth Old Hall are statutorily registered Grade II* on the English Heritage Register of Parks and Gardens as: "earthworks and other remains of an extensive formal garden of c. 1600 associated with a manor house. The remnants of the formal Elizabethan landscape are defined by a straight chain of five fishponds, 550m long and dropping from east to west (the westernmost pond has been dry since at least circa 1770), to the north and elsewhere by tall brick walls."

There are in fact several distinct elements to the gardens visible today. The area located immediately adjacent to the west of the Hall are formal, highly manicured private gardens. Historically there was a western wing to the Hall and this would have been the central courtyard. To the west of this is a wooded area that, although within the walls, provides a more natural setting as an interface to the adjacent St James' churchyard.

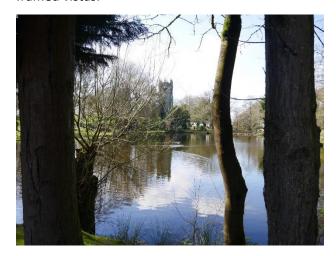
The walled garden at Gawsworth Old Hall are grass-covered earthworks, creating the appearance of a rough field, on the site of what was historically Elizabethan pleasure grounds, whose remnants are partially visible in the landscape form (for example the raised pathway on the western boundary and the bowl -shaped excavated). In the south-western corner of the garden is a raised plateau, considered in the 19th century to be a Tilting Ground, (as annotated in OS maps), however it is now thought to be a viewing terrace for the Elizabethan landscape garden. Another key retained feature is the brick wall that surrounds the garden, Elizabethan in origin though much repaired since. A key remaining feature of the wall is the semi-circular salient that marks the southernmost boundary. This would have original bounded the formal pleasure part of the parkland and it offers commanding views of the surrounding fields, which would originally have been the wider parkland of the estate.

Gawsworth New Hall and surroundings - Gawsworth New Hall has formal lawns on the west and south sides, running down to one of the fish ponds, while the manicured lawns to the north of Gawsworth Old Hall, bordered by another of the ponds are interspersed with specimen trees and shrubs. The hard landscaped courtyard at the centre of the New Hall is a very well maintained semi-private space for residents that provides a strong functional and visual link to its history. The hard landscape extends to the private roads between the New Hall and the converted Barn and Toad Hall,

serving to unify these buildings and create a distinct character area. The garden to the east of New Hall from a more secluded and private space for reflection, enhanced by providing an attractive view of the eastern elevation of the New Hall.

5.4 Key views, vistas and landmarks

There are a series of mid-range and long range views in the conservation area that are significant to its distinctive character. This includes views to landmarks, long range views to the open countryside and framed vistas.



View to St James' Church across fish pond

The use of structural tree planting to create avenues, as described earlier, creates vistas, or framed views. These are important in creating a distinct visual impression, even when there is no landmark to terminate the vista.



View from Churchyard down Church Lane

Landmarks can be described as being highly prominent, visible and familiar buildings, located at key orientation points and often used for directions to navigate a place. In Gawsworth the landmark buildings can be considered to be the Harrington Arms, St James' Church, Old Rectory and New Hall. Gawsworth Old Hall is also a landmark in terms of its history and function (which includes being a visitor attraction and events venue) although its position out of view from Church Lane means that it less important for views and navigation around the publicly-accessible part of the area.

Views to landmarks are an important feature of the conservation area, and one that often derives from deliberate design as it developed historically. St James' Church tower is a notable landmark feature that is visible from many parts of the conservation area. The Church of St James sits on a raised promontory, which affords key views, to and from, from the churchyard down into and across the conservation area, most notably immediately north to The Old Rectory and north-eastwards to Gawsworth New Hall.

The Old Rectory is a prominent building lying across the westernmost existing pond from the church. Views of both, from either side of the ponds, are a distinctive feature of the area, providing an enhanced setting to these buildings and adding visual interest and appeal to the backdrop of views over the ponds.

A similar situation exists with Gawsworth New Hall, which was sited to benefit from having the ponds in its foreground setting. The view from the bridge across the pond to the New Hall is a classic view within the area, and this use of a water body is common to the setting of other country houses of this period. The Pigeon House was sited to terminate the vista looking west across all of the ponds but is now rather too well hidden by trees to be prominent in this view, however the views across the ponds, in both directions, is an important feature of the conservation area.



View to New Hall across fish pond

5.5 Townscape: built form and character

The buildings within the Gawsworth Conservation Area are disposed in an irregular formation across the site, accessed from Church Lane, the sole named road running through the conservation area. There are some important direct relationships between groups of buildings, as a result of function and desired locational-proximity, such as between a principal building and its servicing ancillary structures, e.g. Gawsworth New Hall and Barn at New Hall Farm; and the Church and New Rectory.

The buildings within the conservation area are principally large residential houses, directly associated with the historic settlement of Gawsworth: the two country houses of Gawsworth Old Hall and Gawsworth New Hall. Former ancillary structures on the estates have since been converted to residential use, such as the Watch Tower (the Pigeon House). The Church of St James is set in a churchyard and forms a distinctive grouping with The Old Rectory and The Rectory.

Gawsworth is a rural settlement, and agricultural buildings are contained within the settlement, a Barn at New Hall Farm (converted) and to the rear of the Harrington Arms Public House. At the Harrington Arms Public House the farm buildings are arranged in an L-plan around a courtyard.

5.6 Materials, vernacular and architectural features

Gawsworth Conservation Area contains buildings from three principal phases of development: 15th and 16th centuries; 17th century; and early 18th century. Many of the buildings are listed. There are also some 19th and 20th century buildings, which are less significant to the historic significance.

The Church of St James dates from the 15th and 16th centuries and was built in the Perpendicular manner. The nave predates the tower and chancel; yellow sandstone was used to construct the former and red sandstone the latter. Gawsworth Old Hall dates from the 15th and 16th centuries with 19th and 20th century additions and alterations. It is principally a timber-framed house, with white-washed wattle-and-daub and brick infill, with alterations in red brick laid in English garden wall bond. The two- and three-storey building originally formed a quadrangular plan, now reduced by approximately half to form a three-sided courtyard. Decorative features include decorated bargeboards, quatrefoil panels in the framing, and oriel windows.

The Old Brick is the most prolifically utilised building material in Gawsworth; the bricks are red in colour and made from clays locally available throughout much of Cheshire. Brick became popular for the construction of domestic buildings in Cheshire around the turn of the 17^{th} century, having formerly been used as infilling for timber-framed structures. Representations of brick construction from this period are visible in the Harrington Arms Public House and Gawsworth New Hall and associated structures; the former is constructed in English Garden Wall Bond, the latter is in Flemish Bond. The walled garden of Gawsworth Old Hall is contained within 16^{th} century brick walls, set in English Bond and random bond, with ashlar coping.

The early domestic buildings, i.e. Gawsworth Old Hall and The Old Rectory, are timber-framed, constructed from oak which grew in profusion in this area. They are post-and-panel construction, with lath and lime plaster infill, and later infill of brick noggin. The distinctive blackened timbers and white-painted plaster or brick, was a traditional practise in Cheshire, although the practise was substantially increased through the 19th and 20th centuries, such as the 20th century simulated timber-framing on parts of Gawsworth Old Hall.

A number of the buildings in Gawsworth have stone slate roofs e.g. Gawsworth Old Hall, and the Harrington Arms Public House. These large roofing slabs are of carboniferous sandstones notably from the Coal Measures quarries above Kerridge, near Macclesfield. The early 18th century buildings in the settlement have slate roofs e.g. Gawsworth New Hall. The Church of St James has a lead roof to the tower, nave and chancel.

The Church of St James is constructed of yellow sandstone, the nave and chancel, and red sandstone, the tower. The nave and chancel predate the tower. There is a pair of imposing early- to mid-18th century ashlar gate piers within the churchyard.

5.7 Public realm and historical features

The public realm throughout the Conservation Area is predominantly modern, with roads of tarmac. Pavements are typically on only one side of the lane, and are of tarmac with stone kerbs. The overall effect is softened by the uncultivated grass banks on either side of the thoroughfare and wooden boundary treatments. The overall feeling of rural lanes is preserved.

There are no street lights in the conservation area, which enhances the rural character of the settlement. The churchyard has discreet lamps, in heritage style mounted on timber standards to mark the pathway through to the church.

There are several historic and distinctive features within the area that add character and are important to significance. A remnant of a historic surface is visible in the cobbled forecourt to the Harrington Arms Public House.

At the junction of Congleton Road and Church Lane stands a distinctive early 20th century cast iron finger-post, painted black and white.

Along the western branch of Church Lane a cast iron sign reads: "Peak District & Northern Counties Footpath Preservation Society. No. 149. 1964. Public Footpath to North Road".

The Harrington Arms Public House has 'HARRINGTON ARMS, Robinson's' in lettering applied to the brickwork on the north-eastern gable and the southwestern elevation.

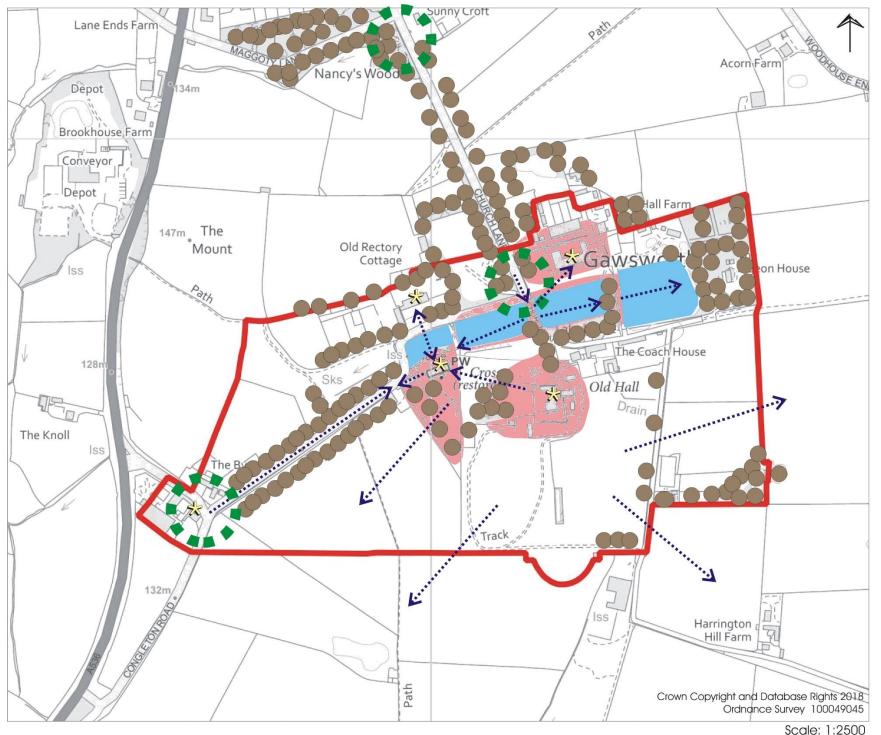
Other features include distinctive steps, doors and archways, especially at the entrance to St James' churchyard from Church Lane next to the new Rectory, and various doorways, arches and features within the Old Hall gardens.





Left: door within Walled Garden wall; right: Peel statue

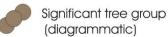
The statue of Sir Robert Peel on Church Lane opposite the Coach House, is a noticeable feature within the area. However, it has no historic association with Gawsworth and therefore does not contribute to the significance of the conservation area. Peel was a statesman of the mid-19th century who founded England's first police force and became Prime Minister. He was a supporter of public parks and played a large role in the foundation of Peel Park in Salford, which was named after him. The statue was moved here from Peel Park in Manchester by a local collector, and would have much more significance if returned to Peel Park.



Gawsworth Conservation
Area Appraisal

Figure 3: Spatial Analysis

Key



Y Key View / Vista

Landmark building

Gateway

Positive Space

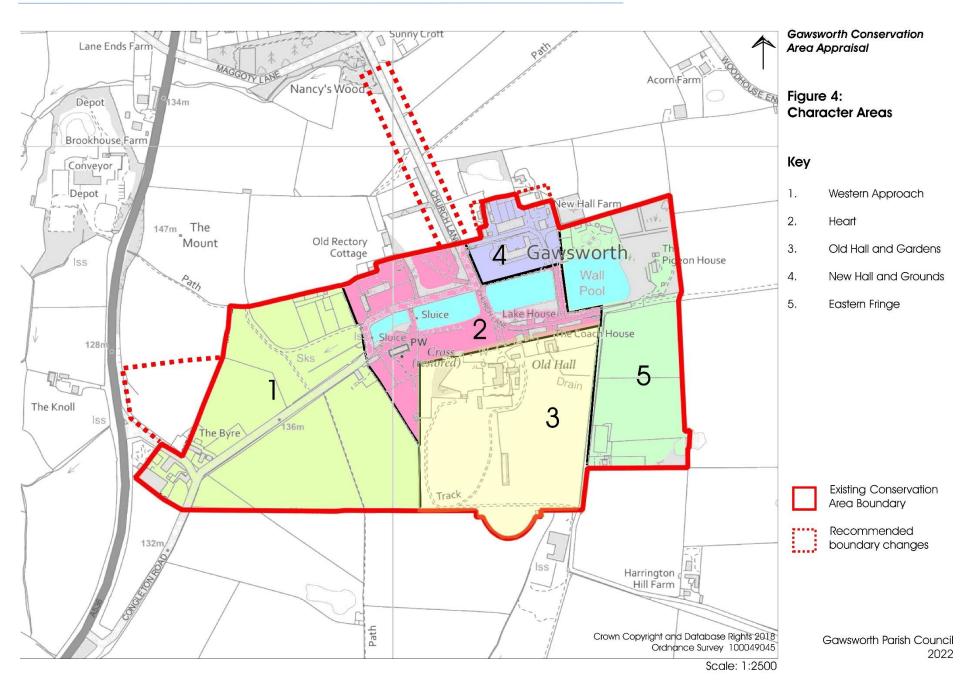
Fish ponds

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5.8 Character Areas

The conservation area, based on the preceding analysis can be described as having four distinct character areas. These are summarised below and shown on Figure 4.

- 1. Western Approach the westernmost part of the area mostly comprises open farmland. Its most significant features for the conservation area are the Harrington Arms public house and the tree-lined avenue approach to the area via Church Lane. In this way it forms a gateway and approach to the heart of the heart of the area, as it would have done historically, with the public house lying at the edge of the private parkland and the tree-lined avenue representing the beginning of a formal planned landscape.
- **2. Heart** the close tree-planting at the approaches mean that heart of the conservation area is a distinct environment that opens up on arrival. Its most notable feature is the four fish ponds. These provide a setting to the varied historic buildings, including St James' Church, the Old Rectory and the New Hall. Gawsworth is a varied area with historic buildings of different ages and separate semi-private formal landscapes but the setting of the ponds serves to unify these into a coherent identity. The area also includes the historic St James' church, the key landmark within the area, together with its churchyard and old and new rectory.
- **3. Old Hall and Gardens** the Old Hall is set back behind a tree-lined frontage and so lies somewhat removed from Area 2, although there are views to the Hall and grounds across the ponds from Church Lane. The Old Hall is the historic focus of the conservation area, with the whole area lying within its historic parkland grounds, which also extended to a much wider area. Today it is the extent of this character area that retains a direct functional linkage with the Hall and the character of this area is one of formal planned gardens and grounds. In this sense it is representative of the wider parkland that existed historically. The Hall remains in private residential use, though also open periodically for visitors. This semi-private area also includes the walled gardens which have important and rare survivals of Elizabethan pleasure gardens. The area also includes some farm buildings.
- **4. New Hall and Grounds** the New Hall is a fine example of an early 18th century manor house. It is very different in its setting to the Old Hall: open to view from the public realm and enhancing the setting of the ponds in area 3. It also forms a distinct semi-private environment comprising the New Hall and its associated outbuildings (e.g. the Barn and Toad Hall) together with the gardens and hard landscaped areas that lie between them, reached via a private road leading from Church Lane. These buildings have been sensitively and successfully converted to apartments.
- **5. Eastern Fringe** the eastern area represents an interface between the formal landscapes described above and the surrounding farmland. The significance becomes diluted here but this area plays an important role in preserving the setting of the core areas. The field to the east of the Old Hall gardens is important in allowing access to view the significant boundary wall, the view through the gate to the 'tilting field' and across open countryside. The landscape opens up here, with the area containing the less formal Wall Pond (used by anglers), an open field and a small number of modern houses. It does also contain Pigeon House which is an important historic building and the Wall Pond is an important historic feature.



6. Summary of Special Interest

The significance of the conservation area can be summarised by the following description.

Gawsworth conservation area provides an excellent example of a distinct small rural settlement with various complimentary uses, which survives as a distinct settlement in the surrounding Cheshire farmland. It includes several key historical features:

- Gawsworth Old Hall an excellent example of a surviving Elizabethan manor house. This is accompanied by a walled garden which includes rare and important survivals of associated Elizabethan pleasure gardens. The association with the Old Hall and its historical 'reat gardens and wider parkland also remains important.
- Gawsworth New Hall a fine example of an early 18th century manor house in very good condition. Its significance is enhanced by a continuing spatial and functional relationship with associated buildings and spaces, and its setting when viewed across the fish ponds.
- St James' Church a good example of a medieval church and part of an important grouping with its church yard, new Rectory and old Rectory.
- A semi-formal planned landscape that includes four ornamental fish ponds and their relationship with surrounding buildings which gives rise to important views and enhanced settings. The landscape also significantly includes the continuation of tree-lined avenue approaches to the historic core on Church Lane, especially from the south-west.

Other important historic buildings include the Harrington Arms, a good example of a 17th century inn. The area is also notable for its use of local materials and vernacular features. It retains an important link with the landscape character of rural east Cheshire.



Views from St James' Church Tower

Looking East



Looking North



Looking South



7. Assessment of Condition and Management Plan

7.1 Uses and Activities

The conservation area has been well preserved and its significance remains strongly evident today. All of the key listed buildings appear to have continuing viable uses. Often these are the original use for which the building were constructed (for example St James' Church or the Harrington Arms). Other uses have been adapted but continue to have a use that is appropriate to conservation, for example the Old Rectory and Gawsworth Hall remain in single residential use, although without their original ownership associations. Gawsworth New Hall has been adapted to modern apartments but this has been done sensitively and has allowed the restoration of the building. Other outbuildings and agricultural buildings have been converted to residential use without losing their special character (most notably the New Hall Barn).

It is important that heritage buildings continue to provide for modern needs as this is the best way of securing their continued maintenance and future. Very few of the buildings in the conservation area are vacant (the Old Rectory was unoccupied at the time of writing) and all are in good condition and so this has generally been successfully achieved to date. Finding new complimentary supporting functions can also provide new income streams to help support the ongoing maintenance of heritage buildings and spaces. This has been notably achieved at Gawsworth Old Hall where the Old Hall is open periodically to visitors and a range of events are held annually within the gardens. In addition to supporting the maintenance of the heritage assets this has also enabled their heritage value to be enjoyed by the public. One of the fields is used periodically for event parking but this is managed to be without detriment to the conservation area. This is a very good example of conservation management that enables the significance of the assets to be better revealed and enjoyed by the public. In summary, the conservation area has successfully adapted to modern needs whilst also successfully preserving its heritage significance.

The other important use, both in and around the conservation area is agriculture. This is a land-use that may have potential to be sometimes be in conflict with heritage conservation. The needs of working farms are important considerations to local agricultural businesses and the wider local economy. It is important that this is recognised and that these needs are successfully balanced with heritage conservation.

7.2 Capacity to accommodate change

The area has significant planning constraints that mean that development potential is very limited (as explained in Section 2 this includes Green Belt and Open Countryside). There are no development allocations in or around the conservation area and any development is very likely to be limited to conversions/replacements of existing buildings (subject to listed building control) or agricultural development. This situation is not expected to change into the long term, as Cheshire East has identified a five year housing supply in their relatively recently adopted Local Plan, and the location at Gawsworth is not a sustainable one for housing due to its relative distance from significant shops, services and regular public transport routes.

If any buildings within the conservation area have proposals for refurbishment/extension (if listed) or redevelopment (if not listed) then it is important that these maintain the significance of the heritage

asset (if relevant) and the significance of the conservation area. Local or historic architectural features should be preserved and any new additions must preserve the significance of the building and conservation area. It is also important to recognise that sensitive conversions and refurbishments can be vital in ensuring that a building remains in productive use and therefore securing its future maintenance and viability.

Agricultural uses have permitted development rights and exceptions to Green Belt policy restrictions that could allow development of barns and other agricultural buildings within or, more likely, around the conservation area. In these cases it will be important that the local planning authority works with applicants to make sure that the design of new building respects the setting of the conservation area, including views out from the area. For example, this could consideration of appropriate include roof materials and the colour of external elevation.

7.3 Maintenance Issues and Recommendations

The conservation area is generally very well managed and maintained. The land is generally all within the demise of one of several key landowners with clear definition and responsibilities: St James' Church; the management company of the Gawsworth New Hall; the Richards family (Gawsworth Old Hall); Cheshire East Council (highways and public land); with other land in the ownership of smaller private landowners. It is important that there is effective co-ordination between these landowners in order to provide consistent and comprehensive management. The Parish Council has been effectively fulfilling this role to date and are well positioned to continue doing so.

There are a number of particular areas for maintenance recommendation:

Building maintenance and repair

Most buildings in the area are well maintained and in good condition. No heritage assets are
considered to be at risk. One building that is in need of repair is the former stables and
outbuildings at the rear of the Harrington Arms. Building owners of heritage assets should
maintain their properties to an adequate standard. In the case of listed buildings this is a legal
requirement.

Tree and vegetation management

- There are many trees in the conservation area. They contribute to the rural feel of the area but many are in need of better pruning and the abundance of trees and vegetation can obscure important views. The trees and bushes on both arms Church Lane would benefit from being better maintained, and in places reinforced in order to create a more formal tree-lined avenue approach to the village. Felled trees should be replaced with limes. Consideration should be given on the western avenue to replacing the beeches with limes over time.
- The vegetation and trees in front of the Pigeon House should be cut back to open up views to the building across the ponds.
- Trees and vegetation behind the frontage wall of the Old Rectory is in need of cutting back and better control, as is the vegetation on the banks of the ponds and on either side of Church Lane as it passes around the ponds.

 The dried-up westernmost pond would benefit from having a more permanent and considered landscape design. At present there is an unsightly Klargester septic tank located here that detracts from the visual appearance of this area.

Boundary treatments

- Significant historic walls include the walls around the Old Hall garden and the wall on Church
 Lane to the frontage of the Old Rectory. In some places these walls are in need of re-pointing.
 Where repairs are carried out it is important to use traditional and appropriate mortars and
 ashlar capping.
- The wooden fences and gates at either side of Church Lane adjacent to the ponds, and the
 other bridges between the ponds, are in many places in need of better maintenance, or in
 some cases, replacement. Any replacement must use appropriate and similar materials.
- Trees and hedges behind these fences are also in need of cutting back and tidying-up. The
 public realm in this area should have a more formal appearance in order to relate better to the
 planned layout of the ponds and bridges.

Maintenance and quality of carriageway and pavement surfaces

- The road and pavement surfaces are sometimes in poor condition and in need of repair.
- The kerb and hedge and fence boundary to the Church Pool is often in a poor state of repair.
 There are potentially hazardous gaps and trip hazards in the area used extensively for parking for the church and conservation area visitors

7.4 Article 4 Directions

No Article 4 Directions currently exist and none are recommended for the conservation area.

7.5 Boundary changes

As part of the appraisal process, the existing conservation area boundary was reviewed. It was found that the boundary generally followed a justifiable line. There are, however, several changes to the boundary that would better protect of the significance of the conservation area.

The recommendation of the previous 2007 Appraisal were also reviewed in this regard. The boundary changes recommended at this time are considered to remain relevant and the current appraisal concurs with these recommendations. As part of this process the conservation officer at Cheshire East Council was consulted and it is understood that there was support in principle for the previous recommended changes and that there were no particular heritage reasons why the previously recommended boundary changes were not implemented.

Recommended changes:

1. Northern approach - An alteration of the boundary is recommended to include the length of Church Lane running north from Gawsworth New Hall to the brook. The tree and hedgerow from the Brook to the crossroads with Maggoty Lane are not included, however the informal yet dense planting provides an important element of setting . Church Lane, with its dramatic linear road and tall overarching

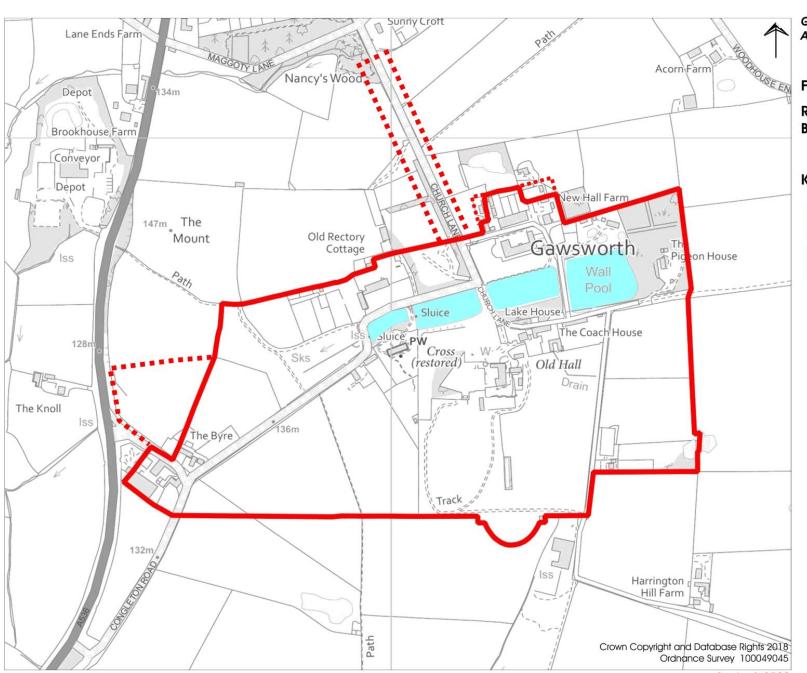
avenue of trees forms an important approach route to the conservation area. It was the historic approach to Gawsworth Hall from the north. It is of a parallel importance to the western stretch of Church Lane, already included within the conservation area's boundary. Including this area would preserve the existing tree planting and also support better maintenance and protect future tree planting here.

- 2. Western field It is recommended that part of a field to the north of Oak Cottage is included within the conservation area; this amendment would make the boundary of the Gawsworth Conservation Area correspond with the boundary of the Grade II* Registered Garden. It would also better protect the avenue approach of Church Lane to the south of this, and retain the boundary of the previous Gawsworth Old Hall park in this area, and provide a reminder of this wider parkland more generally.
- 3. Land either side of New Hall Barn two further small extensions to the boundary are recommended to take in two small parcels of land lying to the north-east and north-west of New Hall Barn. This would amend the boundary line to follow the rear plot line of domestic curtilages, as distinct from the surrounding agricultural land. This land was probably not historically associated with the New Hall (as revealed from historic OS mapping), however the low rise residential and agricultural buildings here (which have no significance in heritage terms) have the potential to be demolished and form the site of new development under planning policy for the Green Belt. As this land is very close to the New Hall, New Hall Barn and Toad Hall it has significant potential to affect the setting of these heritage assets. Including the land within the conservation area would therefore better enable control of any potential redevelopment and would also create a more legible and defensible northern boundary to them conservation area.

Other discounted changes

The following changes to the boundary were also considered but subsequently dismissed as recommendations:

- 1. Maggoty Wood Maggoty Johnson is an important local historical figure with associations with Gawsworth, and the woods themselves also have local community value. However, it is felt that the presence of his grave here does not sufficiently associate this area physically with the conservation area, for which it is rather too distant (despite the proposed northern extension, which is specifically included as an approach to the conservation area). Furthermore, the grave is Grade II listed and therefore already benefits from sufficient protection, and the Woods are well maintained by the National Trust and protected as a public open space by planning policy.
- 2. Further extension of fields within old parkland Gawsworth Old Park once extended to a much larger area, encompassing around 600 acres. However, this is felt to be too large an area to consider for inclusion (in significant part). Most of this land has no surviving physical connection to the conservation and there would be a real danger of diluting the value of the current conservation area. Providing a clear and defensible boundary must be a paramount consideration. This land is now predominantly in agricultural use and the needs of working farmers must also be considered. Indeed, it was enclosed for agricultural use as far back as the 18th century, meaning that the parkland role is now well-severed and the independent agricultural use is also a historic feature. The extension of the western field (recommendation 2 above) will serve to provide an example of this wider parkland without diluting the significance of the existing designation.



Gawsworth Conservation Area Appraisal

Figure 5:

Recommended Boundary Changes

Key

Existing Conservation Area Boundary



Recommended boundary changes

Gawsworth Parish Council 2022

Scale: 1:2500

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Map by JP Earwaker, 1880s

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Bollin Hill Conservation Area: Character Appraisal and Management Plan



Consultation Draft, January 2023

Summary

Conservation areas were introduced in 1967 and are now an established element of the planning process, designed to protect areas identified as being of "special architectural or historic interest". The character of a place is unique and is derived from many elements including its historical development, the street patterns and buildings, the open spaces and views, the building materials, planting and green spaces. As change is inevitable, local planning authorities need to ensure that the character is understood in order to positively manage change in such a way that what makes a place unique is both preserved and wherever possible enhanced.

Bollin Hill Conservation Area was first designated in 1988 but a full character appraisal has only recently been commissioned by Wilmslow Town Council, together with a plan for its future management. These have been prepared by Kathryn Sather & Associates, in collaboration with Cheshire East, for review and consultation prior to their adoption as planning documents. The process and format follow Historic England guidance on conservation area appraisal. The document is for local people who live in Bollin Hill as well as for managers, developers, consultants and decision-makers. Once adopted the document will become a material consideration in planning decisions.

Part 1 of this document comprises the Character Appraisal. A summary of special interest describes those elements which together give the area its unique identity and, as a planning document, the planning policy context is summarised. The lengthy following section provides a comprehensive description of the location, landscape and history of the wider area. This is followed by analysis of the open spaces including green spaces and biodiversity, the views and other characteristics of the area, as well an assessment of the buildings, the predominant materials, their architectural style and elements which are local to the area. Sometimes it is appropriate to recognise sub-areas of differing character. Lastly, the appraisal looks at the condition of the area and how it has changed, identifying problems or issues which may be damaging to the character, including around the boundaries. Maps and photographs in the text illustrate many of the points and an appendix lists all listed buildings, non-designated heritage assets and those which make a positive contribution to the Conservation Area.

Part 2 builds on the evidence provided in the Character Appraisal with a set of policies which will constitute a management framework for the Conservation Area to provide a sustainable strategy for protecting and enhancing it long into the future, as well as transparency and guidance for those with properties in or close to the Conservation Area.

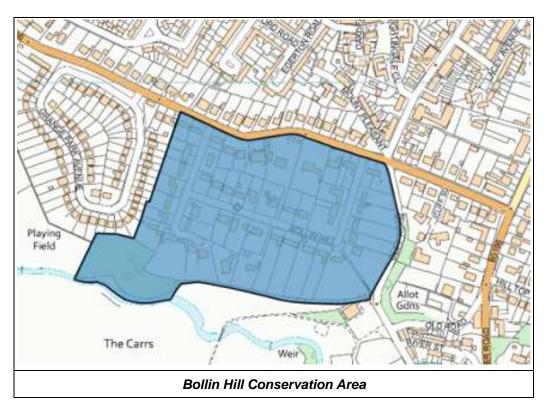


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Section 1 Introduction

1.1 Bollin Hill Conservation Area: Designation and Definition

Bollin Hill Conservation Area was designated as a Conservation Area by Macclesfield Borough Council in 1988. It is one of five Conservation Areas within Wilmslow. The boundaries of the Conservation Area have not been altered since this date and there is no Conservation Area Appraisal. It is part of the Civil Parish of Wilmslow, within the Lacey Green ward. Since 2009 it is part of the new Cheshire East unitary planning authority.

A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Designation takes place primarily by local planning authorities under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Local planning authorities also have a duty from time to time to review the extent of designation and to designate further areas if appropriate. If there is a conservation area appraisal, this will be reviewed; if not, one should be prepared. Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas, also described as a management plan. Proposals should be publicised and incorporate public comment.

Conservation area designation recognises the unique quality of an area as a whole. An area's identity is formed not just by the contribution of individual buildings and monuments, but also the contribution of features, often specific to the locality, such as topography and views, layout of roads, pathways and property boundary treatments, street furniture, open spaces and hard and soft landscaping which assist in defining the character and appearance of an area. Conservation areas identify the familiar and cherished local scene that creates a sense of place, community, distinctiveness and environment.

1.2 Purpose and Value of Conservation Area Appraisals

The National Planning Policy Framework stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment and individual conservation areas. Local planning authorities are required to define and record the special characteristics of heritage assets within their area. Such appraisals fulfill the statutory duty placed on the local planning authority 'to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas'³.

Change is inevitable and often beneficial – the challenge is to manage change in ways that preserve or enhance the character and appearance of historic areas. Conservation areas may be affected by direct physical change or by changes in their setting. For this reason, a clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered. The appraisal is the vehicle for understanding both the significance of an area and the effect of those impacts bearing negatively on its significance. It will form part of the local planning authority's Historic Environment Record and will be part of the evidence base for the local plan and a material consideration in planning decisions.⁴

The purpose of the Appraisal is, in accordance with the methodology recommended by Historic England,⁵ to define and record the special architectural and historic interest of the Bollin Hill

¹ Section 69 (1) (a) Planning (Listed Buildings and Conservation Areas) Act 1990.

² Section 69 (2) Planning (Listed Buildings and Conservation Areas) Act 1990.

³ Section 71 (1) Planning (Listed Buildings and Conservation Areas) Act 1990.

⁴ Ihid

⁵ Historic England: Conservation Area Designation, Appraisal and Management, Advice Note 1, 2nd ed. (London: Historic England, 2019) p 5, para 10.

Conservation Area, including the landscape character, views and setting. The methodology also includes a review of the boundaries and identification of any issues which may be putting the special interest at risk. This Appraisal might then contribute to the preparation of a Management Plan which would set out suggested actions to preserve or enhance the special character of the area. Such a document would support the active management of the Conservation Area through the development control process, including support for appeals.

The undertaking of an appraisal will lead to a better understanding of the development of the Conservation Area, in terms of its local distinctiveness, setting and condition, which together contribute to the place it is today. This will enable the basis for positive management of the Conservation Area.

An adopted conservation area appraisal is a material consideration to prepare, evaluate and appeal decisions on planning applications and is also relevant to decisions made by the Secretary of State when considering urgent works to preserve an unlisted building in a conservation area. An appraisal can inform those considering investment in the area, help guide the form and content of new development⁶ and result in an educational and informative document for the local community.⁷

The Town and Country Planning Act (General Permitted Development) Order 1995 (GPDO) sets out permitted development rights for certain minor forms of development - i.e. development that may be legitimately undertaken without the need for planning permission. An appraisal can assess whether permitted development rights are having an adverse impact on the special interest of a conservation area and whether or not the use of an Article 4 direction is appropriate.

This appraisal will provide a character assessment of the present Bollin Hill Conservation Area and adjacent areas. The document will seek: to identify those factors resulting in adverse harm to the special interest of the Conservation Area; to identify whether cumulative change is an issue and whether it might be addressed through Article 4 directions; and to assess if statutory action is required to safeguard significant buildings at risk. A review of existing boundaries has also been undertaken to determine if areas should be included or removed from the designation; this discussion is found in Section 5. Consequentially the document will provide background evidence for accessing the acceptability of development proposals.

1.3 Scope of the Appraisal

This document is not intended to be comprehensive in its scope and content. Omission of any specific building, structure, site, landscape, space, feature or aspect located in or adjoining to the Bollin Hill Conservation Area should not be taken to imply that it does not hold significance and positively contribute to the character and appearance of the designated heritage asset.

As an area evolves evidence may emerge which provides a greater understanding of a heritage asset(s) and the contribution made to the special interest of the Bollin Hill Conservation Area. Such information should be considered in conjunction with the appraisal during the course of decision making by the local planning authority.

The positive characteristics as defined by this document should be the starting point for further discussion with the local planning authority where alterations are being considered to or will affect a heritage asset(s). Each site will be judged on its own merits and there are bound to be variations in the quality of individual developments. It will not be acceptable merely to emulate the least successful or highest density of these or to use such sites as an excuse for making matters worse. Instead, regard should be paid to those elements which make the Bollin Hill Conservation Area significant.

⁷ Ibid, p 8 para 18.

⁶ Ibid, para 12.

Section 2 The Planning Policy Context

2.1 Planning Policy Context

There is a hierarchy in planning (from national legislation to more a detailed national policy framework (NPPF) to local plans, neighborhood plans and conservation area appraisals), which apply to and provide a framework for planning and decision-making in relating to conservation areas and buildings within them. In addition, Historic England and other bodies provide guidance on heritage matters.

Specifically, The Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework provide the legislative and national policy framework for conservation area appraisals and management plans. The NPPF sets out how the Government intends to deliver sustainable development through the planning process. Paragraph 190 states:⁸

(Local) 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:

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

NPPF (Annex 2) defines a heritage asset as: 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets (eg listed buildings) and non-designated heritage assets identified by the local planning authority (including local listing).' The guidance also states that a designated heritage asset is one that is classed as 'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park or Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.'9 A non-designated Heritage Asset is a building, monument, site, place, area or landscape identified as having a degree of significance that is not protected under legislative framework.

The local planning authority is Cheshire East Council. The Cheshire East Local Plan comprises two parts. Part 1, the Cheshire East Local Plan Strategy 2010-2030 (CELPS) was adopted in July 2017. In particular Policy SE7 on the Historic Environment outlines the strategy relating to historic assets, including conservation areas. Part 2, The Site Allocations Development Planning Document (SADPD) includes a suite of policies specifically for heritage assets within Cheshire East, these are HER1 through to HER 9.

Wilmslow Town Council, a civil parish within Cheshire East LPA, prepared a Neighbourhood Plan which was approved following consultation in October 2019. As part of the now ongoing Implementation Phase, it was recognised that not all of the conservation areas had comprehensive appraisals, including the Bollin Hill Conservation Area. Regarding Wilmslow's heritage assets, the Vision expressed in the Plan is 'to celebrate, protect and enhance Wilmslow's designated and non-designated heritage assets whilst encouraging more opportunities for residents and visitors to enjoy and understand the town's history.' As part of the Neighbourhood Plan, a Landscape Character Assessment has been completed which alongside other policy guidance provides a greater level of detail than the Cheshire East Landscape Character Assessment.

⁹ Ministry of Housing, Communities and Local Government, *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, 2021) Annex 2.

⁸ Ministry of Housing, Communities and Local Government, *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, 2021) para 190.

Policy TH3 provides guidance for planning applications which are likely to affect a designated or nondesignated heritage asset, requiring them to show in a Heritage Statement that they have considered the impact on the setting of the heritage asset.

2.2 Conservation Area Policy Guidance

This Appraisal was undertaken consulting guidance provided by Historic England in the subsequent documents;

- Understanding Place: Historic Area Assessments, 2017
- Streets for All Advice for Highway and Public Realm Works in Historic Places, 2018
- Streets for All North West, 2018
- Conservation Principles Policies and Guidance, 2008
- Neighbourhood Planning and the Historic Environment, 2018
- Conservation Area Designation, Appraisal and Management, Advice Note 1, 2nd ed. 2019

Further guidance has been issued by Historic England in the suite of documents Understanding Place with a view to setting out approaches to undertake assessments of historic areas allowing a greater understanding of the character of a place and its capacity for change. In particular "Understanding Place - Historic Area Assessments: Principles and Practice" stresses the importance in 'identifying and understanding particular qualities, and what these add to our lives, is central to our engagement with our history and culture.' As referenced in Understanding Place - Historic Area Assessments: Principles and Practice, Power of Place published by Historic England, 'stressed the positive impact of local and 'ordinary' heritage — what might be termed the buildings and spaces in between 'monuments' — on the quality of people's lives and its central role in constructing local identity.'

2.3 Generic Control Measures Brought About by Designation

In determining applications for development in conservation areas, local planning authorities must pay special attention 'to the desirability of preserving or enhancing the character or appearance of that area.'¹⁰ This requirement, as set out in legislation, is also reflected in national and local policy.

In order to protect and enhance conservation areas any changes that take place must do so in a way that encourages positive conservation and management. Statutory control measures are designed to prevent development that may have a negative or cumulative effect on the character and appearance of an area and include the following;

- Planning permission is usually required to totally or substantially demolish buildings or structures within a conservation area.
- The extent of 'permitted' development is reduced, such as cladding, extensions to the side of
 the original dwelling or the installation of satellite dishes. Further control measures such as
 Article 4 directions may be placed upon an area (the introduction of such controls is the subject
 of consultation with owners to establish support). These may be served to protect elements
 such as windows, doors, chimneys boundary walls and gate posts and restrict certain types
 of extensions.
- Any works to prune or fell any protected trees requires the written consent of the Local Planning Authority. In the case of all other trees or shrubs over 75mm in trunk diameter, six weeks written notice is required to allow consideration for protection. Should a tree be felled, a replacement is usually required.

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¹⁰ Section 72 (1) Planning (Listed Buildings and Conservation Areas) Act 1990.

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Section 3 Summary of Special Interest

The special interest of the Conservation Area derives from the following elements:

- The layout of the estate and the architectural form of the buildings exemplifies the ideas of the Garden Suburb/City Movement. While the primary focus of interwar housing reform may have been on the provision of improved social housing and Homes for Heroes, such as at Wythenshawe and the Highfield Estate, the ideas behind housing reform were also applied to private housing development. Bollin Hill is a rare example of a well-preserved, designed estate aimed at the professional classes. The spacious streets with grass verges and trees contribute to the sense of well-being and community, the footpath to Cliff Road facilitates pedestrian connectivity, the low density of the housing and the large gardens reflect the recognition of benefits of private outdoor space, while the individuality and quality of the dwellings support the development of a balanced community. Although the location is suburban, the aspiration was rural, reflected in the hedges and the setting back of the houses from the boundary line.
- The estate is closely associated with James Halliday, a Manchester-based architect and proponent of both housing reform and the aesthetics of domestic architecture. Senior partner of Halliday, Patterson and Agate, Halliday lectured on town planning at the Manchester School of Architecture, lectured and broadcast on domestic architecture and was also closely associated with the development of the Garden City of Wythenshawe. His firm designed and laid out Bollin Hill, designed many of the houses and Halliday lived within the Estate at 11 Styal Road from before 1923 to his death in 1932.
- The architectural quality, individuality and decorative detail of the Arts and Crafts houses and gardens from the interwar period. The interwar buildings, which were mostly designed by Halliday, Patterson and Agate draw on a common palette of materials, architectural and decorative features, combining them in different ways resulting in variety that is harmonious. The design of the gardens was integrated with the design of the house, an extension of the living space often with the concept of a series of outdoor rooms. Roofs are of stone slate, slate or red tile; walls are brick or rendered and the brick is not of a uniform colour; decoration to gables includes hanging tiles, half-timbering, and clapboard. Windows are small paned or leaded, some of timber and some with metal frames. The roofline is articulated and usually asymmetrical, houses generally feature cross gables, cross wings and dormers. Decoration is subtle and individual door furniture and small decorative glazed window, brickwork detail and unusual ridge tiles. Thus, the houses and gardens are first and foremost characterised by their individuality but due to these common materials and features, together create a sense of unity.
- The Conservation Area has a close historical association with The Carrs and in particular with the former Carr Mill. Dating from the 1780s, the mill's location related to the flow of the river and formed part of Wilmslow's early textile industry. Its evolution from cotton to silk to fustian during the 19th century, along with ownership changes including bankruptcy, illustrates the economic challenges facing small entrepreneurs which also impacted on the employees. These included flooding of the river. The former access along Silk Road is still marked by the line of beech trees and the gardens to the south of the Conservation Area open on to this pathway. The land of the former mill lies within the boundaries of Rockwell.
- The views and landscape qualities. The Conservation Area occupies the land at the top of what was formerly known as 'the cliff'. Due to extensive trees grown on the steep side of the valley the buildings are largely concealed; views into the Conservation Area from the south are not suburban, despite the extent of housing development to the north, of which the Conservation Area forms but a part. From the Conservation Area, houses on its south side enjoy uninterrupted views across the valley; for this reason, many are oriented to the south, with their gardens designed to accommodate the steep gradient in a series of terraces.
- Wide green verges, boundary hedges and overhanging trees are a feature of the Conservation Area and make an important contribution to its garden character, but their historic quality is altered. The hedges and verges frame significant views along the roads which are characterised by their regularity and rural character. More recently the much greater height of the hedges has both diminished views of the houses and diminished the intended shared community character as have tall solid gates and walls or fences instead of hedges. These features are more suburban than rural in character and, along with brick enclosed raised beds in

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the roads, dilute the original character. Additionally, at the west end the road remains unadopted while the adopted east end has a slightly different character.

As a desirable area of Cheshire there is pressure to extend or sometimes rebuild houses
to meet contemporary aspirations. Such changes do not always respect the character of the
Conservation Area or the relevant house or setting and the cumulative impact is weakening the
cohesive character of the designed garden suburb.

Section 4 Assessment of Special Interest

4.1 Location, General Character and Landscape

Location

Bollin Hill Conservation Area lies to the north of Wilmslow town centre, across and uphill from the River Bollin and to the west of Manchester Road. Specifically, it includes the area and properties on the south side of Styal Road between Cliff Road and Grange Park as well as those to the south of Styal Road on Bollin Hill. It comprises a single road, Bollin Hill Road, which is accessed from two junctions on the south side of Styal Road. The town of Wilmslow lies 64 km northeast of Chester but only 2km south of the boundary with Greater Manchester; the airport and conurbation stretches to the northwest of Wilmslow.

The Conservation Area lies within the Civil Parish of Wilmslow, created in 1894 and Wilmslow Urban District Council came into being in 1895. In 1974 it became part of Macclesfield Borough. Since 2009 it lies within the unitary authority of Cheshire East.

General Character and Uses

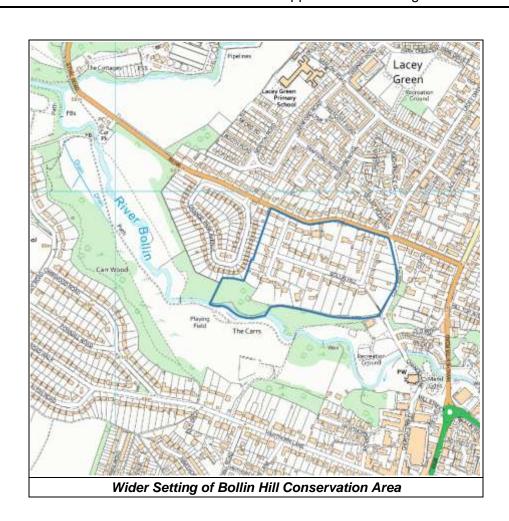
The Conservation Area is entirely residential in use. While Styal Road is a busy route connecting north Wilmslow to the airport and associated road network, Bollin Hill Road forms a quiet suburban enclave of large properties and plots on a tree-lined road. While the upper section of the Conservation Area is flat, the plots on the southern side include the steep wooded slope of the Bollin River Valley within their gardens; several have gates at the base giving access to the recreational area of The Carrs. There is also a flight of steps from Bollin Hill Road, leading down to this area, with the car park and the parish hall, and giving pedestrian access to the town centre.

The area to the north of Styal Road comprises suburban housing, mainly dating from 1st half of the 20th century. To the immediate west of the Conservation Area is a late 20th century estate of greater density. The area comprising the Conservation Area and the housing to the west, north and east is characterised in the Cheshire Historic Environment Record as '20th century housing', while the area to the south, the Bollin River Valley is characterised as '20th century recreational'.

The Conservation Area is relatively small in size, largely rectangular in form, and elongated in the southwest corner where a small section extends right down to the bank of the river. Its shape reflects the land ownership patterns documented in 19th century, and associated agreements for its commercial development in the early 20th century. While the earliest development was along Styal Road in the 19th century, with its own building lines and grain, the road layout and the plots of the majority of the Conservation Area date from the interwar period. They have the character of a planned estate, differing from the earlier Styal Road properties in terms of grain, building lines and orientation. The houses of the interwar period exhibit different combinations of elements from a common palette of architectural features and materials enhancing the feeling of a planned development, yet they are also characterised by their individuality. The houses on the north side of Styal Road, just outside the boundaries are similar in form and style, but in slightly smaller plots.

A significant proportion were not developed until later. These too are generally characterised by their individuality. More recently there has been some sub-division of the very large plots, particularly in the southwest corner, extending the road access to reach the new properties. Elsewhere the road condition also reflects a difference where it has been adopted and remains unadopted. The houses have also undergone alterations, with some rebuilding of later properties and, on Styal Road, infill development and building within gardens. Thus, the original character is being eroded, particularly along Styal Road. Not only is there substantial change to the houses within the Conservation Area but also to those on the north side which are in the setting of the Conservation Area.

To the south the Conservation Area occupies the north slope of the steep cliff, with the plots of the properties extending down the hill almost to the valley floor. Despite this, due to mature tree planting in the gardens, the wooded fringe characteristic of the valley was retained. More recently some garden clearance is being undertaken, altering the setting and changing views into the area.



Geology, Topography and Landscape Setting

'Wilmslow's underlying solid geology comprises predominantly upper mottled sandstone, with a drift geology of glacial sand and gravel in the west of the settlement and boulder clay in the east. The soils of the surrounding area are generally argillic stagnogleys, which are graded class 3 and are suited to grassland. Along the courses of the Rivers Bollin and Dean are alluvial gleys and to the west of Wilmslow, Lindow Moss comprises earthy oligofibrous peat, surrounded by a band of sandy gleys.'11

To the east of Wilmslow the land rises towards the foothills of the Pennines, while to the south and west the flatter land forms part of the Cheshire plain. In terms of the landscape characterisation, the Conservation Area combines both the urban flatter area above and part of the steep sides of the Bollin River Valley, including a small section of the valley floor in the area known as The Carrs. This area is defined as A4/Wilmslow Bollin in the recent Wilmslow Landscape Character Assessment:

'The landscape is characterised by mature wooded banks and grassland habitats, often used for recreation, along the flat, valley floodplain. There is strong human influence around the river with parks, pathways and development. This is a cherished local landscape which plays a significant role in the character and setting of the town, including the 16th century parish church, and provides routes and recreational opportunities for residents and visitors. Valley sides are often high and steep, in places closing in to create a narrow valley landscape. These steep slopes support mature woodlands which create a strong sense of enclosure and obscure, or more often block, views to surrounding properties whilst also creating an abrupt transition to the urban edge that lies beyond the character area.'12

¹¹ Cheshire County Council, Wilmslow Archaeological Assessment, 2003, 3.

¹² Wilmslow's Countryside: A Landscape Character Assessment (Wilmslow Neighbourhood Plan, Wilmslow, 2020) 32.

The area is characterised by a variety of mature trees and tall boundary hedges, with the variety reflecting the different phases of the area's development. The oldest trees are within the Victorian properties. The interwar properties originally had newly planted large gardens with low hedges to the road but in the intervening period of almost 100 years, the trees are now mature and the hedges have grown to a height where they provide a high degree of privacy to the properties which was perhaps not originally intended. Looking uphill into the Conservation Area from the south, the main fringe of the Conservation Area is of unmanaged woodland, with almost invisible green wire fencing but one section of recent timber boundary fencing. The woodland fringe almost entirely conceals the houses on the higher ground above

4.2 History and Archaeology

4.2.1 Chronological Development

Prehistoric and Roman Periods

There is considerable evidence of prehistoric human activity from a number of prehistoric periods in the area of the settlement and in the wider area around Wilmslow. Within the urban area; a small number of Neolithic tools and two Bronze Age funerary urns have been found at different locations. At Lindow Common to the west of the settlement a causeway of logs across the bog and two male human bodies were found preserved in the peat bog. These were originally believed to be prehistoric but more recent analysis has identified them to 1st and 2nd century AD. To the northwest, during excavations in the context of the building of the second runway of Manchester airport, evidence of an unenclosed Neolithic and Early Bronze Age settlement, a rare find in the North West was discovered. Occupation of this site continued through the Iron Age and Romano-British periods into the medieval period. To the south of Wilmslow, at Alderley Edge, there is well-documented evidence of mining of copper from the Mesolothic and Iron Ages and Roman period. ¹³

Anglo Saxon Period

The placename points to human activity during the Anglo-Saxon period. It is suggested that the place name Wilmslow originates from the Old English with the meaning Wighelm's Mound. A further suggestion is that the suffix '-hlaw' may be associated with or refer to aristocratic pagan Anglo-Saxon burials i.e. Wighelmes-hlaw. The earliest documentary reference to the settlement dates from the 13th century, when it appears in a variety of forms. The curvilinear form of the churchyard, which is a characteristic of early medieval Christian places of worship, together with the suffix '-hlaw', supports the theory that there may have been an early medieval settlement. Counter to this is the fact that Wilmslow is not mentioned in the Domesday Survey. However, the land may have been held by another estate and included in their records, such as the large ecclesiastical establishment at Prestbury.¹⁴

Medieval

The land in the area fell into four holdings: Wilmslow, Bollin Fee, Fulshaw and Pownall Fee, which all lay within the medieval Hundred of Macclesfield. Following the conquest this was held by Earl Hugh, along with extensive areas within Cheshire. In about 1200 Robert de Fulshaw (whose name was taken from the place) passed the Lordship of Fulshaw to Sir Richard Fyton or Fitton. The document does not mention Wilmslow by name nor any market charters for the town. His son in turn granted the manor to the Knights of the Order of St. John of Jerusalem in 1230. Thereafter, the remainder of the estate was known as Le Bolyn. By 1421 it had passed to the Venables family and in that year was divided between two co-heiresses: Alice married Sir Edmund de Trafford and the patronage of the church in Wilmslow together with land in Chorley, Hough and Morley passed to the Trafford family. Her sister Douce married into the Booth family (of Dunham Massey) and transferred Styal and Dean

¹³ Cheshire County Council, Wilmslow Archaeological Assessment, 2003, 3.

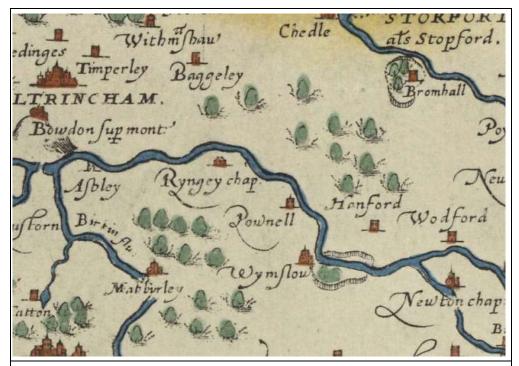
¹⁴ Ibid, 4.

Row to this family. The 13th century manor house, occupied first by the Fittons and later by the Booths, stood to the east of the church on the south bank of the River Bollin. There was a reference to it having a park in 1330; this is shown in Saxton's map of 1577, including land on both sides of the river.¹⁵

The church of St. Bartholomew is first documented in 1246. Although the date of its foundation is not known, the church is believed to have been built by Sir Richard Fitton. It was built on a mound near a river and would have been much smaller; the crypt chapel beneath the chancel may indicate the size of the earliest stone building. It was remodelled, starting with the tower in 1490 (the lower part of the tower may still date from this period), and completed in 1522 with a new chancel, rood screen and two side chapels, while Henry Trafford was rector. The churchwarden's accounts commence at the unusually early date of 1585 and illustrate the wider role of the church. At least for a time around 1587 it was used as a school, while the porch was looked upon as an asylum for the destitute seeking relief, such as the donation of 12d to a poor man of Knutsford whose smithy had burnt down. 16

The importance of the river to the local economy is seen from documentation of a corn mill in Wilmslow from 1246; the location is not known although it is likely that it was east of the church, not far from the manor house. In 1335 John Fitton granted permission to his son Richard to build another mill in the village of Morley, possibly near Twinney Bridge. Although there was no market in the immediate area, a market charter had been granted to Alderley in 1253, to Altrincham in 1290 and to Knutsford in 1292.

Wilmslow is not mentioned in the Cheshire Mize of 1405. Instead, Bolyn was assessed at 30s 5d and Pounale (Pownall Fee) at 44s 0d. These sums are the tenth and third largest assessments respectively in Macclesfield Hundred.¹⁷ The land of the later Bollin Conservation Area lay within Bollin Fee.



Saxton's Map of Cheshire 1577, Showing Wilmslow and the Building of Bollin Hall and Park

¹⁵ Ibid, 5.

¹⁶ Westall, Roy. Wilmslow and Alderley Edge (Chichester, Phillimore & Co. 1994), 2.

Wilmslow Archaeological Survey, Cheshire Towns Survey. Cheshire County Council and Historic England, 2003, 5.

Post-Medieval

Cheshire was characterised by the long-continued succession of its historic families; many could trace their lineage back to the 11th century and in the mid-17th century all but 16 of the leading 106 families were well-established before the Reformation (a time of great transfer of estates). Intermarriage secured this stability. An account from the sixteenth (probably Leland) describes Cheshire as a county laid out in farms and a prosperous people engaged in cheese-making. Defoe's later account also points to intensive farming; he referred to estates and farms being laid out, prosperity from trade and industry being invested into mansions and parks, roads, farmhouses and buildings. The land was kept fertile through marling. 18 By the mid-18th century there were virtually no remaining open common fields and little common waste in Cheshire although the characteristic strip form is visible still in field boundaries; over time owners had sought to consolidate their holdings through exchange of sale. In Wilmslow, Lindow Common was enclosed in 1777. However, this picture of apparent prosperity is both misleading and certainly not uniform. As the land rises towards the east of the county, cattle become less important and sheep grazing more so. However, this also resulted in consolidation of landholdings through exchanges as well as enclosure and loss of common land. Agriculture became more marginal and the need for additional sources of income through home working or cottage industry was widespread. The earliest recorded example in Wilmslow is of glove-making in the early 17th century.¹⁹

While the Civil War had no direct impact on Wilmslow, the Cheshire gentry were divided in their allegiances and it is likely that discontent and division was widespread. Between 1640-42 Sir William Brereton of Handforth, an active Justice of the Peace emerged as a radical leader and was appointed parliamentary commander-in-chief of Cheshire. While some two-thirds of the local aristocracy and gentry supported the Royalist cause, the parliamentarians had the support of most of the justices of the peace and middle-ranking gentry. Although Chester was a strategic royalist stronghold, the main market towns including Knutsford were garrisoned by parliamentary forces. The main sieges and armed conflict were around Nantwich and Chester but there were skirmished around other towns including Stockport and a 'legendary siege of the rectory of Wilmslow'.²⁰ Local administration and markets would have broken down, crops were destroyed and the tax burden increased.²¹ In Wilmslow the ornate baptismal font was sold as the church came under the Puritan doctrine, and was replaced by a simple pewter basin. Prior to the Restoration, there was a widespread outbreak of plague and the parish records for 19th May 1658 'a day set apart for to humble ourselves in prayer, fasting and preachings for the sore affliction which is upon the nation'; 9 shillings was collected and distributed to the poor.²²

The 1664 Hearth Tax returns provide an indicative estimated population level: Pownall Fee 610, Bollin Fee 445 and Fulshaw 155, making an estimated total of around 1210. The first non-Conformist places of worship also appeared in this period. Dean Row Chapel is the oldest Nonconformist place of worship in the area, founded in 1688 and located north of the village on the meeting points of several roads. The first Friends' Meeting House dated from 1693 on the north side of Altrincham Road; prior to this, meetings had taken place in individual homes. The building was later converted to cottages.²³

In 1787 there is a record that the making of 'mohair and silk stitched and capped buttons' was one of the principal industries of Wilmslow parish; these were stitched by women and children, outworking from the silk manufacturers of Macclesfield.²⁴ However, since this industry was already established in Macclesfield by the early 17th century, this must have occurred in Wilmslow from a much earlier date. Spinning and weaving were also widespread. Although spinning became largely mechanised by 1800, home weaving continued much longer. Course woollen cloth was a major product of

¹⁸ Mercer, W.B. A Survey of the Agriculture of Cheshire (London: Royal Agricultural Society, 1963)

¹⁹ The Wilmslow of Yesterday (Wilmslow Historical Society, 1970) 4.

²⁰ Ibid. 1.

²¹ Crosby, A. A History of Cheshire (Chichester: Phillimore & Co. 1996) 60-61.

²² Westall, R. Wilmslow and Alderley Edge (Chichester: Phillimore & Co.1994) 2.

²³ The Wilmslow of Yesterday (Wilmslow Historical Society, 1970) 19-20.

²⁴ The Wilmslow of Yesterday (Wilmslow Historical Society, 1970) 4

northeast Cheshire, woven in homes on handlooms and sold through textile merchants; cotton and silk were also produced in this way, with Dean Row being noted for its silk weaving. There is still a row of cottages with a weaving room attached (now used as a sitting room).

The first water-powered textile mill on the River Bollin in Wilmslow was built in the 1780s by Ralph Bower; it was located at the foot of what was called The Cliff, on the north bank of the river, west of the church and within the boundary of today's Bollin Hill Conservation Area. Initially a cotton spinning mill, it was part of the new industry which expanded rapidly in East Cheshire during the late 18th and early 19th century and thereafter it was operated as a silk mill by Charles Barber between the 1820s and 1870s, before being converted to fustian cutting.

Wilmslow was positioned on the main road from Manchester to Congleton along what is now Cliff Road, then ran south into the centre of the settlement. While references in 1770 referred to the highways being 'almost impassable', from 1775 a new road running north-south through Wilmslow was developed, the route of what was later the A34.²⁵ A roadside cross (now only the base, located in the garden of 11 Styal Road, which is within the Bollin Hill Conservation Area) had marked this route at Lacey Green at the top of 'the cliff', probably since the late 16th century. In the second half of the 18th century it had been suggested that the road be widened, in order to enable mail coaches to enter the village. To address concerns that this route would disrupt the churchyard, a new parallel route included Wilmslow Bridge over the River Bollin. The new road was completed in 1775 and led to a growth in coaching inns in Wilmslow, with The Swan being the most important.²⁶

While in previous years the church and its churchwardens had been the focus for supporting the poor and destitute, in 1773 a workhouse was built on Altrincham Road, on donated land (now occupied by Gorsey Bank Primary School). This was almost opposite Lindow Common which, as seen in the name, was formerly common land and the location of race meetings held on the last week of August. It was enclosed in 1777.





Wilmslow Cross Base

Junction of Manchester Road and Cliff Road ca. 1910 (Cheshire Image Bank)

19th Century

During the 19th century Wilmslow was transformed from a small village to a modest but affluent town within easy reach of Manchester thanks to the direct rail connection, which also gave it a direct rail connection to the capital.

²⁵ Wilmslow Archaeological Survey, Cheshire Towns Survey. Cheshire County Council and Historic England, 2003. 9.

²⁶ Westall, R. Wilmslow and Alderley Edge (Chichester: Phillimore & Co.1994) 10

Administratively, by the mid-19th century, Wilmslow was still divided between different townships. Pownall Fee had descended to the Earls of Stamford and Warrington (as heirs of the Booths), and Bollin Fee had passed through the de Trafford family to the lord of the manor and chief landowner of Wilmslow, Sir Thomas Joseph de Trafford. In 1834 these townships became civil parishes. In 1878 authority was held by a Local Board and not until 1894 did Wilmslow assume close to its current size, when Fulshaw and Pownall Fee parishes were abolished with the former and half of the latter becoming part of Wilmslow, while the other half formed Styal civil parish. In 1895 Wilmslow Urban District Council came into being.

At the beginning of the 19th century census returns for Wilmslow Parish (comprising Bollin Fee, Pownall Fee and the townships of Chorley and Fulshaw) show a population of 3233 in 1801, suggesting it had more than doubled in little over 100 years. The population rose to 4952 in 1851 and 6344 in 1891 (although the validity of comparisons is limited due to administrative changes in boundaries). Mid-century the census revealed the range of trades practiced in Wilmslow, pointing to a wide range of services being available, several places of education but still 71 farmers, pointing to the ongoing importance of agriculture to the local economy.

However, it was a time of transition. In the 1830s agricultural wages were normally 10-12s per week. In contrast calico weavers could earn 18-19s per week, working at home. In 1827 the Rector of Wilmslow, J.M. Turner estimated that some 80% of Wilmslow's population were directly or indirectly employed in handloom weaving. About 1800 there were some 8-9 silk, cotton and paper mills near the village and church, including the mill on The Carrs, but by 1882 this had fallen to 2-3. Although the Gregs Mill at Styal grew rapidly at this time, employing some 300 workers, it focussed on spinning; the first power looms were installed in the 1830s but not until 1896 did it completely transition to weaving.

The economic difficulties did not solely relate to the working class. In 1832 the Manchester Guardian carried an advertisement for the sale of a half share in the mill on The Carrs by 'John Bower the younger, late of Wilmslow, cotton spinner, a bankrupt'. The text explains that he was in partnership with Charles Barber and that the cotton factory was now being used for silk, was water powered with a plentiful supply of water and the business had 'extraordinary privileges and powers for diverting the water'. Bower's difficulties can be seen against the economic slump and fall in demand which followed the conclusion of the Napoleonic Wars in 1815 at the same time as the re-opening of markets to foreign competition, whose combined effect was a drop in prices. Many weaker and unprepared firms were forced into bankruptcy at this time. However, in 1824 the government lifted the duty on the importation of silk leading to an upturn for this industry.²⁷ The mill was powered by an undershot waterwheel whose water-power was boosted by the weir that was the only crossing between Pownall Bridge and Chancel Lane Bridge up to 1931. The implication is that the flow of the river was much more vigorous than today. In fact, the same newspaper reported that the mill had been the scene of exciting rescues in 1872.²⁸ Charles Barber kept the mill functioning and in 1851 the census identified he employed 12 men, 18 women and 50 children. By 1871 he had passed it on to his nephew.²⁹ However it was a time of increasing specialisation and concentration as well as foreign competition in the silk industry, which were particularly hard for small independent mills to survive.³⁰

Adjacent to the mill was a dwelling, known as Silk Mill Cottage, which in 1851 housed the nightwatchman in 1841, the steward or manager in 1851 and subsequently a variety of others until it was bombed during the 2nd World War.

²⁷ Calladine, A, & Fricker, J. East Cheshire Textile Mills (London: RCHME, 1993) 13.

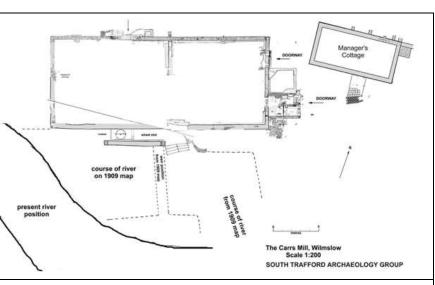
²⁸ Manchester Guardian, 5/5/1832 and 3/8/1910.

²⁹ The Carrs website. http://www.friendsofthecarrs.org.uk/carrsMill.html.

³⁰ Calladine, A, & Fricker, J. East Cheshire Textile Mills (London: RCHME, 1993) 15.







Plan of Silk Mill, Weir and Silk Cottage from South Trafford Archaeology Group, included on Friends of The Carrs Website

The 1841 Tithe Map shows the housing along Hawthorn Lane but no further west, along Green Lane and around Bank Square, on Manchester Road and Church Street and around the church. The town is surrounded by fields and in the town centre there are also many small plots described as gardens, suggesting market gardening.

North of the River Bollin in Pownall Fee, the land of the Bollin Hill Conservation Area is shown as a combination of fields above the cliff and garden plots at the bottom of the cliff. The owner was Lord Stamford, often in association with another. Further west the tithe map shows the building of Mr. Barber's silk mill (plot 695) and a garden to its west (plot 694). Access to the mill is partly along a road and thereafter a track which is no longer visible today. On the higher ground to the west of the area was Wilmslow Grange, probably formerly a religious endowment (historically a Grange was a farm operated by members of a religious order, supporting a larger monastery). By the 19th century the associated house defined as a homestead had been subsumed into the Stamford landholdings who held it with John Walker Knight but it was occupied by Philip Williams. The map also shows Styal Road to the north of the area, with a single homestead (with three buildings) on plot 663. Cliff Road is shown as the main road from the north.

The coaching trade, including the mail coaches, which had brought employment and many Inns to Wilmslow was hard hit when the Manchester to Birmingham Railway was completed in 1842, running through Cheshire via Cheadle Hume, Wilmslow and Crewe. Wilmslow Station opened in May 1842. For householder of a property with a rateable value in excess of £50 living within 1 mile of the station, free season tickets were offered to encourage relocation from Manchester. The coming of the railway and the construction of the viaduct resulted in the demolition of Bollin Hall; the antiquated mansion had become little more than a farmhouse but its park included land on both sides of the river and was owned by the Stamford family. At the time Pownall Hall was owned and occupied by James Pownall and had been remodelled in the 1830s; the Pownall Hall Estate owned much of the land of The Carrs, west of St. Bartholomew's. The estate changed hands several times until it was acquired by the brewer Henry Boddington in 1886, who remodelled it in the Arts and Crafts style.

Although there had been a school building in the mid-18th century, according to a deed from 1741, possibly on the north side of what is now Station Road, in 1829 a new school was started on Parsonage Green, known as The Old National School. Around the same time land was bought from Lord Stamford for another school in Styal. Other schools opened as the century progressed but not until 1868 was the foundation stone laid for Chancel Lane School, a larger National School to accommodate 120 boys, 100 girls and 130 infants, funded by subscription, government grant and

donated land, close to the church and just north of the river. This was located at the foot of Cliff Road on the north side of the river.³¹

St. Bartholomew's had been restored in 1863 and, around the same time, a number of non-Conformist chapels were built in Wilmslow. Meanwhile the workhouse was closed and its functions transferred to the Union Workhouse in Knutsford; the building was converted to cottages. The 1st edition OS map surveyed in 1871-2 shows the development of Wilmslow from the central crossroads along Church Street and New Road to the north, Hawthorn Lane to the east and Swan Street to the west, as well as Old Street and Grove Street to the southwest.

Regarding the Bollin Hill Conservation Area, the 1st edition OS map shows Carr Milk (silk) next to the river, with a double line of trees planted along the track to the east. To the north Wilmslow Grange is shown as a substantial house set in gardens with a tree-lined drive leading to its access on Styal Road. East of this, in place of the single homestead shown in 1841, there are four substantial dwellings; three are named as Oakfield, The Oaks and High Meadow. Just west of Cliff Road the location of Wilmslow Cross (remains of) is marked. To the north and west there is development around Lacey Green. There are no changes in the area by the OS 2nd edition of 1896.

20th Century

The 20th century has been a period of expansion, particularly during the interwar and post war period, linked closely to the development and growth of Manchester. Northeast Cheshire and Wilmslow with it suffered from the collapse of the textile industry, as did the Macclesfield-based silk industry which had not kept pace with late 19th century technological developments. Disruption to the trade during the 1st World War resulted in loss of markets and silk, more than cotton, was negatively impacted by the development of artificial fabrics.³² These factors may explain why the Carr silk mill had been converted first to fustian (corduroy and velvet) and, in 1903 to the Wilmslow Laundry Co. Ltd. It boasted specialist machines for table damasks, shirt finishing, collars, goffering to name a few and had motorized transport for deliveries. However, a flood in 1910 and a fire five years later must have contributed to its problems. In the early 1920s the building's then owner, Henry Boddington refurbished it, replacing the roof and windows, apparently for new tenants who never moved in. Instead it was reportedly used for storage of gelatin. In 1923 there was a disastrous fire which destroyed the building.

The role of local government and the need for associated administrative accommodation was expanding and in 1915 Wilmslow Urban District Council commissioned a competition for the design and construction of new offices at Green Park. The winning design was by the Manchester architects Halliday, Patterson and Agate (these burnt down in the 1970s).



³¹ The Wilmslow of Yesterday (Wilmslow Historical Society, 1970) 17.

³² Crosby, A. A History of Cheshire (Chichester: Phillimore & Co. 1996) 124.

While housing development in the 19th century was usually undertaken either by individuals or by private developers on a speculative basis, recognition of the need for regulation was growing in the late 19th century, in response to the public health issues of unsanitary and over-crowded housing in industrial cities. Initially this led to the introduction building regulations and minimum standards to be observed as well as better sewers and provision of clean water. In parallel more visionary thinking led to a broader agenda for housing reform, recognising ideas of social reform, the desirability of both community building and of access to nature. In 1909 Raymond Unwin had published 'Town Planning in Practice', and in 1912, 'Nothing gained by Overcrowding', in both of which he outlined the principles of The Garden City and also put across his concern to avoid 'monotony and uniformity in the development by rethinking standard street layouts'. He was also involved in the design of the first English Garden City at Letchworth and was engaged by Henrietta Barnet as master planner for the Hampstead Garden Suburb. In 1912 the local Government Board had recommended that, 'Cottages for the working classes should be built with wider frontages and grouped around open spaces which would become recreation grounds, they should have three bedrooms, a large living room, a scullery fitted with a bath and a separate WC to each house with access under cover'.

The 1st World War brought recognition of the poor health and physical condition of many urban recruits and in 1918 the parliamentary committee, chaired by Tudor Walters, published a report which set the standards for council housing for the next 90 years; Unwin was also involved with this work. This formed the basis for the 1919 Housing Act, encouraging the construction of Homes for Heroes. In Manchester this was followed by a Manchester Corporation report concluding that the city needed 17,000 dwellings to replace slums but that there was no suitable building land in the city. The proposed solution was to acquire land south of the Mersey at Wythenshawe in Cheshire. Objections were raised but building started in 1930 and by 1939 8,000 homes had been built as a Garden City, increasing the local population from 6,000 to 40,000.

In parallel to the movement for social reform, the principles of the Garden City Movement also overlapped with the interests of the Arts and Crafts Movement in both Domestic Revival Architecture and the demand for fine but understated craftsmanship using vernacular materials and led to a new direction in suburban residential development.

Development of Bollin Hill and Halliday, Paterson and Agate

In Manchester James Theodore Halliday was closely associated with all these ideas. Born in 1882, he had opened his architectural practice in 1912. He also lectured in Town Planning within the Manchester School of Architecture and was an ardent supporter of housing reform. At the same time, he was passionate about the aesthetic properties of building materials and broadcast on a series of talks on domestic design in housing and in the architecture of the north. He also served a double term as President of the Manchester Society of Architects. He was actively involved with the development of the Wythenshawe Estate, as well as honorary architect to Manchester Housing Ltd which developed extensive areas of Newton Heath.³³ Halliday, Paterson and Agate formed a partnership in 1916-1926, thereafter Halliday and Agate from 1926-1932 when Halliday died. The practice was responsible for a significant amount of domestic architecture, including records of some 130 houses in Wilmslow, several early housing estates, as well as offices and industrial buildings both in the northwest and further afield. Halliday was also associated with Gilbert Scott in the design of Battersea Power Station.

His connection to Wilmslow had already been established when in 1915 he won the competition to design the Wilmslow UDC offices. In Wilmslow too there was a demand for social housing and in 1921 the Council built the Highfield Estate to the designs of Halliday, Paterson and Agate as a designed estate following the principles of the Garden City Movement and standards set down in the 1919 Act. However, the practice also designed houses large and small in the wider area around Manchester and particularly in Cheshire. Most of these were individual commissions but in 1921 the practice became involved with the development of a small estate on land south of Styal Road. The

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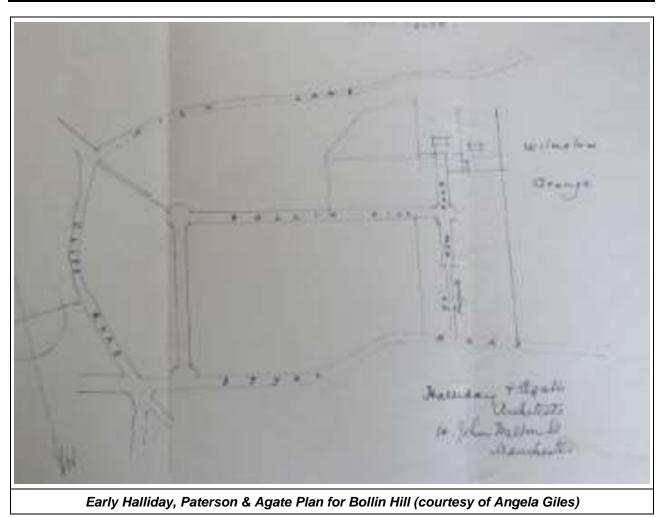
³³ Obituary of James Theodore Halliday, Manchester Guardian, Nov 16. 1932.

1907 OS map showed that a few houses had been built on the east side of Cliff Road but the west side was largely still fields, apart from the few properties on Styal Road.

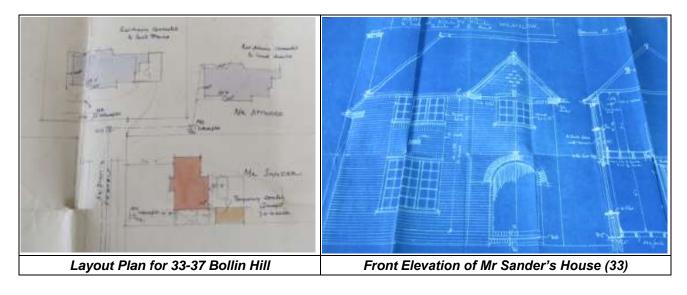
The former estate of Wilmslow Grange, with the associated landholdings to the east of the house, was formerly held by the Earl of Stamford and the Hulmes. To the north of the plot on Styal Road, shown on the 1841 Tithe Map, had been a homestead (plot 663) and a croft (plot 662) which were both occupied by Joseph Hulme. By 1874 these had been developed into four villas (including Oakfield, The Oaks (later Lacey Oaks), High Meadow and Grange Farm) but the rest of the land remained fields, with gardens to the south. What is today no.23 Bollin Hill, now accessible down a drive on the south side, was formerly accessed from The Carrs along an avenue of beech trees known as Silk Lane, and was built in 1920 as a house for the manager of the mill in a far simpler style than the surrounding houses.



It is this land which between 1921 and 1930 was laid out as a small estate. From plans it appears that the first the first houses to be designed were Dacre (39) for a Mr Sander, Timbercombe (37) for Mr Atwood and Rockland (35). The draft layout shows that originally instead of the subsequent western road access to Styal Road, only a footpath was planned. Although not dated, as no other buildings are shown, it is likely that they date from ca. 1921.



The same document shows a more detailed plan for Dacre, Timbercombe and Rockwood, identifying all three as designed by Halliday, Patterson & Agate. Some original architect's blueprints for Dacre are also still owned by Mr Sander's granddaughters, together with early photographs of the area. The blueprints show some of the brick detailing which is characteristic of houses in Bollin Hill.



By 1923 James Halliday is shown as resident at Stonecross, today 11 Styal Road, a semi-detached house built in Arts and Crafts style, where Halliday lived until his death in 1932, showing that he had a personal interest in the development of Bollin Hill. His partner, the builder of Bollin Hill, lived in the other half (now 1 Bollin Hill). The same directory also shows a Gerald Sanville living at Brow Cottage,

now 5 Bollin Hill.³⁴ This house was not designed by Halliday but by Sanville himself in 1921, of the Manchester architectural practice Oakley and Sanville of 60 King Street. The designs were published in The Builder in 1925 and the current owner still has copies of the original drawings. Sanville designed a wide variety of buildings, including residential, commercial and ecclesiastical; he was a keen amateur photographer and during the 2nd World War was employed by the Ministry of Works to photograph historic buildings of Cheshire. He also worked for the Council for the Care for Churches and was still resident at Brow Cottage in 1952; he died in 1966. Kelly's directory includes no further entries for Bollin Hill.



The architect's drawings for Brow Cottage show many similarities with the designs for both Dacre and those realised at Stonecross: steep pitches to the roof with interruptions including chimney stacks, small-paned windows, brick detailing and semi-circular arches. It is also of note that the window frames are not shown as white. The drawings include both decorative details, such as the doorplate of the front door and the design of the summerhouse, which includes irregular clapboard panelling and other details seen in the original garage at Stonecross.



Regarding the early appearance of Bollin Hill, while the garden boundaries were formed by hedges, it is clear that they were low in height and allowed for views into and out of the gardens, as did the

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³⁴ Kelly's Directory, 1923.

timber gates which were never solid in design. These elements related to the social reform concept of community building within estates. Additionally, the use of hedges, possibly above low walls, rather than timber fences or high walls reflected the ideas of Garden Suburbs and is for example still the norm in Hampstead today.



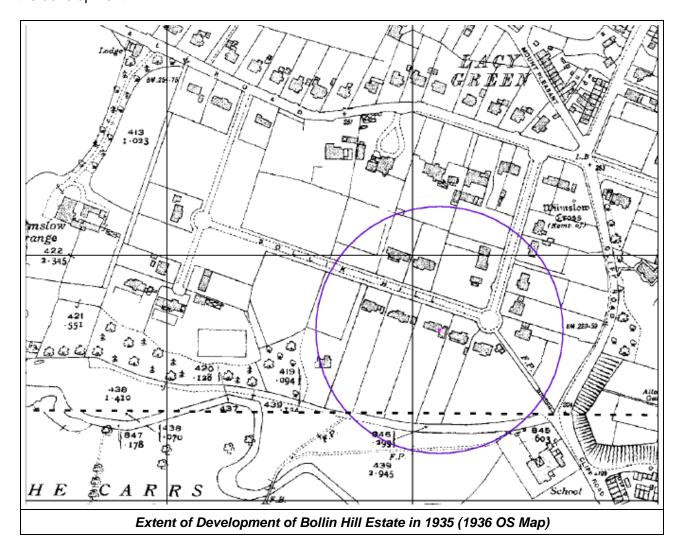
Within the boundaries, particularly the rear, there was a great deal of privacy. Many of the houses were designed to be viewed from within the rear garden, particularly those on the south side where the gardens stretched down the cliff edge to valley below.



The impact of the 1929 Depression was that not all the plots were developed. The 1935 OS map documents this point in the development of the estate, at which time the building of Wilmslow Grange is still present. It is clear that the priority had been to develop the houses at the two entrances to the estate on Styal Road, hence two pairs of semi-detached villas (11/13 and 17/19 Styal Road) flank the

east entrance which was marked by a semi-circular entrance. To the west, 31 and 33 are two detached houses flanking the entrance which is a road not a footpath; 35 is also present. The U-shaped road with its characteristic turning circles and named Bollin Hill is shown, with a short extension to the southwest. The footpath to Cliff Road is also shown.

Development of the east side of the estate is complete, curving around the older properties on Styal Road. Apart from the two pairs of semi-detached dwellings already mentioned, the houses are all detached, irregular rectangular in plan and placed with a small garden to the street and a larger garden to the rear. From the plot outlines on the 1935 map it appears that there was an intention to build houses on the west side of Cliff Road but even here the garden proportion appears to follow the one/two third proportion. Most of the properties had much larger gardens, especially the corner plots and those to the south. To the west only five properties had been developed; Rockland, Timbercombe and Dacre and, additionally Rylands (33) and Mayfield (41). The undeveloped land for 41-45 was acquired in 1933 as a single plot by the heirs 'the personal representatives of the late J. Halliday from Basil Hill-Wood'. Between 1933 and 1935 a house was built in the centre of the plot and sold to Mr. R.C.Roy. In 1936 and 1937 the adjacent plots were sold to Miss Alison Currie and Mrs Norah Lowcock respectively. Rockland included land to the east, complete with tennis court and swimming pool and the land to the southwest down to the river and including the land of the former mill and cottage. The map also shows the adjacent house built for the mill manager, on a different building line to others of the development.



The map also shows Wilmslow Grange to the west. This was later replaced by a housing estate, with the name Wilmslow Grange being retained in the name of a local primary school. The 1935 map also documents that the housing on the north side of Styal Road is contemporary with the Bollin Hill estate, is characterised by similar plot sizes and irregular rectangular plan forms.



The Bollin Hill Estate became a Conservation Area in 1988. The roads to east part of the area are adopted by Wilmslow Town Council, while the section of Bollin Hill to the west is privately maintained.

Other 20th Century Developments Affecting the Area Around Bollin Hill

There were changes around this time which affected the character of the area around the Bollin Hill Estate related to The Carrs. At the time of the final fire in the factory (Carr Mill), much of the land south of the river formed part of the Pownall Hall Estate, which had been acquired by Henry Boddington in 1886. From 1925 Boddington had been in discussion with WUDC regarding granting some of the land for public enjoyment. Although he died before the transfer was completed, his widow honoured and realised his wishes, leading to the official handover in 1930 of 'The Boddington Playing Fields', the land closest to the church, the school and to the town centre, and the erection of the arch which carries the inscription, 'Given by Henry Boddington JP of Pownall Hall for the recreation, health and pleasure of Wilmslow and her children for ever, 1925'. Boddington also wished to transfer some of the land further west and in 1935 a further tranche including the land between Hawthorn Lane and Pownall Bridge passed into public ownership. In addition, Ernest Greg transferred ownership of his land on the Carrs between Pownall Hall and Twinnies Bridge to the Council. Meanwhile the other land of the Pownall estate was developed for housing, while the land to the east of The Carrs was sold off to create the Wilmslow Park development. Thus, The Carrs has become an important recreational area for Wilmslow and part of an extended network of footpaths along the Bollin Valley and the surrounding land was developed for residential accommodation. In 1960 the school was closed and in its place a Parish Hall with associated car park has been built at the foot of Cliff Road.

Another important local development which began in the interwar period was the opening of a temporary airport at Ringway, northwest of Wilmslow by Manchester Corporation in 1928, the first municipal aerodrome in the country. In 1935 it was reconstructed as a permanent airfield and scheduled flights began in June 1938. With the outbreak of the 2nd World War, it soon expanded beyond its original boundaries with the establishment of RAF Wilmslow and was where the new

Bollin Hill Conservation Area: Character Appraisal and Management Plan

techniques associated with inserting troops by parachute into enemy territory were pioneered. Not only did the surrounding area need to accommodate the associated personal but aircraft construction companies established facilities in the vicinity. RAF Wilmslow closed in 1962 and the base was redeveloped for housing, located on the right of Dean Row Road. On the opposite side is former RAF housing with road names recalling historic aircraft such as Lancaster and Anson.

After the war Manchester Corporation invested in the airport to update the facilities; the Manchester-New York service commenced in 1953 and was the beginning of a major expansion. A new terminal was built in 1959-63 and the runway was extended but already by 1967 this had to be further extended, with the main Altrincham-Wilmslow Road being diverted through a tunnel. It has continued to expand and with it the associated road network. However, Styal Road still forms a 'rat run' from Wilmslow to Styal and the rear of the airport.

4.2.2 Archaeology

Sites and extant buildings identified on the *Historic Environment Record* (HER) are described and located on a map at Appendix 1.

There are no Scheduled Ancient Monuments within the Conservation Area or in its vicinity. South Trafford Archaeological Group is understood to have carried out an excavation and investigation of the site of the Carr silk mill but this was not included in the HER. This referred only to a desk-based assessment of the designated rivers and tributaries in the catchment area.

The area comprising the Conservation Area and the housing to the west, north and east is characterised in the Cheshire Historic Environment Record as' 20th century housing', while the area to the south, the Bollin River Valley is characterised as '20th century recreational'.

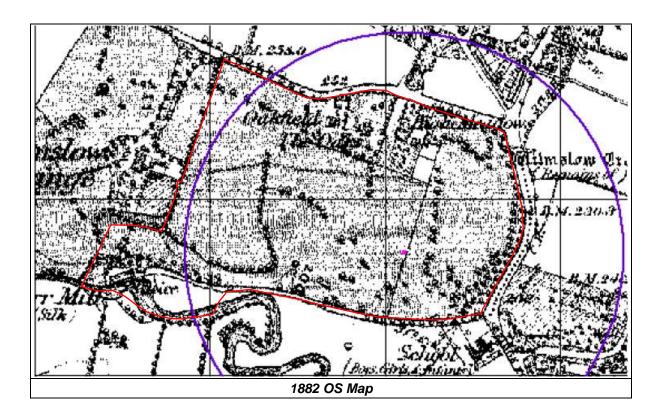
4.2.3 Morphology of Bollin Hill

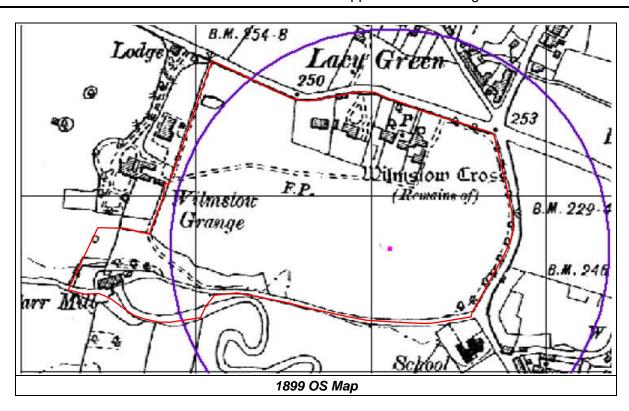
The morphology of the area is its arrangement of street and blocks, plot subdivision and positioning of buildings and how this has changed over time. In the case of Bollin Hill, until the early 19th century the land was in agricultural use with the land subdivided into fields, as shown on the tithe map. Subsequently some smaller plots on the southeast fringe were used for market gardens while a few large residential generally rectangular plots were developed on Styal Road.

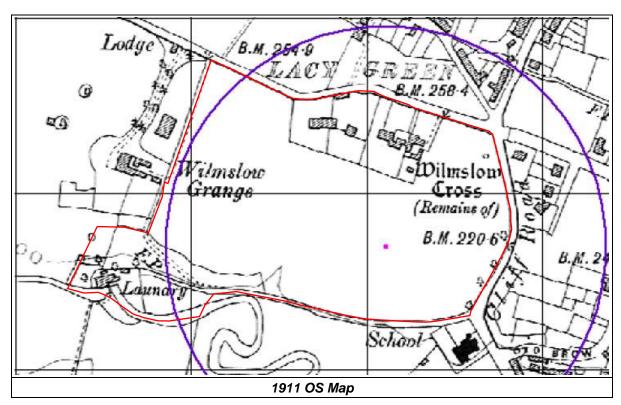
During the interwar period the much of the Bollin Hill development was laid out around the U-shaped road with an east tail down the hill and a semi-circular entrance from Styal Road. Density was higher than the Victorian houses and more regular. Plots were primarily narrow rectangles with houses positioned on a clear building line with a front and a significantly longer back garden. The interwar buildings included detached and semi-detached properties. During the immediate post-war period up to 1954 further plots were developed on the west side of Bollin Hill, following a similar grain and style. Since then, the remaining land has been developed into plots of similar size, including the subdivision of the very large plot of Rocklands (35), but retaining the garden suburb character. No other subdivision of plots has occurred.

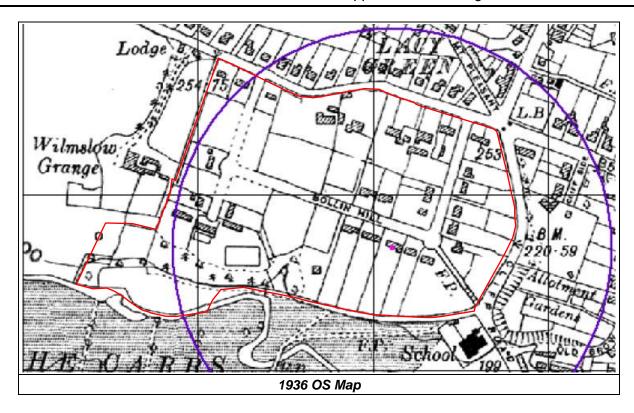


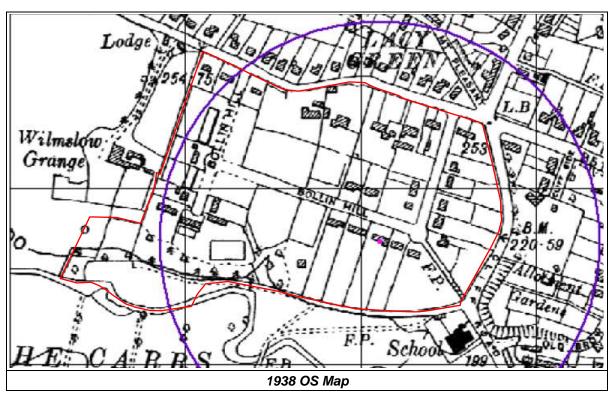
Tithe Map 1841 (Cheshire Tithe Map Online, Cheshire East)

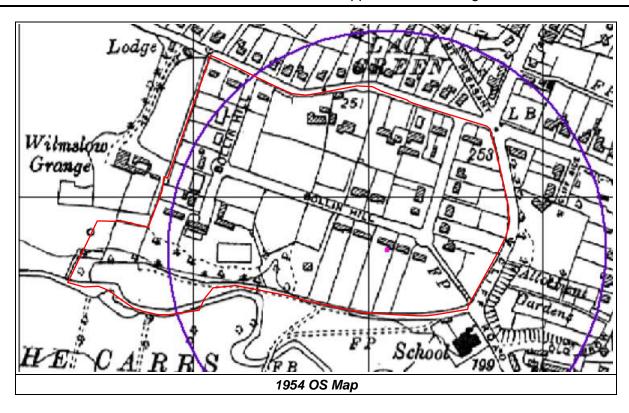


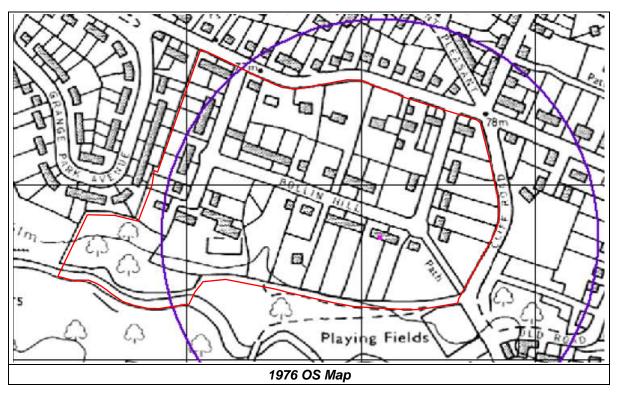


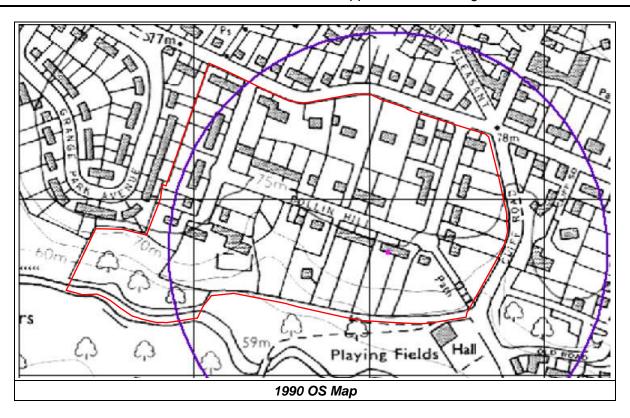


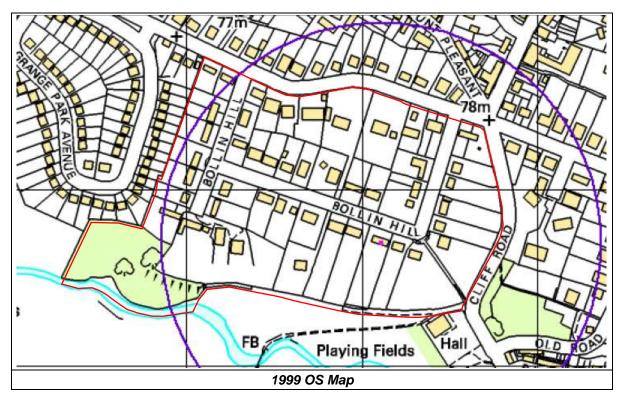










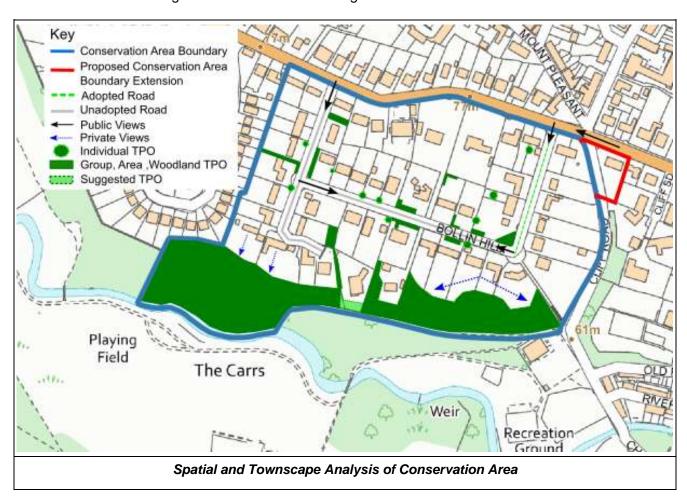


4.3 Character and Appearance - Spatial and Townscape Analysis

4.3.1 Introduction

In addition to the evolving distribution and density of the buildings, the quality of the open spaces and how these interrelate contributes to the overall character. These form or frame key views, which may be into or out of or indeed enclosed within the area and may include landmark structures or have

gardens or planting that make the identity unmistakeable. The map below shows the key elements, which are discussed in greater detail in the following text.



4.3.2 Character and Interrelationship of Spaces

As a suburban residential area, Bollin Hill Conservation Area's open spaces comprise the private space within the gardens of the properties, some of which are very large, the public space of the roads (Styal Road and Bollin Hill) and the footpath and steps to Cliff Road. The gardens are relatively large with more space to the rear than to the front and feature mature trees. The trees on the boundary to the road overhang the road and contribute to the street scene. The gardens on the south side of Bollin Hill include the steep bank of the river valley and enjoy views out.

Regarding private space, Arts and Crafts architects sought to root their buildings in the landscape and connect, even extend them into their setting. Crafted paths extended the architectural lines of the house into what were sometimes a series of outdoor living spaces, as well as the verandas and terraces closer to the house with large, glazed doors and windows blurring the boundaries. Formal seasonal planting common to the Victorian era gave way to less formal and more abundant planting which reflected the changing seasons and a desire to work with nature rather than tame it in schemes evocative of country cottage gardens ³⁵

Today there is a trend to increase the proportion of hard landscaping in the front gardens, which is diluting and damaging both the Arts and Crafts and the garden suburb character of the area. In some cases there is practically no garden left to the front, even when this has been designed with care or an urban design has been chosen. The incorporation of a small area of planting and the idea of a

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³⁵ Hitchmough, Wendy. Arts and Crafts Gardens (London: V&A Publications, 2005) 7-10.

sub-division of space can be achieved without compromising functionality if it is planned into the design from the outset.





A Front Garden Combining Planting with Hard Landscaping

An Altered Front Garden

In the private space to the rear of the house some gardens appear to retain the idea of a series of spaces, often defined by high hedges or other planting or using the steep slopes of the south-facing gardens to create a series of terraces. In all these cases it is clear that the relationship of the house to the surrounding garden and the importance of planting, the low density and the grain of the area is a key part of the character of the Bollin Hill Conservation Area.





A Subdivided Garden

Garden on South Side

Regarding the character of the public space, curving Styal Road is a busy thoroughfare; since the completion of the airport relief road traffic is reportedly a little diminished. There is no planting in the public space but the trees and hedges of the gardens to either side frame the road in green and largely conceal the houses, in particular the historic houses to the south. There are pavements to either side, although sections are quite narrow, especially on the south side. This makes trimming hedges and shrubbery hazardous and is understood to make householders reluctant to undertake necessary work. The volume and speed of traffic has also contributed to increasing off-road parking space and the desire to widen access to improve visibility.



In contrast, Bollin Hill is a quiet road, used only by residents. Administratively and in terms of responsibility, the L-shaped south and west sections are not adopted and the responsibility of residents; the east section has been adopted by the Council. The original property boundaries extended halfway across the road. The entrance to the east side is marked by an open semi-circle but this has no street furniture or anything to mark the area. The road layout comprises two straight sections running north-south connected by an east-west section; the junctions are emphasised by turning circles. The road and in particular the turning circles comprise the largest area of public space in the Conservation Area. The eastern section has narrow pavements (often damaged by tree roots) narrow verges including trees and kerbstones; the western section has wide grass verges, with some planting to the east.



The perspective of distance and width of these straight roads is particularly strong in the connecting longer south section of Bollin Hill with grass verges (often damaged by people parking) and no kerbs, partly due to the turning circles at either end and also with the buildings being barely visible, set back as they are from the property line. In contrast, the new extension of Bollin Hill with 35 a, b and c curves and the buildings are very visible, with no garden boundaries to the street.



The treatment of property boundaries is an important element of the character of the spaces, as discussed in section 4.4.

4.3.3 Public Realm

Public realm comprises the external places that are accessible to all and the physical built elements, such as benches, parking areas, noticeboards, lighting and so on that are part of them. They are the everyday spaces that we move through and sometimes linger within. Public realm is also associated with community, be it a place of gathering or community services like bus stops or post boxes.

Bollin Hill Conservation Area has little in the way of public realm and no identification or interpretation which might encourage anyone to enter it. The east junction of Bollin Hill with Styal Road, which is marked by a semi-circular inset and flanked by the two pairs of characteristic semi-detached houses, might offer an opportunity to mark it, as could the foot of the steps and public footpath.



The entrance and roads of Bollin Hill are marked by double yellow lines in the adopted area. Additional posts with signs reinforce the restrictions. The remains of one post points to an issue with parking in the area (which provides easy access without charge to the recreational area of The Carrs). There is streetlighting, provided by functional grey metal lamps, whose efficacy will be compromised by the overhanging trees in some places. The width and condition of both the grass verges and pavements varies considerably. This may partly be a function of the differing administrative status within the area which has resulted in a treatment of public realm which is not uniform. Heave due to

tree roots is also an issue as is pooling of water following heavy rain, suggesting that there may be problems with the drains.

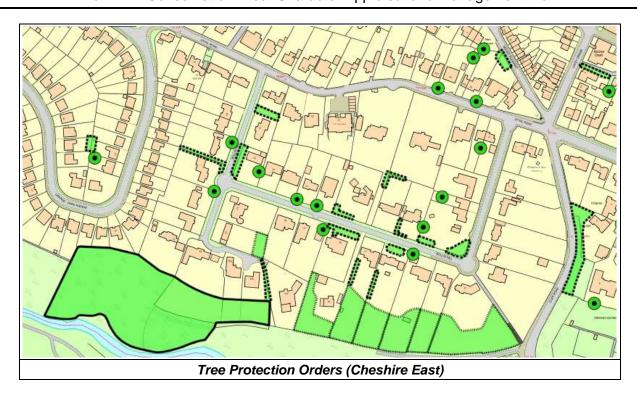


The pavement on Styal Road is very narrow. It was observed during the period of assessment that utility works on Styal Road were done and the resultant intervention has left an intrusive pipe against the historic Victorian boundary wall.



4.3.4 TPOs and Green Spaces, Public Footpaths and Biodiversity

In addition to the general protection to trees above a certain diameter provided by the Conservation Area, there are a large number of individual tree protection orders which also cover hedges and the green boundaries to the street, as can be seen on the map below. Within the Conservation Area are a number of house names which include the word 'oak', as well as many mature oak trees, suggesting that they may have been a dominant species. However, as an area of mature gardens, the area contains a wide variety of tree species.



The mature wooded banks of the river valley on the south side of the Conservation Area, which form part of the Bollin River Valley (specifically Character Area A4 Wilmslow Bollin), contribute to a sense of enclosure as well as being part of an important ecological corridor which includes a diverse range of habitats.³⁶ To the southwest a TPO protects an area of mixed woodland, while the lower part of each of the gardens is covered by separate orders naming particular tree species. Additionally, all but a small area beyond the gardens forming part of The Carrs is protected – given that this comprises an avenue of beech trees along the former road to the historic silk mill, the lack of protection to this small section should be investigated. Most of the garden boundaries to The Carrs are of invisible high green wire fencing, however a large section of timber board fence has been added which is highly visible.



³⁶ Wilmslow Landscape Character Assessment (Wilmslow Neighbourhood Plan, 2020) 31-33.

4.3.5 Setting and Views

The characteristic view of the Conservation Area reflects the designed layout of the estate. The key views are:

- Views into the Conservation Area along Styal Road from the east;
- Views into Bollin Hill from Styal Road form both the east and west;
- Views within the Conservation Area along Bollin Hill;
- Views out of the Conservation Area from the gardens on the south side of Bollin Hill.

The tree-lined straight road gives the perspective of both vanishing into infinity, and thereby making the estate seem larger than it is and, being a loop of the main road, it is set apart. Where boundary trees are removed, traditional boundary treatments replaced with a more urban form or built structures added in front of the boundaries, this affects the character of the view and should be avoided.



The Conservation Area's position on the top of a hill would imply that views into and out of the Conservation Area are important. Views out across the Bollin valley are restricted to private gardens and are surprisingly rural, of the tree lined valley. From the south the trees on the slopes and in the gardens largely conceal the buildings of Bollin Hill and the top of "The Cliff". As identified in the Wilmslow Landscape Character Assessment, it is important that this green fringe concealing buildings is retained, which has implications for managing the trees in the gardens and on the public footpath. The recent 35c Bollin Hill is more visible; it may be that appropriate planting at the foot of the property has been done and has not yet reached maturity.



There are no landmarks. The layout of the estate and the way that the houses are set back from the road which in turn is largely a private road means that none stand out and none should be identified as landmark buildings.

4.4 Architectural Interest and Built Form

The Bollin Hill Conservation Area tells the story of the area's transformation from farmland and local industry (of which little remains) to aspirational suburban living. A building named Grange Farm, located on Styal Road and appearing to date back to the 1841 Tithe map was replaced sometime after 1988. The physical remains of Carr Mill are reduced to a few bricks but the former manager's house remains at 23 Bollin Hill. The first phase of the area's transformation is illustrated by the two remaining large Gothic Revival Victorian houses, High Meadow (23 Styal Road) and Lacey Oaks. High Meadow is smaller, rendered and has a post-war house or extension built on the footprint of earlier outbuildings; Lacey Oaks is 3-storey, of brick with decorative bargeboards and similar timberwork on the porch; it too has been extended. These have very large gardens to the front with mature trees. Just outside the Conservation Area boundary, 9 Styal Road was a flagship for the area's subsequent development; built between 1887 and 1907 it is a substantial 2-storey house in Arts & Crafts style, individual in character and with decorative features.



The U-shaped road of Bollin Hill, with its turning circles, verges and most of the plots, was laid out by Halliday, Paterson & Agate in the early 1920s and the first houses date to this period. Signature Arts & Crafts houses were built on the corner sites of each of the two junctions with Styal Road, as well as houses in the southwest corner (33,35,37,39 and 41) and on most of the plots on the east side. Documentary evidence for Halliday, Paterson & Agate is available for only a few of the houses; at least one of the interwar houses was not built by them but by Gerard Sanville, another Manchester architect. However, the buildings from this period are all in Arts & Crafts style, substantial 2-storey individually designed homes in generous plots with a smaller garden to the front and a large garden to the rear. They are characterised by their individuality while drawing on a palette of materials and design characteristics and decorative features which appear in different combinations. The decoration is subtle and understated but its presence is a feature of these houses. This combination of characteristics, together with the style and grain, contribute strongly to the architectural character of the area.

More recently there has been some sub-division of plots, not only the very large 35 Bollin Hill; the plot of post-war 12 has been subdivided and the new houses occupy the full width of the plot, with no allowance for garden and planting to frame the buildings.



The Second World War interrupted the area's development. A few houses appear to have been laid out on the west side and their characteristics are almost indistinguishable from those of the earlier houses (43,45,47 and 49). Between 1954-65 the plots on the northwest side of Bollin Hill were developed. The rectangular plots are similar in size to many of the other plots of the estate and the houses are also located towards the road, with a smaller garden to the front and a larger garden to the rear; the houses are not in Arts & Crafts style but are individually designed 2-storey homes with variety in the roofline and some decorative features. The only bungalow on the estate appeared between 1966-87; it is a generously proportioned building with individual characteristics. Since 1992 there have been a significant number of new buildings within the Conservation Area, both on Styal Road as well as within Bollin Hill, many of which lack both the architectural quality and individuality of the earlier buildings and have a higher built and hard landscaped area of the plot, which is diluting the architectural character.



The post-war houses appear until recently to follow the grain of the inter-war development, being detached houses in plots of similar size, following the building line and retaining the proportions of the front and back gardens. Most but not all demonstrate both individuality as well as a varied roofline, appropriate choices of materials and decorative features. Decisions on gates and boundary treatments, garage design and the proportions of hard landscaping to garden show a greater degree of divergence from the original character of the development; such decisions relate also to some of the original properties.

Building Materials

The predominant building material is brick, brownish but not uniform, with a broad range of colour in the light brown-reddish spectrum. The walls are variously brick, painted and rendered, or just painted and brick is frequently used in a variety of ways for decorative detailing. Particularly on gables and cross gables there is use of a variety of materials including hanging tiles, weatherboarding and half-timbering. Many of the roofs have small rectangular tiles of stone slate, but pantiles, tiles and slate are also found. Ridge tiles are often heavy and a decorative feature in their own right. Windows are generally timber framed but occasionally metal; small paned windows and leaded windows are common, as are feature windows which may use different materials for decorative surrounds. Porches and doors utilise a variety of materials including stone, timber and stone slate.







Rendered Walls and Pantile Roof

Qualities of the Buildings

The buildings are characterised by their individuality. Apart from the two Victorian houses, with one exception, they are two-storey in height, sometimes with an additional half-storey in the roof space. In plan form they are irregular, featuring cross-wings, projecting ranges often at a lower height and a variety of porches. The roof line is also characterised by this irregularity. Often steeply pitched, with areas with a longer slope, the roof lines are also interrupted by tall chimneys and gables and given a stepped character by dormers and side wings. Some of the recent buildings have successfully included these characteristics.



A detail of the roofline concerns the decorative use of ridge tiles. Sometimes these are in a contrasting colour and sometimes they have a form which also serves to emphasise the line of the ridge. This in

turn is not always straight but sometimes curves slightly upwards towards the eaves. A characteristic form of tile has the shape of an overlapping shell. Alternative forms include clay tiles on tiled roofs and heavy stone copings on some stone slate roofs.



There is considerable variety in the treatment of entrances. Amongst the Halliday, Patterson & Agate interwar houses, there are small stone slate canopies supported by timber pillars, internal porches with arches of different forms, marked by decorative stone or brick panelling, porches built into corners and no porch at all. However, they are modest in size and integrated into the building, unlike larger porches with pitched roofs which may be found on houses from an earlier or more recent period, such as at Victorian Lacey Oaks. One of the largest interwar properties, Rocklands, does not have a porch.



The internal porches, such as at 11 Bollin Hill, Twigmoor and Dacre are emphasised externally by decorative features but these tend to emphasise craftsmanship and the materials rather than be over ornate.



The front doors are timber and individual in design, often featuring small glazed features or other decorative craft details. Rocklands has a vertically panelled door with a line of three rectangular lights while High Close has a single coloured curved triangular light, set into a carved panel in a heavy timber door with its original wrought iron furniture. At 5 Bollin Hill the door features vertical panelling and an ornate brass numberplate, beneath a cantilevered rectangular flat stone canopy.



There is similar variety in the window forms. Mention has always been made of the number and variety of dormer windows. Many Arts & Crafts houses have windows which are either small pane windows or have decorative leading, usually in a rectangular pattern but occasionally in a diamond pattern. The first floor windows are often positioned directly beneath the eaves but the ground floor windows sometimes have a lintel of soldier bricks above them or, where the house is rendered, the window may be enhanced by brick detailing. And not all of the interwar houses have either small pane or leaded windows; both 8 and 23 have large pane casement windows.



The semi-circular brick arch is a common decorative feature but expressed in a number of different ways. It can be used to make a feature of what is otherwise a standard size window. This is found both in the interwar houses as below and in more recent houses, such as at 35 a and b.

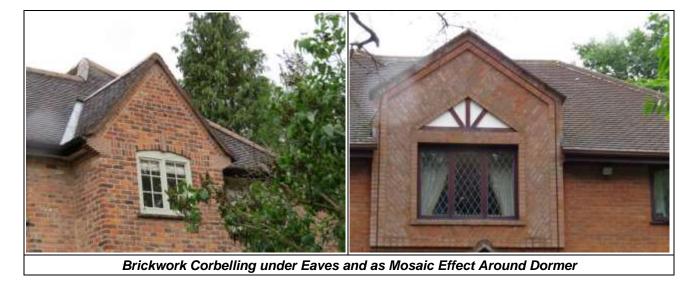


Additionally, while the fenestration of each house may follow a basic pattern, there is often a feature window, perhaps above the front entrance or under the gable and these may be large or small. This is also common in the more modern houses, for example as at 16 and 27 Bollin Hill.



Feature Windows

Brickwork detailing has been mentioned in relation to emphasising porches, doors and windows, both where it contrasts in colour against rendered or painted walls and where it is used to either sculptural or mosaic effect on a brick house. It is also found imitating corbelling under the eaves, using thin tiles to achieve an almost sculptural effect, as well as in the form of decorative brick infill panels as shown above at Rocklands, above the porch at 33 Bollin Hill and around the feature window at the modern 31.



Over the years many of the original houses have undergone alteration and extension, in order to adapt to changing requirements for living space. These have generally been executed in a way that

adds more interest to the roofline, extending to the rear rather than to the side, so as not to increase the width of the building when viewed from the street and using the same materials and decorative elements.

Ancillary Buildings

The development of the Bollin Hill Estate falls into the era of the motor car and many houses retain their original garages. One house even had the original summerhouse with weatherboarding. The

garages are generally built with pitched or hipped roofs of the same material as the main house, the timber doors vary in design. Where these have been replaced with up-and-over doors, those with a vertical design imitating timber planks are more in character.



Gardens and Boundary Treatments

The hedges, walls and other forms of boundary treatments, together with the gates contributed to the character of the Conservation Area as do the gardens, particularly those at the front. The concept of the garden suburb, by its very name, attaches importance to the contribution of gardens to the area. Traditionally this was defined by the presence of grass, trees and planted areas within the boundaries, possibly with a more formal arrangement to the front. Many of the properties of the Bollin Hill Estate had both a pedestrian gate and path to the house and an entrance for the car. Gates were generally timber and either lower at the base with vertical bars in the upper section, which was sometimes curved, or entirely of vertical bars. The boundaries to the street were generally formed either by hedges no higher than shoulder height or by low stone walls with hedges above. High walls or fences were also rare, particularly to the street. Railings are more associated with urban settings although Rocklands has railings; the aspiration was to emphasise rural qualities in the setting. Higher hedges might divide the properties one from another to the side, particularly in the back garden. The intention was that such suburbs should create a safe community, which entailed a visual connection between the street and the house and garden.





Pedestrian Gate and Original Boundary

Modern Gate in Traditional Style (with Original Double Garage to Rear)

Today there is greater variety of materials and some treatments are diluting the character of the area. The original hedges have grown to the point that they almost prevent views of the houses and some properties have added fences on the street side of hedges or replacing hedges. Where original gates have been replaced with higher, solid gates this compounds the loss of transparency and can contribute to a loss of community through limiting visual contact between people.



Largely as a consequence of a household having multiple cars, there has been a tendency to both widen openings or to remove boundary treatments altogether and to reduce soft landscaping and grass and replace it with a very large expanse of gravel or hard landscaping. The cumulative effect of these changes is diminishing the qualities of the garden suburb and the character of the area.



The Conservation Area also includes a section of the south side of Styal Road. Again, the traditional boundary treatments appear to have been either just hedges or stone walls with hedges and trees. Much of the stone wall is identical in materials, suggesting that it was the external wall of a single property (since subdivided) and thus forms a unifying element pointing to the former identity. Here too the height of the hedges is considerable. However, with regard to the two Victorian properties, these constitute the boundary to gardens so large that they might be considered parkland rather than suburban gardens and are more in keeping. Furthermore, they serve to provide a degree of insulation from the greater volume of traffic on Styal Road today.



Today some of the new properties have followed the traditional boundary treatment and other characteristics and materials, this is not always the case. Brick rather than stone walls and railings are increasingly common, to the detriment of the character.

4.5 Locally Important Buildings and Positive Contributors

The Cheshire Heritage Environment Record (HER) identifies two monuments in the Conservation Area but no listed buildings or other designated heritage assets. The monuments are identified in the map in this section:

- 1. The base of the 16th century Wilmslow Cross
- 2. The remains and location of Carr Mill

These are described in the appendix. Regarding non-designated heritage assets, the Cheshire East Local List of Historic Buildings does not include any within the Conservation Area or its immediate vicinity. As the level of protection derived from non-designated heritage status and location in a conservation area is the same, non-listed buildings which make a positive contribution to the conservation area are marked on the relevant map within the appraisal and are highlighted individually below.

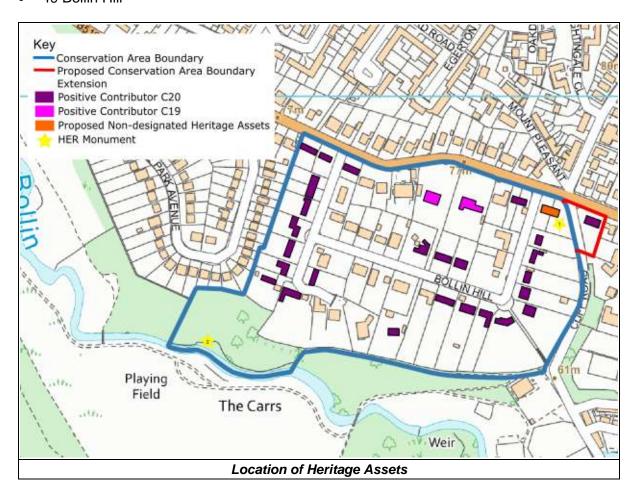
Historic England recommends that a Conservation Area Appraisal should identify "Individual buildings or groups that contribute positively to the special architectural interest or character or appearance of the area and those that are distinctive, rare or unique". Criteria for identifying positive contributors include:

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?
- Is it associated with a designed landscape, e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

Against these criteria, the following map and the Audit of Heritage Assets in the appendix, identify a number of buildings within the Conservation Area as Positive Contributors. In addition, 11 Styal Road and 1 Bollin Hill, are identified according to Cheshire East's approach as making a high level of positive contribution. These positive contributors, which are also described in the Appendix, are:

- 17-19 Styal Road
- 23 Styal Road (High Meadow)
- Lacey Oaks
- Spindle Cottage, 31 Styal Road
- 33 Styal Road
- 35 Styal Road
- Newlands, 3 Bollin Hill
- Kenmore, 4 Bollin Hill
- Brow Cottage, 5 Bollin Hill
- 6 Bollin Hill
- Croftlands, 7 Bollin Hill
- Woodfields, 8 Bollin Hill
- Rosse House (formerly Cregneish), 9 Bollin Hill

- 10 Bollin Hill
- High Close, 11 Bollin Hill
- Twigleigh, 13 Bollin Hill
- Longroyd, 15 Bollin Hill
- Grayshott, 17 Bollin Hill
- Brendon, 19 Bollin Hill
- The White House, 21 Bollin Hill
- Beechwood, 23 Bollin Hill
- Rylands, 33 Bollin Hill
- Rocklands, 35 Bollin Hill
- Timbercombe, 37 Bollin Hill
- Dacre, 39 Bollin Hill
- Carrwood, 41 Bollin Hill
- Mayfield, 43 Bollin Hill
- 45 Bollin Hill
- Hill Cottage, 47 Bollin Hill
- 49 Bollin Hill



Character Areas

The Bollin Hill Conservation Area is currently too small to distinguish separate character areas. However, in Section 5 below, proposals for extending the boundary are put forward.

Development Opportunities

In recent years there appears to have been an unfortunate tendency to replace some of the later buildings with larger buildings and in some cases to subdivide the very large land divisions. It should be emphasised that the two large land divisions adjacent to Lacey Oaks and as part of Rocklands were much larger than the plots otherwise characteristic of the area. Other development to date has been on undeveloped plots or replacing post-war houses; currently 12 Bollin Hill is being redeveloped

with two houses. As has been discussed, the character of the Conservation Area derives from its Arts and Crafts houses and their gardens. Any subdivision of plots or redevelopment such that the grain is altered would diminish the character.

4.6 Assessment of Condition

General Condition

The general condition of the Conservation Area is good, as might be expected of a popular residential area. There are no buildings are risk and generally the buildings are in good condition. There appears to be pressure to extend houses or replace them with larger ones; this, along with the tendency to increase hard landscaping at the expense of planting and the changes to the boundary treatments, is diluting the character of the area. In some areas the pavement is in poor condition, either through root heave or from parking on the verges.

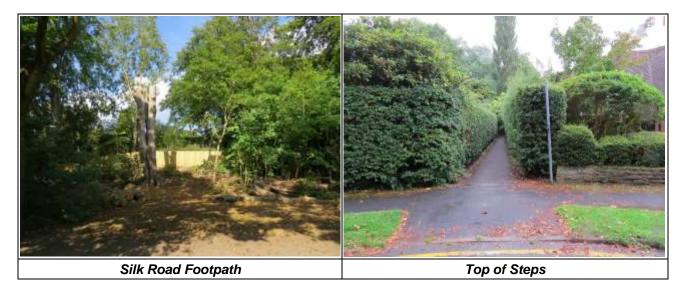
Intrusion and Negative Factors

There are no intrusive buildings. It might be argued that some of the boundary treatments are verging on intrusive, especially when associated with built up beds in place of green verges.

This is a desirable area of Cheshire and additionally there is pressure to extend or sometimes rebuild houses to meet contemporary aspirations. Such changes should respect the character of the Conservation Area in their design and landscaping, as well as respecting the character of the relevant house or setting. Extension to the rear is preferable to a significant alteration of the scale of the building when viewed from the road. Similarly, architectural style should be sympathetic to the local forms without being pastiche.

Neutral Areas

A neutral area is one which does not make a positive contribution to the Conservation Area and could without attention become a negative area. The footpath which was formally Silk Road at the southern boundary of the Conservation Area is an area of public open space which could potentially be defined as a neutral area; it is defined in its tree protection order as an area of mixed woodland. It also includes an historic row of beech trees. The consequences of inappropriate clearance and new fencing are contributing to an alteration of its character and damaging the woodled character of the area, defined in the Landscape Assessment. Bollin Hill Conservation Area would benefit from some interpretation or public identification. The semi-circular entrance at the junction with Styal Road and the top or base of the steps would both lend themselves to this.



Problems, Pressures and Capacity for Change

Bollin Hill Conservation Area: Character Appraisal and Management Plan

Bollin Hill faces a number of challenges which together constitute a risk to preserving and enhancing the special interest of the Conservation Area. It is important to emphasise that Styal Road and its properties are integral to the Conservation Area; the amount and type of development in recent years has wrought considerable change, as have changes to the houses on the north side of the road which are within the setting of the Conservation Area. The challenges include:

- Inappropriate boundary treatments and gates. Particularly on the boundaries with the roads, the introduction of materials, heights or styles which are not traditional to the character of the Garden Suburb, or allowing hedges to grow to excessive height, is having a negative impact which is cumulative in effect. The appropriate form, particularly within Bollin Hill, is either medium hedge or hedge in combination with a low wall with timber gates with a degree of transparency.
- Front gardens with planting being replaced by hard standing or gravel. It is recognised that
 there is little on-street parking and the generous size of the front garden is sufficient to allow
 for parking of multiple cars, however this is not incompatible with retaining some planting within
 the area. Furthermore, such planting should avoid town-house style urban styles.
- Erosion of the architectural character through designs and materials which lack the
 individuality and decorative quality of the earlier buildings and are bland or pastiche. While
 many of the later additions and extensions have been designed using materials and
 architectural elements from the common palette of the original houses, some do not and lack
 individuality. Asymmetry, an irregular roofline and subtle decorative elements can be achieved
 in contemporary design without being pastiche.
- Alteration of the grain through extensions or new builds which are inappropriately located or too large in scale, thereby reducing the garden setting and the gap between buildings. Subdivision of plots would have an even greater detrimental effect. Both diminish the quality of the Garden Suburb, whereby the design of house and the garden are integrated.
- Lack of care of pavements and drainage, especially in the eastern section of Bollin Hill which is adopted. The design and materials of this section differs from the western section, resulting in a visual discontinuity.

Section 5 Community Involvement

There is a mixed level of awareness of conservation issues in Bollin Hill. Site visits involved numerous conversations with residents and additionally a separate visit with three local councillors. Wilmslow Town Council involved various community groups and individuals in the preparation of the Town Plan, produced by the community, in conjunction Cheshire East Council. This process led to the identification of the need for detailed review of the Conservation Area and the development of specific and relevant management proposals.

This draft Character Appraisal and Management Plan has been produced working in partnership with Wilmslow Town Council and Cheshire East.

Following internal review by Cheshire East, a public consultation on the draft document will be led by the Cheshire East consultation team, including public sessions. Representations may lead to amendment prior to the approval process leading to the formal adoption of the document.

Section 6 **Boundary Review**

A detailed survey has been undertaken to identify whether there was a need to widen the boundary to include further areas to ensure protection via additional controls and consideration afforded by their designation as part of a conservation area. Review of the existing boundary is something that should occur on a regular basis. In the case of the Bollin Hill Conservation Area this has not taken place since its original designation in 1988. The rationale for the definition and boundary of the Conservation Area as originally drawn related to its identification as a small, planned estate, largely laid out and with the early houses designed by Halliday, Paterson & Agate. Further research has shown that, on the one hand, at least some of the houses attributed to the architects were not built by them and secondly that there is other Arts and Crafts inspired housing of good quality with a similar grain in the immediate vicinity. It is therefore proposed to include:

• 9 Styal Road. This Arts & Crafts style house occupies the corner site on the south side of Styal Road and Cliff Road, opposite the corner site occupied by Stonehouse/11 Styal Road and forming part of the gateway to the Conservation Area. Although it predates the Bollin Hill development, as it appears on the 1907 OS map, its external appearance is very similar in character and it makes a positive contribution to the setting of the Conservation Area.





Hilltop, 9 Styal Road

The houses along the north side of Styal Road, which also date from the inter-war period and are not dissimilar in style, were also considered for inclusion. In particular, the houses west of the junction of Styal Road with Lacey Green/Mount Pleasant and east of the footpath to the west (22-48). These plots were all laid out and developed between 1907 and 1935 on the former land of the Earl of Stamford. The plot size and grain are historically very similar to those of Bollin Hill. The predominant materials are red tile roofs, wholly or partially rendered brick walls, timber windows, often with stained glass decorative panes, and timber doors. The dominant architectural style is Arts & Crafts. The houses, which are not built to a single plan form, feature asymmetric plan forms, interrupted roof lines and individual decorative elements, such as bow windows, stained glass, timber porches and timber on the gables. They have gardens to the front and rear; the front boundary treatments are varied but similar to those of the Conservation Area.

However, as they were not part of the original estate and are somewhat more modest, it is not proposed to include them. Nevertheless, they form part of the setting of the Conservation Area and change here has the potential to impact on the character and appearance of the Conservation Area. Some houses have been altered and extended, including subdivided in one case and with garden infill in another.

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Section 7 Summary of Issues

The following summarises the key negative issues to be addressed in the Management Plan. Currently there is no design guidance specific to the Bollin Hill Conservation Area. Cheshire East has published a design guide in two volumes as a supplementary planning document. Primarily aimed at developers rather than householders, it provides useful context and generic design guidance for areas (Wilmslow is in Area 5/North Cheshire Fringe).

Bollin Hill faces a number of challenges which constitute a risk to preserving and enhancing the special interest of the Conservation Area. Styal Road and the properties on the south side are part of the Conservation Area, while those on the north side form part of its setting. The scale and style of development in recent years has wrought considerable change as have changes to the houses on the north side of the road which are within the setting of the Conservation Area.

The challenges include:

- Inappropriate boundary treatments and gates on Bollin Hill and Styal Road. These
 include the introduction of materials, heights or styles for boundaries which are not traditional
 to the character of the Garden Suburb as well as allowing hedges to grow to excessive height,
 which is having a negative impact which is cumulative. The appropriate form, particularly
 within Bollin Hill, is either medium hedge or hedge in combination with a low wall with timber
 gates with a degree of transparency.
- Front gardens with planting being largely replaced by hard standing or gravel. While there is little on-street parking, the size of the front gardens is sufficient to allow for parking of multiple cars. However, this is not incompatible with retaining some planting within the area. Furthermore, such planting should avoid town-house style urban styles of garden design.
- Erosion of the architectural character through designs and materials which lack the
 individuality and decorative quality of the earlier buildings and are bland or pastiche.
 While many of the later additions and extensions have been designed using materials and
 architectural elements from the common palette of the original houses, some do not and lack
 individuality. Asymmetry, an irregular roofline and subtle decorative elements can be achieved
 in contemporary design without being pastiche.
- Alteration of the grain through subdivision, extensions or new builds which are inappropriately located or too large in scale, thereby reducing the garden setting and the gap between buildings. Subdivision of plots would have an even greater detrimental effect. Both diminish the quality of the Garden Suburb, whereby the design of house and the garden are integrated.
- Inappropriate garden boundary treatments adjacent to The Carrs. The Wilmslow
 Landscape Assessment identifies the importance of preserving this green fringe at the foot of
 the Bollin Hill gardens and concealing buildings. Although TPOs cover much of the area,
 introduction of high timber fencing in areas is potentially harmful to the setting and views.
- Poor condition of pavements and drainage and differences in public realm appearance. Only part of Bollin Hill is adopted. The pavements of the east (adopted) part of Bollin Hill combine a strip of tarmac, a grass verge with occasional mature trees and a curbstone. The tarmac is damaged by root heave in several places, as well as cracked and partly overgrown with moss. Excessive pooling of water may indicate drain blockage. In other areas there are wide grass verges, often with stones added to prevent parking. In some areas raised beds with stone walls have been added outside the property boundaries, replacing the grass verge.
- **Traffic and Parking.** Despite yellow lines and signage for restricted parking (9.30-10.30 and 2.00-3.00) at the east end, parking e.g. for deliveries and contractors as well as those avoiding paying for parking at The Carrs recreational area can be an issue and result in damage to pavements and verges.
- Lack of interpretation and unsympathetic streetlamps. There is nothing to identify the Conservation Area, its history or special interest and the only public realm elements (the streetlamps) are utilitarian and do not contribute to the character of the area. Signage at the semi-circular entrance and/or near the footpath to The Carrs could help build appreciation and the identity of the area.

Bollin Hill Conservation Area: Management Plan



Consultation Draft, March 2022

Prepared by: Kathryn Sather & Associates Heritage Conservation Consultants 87 Oldfield Road, ALTRINCHAM WA14 4BL

PART TWO MANAGEMENT PLAN

Part 1, the Character Appraisal, has provided the evidence base for developing management proposals for the Bollin Hill Conservation Area. The aim of the following Management Plan is to complement existing national and local policies by providing further details concerning the management of the Bollin Hill Conservation Area.

The appraisal assists local authorities by providing an analysis of the significance of the area, by identifying opportunities for beneficial change, or for the need for additional protection and restraint. The role of the Management Plan is to address those threats to the character identified in the appraisal by setting out recommendations, opportunities and actions specific to the area. Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 places on local planning authorities the duty to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts. Recognising that the character and appearance of conservation areas can be altered through incremental change, the formulation of the management plan is not a one-off process.

Designation as a conservation area brings with it a degree of additional statutory protection under planning legislation, the main consequences of which are as follows:

- The extent of 'permitted' development is reduced. Planning permission is needed to add cladding, add any extensions to the side of the original dwelling, add a dormer window or install a satellite dish on the chimney or front of the building.
- Further control measures such as 'Article 4 directions' may be placed upon an area or part of an area. The introduction of such controls is the subject of consultation with owners to establish their needs and support, such as clear design guidance. These measures are not retrospective but may be served to maintain for example the characteristic appearance of windows, doors, garden boundaries and gates, etc.
- Any works to prune or fell any protected tree requires the written consent of Cheshire East Council. In the case of all other trees over 75mm in trunk diameter measured 1.5m above ground level, six weeks written notice is required to allow consideration for protection. Should a tree be felled, a replacement is usually required.
- Stricter rules apply in conservation areas with regard to the type and size of advertisements that can be erected without advertisement consent.
- The desirability of preserving or enhancing a conservation area is a material issue in determining a planning application.

Additional control measures include:

Building Preservation Notice. A form of temporary listing served on the owner of a building which is not listed, but which the Local Planning Authority considers is of special architectural or historic interest and is in danger of demolition or alteration in such a way as to affect the character as a building of such interest. A BPN provides protection to a building in that, for a period of six months after service of the BPN, it is subject to the same rules as if it were in fact listed, allowing time for a formal assessment to be carried out.³⁷

Section 215 Notice. Local Authorities have the power to serve a Section 215 Notice on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of the area, particularly a conservation area. This Notice requires the person responsible to clean up the site or building, or the authority may carry out the work and reclaim the cost.³⁸

Compulsory Purchase Orders. The Planning Act 1990 affords Local Planning Authorities the power to serve Compulsory Purchase Notices, with the authorisation from the Secretary of State, on land or buildings that are required to secure development, re-development or improvement.³⁹

³⁷ Planning (Listed Buildings & Conservation Areas) Act 1990, section 3.

³⁸ Town & Country Planning Act 1990, section 215.

³⁹ Planning (Listed Buildings & Conservation Areas) Act 1990, section 226.

Section 8 Management Proposals

8.1 Boundary Review and Amendment

Policy Context

Section 69(2) of the Planning (Listed Building and Conservation Areas) Act 1990 requires local authorities to carry out reviews 'from time to time' but there is no indication in law how often this might mean. Good practice is generally accepted to be every 5 years. Guidance suggests reviews should take place where there is pressure for change, and where the original designation took place many years ago. The following should be considered on boundary review: the boundary should be coherent and, wherever possible, follow features on the ground, the boundary should not be drawn too tightly, so excluding integral parts on the periphery; the boundary should ensure the setting is adequately protected, including landscape features such as open spaces or roads (in such cases, the test should be whether the wider area justifies the controls that conservation areas bring); the boundary should ensure all relevant legislation is used, including that in relation to trees; and the boundary should consider more recent architecture and history which might now be regarded as having special interest.

Issue/ Threat

The Bollin Hill Conservation Area was designated in 1988 and the boundary has not been reviewed since. The rationale for the definition and boundary of the Conservation Area as originally drawn related to its identification as a small, planned estate, largely laid out by Halliday, Paterson & Agate, who also designed the Arts & Crafts inspired interwar houses. Research established that other architects were involved and that there is other housing of similar quality and style nearby.

The Appraisal proposed that the Conservation Area boundary be extended to include the house and plot of:

9 Styal Road. This pre-war Arts & Crafts house occupies the corner site on the south side of
Styal Road and Cliff Road, a gateway site on the larger junction which marks the beginning of
Bollin Hill. Although it predates the Bollin Hill development, as it appears on the 1907 OS
map, its external appearance is very similar in character and it makes a positive contribution
to the setting of the Conservation Area.

8.2 Areas with the Potential to Influence the Setting of the Conservation Area

Policy Context

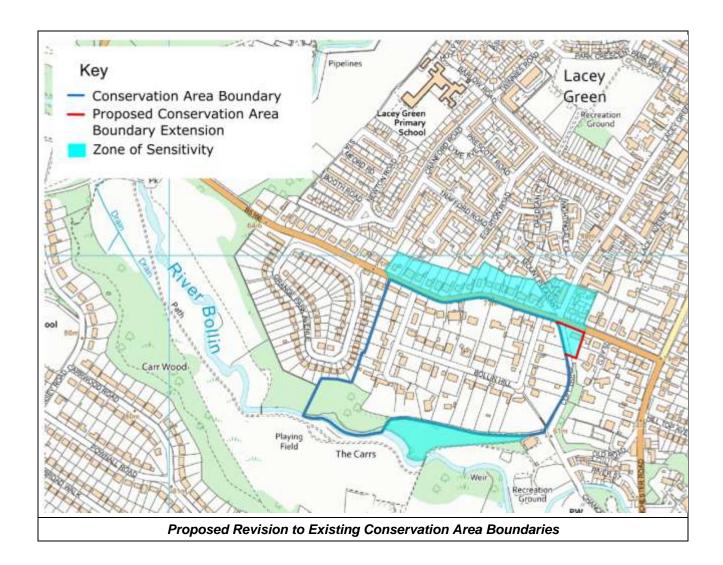
It was considered inappropriate to extend the Conservation Area boundary to include areas to safeguard its setting. However, it is seen as an issue that should be highlighted in the Management Plan. Sites on its periphery have the capacity to influence perception and appreciation of the Conservation Area and it is important that this be taken into account in managing change around its edges.

Issue/Threat

Styal Road is the gateway to Bollin Hill. The properties on the south side are included within the Conservation Area but those on the north side are not. Not part of the original Bollin Hill development, nevertheless they date from the same period, are in a similar architectural style and make an important

⁴⁰ Planning (Listed Buildings & Conservation Areas) Act 1990, section 69(1)(a).

contribution to the setting of the Conservation Area. Some houses have been altered and extended, including subdivided in one case and with garden infill in another. In order to highlight and safeguard the setting of the Conservation Area, it is proposed that an 'area of sensitivity' be identified around the edge of the Conservation Area on Styal Road numbers 22-48 that has the potential to influence its setting. These are also indicated on the Boundary Amendment Plan below. Proposals for development in these areas must have regard to and ensure the setting of the Conservation Area is preserved or enhanced.



8.3 The Local Heritage List

Policy Context

There are no listed buildings within the Bollin Hill Conservation Area. Buildings which are not of national significance do not merit statutory listing. However, buildings which are valued for their contribution to the local scene, or for local historical associations, may be included on lists of *locally important buildings*, or the *Local Heritage List*. Under the NPPF these are considered to be non-designated heritage assets. Historic England encourages the use of local designation to provide communities with the opportunity to identify and manage those aspects of their heritage that are

important to them.⁴¹ Local planning authorities should ensure that local plans set out a positive, proactive strategy for the conservation of the historic environment in their area.

Cheshire East Local Plan Strategy SE7 3(b) refers to "Non-designated Assets" but not explicitly to a Local Heritage List. A Local List was published and adopted on 14th November 2010, stating: Inclusion in this list, however, does not afford any additional statutory protection or grant aid, but it is intended that every effort will be made to conserve those buildings and structures contained within it, in order to benefit the Borough as a whole. This will be achieved by persuasion and the careful consideration of development proposals as they arise.' This supplementary planning document also includes the criteria for identifying such buildings, namely they should be "the best of the non-statutory listed buildings in the borough, be substantially unaltered and retain the majority of original features" and, in addition, meet one further criterion from the list.⁴² However, while preparing this plan, it was stated that Cheshire East do not accept NDHAs within conservation areas, categorizing such buildings which would qualify instead as positive contributors, perhaps making a higher level of contribution.

Issue/ Threat

Cheshire East Local Authority's HER currently includes two monuments within the Bollin Hill Conservation Area (base of Wilmslow Cross and Site of former Textile Mill) but these are not included on the Local List nor are any other buildings in the Conservation Area. The Conservation Area Appraisal identifies a pair of semi-detached houses which together would appear to meet the criteria for selection for a local heritage list. In addition, a number of buildings are identified as making a positive contribution to the Conservation Area, for reasons set out in an appendix to the appraisal.

8.4 Control of Development – Demolition and Redevelopment

Policy Context

Not all buildings make the same contribution to the character and appearance of a conservation area. Amongst those identified as 'positive contributors', some will make a higher level of contribution than others. Consequently, applications for demolition must always be accompanied by the proposals for redevelopment which should respect the character of the conservation area but avoid bland or pastiche architecture, in order to assess the overall impact.

Specifically, the total demolition of any building in a conservation area in residential use, or any buildings attached to that, or any buildings exceeding 50 metre2 requires prior approval by the local planning authority. Similarly, approval is also required for the demolition of any wall higher than 1 metre if adjacent to a road or public open space or higher than 2 metres elsewhere. NPPF defines the elements of the historic environment that are worthy of consideration in planning matters as 'heritage assets', which include conservation areas. The process of designation identifies them as having a level of significance that justifies special protection measures. NPPF states,

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

• the nature of the heritage asset prevents all reasonable uses of the site:

⁴¹ Historic England, *Local Heritage Listing, Historic England Advice Note 7*, 2nd ed. (London: Historic England, 2021) 6.

⁴² Cheshire East, Local Development Framework, Local List of Historic Buildings Supplementary Planning Document (Cheshire East, 2010) 6

- and no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- and conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible;
- and the harm or loss is outweighed by the benefit of bringing the site back into use."43

The NPPF states "Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision." 44

The Local Authority's Policy implies a presumption in favour of retention of buildings within conservation areas. SE7 states: The Council will support development proposals that do not cause harm to the significance of heritage assets (both designated and non-designated) and seek to avoid or minimise conflict between the conservation of a heritage asset and any aspect of development. "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."

Issues/ Threats

The loss of buildings which make a positive contribution to the character of the Conservation Area generally damages the integrity of the area. Deliberate neglect, or damage to a building to ensure it is beyond reasonable economic repair, for example in order to redevelop a site, is occasionally a problem in conservation areas. Particularly where plot sizes are generous by contemporary standards, proposals may include subdivision which may have a negative impact on the grain and density of the Conservation Area.

8.5 Control of Development-Article 4 Direction Restricting PD Rights

Policy Context

Permitted Development rights refer to a range of minor developments to domestic dwellings. These permitted development rights are slightly more restricted in conservation areas for some types of development, but this does not prevent various alterations to houses being carried out without the need for permission. However, over time the cumulative effect of such changes may spoil the special interest or local distinctiveness of the area.

An Article 4 Direction is a legal device available to local authorities enabling them to exert tighter controls on changes to the outside of houses facing a road or open space. They can be introduced to bring certain types of minor development back under local authority control so that they may consider potentially harmful proposals and decide whether or not to grant consent. Such Directions are normally used to control a proliferation of often minor alterations to buildings or associated structures, which can cumulatively erode the character of the conservation area over time. They can relate to the entire conservation area or to a specified section. Their introduction is accompanied by clear guidance on appropriate design and materials.

⁴³ Ministry of Housing, Communities and Local Government, *National Planning Policy Framework* (London: Ministry of Housing, Communities and Local Government 2021) para.201.

⁴⁴Ministry of Housing, Communities and Local Government, *National Planning Policy Framework* (London: Ministry of Housing, Communities and Local Government 2021) para.196.

Research has found that the impact on resources due to an increase in planning applications is actually minimal because clear, concise controls, supported by appropriate guidance, encourage like-for-like repair or replacement in matching materials.⁴⁵

Issue/ Threat

There is currently no Article 4 Directions in Bollin Hill Conservation Area but there is evidence of cumulative harm to the character of the Conservation Area from a series of relatively minor alterations which would not have needed consent. These include altering boundary walls, widening openings, changing gateposts and gates and increasing hard standing at the expense of the front garden, as well as garden boundaries onto the public open space of The Carrs and alterations to the simple grass verges which form part of the property boundary.

The Article 4 is not retrospective but would mean certain works to the front of a house or facing public space (or within its curtilage) would need planning permission. Within the area of Bollin Hill Conservation Area that is unadopted, the property boundary extends to halfway across the road. The types of works affected include:

- enlargement, improvement or alteration to a dwelling house, including re-pointing,
- cladding, and alteration to windows and doors,
- erection or alteration of an outbuilding, enclosure or pool,
- erection of a porch,
- alteration of a roof including rooflights, dormers, or changes to the material,
- erection, alteration or removal of a chimney,
- painting of exterior walls,
- installation or replacement of a satellite dish and associated cabling,
- erection, alteration or removal of gate, fence, wall or other means of enclosure,
- making or extending a hard-standing
- works to the verges, pavement and road outside the property.

8.6 Highway Works to Pavements and Roads

Policy Context

The Historic England guidance *Streets for All: North West* contains detailed advice for the management of highway works in conservation areas. Historic England states that treatments of roads within historic areas should reflect their purpose and location. The general principles for highway works in historic areas are:

- Surface treatments should relate to their urban character
- Retain or reinstate setted edges, cobbles and grass verges, taking into account the needs of all users
- Avoid the unnecessary introduction of kerbs in rural areas
- Use surface dressings to reinforce local distinctiveness
- Use road markings sparingly in sensitive areas, consistent with safety standards
- Consult local disability organisations on detailed design

They also state that in many conservation areas inappropriate street furniture can mask the special character of the area. They advise that Local Authorities should:

Identify and remove superfluous or redundant items

⁴⁵ RPS Planning, *Planning Research into the use of Article 4 directions on behalf of the English Historic Towns Forum* 2008, paras 3.18-3.19.

- Reduce new furniture to a minimum by good design
- Locate signs, traffic signals and lighting onto existing street furniture and buildings
- Co-ordinate style, colour and siting of street furniture
- New designs should be simple, elegant and appropriate to context
- Consult local access groups or disability organisations

Issue/ Threat

Although the Conservation Area is small, the Conservation Area Appraisal identified issues requiring the attention of highway works. The condition of the road and pavement in the adopted part of Bollin Hill and the different appearance of the adopted and unadopted areas have a negative impact on important views within the Conservation Area and detract from its character. The streetlights on in the Conservation Area are of an unsympathetic modern design.

8.7 Trees, Landscaping and Views

Policy Context

Section 211 of the Town and Country Planning Act 1990, as amended, requires that anyone proposing to cut down, top or lop a tree in a conservation area must give six weeks' notice to the local planning authority. The purpose of this requirement is to give the authority and opportunity to make a tree preservation order. In the case of all other trees over 75mm in trunk diameter measured 1.5m above ground level, six weeks written notice is required to allow consideration for protection. Should a tree be felled, a replacement is usually required.

Legislation gives powers over trees in conservation areas – essentially, anyone proposing to cut down, top or lop any tree has to give notice to the local authority, which can then decide whether to make a tree preservation order (TPO) based on its contribution to the area.

Cheshire East Local Strategy Policy SE5 protects trees, hedgerows and woodlands and where development is concerned, "the sustainable management of trees, woodland and hedgerows including provision of new planting within the infrastructure of new development proposals to provide local distinctiveness within the landscape, enable climate adaptation resilience, and support biodiversity".

For any planning application in the area involving development which may affect trees, it will be necessary for the applicant to provide a detailed tree survey, together with a specification of any proposed work to the trees. The application should be specific with regards to external and landscaping works, including levels, hard surface construction, and service trenches. In addition, protection of trees shown as being retained will be required during construction. A scheme showing how this will be achieved will need to be submitted and agreed by the Local Authority before work starts and adhered to throughout the construction works. Trees and the area underneath them will need to be securely fenced, to protect them during the use of machinery or other vehicles and stock piling of soil or materials.

Issue/ Threat

As a garden suburb, the number and diversity of mature trees is important to the character of Bollin Hill Conservation Area. As a conservation area, there is automatic protection of all trees above a specified diameter (75mm, measured 1.5m above ground level). Many are also protected through individual and group TPOs, including all trees at the bottom of the gardens and on The Carrs. In addition, there are TPOs on several hedges and many trees within gardens but other gardens with

mature trees have no TPOs and those on the grass verges on Bollin Hill are not included. These trees provide an important screen and reinforcement of historic boundaries as well as being integral to key views, such as those along Bollin Hill Road and from The Carrs up to Bollin Hill. Some trees are causing root heave to pavements on Bollin Hill. In some circumstances the future of these trees may be threatened.

8.8 Safeguarding Green Infrastructure

Policy Context

East Cheshire Local Strategy SE6 recognises the importance of a good quality, accessible network of green spaces, referring in particular to the River Bollin river corridor. Para 2 refers to "Safeguarding green infrastructure assets to make sure that development does not compromise their integrity or potential value." The Wilmslow Landscape Character Assessment identifies as landscape opportunities that "the woodland valley sides should be well maintained and actively managed" and that "development should not encroach onto the woodled slopes so the sense of enclosure created by the woodland is maintained.

Issues/Threat

Bollin Hill Conservation Area includes a section on the wooded valley bottom and lower slopes of The Carrs, the location of the historic textile mill, as well as land within the Bollin Hill gardens which forms part of this landscape. The majority of the gardens are mature, landscaped and planted to accommodate the steep slope, maintaining the tree cover, with secure but discreet boundary treatments. There is a risk, especially in plots which have been subdivided and/or redeveloped, that changes to the planting, landscaping and boundary treatment encroach on and negatively impact on the character of the wooded slopes and diminish the sense of enclosure. Furthermore, an adjacent zone of sensitivity has been identified, comprising an avenue of mature trees marking the former historic road (now footpath) which leads from The Carrs. Within this, works to the trees without an apparent replacement strategy are impacting on the tree cover.

8.9 Monitoring, Enforcement and Remediation Strategy

Policy Context

Effective conservation area management requires enforcement and remediation to resolve breaches of planning requirements, non-compliance with conditions on schemes which have consent, and unauthorised works and infringements of planning law. Enforcement and remediation actions are also very effective when used to secure the repair and full use of buildings at risk and to remedy the poor condition or unsightly nature of land or buildings, where it is adversely affecting the amenity of a conservation area.

Historic England guidance recommends the development of procedures⁴⁶ for monitoring change in conservation areas on a regular basis, such as photographic surveys and recording. Beyond this Historic England guidance recommends that the special character of conservation areas is protected and enhanced by enforcement of planning controls.

⁴⁶ Historic England, Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1 (London: Historic England, 2019) 38.

Issue/ Threat

The lack of a detailed dated photographic record can frustrate enforcement actions as the enforcement action cannot be taken unless the un-authorised alteration can be shown to have been carried out within the previous four years. The cumulative effects of the deteriorating condition of a conservation area generally, and buildings at risk in particular, can go unnoticed without regular monitoring. The Conservation Area is currently in fairly good condition. In the future the Local Authority can take enforcement action against unauthorised works which have been carried out in the Conservation Area using the detailed dated photographic record to support enforcement actions.

8.10 Community Involvement, Interpretation and Guidance

Policy Context

Both Historic England and Government guidance recommend the involvement of residents, interest groups and businesses within conservation areas. Government guidance emphasises the need for local planning authorities to work with the local community to understand the significance of heritage assets. Community involvement can also assist in efficient conservation area work, ensuring valuable local knowledge is available to influence new development and regeneration within the conservation area. The local community can also assist in the promotion of good design and conservation, and in the appreciation of the value of the conservation area.

National planning guidance promotes early public involvement in policy formulation and decision making. Historic England guidance on the management of conservation areas also stresses the need for local involvement and suggests consultation activity should generally be in line with the Statement of Community Involvement, whether or not it applies technically.⁴⁷ Regular information, consultation and participation with the town Local Authority and Town Council, local amenity societies, environmental groups, residents' associations, chambers of commerce and local business organisations helps sustain community involvement.

Issue/ Threat

Historically it is understood that there was a strong sense of community within this small area. Today some descendants of early residents remain but not all are familiar with the history and significance of Bollin Hill. Thus, the lack of any interpretation boards and the absence of information on the historic development and design guidance may contribute to ill-informed and inappropriate alterations to properties.

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⁴⁷ Historic England, Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1 (London: Historic England, 2019) 13.

Section 9 Design Guidance

9.1 Introduction

Design within a conservation area needs to adhere to specific guidance to ensure that it is appropriate and does not erode the character of that area.

9.2 Building Design

Context

East Cheshire Local Plan Strategy Policy SE7 para. 4 states: '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.' The Cheshire East Borough Design Guide 2017 provides more details of landscape and architectural character and identifies Wilmslow as within the Settlement Character Area 'North Cheshire Fringe'.

To be considered as appropriate, any development proposal must preserve or enhance the character of the Conservation Area. The specific aspects of architectural style have been summarised in the Conservation Area Appraisal. New developments will, accordingly, need to be of the highest standards of design and contextual materials. The important building form and style in the area is of individually designed, two-storey detached or semi-detached dwellings from 1920s-1950s built in the Arts and Crafts style including feature decorative elements, as well as later buildings which contribute to the character of the Conservation Area.

It is in this context that the design of new developments will be considered. The main requirement for new building design is that it should be compatible with both the character and the setting of the area. This is a job for a skilful and sensitive architect and cannot be achieved by following simple guidelines. However, it is appropriate to draw attention to some aspects. Successful designs have usually followed the character of the area as expressed in width relative to plot, proportion (e.g. of window height to width), roof styles, building form and materials. The existing line of the street should be adhered to. The CABE and Historic England guidance, *Building in Context*, *New Development in Historic Areas* urges developers to consider the following questions to ensure that any new design within a Conservation Area is appropriate:

- How does the proposed building relate to its specific site?
- Is there a positive and imaginative response to any problems and constraints?
- Have the physical aspects of the site been considered, e.g. any changes in level within or beyond it? Are access arrangements convenient and existing routes respected?
- Can the amount of accommodation required be fitted on the site in an elegant way?
- How does the proposal relate to its wider setting?
- Are the street pattern and grain of the surroundings respected?
- Are there changes in height between the existing and new development and, if so, how are they managed?
- Will the result enhance or damage the quality of the townscape?
- How is the density of the proposal related to that of existing and neighbouring uses?
- If there are differences, are they acceptable?
- Has the impact of the building in close views been assessed? Is it either weak or overpowering? Does it respect the scale and rhythm of its neighbours?
- What materials are used?
- How do they relate to those of the surrounding buildings?
- Is the quality as high?
- Are there interesting comparisons or contrasts in the use of materials?
- How will the colours work together?

- Is the architecture of the building suitable for the uses it contains?
- Is it trying to be too grand or pretending to be more modest than it really is?
- How does the architecture present itself to the viewer?
- Is there a strong composition in the pattern of solid to opening in the façade?
- Does the detailing of the materials show signs of careful thought or originality in the way the building is put together?
- What contribution, if any, does the proposal make to the public realm?
- If new open space is created, is it clear that it will provide a positive benefit and have a genuine use?
- In the wider setting, has the impact of the building in views and vistas been considered?
- Does it make a positive or negative impact?
- Does it form a harmonious group with existing buildings or features in the landscape?
- Does it distract the eye from the focus of the view and if so does it provide something better to look at?

Bollin Hill Design and Materials

The interwar Bollin Hill houses exhibit a considerable range of building materials. The predominant building material is brick, brownish but not uniform, with a broad range of colour in the light brown-reddish spectrum. The walls are variously brick, painted and rendered, or just painted and brick is frequently used in a variety of ways for decorative detailing. Particularly on gables and cross gables there is use of a variety of materials including hanging tiles, weatherboarding and half-timbering. Many of the roofs have small rectangular tiles of stone slate, but pantiles, tiles and slate are also found. Ridge tiles are often heavy and a decorative feature in their own right. Windows are generally timber framed but occasionally metal; small paned windows and leaded windows are common, as are feature windows which may use different materials for decorative surrounds. Porches and doors utilise a variety of materials including stone, timber and stone slate.

The pre-dominant style of Bollin Hill is Arts and Crafts-inspired. The two-storey houses (sometimes 2 ½) are detached or semi-detached, with gardens to the front and a larger garden to the rear and some space either side. Their design is characterised by their individuality, while drawing on a palette of materials and design characteristics and decorative features which appear in different combinations. The roofline is varied, broken up by chimneys, cross gables, sections of catslide roofs and dormer windows. The decoration is subtle and understated but its presence is a feature in the design of these houses, including curving ridge tiles, stacked tiled corbelling, brick arches, including blind arches. Additionally, the designs usually include an individual feature element, such an integrated porch or door surround or an unusual window.

Issue/ Threat

Work that negatively affects the external appearance of a building can include the replacement of existing elements or the addition of an extension, particularly where it is positioned to the side or front of a building, altering the appearance and rhythm of the street. Also, new development within the Conservation Area can have a negative impact on the character of the area if the development is not appropriate in terms of design or materials.

9.3 Boundary Treatments and Hard Standing

Context

Designed as a garden suburb facilitating community living, the gardens of Bollin Hill were conceived as an extension of the house, providing outdoor living space. The space to the rear was generally

not private, separated by high hedges, but the front garden was visible over a low hedge or hedge and wall combination which were no higher than shoulder height. The front gardens were characterised by a combination of some hard standing and grass, trees and planted areas within the boundary. Many of the properties of the Bollin Hill Estate had both a pedestrian gate and path to the house and an entrance for the car. Gates were generally timber and either lower at the base with vertical bars in the upper section, which was sometimes curved, or entirely of vertical bars. Outside the wall or hedge there is generally a simple grass verge edged with curbstones to the road and drive. On the garden boundaries to the public space of The Carrs, while there is a need for robust high boundary treatments to provide security, these have traditionally been predominantly green (wire fences or fences or railings inside a high hedge), so that the wooded appearance of the slopes is retained. Historic England guidance advocates the retention of historic boundary treatments and the use of traditional materials.

Issue/ Threat

There are several examples of where traditional boundary treatments to the street have become much higher; hedges have grown or been replaced by other high boundary treatments. Some are none-traditional such as more elaborate and/or extensive brick walls or timber fences, ornate railings or high solid gates. Additionally, the areas of hard standing within the front gardens have in cases been so far extended that little or no planting or grass remains. The changes can reduce views of the houses, reduce the former community character and alter the garden character to one that is more urban. New development has not always retained the appropriate treatment of grass verges, not introducing curb stones, replacing verges with raised beds or paving over drains. Regarding the garden boundaries to The Carrs, some recent boundary treatments do not blend in visually.

9.4 Extensions

Context

As stated in Historic England guidance "The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate".

Many of the houses of Bollin Hill have been successfully extended but in other cases extensions to the side have been at the expense of green space between the buildings.

Issue/ Threat

Inappropriate extension of historic buildings in terms of size of location can not only diminish the historic character of the individual structure but can also have a negative effect on the significance of the Conservation Area.

9.5 Dormer Conversions

Context

As stated in Historic England guidance "The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting. It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate". When having a dormer conversion, there is an alteration to the scale of the property.

Dormer windows are a common feature in Bollin Hill and take a variety of forms, enabling use of the roof space, and contributing to the varied roof line.

Issue/ Threat

A poorly designed dormer extension could transform the building to a scale and massing that is not historically accurate and is inappropriate. Dormers should not be at the same height as the roofline.

9.6 Windows

Context

Government guidance advocates the retention of historic material and features within conservation areas to preserve the historic character of the area. To retain the historic character, it is desirable that future works should be in the historic character of the building.

In Bollin Hill the window forms are varied in form and position; most are timber-framed but some are metal. In addition to the number and variety of dormer windows. Many Arts & Crafts houses have windows which are either small pane windows or have decorative leading, usually in a rectangular pattern but occasionally in a diamond pattern. The first-floor windows are often positioned directly beneath the eaves but the ground floor windows sometimes have a lintel of soldier bricks above them or, where the house is rendered, the window opening may be enhanced by brick detailing. And not all the interwar houses have either small pane of leaded windows; both 8 and 23 have large pane casement windows

Issue/Threat

During research carried out by Historic England in 2003 they found that small scale changes such as replacement plastic windows, satellite dishes and paved over front gardens to conservation areas were slowly degrading the historic character of these areas. Alterations and modern additions to windows and the introductions of new windows in forms that are not in keeping with the age or style of the building have a negative effect on the character of the Conservation Area.

9.7 Doors and Porches

Context

Government guidance advocates the retention of historic material and features within conservation areas to preserve the historic character of the area.

There is considerable variety in the treatment of entrances. Amongst the Halliday, Patterson & Agate interwar houses, there are small stone slate canopies supported by timber pillars, internal porches

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with arches of different forms, marked by decorative stone or brick panelling, porches built into corners and no porch at all. However, they are modest in size and integrated into the building, unlike larger porches with pitched roofs which may be found on houses from an earlier or more recent period, such as at Victorian Lacey Oaks. One of the largest interwar properties, Rocklands, does not have a porch. Where there is a porch, it is generally small; larger porches with a gable roof or in another style are usually later additions and inappropriate. The design of a porch should take the style and scale of the original building as a starting point and aim to be proportionate and sympathetic. The internal porches, such as at 11 Bollin Hill, Twigmoor and Dacre are emphasised externally by decorative features but these tend to emphasise craftsmanship and the materials rather than be over ornate. The front doors are timber and individual in design, often featuring small, glazed features or other decorative craft details. Rocklands has a vertically panelled door with a line of three rectangular lights while High close has a single-coloured, curved triangular light, set into a carved panel in a heavy timber door with its original wrought iron furniture. At 5 Bollin Hill the door features vertical panelling and an ornate brass numberplate, beneath a cantilevered rectangular flat stone canopy.

Issue/ Threat

While there has been little replacement of original doors, new development has not always included doors or porches with the level of craftsmanship or individuality which characterises the Conservation Area.

9.8 Roofs, Chimneys and Rainwater Goods

Context

Roofs are one of the most important elements of any building and chimneys contribute to the variety of the roof line of the Conservation Area. The importance of a varied roofline and the variety of materials have been discussed under building design. However, it is also important that any roof replacement or repairs should be done with identical or visually similar materials and the roof form retained.

Issue/Threat

Alterations to the roof line or roofing material of a building can have a negative effect on the visual harmony of the Conservation Area. Where rooflights are installed, these should be conservation-style rooflights which are flush with the roofs rather than standing above the surrounding area, located on the rear slope of the property. Plastic guttering and downpipes are not appropriate in the Conservation Area. It is considered that the longevity and appearance of cast iron guttering, if properly maintained, repaired and installed outweighs the use of plastic rainwater goods. Where replacement is necessary, cast aluminium is an acceptable compromise.

9.9 Maintenance

Context

Historic England's guidance on *Looking after Historic Buildings* states with regard to maintenance and repair of older buildings, that:

Maintenance and repair are needed to tackle the inevitable decay and deterioration of building fabric that occurs because of climatic conditions, wear and tear by building users, neglect or other threats. Maintenance can be defined as "routine work necessary to keep the fabric of a place in good order." The main objective of maintenance is to limit deterioration. Repair can

be defined as "work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving alteration or restoration" (Conservation Principles 2008).

In particular, Historic England's Guidelines for Best Practice on Re-pointing Brick and Stone Walls states that:

The appearance of brick and stone masonry owes as much to the character of the mortar joints as to the stone and bricks themselves. Unsuitable re-pointing can affect not only the look but also the durability of masonry, and is amongst the most frequent causes of damage to the character and fabric of historic buildings..... Two modern styles of pointing are often found on older masonry but should be avoided as they give the joint too much emphasis against the masonry. They also tend to be associated with hard cement-based mortars. These are weather-struck pointing to brickwork, which is slightly proud of the masonry and smoothed off at an angle and ribbon or strap, a style similar to weather-struck, ie proud of the masonry and smoothed off.

Issue/ Threat

Similarly, many of the larger houses had their own outbuildings, including large stable blocks. These too form part of the local character and history and where they are redundant, any conversion should retain their recognisable form, including yards with setts if present.

A building's life can be indefinitely extended by ensuring that roof tiles are replaced, gutters and downpipes checked and where necessary cleared of leaves and debris and greenery growing out of cracks cleared, including roots. Timber door and window frames and barge boards should be regularly repainted. Where mortar joints decay, appropriate re-pointing should be undertaken.

9.10 Car Parking, Garages and the Public Realm

Context

The Historic England guidance *Streets for All North-West* recognises the importance of the public spaces, the streets and paths through which people move, and how they contribute to the character of an area, even a small area. Today, the focus has shifted to making streets a better place for drivers and pedestrians alike, with the underlying principles to reduce clutter, co-ordinate design and to reinforce local character, while maintaining public safety. This includes Identifying the local detailing and materials of streets, pavements and the drives where they intersect with the houses as well as the design and location of street lighting and management of parking, recognising that: "Car parking is a dominant feature that detracts from the visual coherence of the public realm."

The development of the Bollin Hill Estate falls into the era of the motor car and many houses retain their original garages. The garages were generally built with pitched or hipped roofs of the same material as the main house, the timber doors vary in design. Where these have been replaced with up-and-over doors, those with a vertical design, imitating timber planks, are more in character.

Signs limit on-street parking in the adopted section of the road. Elsewhere vehicles often park on the grass verges, causing damage. Many residents have placed stones on the verges to discourage this. Additionally, later development has not always observed the traditional detailing and materials for drives, verges and curbs, for which property owners in the unadopted section are responsible.

Issue/ Threat

Today most households have more than one car and delivery vehicles and contractors are frequently parked on the street. Where garages are replaced, sometimes with larger ones, it is important that

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both in design and materials these are sympathetic to the house and area and that provision of hard standing is designed to retain a significant element of soft landscaping in character of the garden suburb.

9.11 Micro Energy Generation

Context

Historic England provide the following guidance for considering micro energy generation,

"Proposals for microgeneration equipment attached to scheduled monuments that are buildings, listed buildings or historic buildings in conservation areas will generally be acceptable if all of the following criteria are met:

- the change will not result in loss of special interest;
- the visual impact of the equipment is minor or can be accommodated without loss of special interest;
- in fixing the equipment to the building there is no damage to significant historic fabric and installation is reversible without significant long-term impact on historic fabric;
- the cabling, pipework, fuse boxes or other related equipment can be accommodated without loss of, or damage to, significant historic fabric;
- that as part of the justification, the applicant can demonstrate that other energy-saving measures or other locations with less impact on the historic fabric and the special interest have been considered and are not viable;
- · the applicant can demonstrate that the proposal has net environmental benefit;
- the local authority imposes a condition requiring removal of the equipment, including cabling and boxes, and making good of the historic fabric as soon as it falls out of use.

For freestanding equipment within scheduled areas, close to listed buildings, sites included in the register of historic parks and gardens, and register of battlefields:

- the appearance or setting of the site or building is not compromised;
- the ground disturbance caused by its installation is minimal and does not compromise the historic significance of the site."

Issue/ Threat

The installation of micro energy generation devices such as solar panels and micro wind turbines can be damaging to the exterior of historic structures and visually intrusive. These modern pieces of equipment can have a negative impact on the special character of the Conservation Area.

Action

9.12 Satellite Dishes

Context

Satellite dishes are viewed as inappropriate modern additions to conservation areas that negatively affect the streetscape and diminish historic character. The insertion of satellite dishes should be monitored by the local authority. The installation of a satellite dish or antenna installed on a building up to 15m in height, in a conservation area requires planning permission if it is installed on a chimney, wall, or a roof slope which faces onto, and is visible from, a road.

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Issue/Threat

Inappropriately sited satellite dishes have a negative impact on the special character and appearance of conservation areas as a result of being fixed in locations which are visible in the street scene. In all areas, it is a condition of installing any antennae or dish that you must site it in such a way that minimises its impact on the external appearance of the building. In many circumstances, planning permission will be required for the installation of a satellite dish or antennae. Satellite dishes will therefore only be acceptable where they cannot be easily seen from public vantage points.

Section 10 Contact Details and Sources

For more information about the Bollin Hill Conservation Area, please contact:

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Tel: 0161 242 1416

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Maps and Plans

Saxton's Map of Cheshire, 1577

1841 Tithe Map

Ordnance Survey: 1882, 1899, 1911, 1936, 1938, 1954, 1976, 1990, 1999

2009 Historic Environment Record Map (GIS data)

Archives and Libraries Consulted

Cheshire Archives and Local Studies, Chester

Wilmslow Library Local Studies Section

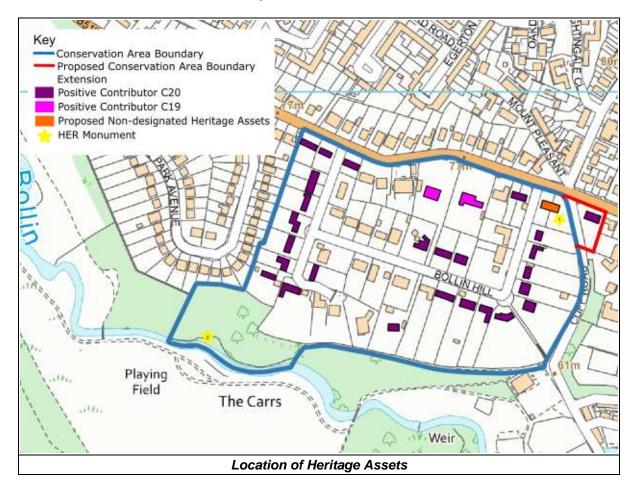
Appendix: Audit of Heritage Assets

Introduction

An audit has been undertaken of heritage assets within the Conservation Area and the areas considered for extension. These include Listed Buildings and Positive Contributors. These elements have been logged in tables and described. There are no Archaeological Sites and Monuments identified in the Historic Environment Record.

Monuments and Listed Buildings

A listed building is a building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are two monuments but no listed buildings within the Bollin Hill Conservation Area, shown on the map below.



1	Base of Wilmslow Cross (HER 1482)
2	Site of former Textile Mill (HER 2898/2)
3	Proposed Non-Designated Heritage Asset or positive contributor: 11 Styal Road/1 Bollin
	Hill

Positive Contributor Buildings					
4	Hilltop, 9 Styal Road	19	Twigleigh, 13 Bollin Hill		
5	17 & 19 Styal Road	20	Longroyd, 15 Bollin Hill		
6	Lacey Oaks	21	Grayshott, 17 Bollin Hill		
7	Spindle Cottage, 31 Styal Road	22	Brendon, 19 Bollin Hill		

8	33 Styal Road	23	The White House, 21 Bollin Hill
9	35 Styal Road	24	Beechwood, 23 Bollin Hill
10	Newlands, 3 Bollin Hill	25	Rylands, 33 Bollin Hill
11	Kenmore, 4 Bollin Hill	26	Rocklands, 35 Bollin Hill
12	Brow Cottage, 5 Bollin Hill	27	Timbercombe, 37 Bollin Hill
13	6 Bollin Hill	28	Dacre, 39 Bollin Hill
14	Croftlands, 7 Bollin Hill	29	Carrwood, 41 Bollin Hill
15	Woodfields, 8 Bollin Hill	30	Mayfield, 43 Bollin Hill
16	Rosse House (formerly Creigneish),	31	45 Bollin Hill
	9 Bollin Hill		
17	10 Bollin Hill	32	47 & 49 Bollin Hill
18	High Close, 11 Bollin Hill		

Monuments

Name: WILMSLOW CROSS

Location: SJ 8473 8184 Garden of 11 Styal Road

HER Number: 1482

Type and date: Medieval Cross Base. Late 16th

century.

Summary: The roadside cross at Lacy Green, Wilmslow is a block of stone recessed to receive a shaft with three steps. It was probably erected during the latter half of the 16th century, and the base can still be seen at the top of 'the cliff', Wilmslow. Standing Crosses are usually of stone and date from the medieval period, mid 10th to mid 16th centuries AD. They served a variety of purposes from places of prayer and pilgrimage to places of public proclamation.



Name: SITE OF CARR MILL Location: SJ 8430 8170 HER Number: 2898/2

Type and date: Late 18th century textile mill. **Summary**: Site of a textile mill. It is listed in the Gazetteer of the East Cheshire Textile Mill survey and shown on 1st Edition Ordnance survey 25 inch

and 6 inch maps of Cheshire.



Proposed Non-Designated Heritage Asset

Name: 11 Styal Road/1 Bollin Hill

Type and date: Semi-detached 1920s houses in

Arts & Crafts style.

Both were designed by James Halliday, who also lived at 11 Styal Road until his death in 1932. Halliday was a Manchester architect and proponent of housing reform and a partner in Halliday, Paterson & Agate. His builder occupied 1 Bollin Hill.



Positive Contributors

A positive contributor is a heritage asset that makes a positive contribution to the surrounding area but is neither a designated nor a non-designated heritage asset. They are classed as heritage assets as they are identified by the local authority as having a degree of significance, meriting consideration in planning decisions, because of their heritage interest.⁴⁸ They should be considered in addition to both listed buildings and buildings entered into the local list. A single building, group or landmark can be classed as a positive contributor.

These elements have been assessed with reference to Historic England criteria set out in their document.⁴⁹ The guidance uses the following questions to assess if an element should be considered for positive contribution:

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces with a complex of public buildings?
- Is it associated with a designed landscape e.g. a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

⁴⁸ Ministry of Housing, Communities and Local Government, *National Planning Policy Framework*. (Department of Communities and Local Government, 2021).

⁴⁹ Historic England, Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1, 2nd ed (London: Historic England, 2019) 21.

Those buildings which have been assessed according to these criteria in the proposed Bollin Hill Conservation Area are identified on the map above.

Name/Location: Hilltop, 9, Styal Road

Summary: Early 20th century (appears between 1897-1907). Detached Arts & Crafts style 2-storey house with slate roof and painted pebble-dash walls, two halftimbered cross-gables and chimneys breaking up the roofline. Canted bay windows flank a stained-glass window on the first floor. Original garage.

Recommended as boundary extension and positive contributor which reflects a substantial number of characteristic elements in the conservation area

Name/Location: 17 & 19 Styal Road

Summary: Pre-1936 semi-detached houses on corner site marking east entry to Bollin Hill, probably designed by Halliday, Paterson & Agate. Pebble dash walls above brick base, red tile roof with irregular asymmetric roofline and catslide roof to side, small leaded windows, red brick detailing, including semi-circular arches.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.

Name/Location: Lacey Oaks, Styal Road

Summary: Pre-1872 large 3-storey red-brick Gothic Revival villa with slate roof, brick chimney stacks, decorative bargeboards, cross gables, casement windows under brick arches. Recently restored exterior but internal historic features previously removed. Large garden with mature trees, stone pillars to drive.

Recommended as a positive contributor because it illustrates the earliest development of the area.

Name: Spindle Cottage, 31 Styal Road

Summary: Pre-1936, probably designed by Halliday, Paterson and Agate. Occupies east corner site of west entrance to Bollin Hill. 2-storey light detached house of multicoloured brick. L-shaped with steep roof/dark roof tiles, stone ridge and tall chimney, leaded lights to windows.







Name/Location: 33 Styal Road

Summary: Pre-1936, probably designed by Halliday, Paterson and Agate. Occupies west corner site of west entrance to Bollin Hill. 2-storey red-brick, tile roof, decorative brick tall stack, leaded lights.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.

Name/Location: 35 Styal Road

Summary: Pre-1936, probably designed by Halliday, Paterson and Agate. 2-storey multi-coloured light brick, asymmetric roofline, small slate tiles, decorative stone ridge tiles, semi-circular brick arch over door, leaded lights

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.

Name/Location: Newlands, 3 Bollin Hill

Summary: Probably designed by Halliday, Paterson & Agate and occupied in 1934 occupied by Richard Gibson. Red brick with some colour variation, some leaded lights, corner porch with stone tiles, timber boarding to gable with small lozenge window. Small garden, low stone wall with hedge above, central pedestrian gate

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.

Name/Location: Broadlands, 4 Bollin Hill

Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. Semi-detached, light multicoloured brick 2-storey asymmetric house with lean-to canopy of porch supported by two timber posts, stone slate roof to rear, slate to front slope, with some red tile ridge tiles, stone on the slopes, stone slate detailing on the cross gable, leaded lights.





Name/Location: Brow Cottage, 5 Bollin Hill

Summary: Pre-1936, designed by Oakley & Sanville, for Gerard Sanville. Detached Arts & Crafts style 2-storey house, several decorative features, stone slate roof, dormer windows to rear, brick, small paned windows, original garage and summerhouse.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: Kenmore, 6 Bollin Hill

Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. Semi-detached, light multicoloured brick 2-storey house with projecting gable with timber boarding and lozenge window, leaded lights, side entrance. Original garage to south, now connected with car porch.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: Croftlands, 7 Bollin Hill

Summary: Pre-1936, probably designed by Halliday, Paterson & Agate, occupied in 1934 by Arthur Clayton. 2-storey, stone slate roof, heavy decorative stone ridge. Asymmetric cross gable with tall (diamond leaded) window with semi-circular brick arch above, leaded windows. Hedge over low stone wall with central timber pedestrian gate.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. Large brick 2-storey detached house with stone slate roof, projecting cross gable, feature semicircular arched window on 1st floor, small lean-to porch.



Name/Location: Rosse House (formerly Creignish), 9
Bollin Hill

Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. 2-storey brick house with stone slate roof, extended to north, cross gable, leaded windows.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: 10 Bollin Hill

Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. 2-storey brick, partly half-timbered house with stone slate roof, dormers, jettied half-timbered cross gable over porch, catslide roof.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. 2-storey, dark brick, stone slate roof, outward sloping over front bay with chimney, terracotta ridge but stone on hipped roof, some half-timbering, casement and tall rectangular windows, leaded, stone corner porch.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. 2-storey brick house with stone slate roof with heavy ridge, stone corner porch in with Tudor arch, some half-timbering and weather-boarding. Feature porch, with stone and decorative surround.



Name/Location: Longroyd, 15 Bollin Hill

Summary: Pre-1936, 1927 datestone. Probably designed by Halliday, Paterson & Agate. 2-storey house with asymmetric cross gable, stone slate roof, rendered walls, semi-circular arched feature windows (sometimes blind arch) and entrance door.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. 2-storey brick with stone slate roof, asymmetric cross gable, small-paned windows, semicircular blind arch above some windows, small porch on timber pillars.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.

Name/Location: Brendon, 19 Bollin Hill

Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. 2-storey brick with stone slate roof, leaded windows, half-timbered cross gable. Flat soldier arches over windows. Original double garage.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.

Name/Location: The White House, 21 Bollin Hill Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. 1935 2-storey rendered house with stone slate roof. Brick detailing around windows and semi-circular arched entrance door.



Name/Location: Beechwood, 23 Bollin Hill Summary: Former Mill Manager's house, 1920 Built far south of original building line, with access from Silk Lane. Rendered 2-storey house with hipped roof, bow windows to side and front

Recommended as positive contributor due to its historic association with Carr Mill, a designated heritage asset.

Name/Location: Rylands, 33 Bollin Hill

Summary: Pre-1936, probably designed by Halliday, Paterson & Agate. 2-storey painted brick detached house with stone slate roof, leaded windows, brick decorative semi-circular arch above windows.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Summary: Early 1920s, designed by Halliday, Paterson & Agate. The largest plot, including pool and tennis court. Two storey brick with stone slate roof, designed to face south. Cross gable to front with semi-circular brick arch above leaded window on 1st floor above entrance door (no porch).

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.

Name/Location: Timbercombe, 37 Bollin Hill Summary: Early 1920s, designed by Halliday, Paterson & Agate. Two storey brick with stone slate roof, designed to face south. Small-paned windows. Cross gable to north and to south where it features weatherboarding, catslide roof and tall chimney to west.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.







Name/Location: Dacre, 39 Bollin Hill

Summary: Early 1920s, designed by Halliday, Paterson & Agate. Early 1920s, 2-storey detached brick house and stone slate roof, cross gable with semi-circular interior porch.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.

Name/Location: Carrwood, 41 Bollin Hill Summary: Plot sold off by Halliday's heirs in 1936, shown as an outline but not completed in 1954. 2-storey detached house with stone slate roof, leaded windows, open porch supported by timber pillars, following the design of interwar Bollin Hill properties.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.

Name/Location: Mayfield, 43 Bollin Hill Summary: Possibly 1924, designed by Halliday, Paterson & Agate. Plots for 41 and 45 sold off by Halliday's heirs in 1936 and 1937 respectively. 2-storey detached house, mainly rendered, brick plinth and decorative door surround and to windows.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.

Name/Location: New Barn, 45 Bollin Hill Summary: Plot sold off by Halliday's heirs in 1936, shown as an outline but not completed in 1954. 2-storey detached house with stone slate roof, small-pane windows, small porch to side of asymmetric gable, following the style of the interwar Bollin Hill properties.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.



Name/Location: 47-49 Bollin Hill

Summary: Shown as an outline but not completed in 1954, pair of semi-detached houses. Rendered walls, stone slate roof. Varied roofline with narrow cross gable featuring semi-circular arched window, with porch in return. Small-paned windows.

Recommended as positive contributor because it reflects a substantial number of characteristic elements in the conservation area.







Holmes Chapel Conservation Area Appraisal

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Executive Summary

This report is a Conservation Area Appraisal, commissioned by Holmes Chapel Parish Council for Holmes Chapel Conservation Area. The area is small and compact, centred around The Church of St. Luke, a Grade I listed building, and The Square. It also includes Church View, which has a number of listed buildings around the Church, and Church Walk, a narrow 19th century alleyway.

This appraisal has assessed the significance of the conservation area, and those features that contribute to its special architectural or historic interest. It also identifies what features are important to preserve or enhance, and what features would benefit with improvement. This is in accordance with national and local planning guidance contained in the National Planning Policy Framework on the historic environment and the local plan.

The report makes further recommendations to support the area's special architectural or historic interest. These are contained within the Holmes Chapel Conservation Area Management Plan.

Holmes Chapel Conservation Area was designated in 1974. Its boundaries have not changed since that date. The area has been subject to a number of changes since that date. Some have taken the form of new development, while other changes are more incremental in nature. It is considered that the conservation area remains an area of special architectural and historic interest. Of particular note is its street hierarchy, the impressive Church of St. Luke, the collection of historic buildings and their simple aesthetic qualities in The Square and Church View, and views in the conservation area, which are principally focused on key listed buildings.

Paragraph 200 of the NPPF states that "Local Planning Authorities should look for **opportunities for new development** within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourably".

1.0 Introduction

1.1 Background

This conservation area appraisal has been commissioned by Holmes Chapel Parish Council and undertaken by Henderson Heritage. It follows guidance produced by Historic England on conservation area appraisal. The intention is to objectively record the existing character of the conservation area which is based on the area's special architectural and historic characteristics.

The area of study centres on the church and its immediate environs. This includes The Square and buildings around the Church of St Luke. It also includes areas recommended for inclusion. This will be subject to public consultation.

1.2 Definition of a Conservation Area

A conservation area is defined under S 69 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area 'of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.'

The local planning authority has the responsibility for designating and reviewing the extent of designation and to designate further areas if appropriate. Section 71 of the Act imposes a duty on the local planning authority to formulate, communicate and publish proposals for the preservation and enhancement of conservation areas.

Designation recognises the unique features that contributes to the distinctiveness of an area as a whole. This may also include its setting.

1.3 The Value of Conservation Area Appraisals

The special interest and character of Conservation areas may be affected, both positively and negatively, by direct physical change or by changes in their setting.

Identifying the conservation area's special architectural and historic interest is fundamental to understanding its locally distinctive character. Recording these features in an appraisal ensures that a common ground is established, and it is easily understood. It also identifies the capacity for future changes.

An appraisal will lead to a better understanding of the conservation area's history, local distinctiveness, character, setting and condition, which together contribute to the place it is today. This will form part of the evidence base for positive management of the conservation area in which changes can be considered within a robust policy framework, including Neighbourhood Plan policies and other supplementary planning guidance.

Once the appraisal is adopted by the local planning authority, it becomes a material consideration to use when making development and appeal decisions. It is also relevant to decisions made by the Secretary of State when considering urgent works to preserve an unlisted building in a conservation area.

The characteristics of the conservation area defined by this document should be the starting point for further discussion with the local planning authority where alterations are being considered to or will affect a heritage asset(s).

Each site will be judged on its own merits and on those positive elements which make the Holmes Chapel Conservation Area significant.

1.4 Methodology

The content of this report has been based on fieldwork analysis, which has been summarised in this document.

A key aspect of the survey work was to record buildings of local interest and townscape merit. These are buildings that are not listed, nor are they likely to be, but are sufficiently important to reflect the distinct character of the area.

The appraisal summarises the area and has sub categorised it according to the contribution that the characteristics make to the overall townscape value and character of the conservation area. These areas have been defined as: -

Critical – of key importance, defining the distinct character of the conservation area
 Positive – contributes strongly and positively to the character of the conservation area
 Neutral – neither positive nor negative features that contribute to the conservation area

Negative – detracting from the character of the conservation area

1.5 Scope of the appraisal

This document is not intended to be comprehensive in its scope and content. It may not include every feature or aspect located in or adjoining to the Conservation Area, but it may well be of significance as evidence emerges.

Such information will be considered in conjunction with the appraisal during the course of decision making by the local planning authority.

The appraisal recommends actions that will be supported in the Conservation Area Management Plan. Some of this will be through the Development Management process. A review of existing boundaries has also been undertaken to determine if areas should be included or removed from the designation.

2.0 Legislative and Planning Policy Context

2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990, the Enterprise and Regulatory Reform Act 2013 and the National Planning Policy Framework (NPPF) provides the legislative and national policy framework for Conservation Area appraisals and management plans.

Under Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990, when assessing planning applications, there is a statutory duty to have special regard to the desirability of preserving the listed buildings or their settings. Section 72(1) of the same Act, states that the local planning authority must pay special attention 'to the desirability of preserving or enhancing the character or appearance of that area.'

Policies in the National Planning Policy Framework (NPPF) and local development plans, including neighbourhood plans, set out national and local planning policy in respect to the conservation of the historic environment.

The NPPF (paragraph 185) states:

'Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

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

A heritage asset is described in the glossary of the NPPF (Annex 2) as a "building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets includes designated heritage assets and assets identified by the local planning authority (including local listing)." (Annex 2: Glossary, National Planning Policy Framework, Ministry of Housing, Communities & Local Government, June 2019).

Designated heritage assets as those designated under legislation. These are a "World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area"

Non-Designated Heritage Assets are described in the NPPF as heritage assets. They are defined on the Government's website as "buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets." (historic-environment).

The definition of **significance** in relation to heritage policy is defined in the glossary of the NPPF as "The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic and historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. "

The **setting** of a heritage asset is defined as "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." Setting is not a heritage designation.

Holmes Chapel has Civil Parish status. It was previously part of the Borough of Congleton. It is now within the Cheshire East borough unitary authority area.

The new **Cheshire East Local Plan** is currently under preparation and will be in two parts. Part 1 is the Cheshire East Local Plan Strategy (CELPS), adopted in July 2017.

The policies within the CELPS that a relevant to the historic built environment are

Local Plan Policy SE1 seeks to achieve a sense of place by protecting or enhancing quality and character of settlements and ensuring high quality and sensitive design in proximity to heritage assets including high quality public realm.

Local Plan Policy SE7 states that the character, quality and diversity of Cheshire East's historic environment will be conserved and enhanced. In all heritage contexts, high quality design should be achieved.

Part 2, the Site Allocations Development Planning Document (SADPD) policies HER1-HER9 are relevant considerations where applicable

Policy HER 3 relates to Conservation areas and states that proposals should take account of the established townscape and landscape character of the area and its wider setting

Policy HER 4 relates to Listed buildings and states development proposals affecting a listed building or its setting will be expected to preserve and enhance the asset and it's setting wherever possible. This includes ensuring that new development affecting the setting of listed buildings takes account of existing townscapes, local landmarks, views and skylines.

Policy HER 7 relates Non-designated heritage assets and is in line with CELPS Policy SE7 stating development proposals will be encouraged and supported where they are designed to preserve or enhance the significance of non-designated heritage assets.

Particularly relevant is **Policy S15**: **Advertisements in Conservation Areas** which clearly states that advertisements in conservation areas should satisfy all of the following criteria: -

- Signs shall be either painted or individually lettered in a suitable material and shall be of an appropriate size and design in relation to the building upon which they are to be displayed and the character of the area in which the building is situated
- Signs shall preferably be non-illuminated. Where illumination is justified, it should be discreet and uncoloured illumination integrated into the design of the shopfront
- The form of signs shall be of a traditional fascia or hanging type depicting, by means of painting or three-dimensional techniques, the trade or service offered.
- Signs shall, other in the most exceptional circumstances, be of a minimum size necessary to convey their message.

The Holmes Chapel Neighbourhood Plan 2016 – 2030 forms part of the current Local Development Plan has relevant policies on Character and Design (Policy CE5) stating that new buildings should blend with the landscape and the village environment, and Heritage (Policy CE6) with the objective of protecting the heritage and historical assets of the area.

2.2 Conservation Area Policy Guidance

The following Historic England documents were consulted as part of this appraisal:-

- Conservation Principles, Policies and Guidance (2008)
- Historic England 2019 Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1
- Historic England 2017 The Setting of Heritage Assets, Second Edition, Good Practice Advice in Planning Note 3

Historic England's Streets for All (2018) provides advice for Highway and Public Realm works in Historic Places. This document sets out five goals for public realm enhancement as

- An inclusive environment
- · Public safety and ease of movement
- A healthy environment that supports our wellbeing and cohesion
- · A high-quality environment, and
- Economic benefit.

Identifying significance is contained in the Historic England document Conservation Principles, (2008). Four heritage values are assigned through which a site or place can be interpreted: evidential, historical, communal and aesthetic.

Ways to write the assessment is contained in the Historic England suite of documents Understanding Place, as well as Heritage Advice Note 1: Conservation Area Appraisal, Designation and Management 2019

Public consultation will be undertaken on the appraisal and its contents.

2.3 What Does Designation Mean?

This requirement, as set out in legislation, is also reflected in national and local policy. This is particularly relevant in determining applications for development.

The legislative requirements are to encourage positive conservation and management. These include statutory permissions for: -

- **Demolition** Planning permission is usually required to totally or substantially demolish buildings or structures within a conservation area.
- **Permitted development** The extent of 'permitted' development is reduced, such as cladding, extensions to the side of the original dwelling or the installation of satellite dishes.
- **Pruning or felling trees** A Section 211 Notice is required to the local planning authority for such works to trees in the conservation area, which are over 75mm in trunk diameter, and higher than 1.5 meters above ground level. This is different to works to trees protected separately under a **Tree Preservation Order (TPO)** where the written consent of the Local Planning Authority is required. Should a tree be felled, a replacement is usually required.
- Advertisements Restrictions apply regarding the type and size of advertisements that can be erected without advertisement consent.

Other permissions

The Town and Country Planning Act (General Permitted Development) Order 2015 (GPDO) sets out **permitted development rights** for certain minor forms of development - i.e., development that may be legitimately undertaken without the need for planning permission.

A local planning authority can remove permitted development rights in order to positively enhance the special interest of a conservation area, under an Article 4 direction. This allows certain types of small-scale development to take place with the benefit of further discussion and if required, with planning permission.

It is designed to further consider the impact of incremental changes to features such as windows, doors, chimneys boundary walls and gate posts and certain types of extensions, before they are undertaken. It also allows for time to provide an agreed design solution that suits both the applicant and the special character of the conservation area.

3.0 Assessment of Special Interest

3.1 Designation of Holmes Chapel Conservation Area

Holmes Chapel Conservation Area was designated a Conservation Area by Congleton Borough Council in 1974. The boundary has not been assessed or amended.

3.2 Location and Setting

Holmes Chapel is located on the River Dane, 4 miles east of Middlewich, 5 miles north of Sandbach, 8 miles north of Crewe, 20 miles north of Stoke on Trent, and 24 miles south of Manchester. The centre of the village is approximately 1 mile east of Junction 18 of the M6. The M6 forms the administrative boundary between Cheshire West and Chester and Cheshire East borough councils.

Holmes Chapel is 5 miles south west of Jodrell Bank and its world-famous telescopes. It is located within the buffer zone of the Jodrell Bank Observatory World Heritage Site, which was designated in 2019. The World Heritage Site boundary includes the iconic Lovell Telescope, and a number of other radio telescopes, including Mark II. It also includes functional buildings and archaeology associated with the development of the site. The Jodrell Bank Observatory World Heritage Site Nomination Text provides the criteria and justification for designation.

The village centre includes a collection of buildings around The Square and the Church of St Luke. This area comprises the historic core of the village and is designated as a conservation area. It is a small and compact conservation area located along the south side of the west – east A 535 Middlewich Road on the junction and the north – south A 50 from Middlewich Road, The Square. It also includes Church View and Church Walk. The topography is flat and there is a solid and consistent building and street line. It is a busy urban village, with mostly commercial properties, but some are residential to the west and east of the village centre.

The special interest of the Holmes Chapel Conservation Area derives from the following elements:

- Urban village centre around key historic roads
- Historic core of the village focused on the Church of St Luke and The Square
- The high-quality townscape and domestic village character of Church View
- The historic and hierarchical street layout that includes The Square, Church View, and Church Walk
- Stop views of key historic buildings
- The leafy approach roads to the village centre

The form of the historic village is recognisable today from the nucleated settlement pattern of the 19th century. There have been some changes, such as the demolition of The Bulls head in 1948 as a consequence of road improvements, and the George and Dragon in 1970. However, the architecture is recognisable and distinct and the character compact.

The village has expanded in the 19th and 20th century and the development pattern and architectural style of the periods are clearly recognisable.

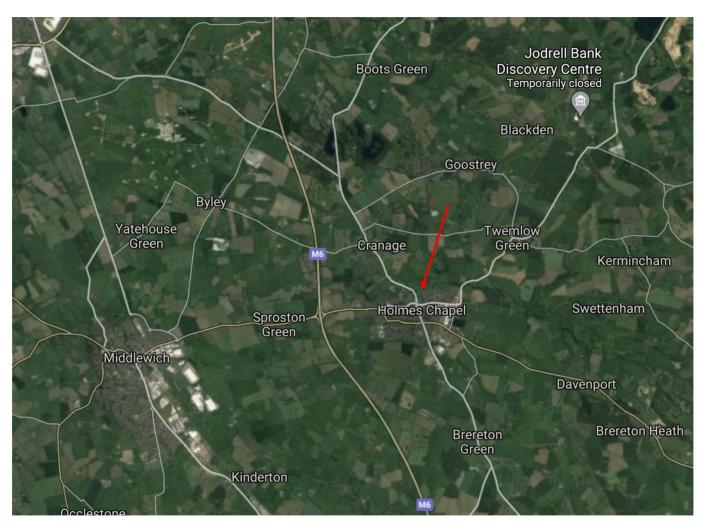


Fig 1. Location plan of Holmes Chapel (Source: Google Maps)



Fig 2. Holmes Chapel Conservation Area. Listed buildings are denoted in grey (Grade I), dark blue (Grade II*), light blue (Grade II) (Copyright: Cheshire East)



The Church of St. Luke, The Red Lion and No. 5 Church View

3.3 Sub areas

Holmes Chapel is a small conservation area. Within it, there are five distinct character areas: -

1. The Square - the historic core of the village. This incorporates the buildings facing The Square

2. Church View - a narrow lane behind and including the Church of St Luke

3. Church Walk - a narrow alleyway or ginnel

4. Middlewich Road - traditional housing along Middlewich Road

5. Modern development - this includes The Mews, Parkway, and the car park behind The Square off Middlewich Road.

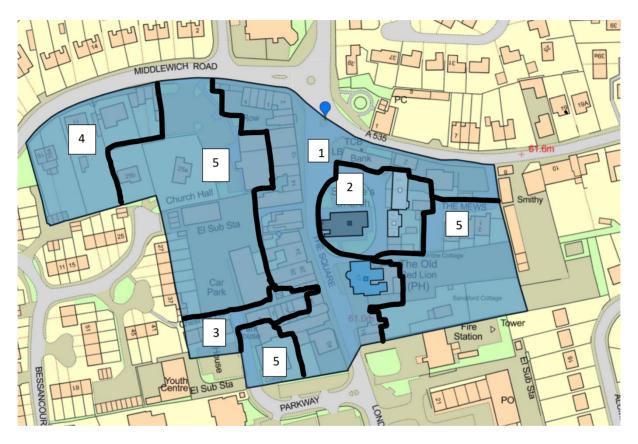


Fig 3. Map of sub-areas

3.4 Historical Development

An extremely comprehensive history of Holmes Chapel has been undertaken by the Holmes Chapel local history group (www.holmeschapel history.co.uk). Key historical facts relevant to the conservation area have been reproduced here.

Holmes Chapel, known also previously as Church Hulme and Hulmes Chapel, is a village, township and chapelry in the Ecclesiastical Parish of Sandbach. It was located in the Northwich Hundred. It was a village of agricultural origins, that has expanded from its nucleated settlement pattern somewhat in the 19th and 20th century. The core of the village is located around an historic crossroads, situated between the River Dane to the north and the River Croco to the south.

The village centre is historic and compact. Many of the buildings on The Square are on **the tithe map**. This shows a linear row of shops and houses along the west side of The Square, with the Church of St. Luke in the centre and to the east of that, Church View. The buildings are set closely together. The surrounding area is agricultural of fields, and gardens associated with the houses in the village.

The oldest structure in the village is the Church of St. Luke. This is said to date from c1430, but with a church on the site dating from the 12th century, built as a chapel of ease, to the Church of St. Mary, Sandbach, five miles away. It was built to accommodate local parishioners of St Mary, living in Holmes Chapel. The building is within a circular churchyard, typically associated with medieval origins. It was originally timber framed, and has had several alterations, notably in the 15th and 18th century. Church Registers date from 1613, with Bishops Transcripts dating from 1597. The church was encased in brick in the 18th century, distinctive for the Flemish bond pattern and long arched windows.

17th Century Holmes Chapel

The village centre was on both a drovers and coaching route. In the late seventeenth century, these transport links assisted in the manufacture and export of iron bars nearby to the north, at Cranage Mill on the River Dane. The Hall and Cotton families, business partners and closely related by marriage, bought substantial houses including The Hermitage and paid for the substantial rebuilding of the parish church in the early eighteenth century. During the Civil War (1643) the Church tower was damaged by musket fire during a struggle between Royalists and Parliamentarians. Evidence of this is still visible, some 400 years later.

18th Century Holmes Chapel

The Red Lion, on The Square, was built in the last third of the 17th century, with John Wesley (1703 – 1791) leader of the Methodist movement, preaching there in 1738 on his way from Oxford to Manchester. No. 3 and 5 Church View were built in the early 18th century. In the mid 18th century (10th July 1753), a large proportion of the 19 buildings in the village were destroyed by fire. The Church, Red Lion and No. 3 and 5 Church View were the only surviving structures standing. This may explain why there are so few listed buildings in the village centre, with most buildings dating from the late 18th and 19th century.

Many new buildings were erected by principal landowners. The Halls of The Hermitage, Goostrey were principal benefactors. There are a number of buildings in Holmes Chapel with a datestone and the initials TBH for Thomas Bayley Hall. The properties were sold after his death in 1828 to other significant landowners, including the Armitsteads.

19th Century Holmes Chapel

The Square remained the heart of the village, and it included a cattle market, fairs and other village celebrations.

In the late 18th and early 19th century, Holmes Chapel was on a coaching route for London. By 1819 London directed over 120 staging coaches to various destinations in the UK. In 1819 the stagecoach to Holmes Chapel departed from The White Horse, Fetters Lane, London. A journey could take many hours, so inns with stabling were essential. The three pubs in the village – The Red Lion, The Bull's Head and The George and Dragon provided these services as coaches from London-Liverpool, Birmingham, Manchester route stopped at the village.

In 1828 – 29, The Pigot and Co's Directory described a number of trades in the village at that time. These include Grocers and Tea Dealers, Ironmongers, Linen and Wool Drapers, a Tailor, Cooper and Saddler. Some people were listed as having more than one trade.

The tithe map of 1841 for Holmes Chapel shows a small concentration of buildings around the church and around the crossroads. The core of the village is surrounded by fields. The prominent landowners owning land in the village centre were William Eccles, whose father, also William, married into the Hall family. Other major landowners were the Hodges of Lane Ends House on London Road and the Armitsteads of Cranage Hall, who bought the Hermitage Estate. Nathan Knight, the Devisees of Thomas Lowe, Lawrence Armistead and John Plant were others.

The tithe map denotes the tenure of land and the owner and occupier. On the west side of the village, a line of houses and shops are owned by William Eccles, and tenanted by various villagers – Richard Taylor, (Plot 167) a house and shop on the corner, Ann Leigh (Plot 171) – a large plot including a house, garden and plantation, Isaac Gallimore (Plot 175 - a house and garden owned by William Eccles (Plot 175), James Beech (Plot 176) - a house and garden, Thomas Plant (Plot 177) - two houses and garden and Samuel Yarwood (Plot 178 and 179) - a house and two gardens. An exception to this was James Street (Plot 166), who owned and occupied a house, shop and garden. Nathan Knight owned The Red Lion, which was tenanted by Mary Palphreyman.

The village was clearly an important location for obtaining goods and services and benefitted from good road links with surrounding towns and villages. A forge was established by 1840. The site is now an agricultural engineers and farm supplier's store, just outside the conservation area.

The historic coaching routes fell into decline by the 1830's as new, and more direct routes to large towns and cities were established. The Manchester and Birmingham Railway was completed and opened by 1842. As with most railway towns and villages, the railway impacted somewhat on the village, and its inhabitants. The introduction of the railway allowed for increased social mobility, particularly for the middle classes, who could commute to the larger conurbations.

Bagshaw's History and Gazetteer of Cheshire 1850 described Holmes Chapel or Church Hulme as a township, chapelry and large compact village, containing 165 houses in 1841 and 1008 inhabitants. At this time, the church was used by scholars at the Blue Coats school at Cranage. A Methodist Church had been erected. Trade directories record a draper, butcher, bricklayer, surgeon, and blacksmith and agricultural implement maker in the village.

The Ordnance Survey Map of 1882 still shows a nucleated village in a largely rural setting. This has changed a little by 1899, with small pockets of terraces and detached housing along Middlewich Road.



20th century Holmes Chapel

The village is gradually expanding and increasing in density by 1911, with the introduction of Westmoreland Villas, and Bank View on Middlewich Road. Businesses from that period which still have a presence in the conservation area include Mandeville's Bakery (established 1900) on Macclesfield Road,

next to the bank. Morrey's General hardware store, which from 1850 and for many years had a presence in The Square, relocated to Manor Lane in 2014. Two multi-national companies, Sainsbury's and Costa coffee now occupy the building.

Despite its size, significant large businesses located to the village. These included the Holmes Chapel Wallpaper Company, set up in 1911, and Bengers Food Ltd, its head office and factory which was built in 1938, and Fisons, a major pharmaceutical company.

The most significant change to occur to the village centre was the road widening and realignment to the northern end of The Square on Middlewich and Knutsford Road. Prior to the construction of the M6 motorway, the principal route north from London to Glasgow was via the A50, which passed through The Square and around the circular churchyard of St. Luke. The construction of the Staffordshire to Preston section of the M6 in 1963 allowed for increased social mobility. Road widening and realignment resulted in the demolition of the Bulls Head in 1948, and the George and Dragon in 1970. The character of the village changed. Commuting became much easier due to the transport links available. The population grew substantially between 1971 and 1991 when large business relocation and housing development took place. Despite its size, it has a village feel and is located within a rural setting.



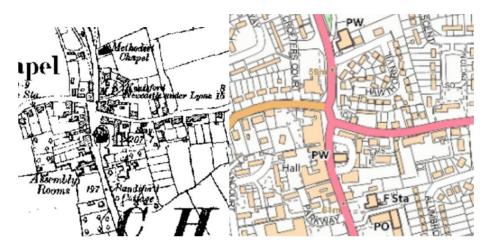


Fig 4. The Tithe Map c.1841, Ordnance Survey Map 1882, 1899, 1911 and present day (Copyright: Cheshire Archives)

3.5 Land Use

The land uses of the area is principally commercial and retail uses, plus banking and ecclesiastic use. There are also a number of houses along Church View and on the west and east perimeters of the conservation area. Historically the land use has not changed, with the village always having an important commercial core around the Church of St. Luke's. However, even when the use has changed – for example from residential to commercial, the built form has not significantly changed as is still legible. The **key landmark building** is the church, which is best appreciated in close views up and down The Square, rather than outside of the conservation area to any significant degree.

The roads are of key importance and provide a through route through the village from west to east at the top of The Square. The Square forms part of a north / south route, but much of the traffic has been re-routed out from the village centre. There are several car parks to support shops in and near to the conservation area. A large car park exists to the west of, and behind the shops on The Square. This is in the conservation area and its character is fairly typical of a car park - functional tarmac surfacing with little in the way of soft landscaping. It is interconnected to narrow walkways and alleys to The Square and to Middlewich Road and as such it very permeable and legible in terms of access to the village centre.

Despite its size, Holmes Chapel Conservation Area has a rich diversity of streets. They range from:

- Principal vehicular routes to the north and south of the conservation area Middlewich and Macclesfield Road, and London Road.
- Principal pedestrian streets The Square
- Secondary vehicular streets The Square
- Alleys, Lanes and Other Pedestrian Links Church View, Church Walk and minor passageways including the link from Macclesfield Road to Church View.

These tend to be straight, with the extension of Church View, which curves around the sandstone bound churchyard. They also offer key views and important pedestrian movement and activity. The street hierarchy adds to the village character and sense of place.

The key pedestrian walkways provide important views of landmark buildings in the conservation area. This includes the view of the Red Lion from Church Walk, and the view of the church from the alley next to No.16 London Road. These passages that provide a good view of the historic form of the rear of the properties that front The Square.

Road improvements and realignments has meant that the approach to the village centre from the west is almost incidental, until one reaches the roundabout. It is at this point that the impressive tower of St Luke's and the village character is seen and appreciated within a wider village vista.





The vista of the Church of St. Luke. Alleys, including Church Walk create a permeable link to the village centre.



The churchyard, an important green space within the conservation area

3.6 Townscape Character and Spatial Analysis

Holmes Chapel is typical of historic Cheshire villages in that it developed as a group of buildings at a road junction. The street layout has changed a little since the Tithe Map – or example there is a break in the buildings on The Square denoting Church Walk, which becomes more established by 1882 and 1899. Out shuts have appeared to the rear of most of the buildings on the map. Overall, the historic street pattern is retained and the. orientation of buildings front on to the street – presenting well defined and well-mannered frontages. Development is dense and mostly terraced on The Square, and typically domestic in scale, with most buildings two storey. There are some exceptions to The Square and Church View, which are 2 and a half to three storeys. This provides a varied roof line, which adds interest to the skyline.





The western route into the village on Middlewich Road is slightly curved, with a strong street boundary. Trees, boundary walls and hedgerows contribute to the largely suburban character. The character of the approach and the setting is that of a Victorian and Edwardian suburban. There is a

strong townscape rhythm associated with this type of housing. The distinctive bay windows, narrow pallet of materials, vertical sliding sash windows and almost uniform building and ridge lines are a key feature.

The conservation area boundary is fairly easily recognisable on **the northern side of Middlewich Road**. Victorian semi-detached houses are separated by modern housing by a small open area. This open space is important in terms of creating a small but distinct separation between the historic and modern development.

The urban form changes as one travels towards the village centre and includes Edwardian brick, semi-detached and detached housing. Beyond that is a small terrace of shops. It is two storey but lower in height to the adjacent Victorian housing, and with narrow gables.



There is a gap in the street frontage created by the car park which services the village centre and where the back of Costa Coffee and Sainsbury's are visible. Landscaping here is a little forlorn and there is opportunity to create a stronger frontage.



The crossroads is where the character changes somewhat from suburban development to a distinct village centre, with development and the urban grain being much tighter.



The Church of St Luke is the dominant building and key landmark building, which is central to the conservation area. It is encircled by a small churchyard. Barclays Bank is set back which allows for views of the whole of the church. The density of the built form is softened by trees within the churchyard and there are a variety of scales provided by the low boundary walls, the railings, the trees, the varying roofs and tower, which creates a pleasing juxtaposition with each other.

The linear row of properties along **The Square** has a largely uniform street line and there is a strong street enclosure. There are varying degrees of heights, although most are two storey. The three storey buildings rise above an otherwise fairly uniform pitched roof line, and the road looks straight on the map, but curves slightly when viewed from the roundabout and from further north along Knutsford Road. The buildings essentially frame the Church, providing the backdrop and setting.

The Square has **a tight knit grain** and some narrow frontages. There is limited rhythm but there is a coherent built form, created by continuous blocks creating back of pavement building lines, similar building ages and styles, consistency of scale and a similar palette of materials. These blocks are occasionally broken by pedestrian alleyways.



Behind the Square is the car park and back of house area. While the main street has frontages with well-maintained elevations, behind lies areas that are secondary on character and are not distinctive to Holmes Chapel. Of particular note is The Co-op, which has an uninspired back of house style and half-hearted Mansard type roof form that detracts from the conservation area.

The approach from the south along London Road is framed by mature trees. The view of the Church of St Luke is created by its dominant tower and road alignment, which curves slightly. The boundary of the conservation area is clearly defined by its historic buildings on the edge of the conservation area. The grain here is quite loose, and there is a consistency of scale and height. This is quite a bustling thoroughfare.

Church View

Church View is different in character to the east of the conservation area. Despite its proximity to the Square and the bustling thoroughfare, the character of Church View is tranquil, created in part by its proximity to the church and its circular graveyard, which contributes to its essential setting. All of the listed buildings are concentrated in this area and as a consequence it has a very high townscape character. The buildings are varied in height and scale with good quality Georgian town house and early 19th century cottages lining the lane. The enclosure of this narrow lane by the houses and the red sandstone church yard wall add to the intimacy and peacefulness. Small paving and lack of pavements contribute to the domestic village character and charming and informal townscape.





Church Walk

Church Walk is a narrow pedestrian alley, lined with 19th and 20th century offices on either side. It has a strong sense of enclosure created by a tight and linear back of pavement building line. It has many active frontages,

brick-built shops and grain of development which give it a

pleasing rhythm created solely by colourful doors and projecting curved windows. It is quite different in character to The Square because of the lack of

traffic, and the single storey shops which give it a distinctly human scale. The frontages are all similar. It is separated from Church House Parkway by a car access point into the car park. Its strongly linear building form continues. The character here is different but there is some uniformity in shopfront design. The public realm is patched tarmac and would benefit greatly from a good quality landscaping scheme.





The approach from the **east on the A535** has a greater variety of building types and ages, and wide verges. The enclosure created by buildings along each side of the road is lost. This is also exacerbated by the removal of boundary walls, and areas of high solid timber fencing along the street boundary line, which loses the character and solid lines created by brick and sandstone boundary walls. There are houses and agricultural style buildings here, which demonstrate the historic agricultural dominated character of the village centre. The open space next to Mandeville's bakery would benefit from redevelopment. Mandeville's Bakers provides a clear and defined boundary to the conservation area on the south side of the road. It has a strong character, created by its traditional windows, and symmetry and proportion to the frontage created by its double fronted shop windows.

3.7 Typical Material and Details

The **predominant building material** is the local Cheshire brick. Many brick-built houses have stone detailing to the windows and as keystones to door surround, within brick arches. Many Victorian properties have painted stone sills, and a small number also have inverted stone lintels. There are a small

number of rendered buildings. Bricks are generally mixed shades of red, typical of 'Cheshire' bricks, some Flemish Bond brickwork is polychromatic, and there are one or two instances of brick banding in a dark blue engineering brick. Roofs are generally slate, and chimneys are brick. Timber is used selectively for decoration for example in the form of bargeboards, fascia's and historic shopfront details such as consoles, and pilasters. Red sandstone has been used for the Church tower and graveyard walls, and one or two domestic boundary walls. Other garden walls are of brick with stone coping.

3.8 Landscape Character and Public Realm

There has been some sensitive **public realm works** in Holmes Chapel. Ashlar Yorkstone paving has been used to the north of The Square, and cobbled setts have been introduced on the crossroads here. Herringbone patterned small pavers in a variety of warm pinks and purple have been laid in Church View to create a shared surface. This further enhances this area's unique sense of place. There are some areas that are tarmacked, including in particular, Church Walk, which detracts from its character.

Street furniture includes small traditional cast iron style bollards and streetlights which add character to the area.

Adjacent to the conservation area is a small area of open space at the road junction of The Square on Macclesfield Road. This area has been well landscaped but is now looking a little tired. The tarmac pavement setting detracts somewhat. A small area of open space adjacent to Barclays Bank is enriched with a variety of flowers and strongly enhances its village character.

The **key green open space** in the conservation area is the circular churchyard of St. Luke. This is quite a generous size, but because of the height, scale and mass of the church it looks almost incidental. Its grass and tree cover is critical to the character of the conservation are, providing relief against the dense built form. The sandstone boundary wall and associated railings are of key importance.



The Church of St. Luke and its churchyard





The public realm in Holmes Chapel Conservation Area

The number and diversity of mature trees in and on the approach roads into the conservation area is also important to the character of Holmes Chapel. A number of Tree Protection Orders are in place to specifically protect individual trees as well as some groups: these include those on Knutsford Road adjacent to the George and Dragon, and on London Road close to the Village Centre and library. These frame the approaches in the village centre and conservation area.



View down London Road

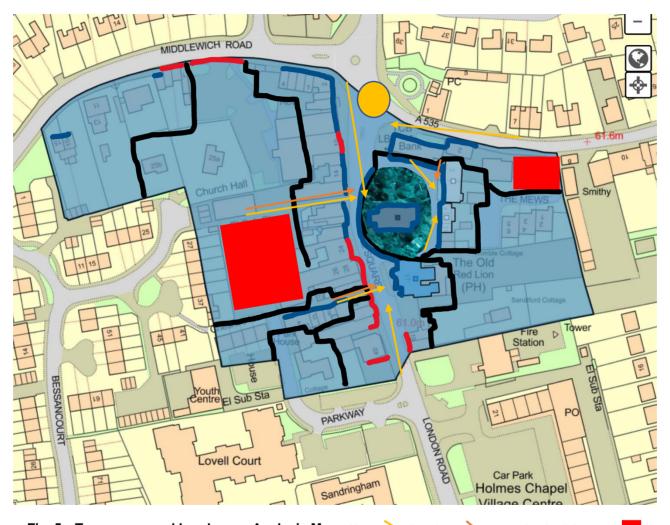


Fig. 5 Townscape and Landscape Analysis Map - Key: key view, pedestrian link, frontage, strong frontage, important open space, strong gateway

4.0 Architectural Quality and Built Form

4.1 Introduction

There are several historic architectural styles within the Conservation Area. Georgian and Victorian are clearly evident, but there are some simple vernacular cottages on Church View, and Victorian and Edwardian buildings along Middlewich Road. These are two or three storey in height, from 1-3 bays in width, but all of them face the street. Their architectural features define the façade's character, and there is little embellishment. Window and door design is therefore of key importance to their character.

Domestic buildings on Macclesfield Road sit in plots with small front gardens. The street boundaries are uniform, and hedgerows sit on top of low brick boundary walls. Following the abolition of the Window Tax in 1851, the increased use of glass allowed for the bay window. The semi-detached buildings have canted bay windows at ground floor level, which probably historically had a hipped slate roof, and doors with brick arches and arched fanlights above the door, both of which are a traditional Victorian feature. Gable end chimneys and traditional slate roofs are an important feature. Windows were originally timber and set into the window reveal by at least half a brick, rather than flush to the face of the building which creates a very flat frontage.



Domestic buildings in Church View include lovely examples of Georgian architecture dating from the early 18th century. No. 3 and 5 Church View. Features include a symmetrical frontage, keystones positioned centrally above windows, stone lintels, vertical window proportions, small windowpanes, panelled front doors with white architraves to give the entrance definition and status, with square fanlights above. Flemish Bond brickwork adds to the character.

No. 7, 9 and 11 Church View date from the early 19 century but the very tall, central, chimney stack suggests an earlier 17th century core. These have a simple 19th century cottage exterior, with flush casement windows evident to the first floor, and simple doors, which are 1930's in style.





No. 7, 9 and 11 Church View; No. 3 and 5 Church View; Flemish bond brickwork and stone is used economically for keystones above the window to No's 3 and 5 Church View, within the gauged arched brick lintel. Note the segmented headed 12 pane sash window. Its frame, which has exposed weight boxes, is black, contrasting with the white sash, which is a good regional feature. The doors have eaved architraves.

Commercial buildings - A small terrace of shops on Middlewich Road includes an original shopfront (No. 7) with a cornice, pilasters and console brackets. The narrow fascia to this shop front is a good example of scale and proportion to the building's overall façade. All windows to the upper floors

are uPVC and almost flush to the face of the façade. Suitable window replacements may be a small paned sliding sash or flush casements. The low ridge line, and building line is followed through to the terrace of Victorian style cottages and the shops at the junction of the crossroads and The Square. Chimneys are absent, which makes a flat roofline. These would benefit from reinstatement. Signage would benefit from rationalisation in terms of proportion and materials. This would still allow for each business's bespoke and unique design.



Possible window replacement options to the upper floor

An older building, which has been re-fronted in a Georgian style, with later Victorian detailing, is The Red Lion, a building dating from the late 17th century on The Square. It is a prominent building, located next to the Church and forming part of the boundary of Church Walk. It is listed Grade II*,

and is rendered, which creates a warm contrast with other brick buildings nearby, and the sandstone to the Church of St. Luke. It has vertically aligned windows, with a two-storey gabled porch to the front in the vernacular revival style. It has a variety of sash windows, which have not really changed since the 19th century. It



The Red Lion in 2021, and in the 19th century. The timber framing to the gable is decorative and not structural, which is a feature of the vernacular revival, seen in places like Chester. It has gable end chimney stacks, and a central stack with pots on, which is part of the roofscape. The colours used are warm heritage colours which enhances the building. Signage is discreet and comprises a simple hanging sign and lettering to the façade, which is proportionate to the building.

The **commercial buildings** lining The Square have a uniformity which is generally replicated along the street. Most are Victorian, with key features including horned sash windows at first floor level. Victorian windows have fewer glazing bars than Georgian windows because of improvements to glass making. This allowed for cheaper, larger, stronger panes of glass, which needed fewer glazing bars.

The first floors are generally consistent in terms of similar detailing and proportions although several original sliding sash first floor windows have been replaced with modern windows, which erode the Victorian character of the building. Frontages are generally active and enrich the street character, but one or two, such as No. 24 London Road, would benefit from further works to enhance this lively scene, such as a new shop front, signage, and clearly defined entrance. Roofs are occasionally punctuated with chimneys which add interest and create a varied skyline. The majority of the buildings are mid Victorian in appearance and character.



Examples of window replacements from traditional 2 over 2 paned sash windows to plastic. There are a number of original sliding sash windows in the conservation area at first floor level, which are important features of the conservation area and should be retained.

There is a consistency to these buildings in terms of materials, features, character and rhythm, which is replicated along Church Walk, albeit in a modern style. The plots to both are narrow, and buildings to some corners 'book-end' the terrace, providing articulation at ground floor level in the form of door openings.

Barclays Bank, a purpose-built banking hall, is set slightly back, but the landscaping to its frontage along the A535 creates relief in the street scape. Its horizontal form is punctuated by long banking hall windows to its primary façade, reducing in scale to the secondary façade on the A535. The roof forms to the building are pitched and simple to the secondary section of the building, and a more complicated pyramid roof, with a façade that has neoclassical overtones as its primary frontage. It is a well-designed building that adds to the character of the village, yet very different in appearance to other buildings in the village

Building facades to commercial premises in the conservation area are generally plain, with little variety in terms of embellishment, which is mostly provided by vertical windows at first and second floor level, and shop fronts and signage at ground floor. Most shop fronts take up the entire ground floor frontage. There are a huge variety of shop fronts ranging from the original (Farrell Cleaners) to the incidental (No. 2 The Square). The key issues relate to proportion and scale in relation to the host building. A large undistinguished conservatory has been erected to the entire south facing ground floor facade of No. 40 The Square, disguising its double fronted mid-Victorian character.

Some **shop fronts**, whilst modern, have proportions that suit the host building. These include narrow pilasters and fascia's, perhaps with a slight projection but integral to the shopfront design. Stallrisers tend to be low and are similar in height to the bottom rail of the door. Some shop windows are divided into smaller panes, while others have larger picture windows. This creates a strong horizontal emphasis, particularly when the shop front and fascia is painted the same colour. The ground and first floor are further enhanced when upper floors window frames are painted the same colour as the shop front. However, frames and sashes don't necessarily have to be painted the same colour – they can be painted contrasting, complementary colours.





There are few **recessed doorways** but where they exist, they play an important part on the townscape rhythm, and create an important aesthetic in the shopfront. There are some notable larger frontages. These relate to Sainsbury's, Costa Coffee, Gascoigne Halman and the Co-Op. What is generally

successful about these shop fronts is the recessed doorways to Costa Coffee and The Co-op, and the overall proportions of the shopfront and fascia to Gascoigne Halman. What is rather less successful is blank frontages and flush sliding doors, which is particularly evident to Sainsbury's, and to the Co-op on Church Walk.

Some buildings have large shop windows at ground floor and smaller windows at first floor level. These include Mandeville bakery which has flush wooden casements, with a keystone detail to the inverted style lintel. This is a traditional window type that is of importance to the building and area's character.

A shopfront of note is the butchers. This has a tiled fascia and traditional awning that overall suits the building. There are some minor design amendments that could be made, such as the removal of the large metal edge to the awning, but it retains its traditional character.



Signage is a key issue in the conservation area. Due to the independent nature of the small business, there is a huge variety of signage. The support of independent businesses and of their own branding is of key importance. However, successful signage should reflect the host building and style of

shopfront and should contribute to the good examples in the wider townscape. High quality signage will lift a retail area. Fascia sizes differ in size, the least successful being ones that are too wide and deep for the frontage. Signage that is too large or overbearing can have the opposite effect of what the business is trying to achieve. Hand painted lettering, with letters that are proportionate to the fascia should be encouraged. V-cut letters and applied letters area also acceptable. Proportion and quality is key.

Hanging signs are a positive feature in principle but their design is critical. Good quality, robust materials in either timber of powder coated metal or authentic brackets should be encouraged. Section details are important. The location of these signs require careful consideration. Well designed and high-quality pictorial and three-dimensional hanging signs should be encouraged.

A-boards create clutter in the street scene and are particularly difficult to navigate for those who have mobility issues. These should not be used.

Good examples of signage include Farrell Cleaners in terms of overall proportion and design, the Dog Grooming Salon, Costa, Gascoigne Halman.

Contrasting and harmonious colours between the fascia and the letters, using a carefully chosen combination of heritage colours can be effective in picking out architectural details and creating string signage, whilst retaining brand image for independent retailers.



Good examples of signage in Holmes Chapel, proportionate lettering and fasciae, heritage colours

4.2 Listed Buildings

A listed building is a building that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest. There are 7 listed buildings within the Holmes Chapel Conservation Area. These include the church and domestic properties on Church Walk, of which some are listed as one.



The Church of St Luke (Grade I), The Red Lion (Grade II*), No. 3 and 5 Church View (Grade II)



No. 7, 9 and 11 Church View (Grade II)

A number of unlisted buildings were identified having townscape value. These buildings are not significant to be listed through national and statutory designations, but local authorities may formally identify heritage assets that are important to the area, for example through local listing, as part of the plan making process or during the decision-making process. A local list recognises and identifies buildings, sites and spaces that help build a sense of local identity and distinctiveness, a sense of history place and belonging, but that are not statutory listed.

The following buildings and structures in the Conservation Area and extensions are an initial set of possible nominations for a future local list. These suggestions should not pre-judge the process for the creation of a local list as described in the management plan. However, they have been assessed using criteria from Local Heritage Listing: Historic England Advice Note 7 (2nd Ed) January 2021, and the CEC criteria. They have been chosen for completeness of historic interest and aesthetic value.

No. 1 The Square – Barclays Bank a neoclassical banking hall designed for a village context, with strong articulation to the frontage.



No. 2, 4,6 The Square – late 18th / early 19th corner building with traditional windows and articulation to the corner.

No. 22 The Square – Farrall Cleaners – traditional shopfront and original first floor windows



No. 36 The Square – Mid Victorian building with canted bay window at first floor and well -proportioned shopfront and signage.

No. 14 The Square – good shopfront and fascia with original first floor windows and large central stack.



No. 2 Macclesfield Road, Manderville Grocer and Baker – a symmetrical and well-proportioned building frontage, with traditional casements to the upper floor and good signage. Also, telephone call box.

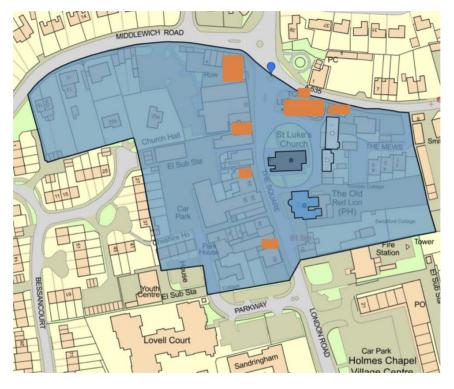


Fig 5. Heritage Assets Map – Grey (Grade I), Dark Blue (Grade II*), Light Blue (Grade II), Proposed buildings of townscape merit (orange)

5.0 Assessment of Condition

5.1 General Condition

The general condition of the existing Conservation Area is very good. Conservation policy works well to some degree, but signage and uPVC alterations let the area down. Most of the buildings are commercial and therefore do not enjoy any permitted development rights. Planning permission should therefore be sought for changes that would result in a material change in the appearance.

In some of the areas which have been considered as extensions there are unsurprisingly more issues, particularly with inappropriate doors and windows, skylights and development which does not respect the character of the area; these have been included in the following discussion.

5.2 Key Detractors

- 1. Modern replacement windows to upper floors, which is particularly notable on The Square and to terraces on Middlewich Road.
- 2. Oversized fascia's and lettering
- 3. Proliferation of shop signs to buildings
- 4. Poor quality trough lighting above signage
- 5. The use of non-traditional materials, which are at odds with the host building ,such as uPVC.
- 6. Over engineered ramps to main entrances.
- 7. The rear of the Co-op is particularly detrimental, designed with little thought to context.
- 8. Poor quality public realm to key pedestrian areas, notably railings to Church House, Parkway, Church Walk and the entry from Macclesfield Road to Church View.
- 9. Lack of landscaping to the car park behind The Square.

5.3 Capacity for Change

1. Business signage

- 2. Reinstating traditional or timber windows and doors and removing uPVC and / or modern timber opening replacements. This would be particularly beneficial when properties form part of a group. Appropriate styles within the Conservation Area are timber sliding sash or side opening casement windows.
- 3. Retaining traditional building materials appropriate to the building age, style and character cast iron guttering, slate, timber windows and removing features and extensions that are clearly unsuited to the building.
- 4. The opportunity should be taken to enhance the public realm and pedestrian environment to key pedestrian routes, in particular Church Walk.

6.0 Boundary Changes

The Planning (Listed Buildings & Conservation Areas) Act 1990, the NPPF and best practice guidance produced by Historic England all state that the boundaries of existing conservation areas should be kept under review. Parts which are no longer special should be excluded. Where drawn too tightly, the Conservation Area should be extended to include more recent phases or plots associated with buildings of historic interest.

It is now recognised that conservation area boundaries need to be seen within a wider context of urban development. Designated areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces.

Taking this into account, it is proposed that the Conservation Area boundary be extended from its existing boundaries to include the area outlined on the map below. as is shown on the map below. The individual extensions are described and identified in the map below and following text:

- Extension: Open space, restaurant, housing and former smithy area on the A535. This is an integral part of the current setting with historic, evidential and aesthetic interest.
- Removal of buildings: The removal of rear gardens at Bessancourt forming the boundary to the car park behind The Square. The boundary here is somewhat arbitrary



Fig 6.: Proposed Alteration of Holmes Chapel Conservation Area (Red – exclude / black – include)





Buildings in the proposed revised boundary

The overall charter of Holmes Chapel conservation area remains strong. The historic core retains it special architectural and historic interest and its character and appearance remains significant, with a unique sense of place defined by buildings situated around the Church of St. Luke. It is in good condition, but improvements can be made to strengthen and enhance its character, and better reveal its significance.

Critical- of key importance, defining the distinct character of the conservation areaPositive- contributes strongly and positively to the character of the conservation areaNeutral- neither positive nor negative features that contribute to the conservation area

Negative – detracting from the character of the conservation area

In terms of significance, it can be defined as follows: -

HC1. The SquarePositive - the historic core of the village. This incorporates the buildings facing The Square

HC2. Church View Critical – a narrow lane behind and including the Church of St Luke

HC3. Church Walk Positive - a narrow alleyway or ginnel

HC4. Middlewich Road Positive - traditional housing along Middlewich Road

HC5. Modern development Neutral / Negative - this includes The Mews, Parkway, and the car park behind The Square off Middlewich Road.

Conservation Area extension Positive - this is an integral part of the current setting with historic, evidential and aesthetic interest.

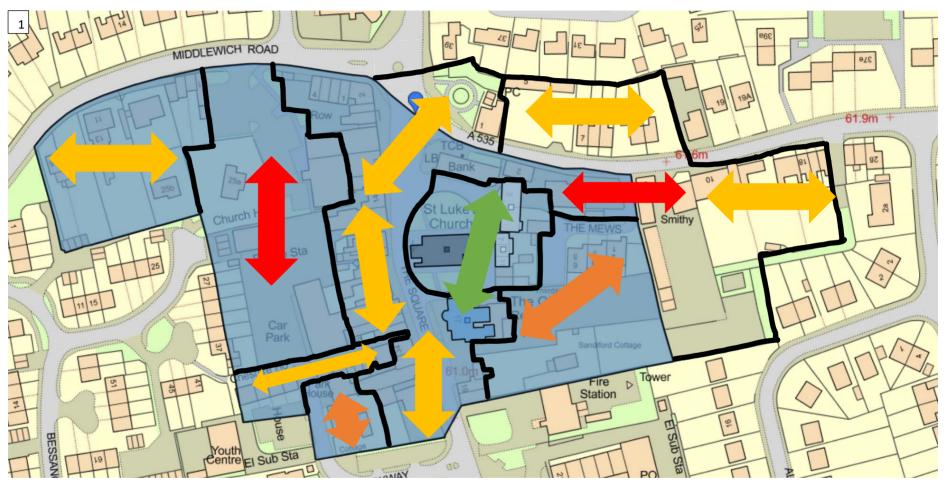


Fig 7. Character Assessment - Key Green - Critical; Yellow - Positive, Orange - Neutral, Red - Negative

8.0 Management and Policy Recommendations

Below is a summary of the issues and pressures within the Conservation Area that will be addressed in the management plan.

- For signage to be successful, it should provide three functions:
 - o It should reflect the host building and style of shopfront
 - o It should respect and enhance the wider townscape
 - o It should respect the style of the retailer
- Signage should reflect the character of the host building. It should be noted that the fascia, which is usually below the cornice and used to display the shop sign or letters, is a key component of a shop front. The size and design will depend on the period of construction; 18th- and early 19th-century shops have narrow fascia's, later 19th- and early 20th-century shops often have deeper, more elaborate designs.
- Fascia's should be proportionate to the size of the frontage of the building and be of quality materials.
- Hanging signs are welcome. Locations should be specified.
- Console brackets should be retained where they exist. Proportionate pilasters are important and may be decorative or plain.
- Retain or create lobbies where there is space to do so. Early to mid-Victorian shopfront lobbies are generally square.
- Active frontages are important. Shopfronts should ideally reflect the character of the host building. In order to retain variety, shop fronts should not be uniform. There should be variation in glazing and proportion.
- Public realm improvements should introduce a locally distinctive palette of materials, that should reflect the street hierarchy that exists within the
 conservation area
- Create a public realm guide for the village centre
- Ensure that any new development within the Conservation Area or the within the setting of the Conservation Area preserves and enhances the character of the Conservation Area.
- Consider introducing an Article Four Direction for housing
- Provide supplementary planning guidance on shopfronts, signage and windows
- Create a two-yearly photographic record
- Historic England guidance on energy efficiency will assist shop and homeowners to balance heritage considerations with emerging energy efficiency requirements.

Sources

Cheshire Archives and Local Studies.
Cheshire Historic Environment Record

Holmes Chapel U3A Local History Group

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Knutsford Legh Road Conservation Area Appraisal and Management Plan

January 2024

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Knutsford Legh Road Conservation Area Appraisal

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Conservation Area Appraisal 2024

Summary of Special Interest

The Legh Road Conservation Area forms part of the town of Knutsford, with which it has strong associations through the work of Richard Harding Watt, a local philanthropist and architectural enthusiast who built a number of buildings in both Legh Road and the town centre. Watt was a Manchester glove merchant who was wealthy enough to indulge his passion for travel and who brought back some unusual ideas from his visits to the Mediterranean and beyond.

The villas he built, for himself and which he let and sold in Legh Road, are a unique collection of buildings, which are the most distinctive feature of the conservation area; the majority are listed buildings. They are a nationally important collection.

The conservation area is split into three well-defined areas, of which the Richard Harding Watt buildings fall within the central part. Earlier developments run along the main arterial routes which form the outer edges of the Conservation Area to the east and west, which each have a distinct character. The Legh Road Conservation Area also includes a number of 17th century, 18th century, late Georgian, Victorian, Edwardian and inter-war houses, most of which are set in large, mature gardens.

The key characteristics are:

- Leafy, suburban fringe, dominated by mixed planting with many trees of 100+ years of age
- Generous curving road alignments, laid out in accordance with the fashionable 'estate' / park developments of the mid-late 19th century
- Highly unusual suite of townscape, with buildings commissioned by R H Watt, adopting a strong Mediterranean influence and distinct architectural language
- Arts and Crafts houses, with local reference points in use of materials
- Large, polychromatic brick houses, often erected on raised platforms with commanding presence
- · Green corridor and tree canopy linking plantations, street trees, gardens and wildlife reserve
- Picturesque Estate character and sporadic historic buildings along Chelford Road in approaches to Booths Hall and Legh estate
- Small-scale of Toft Hall / Leycester estate cottages scattered along Toft Road
- Part-hidden, high-status, genteel housing throughout the conservation area

I Introduction

- 1.1 Conservation areas are protected under the 1990 Planning (Listed Buildings and Conservation Areas) Act and every local planning authority has a duty to review their conservation areas from time to time. Section 72 of the Act specifies that it is the general duty of local planning authorities, in the exercise of their planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of these conservation areas.
- 1.2 The Legh Road Conservation Area was first designated in May 1976. The boundary of the conservation area was subsequently amended and extended on 3rd August 2005 by Macclesfield Borough Council, at the time of the last review. A Conservation Area Appraisal was produced in August 2005 and is a Supplementary Planning Document. Since then, there have been a number of changes within the Legh Road Conservation Area and planning policy guidance has changed.
- 1.3 This appraisal document incorporates a review of the Legh Road Conservation Area boundary (section 8). It describes the special architectural and historic interest of the existing conservation area and the proposed modifications to its boundary & also identifies opportunities for enhancement. It follows the model set out in Historic England Advice Note 1 Conservation Area Appraisal, Designation and Management (second edition, Feb. 2019) and 'Valuing Places: Good Practice in Conservation Areas', (2011, Historic England).
- 1.4 This Appraisal and the associated Management Plan are addressed at local people who own and occupy property within Knutsford and managers, developers, consultants and decision-makers.
- 1.5 The contents of this appraisal are also a material consideration when determining applications for development, dealing with appeals, or proposing works for the preservation or enhancement of the area.
- 1.6 The appraisal is accompanied by a Management Plan, which is a separate part, describing what the planning authority, and other organisations responsible for the historic environment, will do to preserve or enhance the character of the Conservation Area.

2 Public Consultation

2.1 Once conservation areas are designated, councils are obliged, under Section 71 of the 1990 Act, to formulate and publish proposals for their preservation and enhancement, and to consult the public on these proposals before publishing the final documents, which should take these consultations into account.

3 Location, Administration and Designations

- 3.1 The Legh Road Conservation Area is situated within the built-up area, which forms the larger settlement of Knutsford, immediately to the south of Knutsford town centre. Knutsford is a key service centre and the vitality and growth of the town is key to the prosperity of the borough as a whole. Knutsford is 40 kilometres or 24 miles to the west of Chester, and the conservation area lies between two diverging main routes out of Knutsford to the east is the Chelford Road, the A537 to Macclesfield, and to the west, Toft Road, the A50 to Holmes Chapel and The Potteries.
- 3.2 The conservation area is surrounded by the rolling fields and relatively flat topography of the Cheshire Plain. The town is surrounded by Green Belt and open countryside (see Local Plan Part I Policy PG6). To the north and west of Knutsford lie extensive wetlands, characterised by Tatton Mere and Tabley Mere and, to the east of Chelford Road, Booth's Mere. The local surrounding topography has also been shaped by the extensive extraction of salt from the wetlands in the Northwich area.
- 3.3 Sanctuary Moor, to the west of the Harding Watt properties in Legh Road is a large area of private wetland located within the conservation area but not accessible to the public. This is a Grade A Site of Biological Importance and is designated as a site of "Nature Conservation Importance" in the Local Plan (see Policies SE3 and SE4 of the Local Plan Strategy and E2, E3 and HE5 of the Neighbourhood Plan). The gardens behind the Harding Watt houses therefore slope gently down to this wetland, and this fall in level is reflected in a similar drop along Brook Street, as the road enters Knutsford Town.
- 3.4 The local planning authority is Cheshire East Council, a unitary authority, with borough status. Knutsford Town Council was formed in 1974 and has a town mayor and responsibility for a number of local services, including town centre management. The Town Council has funded this revised appraisal and management plan (2024).
- 3.5 The Legh Road Conservation Area was designated in May 1976 and was extended in August 2005. To the immediate north, and separated by only a short stretch of road, lies the Knutsford Town Centre Conservation Area.
- 3.6 In addition to the designated conservation area there are a number of listed buildings and Tree Preservation Orders. The listed buildings are illustrated on Figure 1. There are a large number of listed buildings lying along the west side of Legh Road. There are also listed buildings along Toft Road.
- 3.7 Cheshire East Council also has a published Local List of buildings. These are also illustrated on Figure 1. These are buildings that were originally identified by Macclesfield Borough Council. However, there are no accompanying descriptions with these designations. Buildings on the Local List are automatically considered to be 'non-designated heritage assets', as set out in the Framework. The Local List is currently (2023) under review to ensure greater consistency across the borough.

4 Planning Policy Context

- 4.1 The policies which affect conservation areas are set out in national guidance, the National Planning Policy Framework (July 2021), and the accompanying Planning Practice Guidance, which is published and updated on the government website.
- 4.2 Conservation Areas are also affected by local policies:
 - Cheshire East Local Plan is split into two parts. Part 1 is the Cheshire East Local Plan Strategy (2010-2030) which was adopted in July 2017. Policies SE3 to SE7 are of particular relevance to this conservation area. Part 2 is the Site Allocations Development Planning Document. This was adopted in December 2022.
 - Knutsford Neighbourhood Plan (2010-2030) was adopted in March 2019. This includes a number of Heritage Policies and Design Policies which are a material consideration.

5 Origins and Historic Development

5.1 Knutsford's Early History and Context

It is uncertain when occupation first started in Knutsford. The only prehistoric find known in Knutsford is a Neolithic stone axe found in the south west area of the modern town. No evidence of Romano-British activity has been discovered, nor is there an evidence of an established community at the time of King Canute (1015 to 1035AD).

The Domesday Book of 1086 recorded Cunutesford, as a manor in the Bucklow (Bochelau) Hundred held by Egbrand, a free man under William Fitznigel Baron of Halton, who in turn held it under Hugh Lupus Earl of Chester.

Over Knutsford, Cross Town and Nether Knutsford constitute the three historic townships which comprise the modern-day settlement. Their fortunes are intermingled and not fully understood. The focus of this appraisal is the land lying predominantly in the township of Over Knutsford, of which there are remnants of settlement along Chelford Road, and the former agricultural land within the township to the west of the medieval settlement. The western part of the conservation area extends beyond Over Knutsford and includes a linear stretch of land roughly following Toft Road, which fell within the historic townships of Bexton and Toft. This land was outside the developed settlement until the 20th century, as development has coalesced to fill in many of the gaps along Toft Road.

Cross Town is thought to be the site of Knutsford's earliest settlement, on the east side of the moor. A separate nucleated settlement was located along the Chelford Road, probably the settled part of the manor known as Knutsford Booths, but also known as **Over Knutsford.** Over time, a separate settlement developed on the western slope of the town moor. This was formalised as a 'new town' when Edward I granted a market charter to William de Tabley of Over Tabley who held the township of Over Knutsford under Richard Massey of Tatton. In order to distinguish this area from the settlement of Over Knutsford it was given the name of **Nether Knutsford,** but it is now the present town centre. The King's Charter also stipulated that the burgesses should grind corn at the lord's mill. This was probably a water mill situated at the southern end of the marshy area, now known as Sanctuary Moor, located inside the Legh Road Conservation Area.

In 1300 William de Tabley sold the manor of **Over Knutsford** to John de Legh who lived in a manor house (Norbury Booths Hall) on a moated site immediately east of Chelford Road, in an area known historically as Booth's Green. The site of the manor house is a scheduled monument located within the grounds of Booths Hall, the new family seat which was built adjacent to it in 1745.

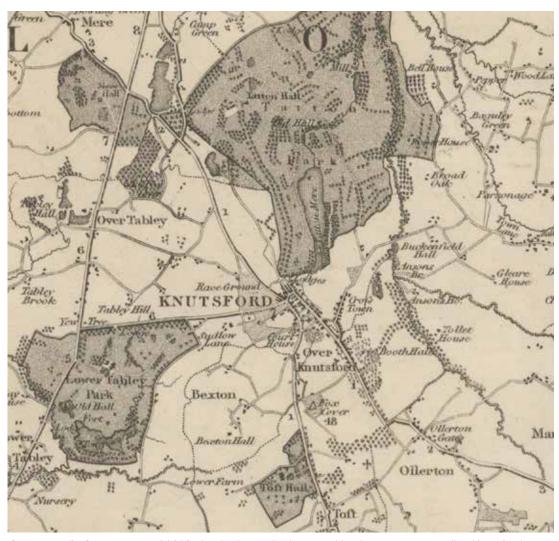
Over Knutsford and the new town of Nether Knutsford continued to develop as separate entities throughout the medieval period and John de Legh was successful in obtaining a separate market charter for a weekly market, a twice-yearly court leet and a fair in Whit-week for Over Knutsford in 1335. The



Speed's map of 1611 shows Knottesford as a substantial settlement. "Bouthes", the seat of the Legh family, also has prominence (Cheshire Record Office).

town developed with its two independent markets and foci, as an agricultural centre, dominated by landed estates, and became a centre for genteel living in the 18th century, a pattern which continued throughout the 19th century, and continues to this day. However, the eventual consequence of this shift in population and the creation of the new town was the gradual demise and shrinking of Over Knutsford. It is also entirely possible, but not known, that the Legh family may have removed some of the buildings in Over Knutsford in the 18th century to improve their outlook and the approach to their estate. The former settlement is an area of archaeological potential, but there has been little intrusive evaluation, so it is not very well understood.

Knutsford is surrounded by the large historic estates of members of the aristocracy and gentry, of which the largest are now in public / charitable ownership; Tatton Park to the north is the best known and largest, the historic seat of the Massey family. In 1598 Tatton was bought by Sir Thomas Egerton of the Ashridge estate in Hertfordshire from his half sister Dorothy Brereton. It was only after 1706 that the Egertons came to reside in the area when John Egerton built a new house at Tatton in 1715. There are other manorial estates which influenced the development and character of this conservation area: the Legh family estate in Over Knutsford and the Leycester family estate of Toft Hall, located to the immediate south-west of Toft Road. By the 17th century the Leycester family owned the manor of Nether Tabley and it is their initials which we find on the buildings and estate cottages along Toft Road. Around the southern perimeter of the town are the historic seats of Tabley Hall, Bexton Hall, Toft Hall, Ollerton Hall, Moseley Hall, and Booths Hall, forming a necklace of landed property and high quality agricultural land.



Greenwood's County map of 1819 clearly shows the large parkland estates surrounding Knutsford (Cheshire Record Office).

5.2 The Development of Chelford Road

Chelford Road forms a long stretch of the eastern perimeter of the Legh Road Conservation Area. Development here has occurred in clusters, one at the junction of Chelford Road, Brook Street, Mobberley Road (B5085), and Sparrow Lane. Towards the end of the 19th century, a village shop and post office was built on the corner of Sparrow Lane, which is inscribed with the stirring epithets: "Think of Ease but Work on" and "No gains without pains". On the west side of this junction is The Legh Arms Public House, formerly the Sword and Serpent (the name coming from the Legh family crest). It was mentioned in a newspaper article in 1845. The earliest part of the building contains 18th century brickwork, with segmental arched windows, and contains a date plaque reading "JES 1735"; the later phase of 1896 was instigated by the sale of allotments by the Legh estate to the landlady Hannah Blackshaw, and this expansion led to the creation of a Bowling Green by the end of the 19th century serving the public house, a popular and often sequestered pastime which was actually most prevalent in the late 18th century for public houses; the orange-red brick gable to the street has a half-timbered gable with a datestone of 1896 carved into the bressumer.

To the south of the Legh Arms, on the west side of Chelford Road, a large, triangular plot of land was established by William Caldwell in the late 18th century as a plant Nursery (a small part of his 27-acre business). This area shrank after 1871, as William George Caldwell sold off for development a number of the allotted parcels he had acquired from the Legh Estate (see Figure 4). Caldwells retained an area for horticulture and glasshouses opposite their retail shop, which was located at No. 17 Chelford Road and following the closure of Caldwells in 1992, this nursery site was developed as three detached houses known as 'Legh Gardens'. Similarly, the retail shop on the east side of Chelford Road was redeveloped and now incorporates three properties (Caldwell House, Garland Cottage and Oak House) with a reduced frontage. Maple Mews and Buckingham Drive were built on the remainder of the site that was to the side and the rear of the shop.

Further south, along Chelford Road, historic development is more loose-knit and perhaps reflects the ad-hoc development around the edge of common land and waste. A 'green' is recorded on the Tithe map opposite Higher Town Farm (the farm buildings displaced by the cul-de-sac entrance - Carrwood). The presence of Booth's Green, also known as Higher Town Green, is recorded in the name of the property 'Tithe Green' and vestiges of the green are preserved in the mown open area adjoining the highway.

This area contains the earliest building within the Legh Road Conservation Area, the Old Court House (now divided into West Court and The Old Courthouse). A listed building, it stands back from the Chelford Road and incorporates a 17th century hall, anecdotally the site of a manorial court. Close by, but currently outside the conservation area, a further early 17th century cottage (no. 29 Chelford Road) remains with



Extract from the Tithe Map of 1848 from Over Knutsford (EDT 316/2 - Cheshire Record Office), clearly showing Booth's Green.

exposed timber framing. Another cluster of cottages further south and on the east side of Chelford Road, close to where it meets Leycester Road and Parkfield Road, was developed in the 18th century, but probably has its origins in the settlement of Over Knutsford. These currently fall outside the conservation area (see Boundary Review) but one has evidence of a cruck-frame, which may reflect

a medieval or post-medieval origin. One of these cottages was a brew house called the 'Ring o' Bells'. The settlement of Over Knutsford, which had five inns or alehouses in the 1670s, has clearly shrunk, so that what remains are the scattered fragments of a once much higher density medieval settlement along Chelford Road.

5.3 18th Century Turnpikes

The Chelford Road and the Toft Road are two principal arterial routes on the south side of Knutsford, which meet in the centre of the town. Both of these were turnpiked:

- Toft Road (also known in part as London Road), now the A50, linked Knutsford with Holmes Chapel. This was turnpiked in 1753 (Cranage and Warrington Turnpike).
- Chelford Road, now the A537, linked Knutsford with Macclesfield. This was turnpiked in 1769 (Macclesfield and Nether Tabley Turnpike).

These two arteries, parts of which fall within the Legh Road Conservation Area, contain a sporadic, linear / ribbon settlement facing these principal roads. Whilst the historic buildings facing Chelford Road are the remnants of an earlier medieval settlement, the development facing Toft Road appears largely to post-date the creation of the turnpike; indeed, it is possible that the turnpike was created in conjunction with land exchanges or agreements with the Leycester family to formalise, straighten and widen the route, as it splits the historic parkland estate. This may account for the low-lying and historic Croft Lane, which lies to the immediate east of Toft Road, which may have formed the alignment of the original roadway.

5.4 The Development of Toft Road

The western edge of the conservation area contains development running along Toft Road.

Early development along Toft Road is sporadic and there are clusters of cottages lining the road, with occasional larger houses. The earliest houses date from the first half of the 18th century and are typical of roadside encroachments, with shallow plots. Clusters of Toft Estate cottages lie along the road on the east side (e.g. Rowley Bank and Roebuck Cottages) and along Croft Lane. They also include 'White Cottage', possibly a former toll house.



Clusters of linear 18th century development are scattered along Toft Road.

The northern part of Toft Road is focussed on Paradise Green, at the junction of Bexton Lane and Toft Road, an area which still retains a sense of spaciousness, with wide grass verges (see Boundary Review).

Land to the south of Paradise Green, and the west side of Toft Road, remained undeveloped until the 1880s, with two minor exceptions – Toft Cottage (now Sandfield House) and the School House Cottage (dated 1841); both are listed grade II and lie outside the conservation area, the latter built by the Toft Estate as an 'estate' building.

After 1880 four large, detached houses were built, which were not part of the Legh Road development, but with which they share common characteristics, including architect-designed houses in large landscaped grounds, with mature trees. These are: Bexton Lodge, Oakhurst, Bexton Croft, and Rowley Brow (dem.). These comprise the core of the developed edge of Toft Road. Thrushes Mead, a house which was established by 1938, and several other houses of similar design, also lie within the conservation area. Views of these houses are restricted by the tree canopy and deeply-planted gardens.

5.5 The Development of Legh Road

The development of Legh Road followed the sale of the 'Knutsford Estate' of John Pennington Legh in 1866'. Until then, the developed part of the conservation area was dominated by the historic road network of Toft Road and Chelford Road. By 1866, the broad triangle of land lying between these two arterial routes and Goughs Lane, in the south, comprised an area of arable land, some plantations, and, in the northern part, river meadows and pasture, and an area of low-lying marshy land, out of which arises the stream now known as the River Lily. It was criss-crossed by a few narrow lanes and footpaths.

From 1866 this all changed as | P Legh sought to lay out and allot an area for development between these two arterial roads; this was initially referred to as the 'Knutsford Estate'. New roads were created from 1871 – Legh Road (20 yards wide) and Parkfield Road (18 Yards wide); Leycester Road, which already existed in the 1830s as a winding lane, was rationalised and widened to a common 18 Yards wide. Whilst the early settlement at Over Knutsford primarily lined the road and was close-knit, from 1871 the new houses along Legh Road and Parkfield Road were set back behind a building line established under a restrictive covenant and its accompanying plan; they were set in spacious grounds, no more than two dwellings to an acre. Some earlier routes and pathways were retained within the plans and they survive as footpaths and drives (Knutsford FP 18, Knutsford FP 19, and Knutsford FP 26). Leycester Road, the old winding lane, has preserved some of this historic, rural character. To the south, the route of Gough's Lane, which already existed and was known as Toft Lane, was also preserved. A handful of buildings already existed within and along the perimeter of the area allocated for development, most significantly a series of large dwellings along the western edge of Chelford Road, which were established from at least as early as the 17th century and survive now, buried deep within the plots, often partially hidden by trees. These include: Tithe House, the Old Court House, The White Cottage and Sandings (Corner Cottage in 1871).

The area which lay between the Chelford Road and the River Lily to its west, all part of the Legh estate within Over Knutsford, comprised the majority of the 'Knutsford Estate' allotted in 1866 and subsequently sold off piecemeal and developed from 1871.

John Pennington Legh, Esq., of Booths and of Ryde in the Isle of Wight, heir to his uncle, Peter Legh in 1857, was born 20 November 1827 and died 12 August 1888.

The 1866 plans for the development of the 'Knutsford Estate' were quite ambitious, incorporating land both to the south of Gough's Lane, called the 'Bellefield Estate', and to the east of Chelford Road, called the 'Park Farm Estate', neither of which were developed.

An advertisement in the Chester Courant (5th October 1870) describes how 264 acres of land were for sale "building sites well worthy the notice of capitalists, gentlemen, and builders". The land was described as:

"rich light loam on sand and gravel, and being considerably elevated above the surrounding country, ensures the salubrity and healthiness of the estate, and offers every facility for drainage.....The building conditions attached to these particulars are intended to preserve the estates as first class residential properties, and it is intended to restrict the class of houses to be built upon the land to superior private residences."

The Cheshire Midland Railway was opened on 12 May 1862, connecting Knutsford to Altrincham and Manchester and by 1874 Knutsford was connected to Northwich and Chester. The line stimulated residential development, especially for the middle classes anxious to move out of industrial Manchester. Many of the new residents had lucrative businesses and trades in Manchester. Achieving assurances from the railway company about running extra services were part of the sales negotiations for the development of the Legh Road area. James Carlton, the original purchaser of the 'Knutsford Estate', must have sold it on fairly rapidly as by 1871 The Midland Land and Investment Corporation Limited were selling the lots.

Despite these assurances, the development of Legh Road was slow to catch-on, as can be seen by comparing the 1876 and 1898 Ordnance Survey maps with the 1909 OS map. After 1900, development was much more rapid, bolstered by the enthusiasm of Richard Harding Watt, who bought two lots in 1894 and built his own house, 'The Croft', in 1895, after which he purchased another five lots in 1897. In the early 1900s he proceeded to develop all five plots, sometimes with multiple ancillary buildings.

Richard Harding Watt was a glove merchant and amateur architect. He came to Knutsford in 1895. He is an elusive character as, although he was wealthy, he appears to have inherited his fortune from his father, Richard Harding Hethorn. He was born out-of-wedlock and did not use his father's surname, Hethorn, although this was on the parish register of baptisms, but his mother's surname (Watt).

He used different architects to realise his aspirations and incorporated a variety of building forms, the common influence being Mediterranean architecture, in particular the villas of the Roman countryside. The buildings are described in some detail in the latest edition of Pevsner's Buildings of Cheshire. Watt favoured a range of architectural features, which nonetheless exhibit a degree of commonality; this is particularly evident in the long views of his houses across Sanctuary Moor, from the east side of Toft Road. He used imported Roman clay pantiles and rendered masonry, punctuated with stonework, sometimes finely dressed, sometimes re-cycled from other buildings. In many instances the stone embellishments appear to be ad-hoc and a deliberate effort to suggest the passage of time and change. The houses incorporate towers with pierced parapets, bartizan turrets, campanile, open verandahs, and Roman-style chimneys with tiled roofs. There are a number of unusual garden structures which play with geometric forms. The cumulative effect is particularly striking in the long views across Sanctuary Moor, where the pale-coloured houses stand out against the dark backdrop of trees and the skyline silhouette is very pronounced.



In the long views across Sanctuary Moor, the pale-rendered houses stand out against the dark backdrop of trees.



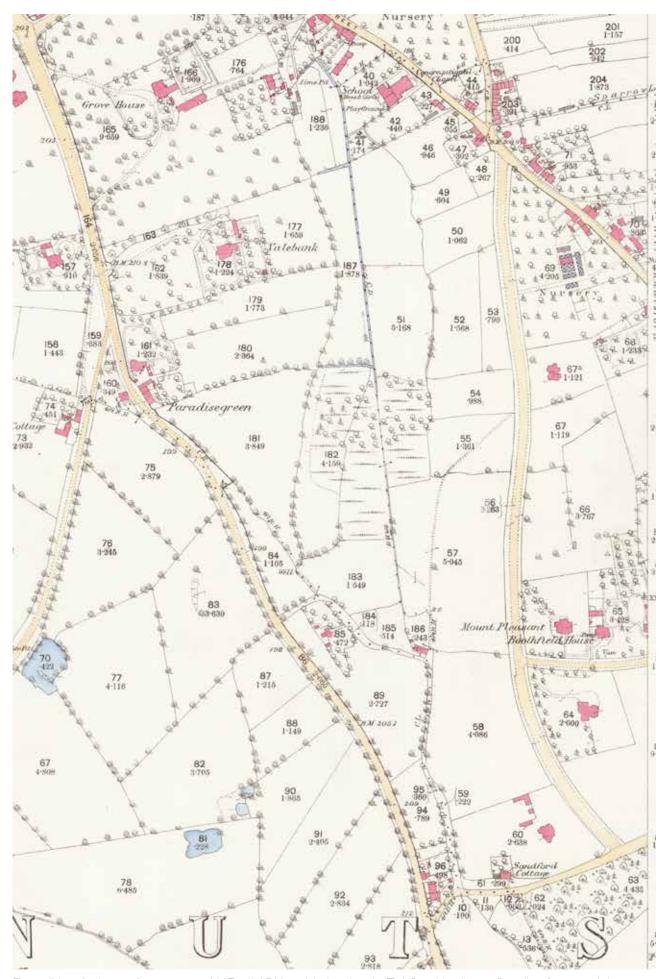
Legh Road - Harding Watt's eclectic mediterranean style of Roman clay tiles, parapets and overhanging eaves.



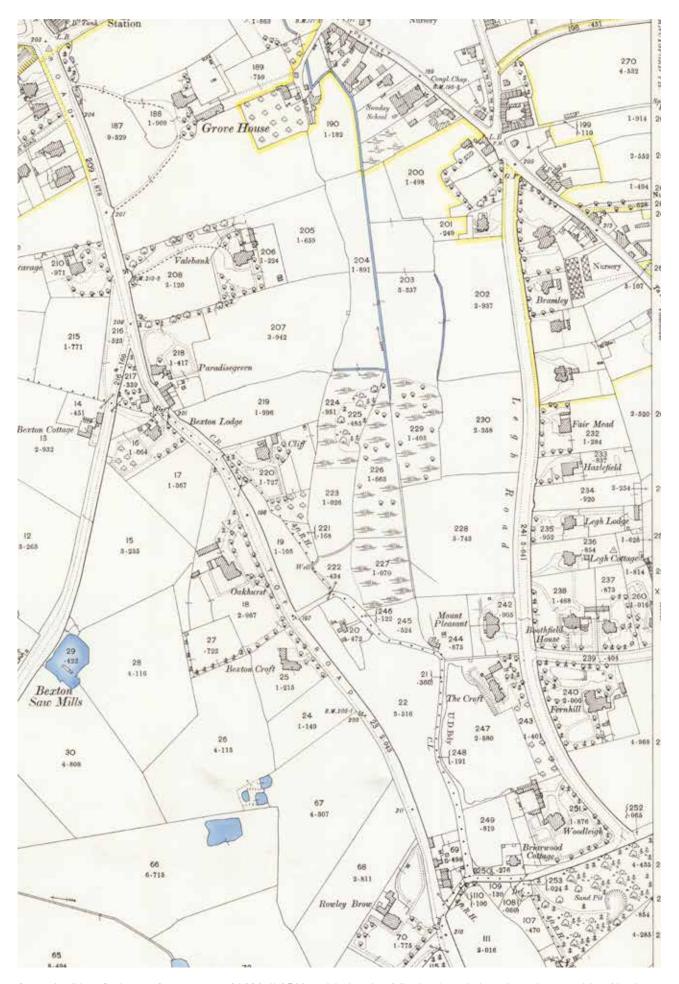
The Harding-Watt houses and ancillary garden buildings were designed in-the-round, for their individual, intimate and collective appearance.



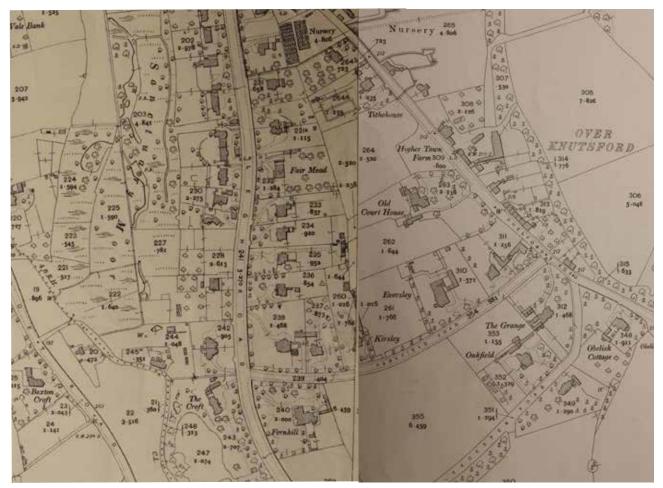
In the early 20th century, as Knutsford expanded, more buildings were added in Leycester Road and Parkfield Road. At the south end of Legh Road, a number of inter-war houses were built as bungalows. Demolition of some large houses and redevelopment of a number of the plots followed a pattern in the mid-late 20th century; Fairmead, Eversley and Fern Hill (a grade II listed building) were demolished in ca. 1980, 1970s and 1982 respectively and replaced with a cul-de-sac of housing (Fairmead) three new houses (Eversley) and a new large block of flats (The Hill). More recently, the pattern has been to demolish some of the smaller houses and replace them with very large properties. This squeezes the available space around the perimeter of each house, so that there is a much greater density than originally intended in the designed layout of the estate. A number of the new 21st century houses on the larger plots have, nevertheless, made a positive contribution to the character of the conservation area (see Figure 1).



First edition Ordnance Survey map of 1876 (1:2500 scale) showing the Toft Road leading to Paradise Green and the more developed Chelford Road, with Legh Road, a rural lane. Development has started along Parkfield Road.



Second edition Ordnance Survey map of 1898 (1:2500 scale) showing fully developed plots along the east side of Legh Road, scattered houses along the west side of Legh Road and the west side of Toft Road.



Third edition Ordnance Survey map of 1909 (1:2500 scale) showing the Harding-Watt houses along the west side of Legh Road and Sanctuary Moor (Cheshire Record Office).

6 Character and Appearance - Spatial Analysis

The Conservation Area divides into three distinct areas of different character:

- A. Toft Road
- B. The Legh Knutsford Estate
- C. Chelford Road

Positive Buildings

In addition to the grade II listed buildings, many buildings make a positive contribution to the character of the conservation area. These are illustrated on Figure I. Positive buildings are those with a particularly strong, coherent, and individual design, including good examples of Domestic Revival architecture, incorporating the use of high-quality materials, or buildings of genuine traditional form and historic interest, with a high degree of surviving vernacular materials. They will have either historic or architectural interest, or a combination of both. Some buildings with an historic core or notable historic association can also be considered positive buildings, but they should also preserve some degree of outward historic form. Positive buildings can also include modern architecture but only those buildings dating from before 1950 will be considered as 'non-designated heritage assets'. This includes buildings which are identified on the Local List and all others identified in this appraisal.

Short descriptions of each of the buildings are included in the summary table – appendix 1. All appraisals evolve and the omission of any building should not be taken to imply that it is of no value.

6.1 Character Area A - Toft Road

Toft Road was turnpiked in 1753 and this may have been the catalyst to the scattered development along its length; it is not entirely clear but Croft Lane, which lies to the immediate east, has a hollow-lane character in places and this may have been the original alignment of the road to Nether Knutsford, displaced in the 18th century when the main road was turnpiked. The lane continues to the south of Leycester Road as a public footpath (Knutsford FP19).



Croft Lane with its hollow-lane sunken character and overhanging mature trees.

Scattered development along Toft Road is dominated by the small cottages of the Leycester estate, which are spread out along the east side of the road in small groups. Two estate cottages to the west (grade II listed buildings) fall outside the conservation area. In 1841 Ralph Gerard Leycester owned many of the properties which we can still see along the road. Their estate character is still remarkably well preserved, and they include: Humbug Cottage, Nos. 3-5 Gough's Lane, Roebuck Cottage (formerly The Roebuck Inn), Rowley Cottage and White Cottage and Nos. 2 and 4 Croft Lane (the rear and chimneys of which are clearly visible from Toft Road).

Although dispersed, there are common characteristics to these estate buildings, such as the use of segmental brick arches, small-paned casements, and large-format slate roofs. White Cottage is more unusual because it has distinctive hood moulds over several windows; these are commonly associated with buildings of the picturesque movement, adopting an Old English Tudor style. Given the location of the building so close to the edge of the road, the distinctive presence of windows with hood moulds, and the proximity of the roadside window to the corner of the building, it is possible that this building started out life as a tollhouse. In addition, on the corner of Gough's Lane, are the semi-detached pair of cottages called Rose Bank and Toft Cottage (built by 1876, by the Leycester estate).

The sense of spacious surroundings to the cottages, and their historic character as part of the estate is still preserved by the rural setting, fields, and the backdrop of trees along Croft Lane, a linear backdrop which continues along the alignment of the public footpath (Knutsford FPI9) to the south of Leycester

Road. Views and historic associations are shared between Toft Road and the historic route of Croft Lane, which are particularly dynamic across the fields known locally as 'Dairy Farm Field'.



Views from Toft Road to Croft Lane across the fields are distinctive, with the trees following the lane forming a backdrop.

Many of the trees along the edge of Croft Lane may originate in the 19th century (there are a number of TPO oaks) and the sunken character of Croft Lane is very different from other parts of the Legh Road Conservation Area. The lane is narrow, without pavements or mown verges, and some of the largest trees are located on the embanked edges of the lane, which creates a large canopy overhead and a darker character to the lane. Despite the traffic along the A50, the character is one of relative tranquillity and visual separation from Legh Road.

The character of Croft Lane is intimate and largely rural in character, dominated by hedges running along and lining the lane, with small cottages, such as the pair of estate cottages, Nos. 2-4 Croft Lane, which are recorded on the 1848 Tithe map, and which retain their casement windows, segmental brick arches, English bond brickwork, and blue-clay tiled roofs. The distinctive, jettied-effect Molly Potts Cottages, adapted by R H Watt in 1897 (included in Character Area B as they were part of the Legh family / Booths Hall estate), equally contributes to the special interest of Croft Lane.

Modern development, sandwiched between Toft Road and Croft Lane, has tended to be of a small scale overall and is relatively neutral in terms of impact. The adoption of 'pastiche' cottage designs for new development, up-scaled and given deeper floor plates and wider gables, however, has tended to obscure the authenticity of the 19th century buildings, and dilute the character.

Moving towards Knutsford at Paradise Green, at the north end of the conservation area in Toft Road, there is another cluster of houses which were not part of the Toft Hall estate. Paradise Green is an edge of settlement development, close to the site of the original town corn mill. There is a long view from Toft Road down towards Sanctuary Moor and the historic water course (now known as the River Lily) and the former millpond. This provides the best vantage point to see the Richard Harding Watt houses along Legh Road. As the houses were designed to be seen as a suite of buildings, known colloquially as 'The Terraces', with their roofscape and silhouette intended to be appreciated from

Sanctuary Moor and from the main Toft Road to the west, this view is an important part of their setting, which contributes to their individual and cumulative significance.

'The Lodge' has a handsome late Georgian façade to Toft Road; with a shallow, full-height Regency bow to the north, where it would have been seen in full view, when approaching from the town centre. The house was largely remodelled circa 1800 by Captain Kinsey but it has an earlier core which is contemporary with the row of three early-mid 18th century cottages to the south, End Croft, The Cottage and Midcot. Another Regency-style house, Garden Cottage, opposite, was built in 1862 but reflects the character of The Lodge, with its Flemish bond brickwork, gauged brick lintels and arched doorcase, and was perhaps deliberately conservative.



The Lodge at Paradise Green, remodelled in ca. I 800, with its handsome bow-fronted northern elevation.



Molly Potts designed for Harding-Watt is highly distinctive.



Rustic porches at Paradise Green

The west side of Toft Road was developed in the second half of the 19th century from land sold off by the Toft Estate; an advertisement appeared in the Manchester Courier in March 1889 for "very choice building sites situate on the Toft Road". The land was described as "high, well timbered and undulating". This must have been a second phase of estate land sales, as Bexton Lodge dates from the 1870s.

The houses Bexton Croft (1896) and Oakhurst (ca.1881-85), are set within large gardens, largely hidden by trees running along the edge of the road and also by a high linear bank. This is a very pronounced bank alongside Thrushes Mead as it was originally planted with trees in the manner of J C Loudon. Many of these still tower over the road today and adopt mixed planting. This gardenesque technique provided a subtle way of creating privacy without harsh boundary fences.

The avenue of trees which borders the northern part of Toft Road is made up of many Common English Oak, Chestnut, Sycamore, and Pine. Some of these trees may be more than 150 years in age.

Negative Factors

- modern petrol filling station and small commercial garage at Paradise Green
- high level of traffic
- enlarged 'pastiche' cottage designs for new development
- loss of authentic materials e.g. concrete roof tiles replace clay and slate

6.2 Character Area B - The Legh 'Knutsford Estate'

Legh Road itself forms the "spine" of the Legh – "Knutsford Estate", and winds gently through the leafy surroundings. Legh Road, Parkfield Road and Leycester Road are quiet streets, with generous width roads, wide grass verges, large mature specimen trees within gardens, and only occasional pavements.

This part of the Conservation Area is notable for its prestigious, usually detached villas, most dating from 1870 to 1914. These sit in generous garden plots with mature tree planting. Despite leaf cover, very few are completely hidden. The most important of these buildings are marked on the townscape plan (figure 1) and range in date from the late Victorian houses of the 1870s and 1880s, many built in polychromatic brickwork, to the rendered Mediterranean-style houses of Watt, on the west side of Legh Road, and other Arts-and-Crafts influenced houses of post 1900. They share a common building line, originally determined by the restrictive covenant, set deep within the plot, with long entrance drives, often marked on the road frontage by ornate carved stone gatepiers, with incised house-names, and a range of often large ancillary structures, such as summerhouses, coach-houses, and garages closer to the road. The original plot divisions are illustrated on Figure 4.



The mature high canopy of trees along Legh Road, with mixed deciduous and coniferous varieties makes a significant contribution to its character.

Legh Road developed from 1866, when a covenant dated 8th August 1866 between James Carlton (the purchaser) and John Pennington Legh (the landowner) set out the terms for the development of land and building plots along the line of a new estate - Legh Road and Parkfield Road were two new roads, whilst others were adapted. A further deed poll of 13th September 1871 set out the terms of regulating the erection of buildings between The Midland Land and Investment Corporation Limited and 'Their Purchasers''.

The covenant set out the intention that private dwelling houses only would be permitted and that these should be limited in density to one or two per acre, with the exception of ancillary buildings, identified as lodges; the only other buildings could be churches.

A plan attached to the covenant identifies the allotments, numbered from 1 to 35 and these are dated with a schedule of purchasers spanning from 1871 to 1897. Later sales are not identified. These were allotted to many individuals including Samuel Thomson Woodhouse (1872), who bought plots 36, 77, plot 11 in 1886, plot 29 in 1893, Jane Emelie Woodhouse, who bought plot 21 in 1886, Nathan Glossop Pennington (1871), architect, plot 28, Thomas Mason Davies (1886), architect, plot 19, Richard H Watt (plots 12 and 13 in 1894), plots 4, 5, 6, 7 and 8 in 1897 (see overlay – Figure 4).

The OS map of 1876 shows Legh Road established as far as the alignment of Leycester Road which ran roughly east-west. The southern section of Legh Road was always intended (as shown on the 1871 allotment plan) but although the road was established by 1909 it was not developed until after WVVI. It is the same width, but it lacks any pavement, which increases the sense of rural, sylvan character in the southern section beyond Leycester Road. In 1871 the land to the south of Leycester Road was still owned by John Pennington Legh and comprised several plantations – one of these survives as a strip of woodland to the south of Archery House and to the east of Oldfield House. Another important area of woodland, one of these historic plantations, survives to the west of Woodgarth, described romantically as 'wild woodland' in 1905, and the land to the east of Legh Road still retains some of the trees from a continuation of that plantation.

The east side of Legh Road contains a large group of unlisted houses; both detached and semi-detached houses lie in generous plots with sweeping long driveways. These buildings date to the period between 1870 and 1890 before Watt began building his villas on the opposite side of the road, and provide a variety of materials and details. They are mainly a celebration of brick, in a variety of colours - red/ orange, gault, cream and polychromatic with blue banding; there are some fine examples of the Queen Anne Revival style (e.g. Bramley, in a buff London brick laid in English bond, with contrasting red brick dressings, pilasters and window surround, with prominent Dutch gable), and many houses contain the Queen Anne use of moulded red brick / terracotta details and contrasting white painted timber windows. Houses are set up on the bank, with high-level views down



Bramley, designed by Thomas Mason Davies, with its Dutch gable and striking polychromatic brickwork.

to the road and in places are three storeys high, which means that they are also on occasion visible from Chelford Road.

The development of the cul-de-sac Fairmead has involved the demolition of one of the large detached houses and its replacement with a higher density cluster of housing; this has broken the characteristic grain of development fronting the road. The impact is reduced by the depth of the gardens of the houses fronting the road and the mature trees.

On the west side of Legh Road, plots 4, 5, 6, 7 and 8 bought by Watt in 1897 sit on the elevated land

above Sanctuary Moor. The buildings were designed in a cohesive way, with repeated details, intended to reflect the character of a Romantic, hilltop settlement in the Roman countryside (see Materials, Vernacular Buildings and Architectural Styles). The name 'Sanctuary Moor' is said to have been given by Watt to the low-lying area below the houses which he adapted and landscaped, by creating artificial ponds from digging out low-lying ground and partially culverting the River Lily. In this way, Watt was able to provide the new houses with a generous setting, long gardens, which stepped down the hillside in terraces, and a physical link to Sanctuary Moor. Although publicly inaccessible, the land is now a designated wildlife site managed by Cheshire Wildlife Trust who oversee a wetland management strategy.

Leycester Road is evident as a narrow lane on the 1848 Tithe map; to the west of Legh Road this character is preserved in the intimate and winding nature of the road, which leads to a series of short views inviting exploration, without either a verge or pavements; to the east the alignment is more generous but also without pavements; altogether this gives Leycester Road a slightly more rural character, which is increased by the amount of dense overhanging vegetation, particularly close to Legh Road where there are a cluster of street trees overhanging the road, creating a tunnel-like vista.

Boundaries to Leycester Road have historically been very low-key, with naturally hand-riven, oak fencing and matching pedestrian gates, where the upright palisade is fixed to horizontal rails with oak pegs. Unfortunately, the authentic details have been displaced in many instances by machine-sawn fencing.



Houses along the east side of Legh Road are often set up on land higher than the road, with striking carved stone gatepiers at the perimeter of a winding drive.



Leycester Road, with its earlier origins, has a more rural character devoid of pavements.

Houses built along Leycester Road adopt mainly stucco and roughcast. The 20th century houses have a close affinity with the earlier stucco buildings along Chelford Road, such as The Firs and The White Cottage. The White Lodge and Somerford were built as a matching pair and still share common

features such as the jettied form of gable and the unusual monolithic chamfered gateposts with giant ball finials. Somerford is the better preserved of the two, as it retains its original stone-slate roof and small-paned casement windows. Kirkbeck is a modern house which adopts roughcast and the same jettied detail. Kingswood (sic Firwood) is another building in the Arts and Crafts tradition but is much more consciously influenced by Cheshire black-and white half-timbering and survives with many original details intact.

Treyford House, a tall house of 1901, incorporates roughcast, overhanging bracketed eaves, half-timbering, and steep tiled roofs. Slightly later properties of the 1920s and 1930s still adhere to the same influential principles of the Arts and Crafts movement, incorporating native materials and bespoke crafted details, such as Archery House, which has adopted stone slate and leaded lights.









A wide variety of architectural styles are found within the Legh 'Knutsford Estate'. The common factor is the high quality of detail, ornament and composition. In this cluster of examples we find red clay tiles (Treyford House), with roughcast, brick and blackand-white framing, stone slate (Brae Cottage), red sandstone and black-and-white framing, Roman clay tiles (Harding House), with roughcast, and Welsh slate (The Firs), with stucco. Details include carved dates and monograms, bird perches, carved stonework and deep overhanging eaves.

Woodgarth, designed by Percy Scott Worthington in 1903, is an example of the earlier use of roughcast to create a specifically Arts and Crafts tempered house, influenced by Charles Voysey, with more minimalist detailing, but deliberately cloaked within its wooded setting.

Parkfield Road was first established at 18 yards wide, and several houses were built along the northern side by 1876. These include Boothfield and Keisley, which were built as a matching pair of detached houses, built in red brick with gault brick dressings and banding, half round arches over the first floor windows, and hipped Welsh slate roofs.

The north side of Parkfield Road has a pavement and a number of traditional vehicle cross-overs with small sandstone setts and flush sandstone edging.

The boundaries to the eastern part of Parkfield Road are more loosely defined, with a number of hedges, such as holly, and mixed planting. There are also many fences, both close-boarded and palisade type, neither of which are authentic. The boundaries to the western arm of Parkfield Road are much more structured and well-defined as they approach Legh Road, and are dominated by low brick walls, with sawtooth brick corbelled copings in both gault (yellow) brick and a soft reddish-orange brick. These were historically intended to retain embanked gardens with evergreen shrubberies.

The development of the cul-de-sac Greenacre Close has broken the characteristic grain of development fronting the road, with filtered light and views through to rear gardens. The important characteristic which prevents clear views through to the cul-de-sac is the green infrastructure and trees to the road.



Parkfield Road - south side.

Negative Factors

- In addition to the low brick boundary walls, a number have been topped with close-boarded fences to replace shrubberies and create a complete screen.
- Original boundaries of split / hand-riven oak fencing have been displaced by close-boarded fences and railings, which has started to seriously erode the semi-rural character.
- Original stone sett crossovers have been covered in tarmac and have been disturbed by utilities and service trenches.

- There are some wide sections of pavement, finished with concrete paving slabs and tarmacadam.
- Higher density of modern development has started to erode the sylvan character where garden space has been reduced to accommodate larger dwellings and ancillary buildings – this is particularly problematic where there is limited distance to the boundary with the adjoining property

6.3 Character Area C - Chelford Road

Chelford Road is a busy road with almost constant traffic. From a moving vehicle there are fleeting glimpses of the buildings which give the impression of its old origins.

Chelford Road has medieval origins as the location of Over Knutsford, which had a market from 1335. To the north, close to Knutsford, Brook Street is busy with more commercial buildings and several of the buildings have been embellished with 'half-timbered' details, which are often later additions. The black-and-white theme is prevalent in the joinery details along this street.

Much of the ancient character of Over Knutsford is hidden, either by being enveloped within a later reconstructed building, or by being screened by trees along the western edge of Chelford Road. Some of the earliest buildings, including The Old Court House, are not clearly visible from Chelford Road. They nevertheless contribute to the historic interest of the conservation area.

Along the east side of Chelford Road, the contrasting relationship of the small-scale buildings, located either directly fronting the pavement, or set back within a small front garden or apron of private frontage, perpendicular to the street with a gable frontage, and the fluctuating eaves heights, punctuated by chimneys and small gables, bargeboards and finials, gives the area its picturesque undulating character and variety, particularly in long views from the north and south, many of which were recorded as postcards in the 19th century. This picturesque character was then adopted in the various refurbishments and changes to the buildings, often using Gothick details. The oldest buildings are cruck-frames, with later examples of 17th century small frame timber-framing. The building materials are often brick, plain or painted, or painted stucco or roughcast.

The Chelford Road area contains the tall trees and mature landscaping of the houses and large gardens to its west. These often tower over the buildings and include specimens such as tall firs and pines, some of considerable age. Beech, Cedar, Purple Beech, Corsican and Scots Pine and Wellingtonia are all evident, deliberately chosen for their exotic silhouettes and foliage. There are also places along the east side of the street where there are tall Black Pines, providing counterpoint. It is likely that these were originally planted by the Legh estate. The lush planting continues along the west side of Chelford Road in places which were historically part of the Legh estate. These are mostly contained within blanket Tree Preservation Orders, which include species such as Beech, Sycamore, Lime, Oak, Horst Chestnut, Scots Pine, Weymouth Pine, Corsican Pine, Blue Spruce and Cedars, mixed planting of the 19th century. Some of the gaps appear to have become virtual ransom strips, with trees now contained behind



Tall pines towering over partially-hidden houses along the west side of Chelford Road

tall close-boarded fences, but originally designed to be open, as part of the formal approach to Booths Hall.

The Obelisk is a monument designed as an eye-catcher from Booths Hall, the seat of the Legh family. The monument is in direct line-of-sight from the original hall of 1745, through the parkland where it opens out at Chelford Road with a clairvoye created by a brick wall in the ditch forming a 'sunk fence' feature. The 6-inch OS map of 1872 suggests that land to both the east and west is set down below an embankment and open, to increase the visibility of the monument. It is ascribed to Ralph Leycester Esq and his wife but was probably re-purposed by the Legh family. It is an exceptionally tall, rusticated stone column, surmounted by an urn, at the southern end of the Conservation Area. The tall ivy-clad trees surrounding the monument have started to affect the visibility and silhouette of the monument in views from the east. Although outside the conservation area, the trees lying within the Booths Hall estate also contribute to the character of the street and their lush foliage frames the views around the Obelisk. The historic southern approach into the Conservation Area, along Chelford Road, is lined with densely-planted thickets of trees, planted by the Legh estate as part of the wider design of the parkland estate, and many of considerable longevity, which contribute to the sylvan quality of the Conservation Area.

Negative Factors:

• close-boarded fencing to the back of pavements and above walls, particularly around the three principal junctions with Parkfield Road, Leycester Road and Gough's Lane.

6.4 Views, Vistas and Setting

See Figure 5.

- 6.4. The approaches to the conservation area follow two of the principal arterial routes into Knutsford, the A50 (Toft Road) and the A537 (Chelford Road).
- 6.4.2 Views along Chelford Road are linear and contained largely by buildings and trees; the only outward view is that across the parkland of Booths Hall, which was a deliberately designed view, intended to extend the apparent size of the Legh estate from the Hall to its outlying estate, so that when seen from the Hall the 'Obelisk' monument was an eyecatcher, outside the parkland. Looking from the road to the east there was also a clear designed view of the Hall set within its parkland; the road physically separated the public from the parkland, but the glimpsed view of the Hall still enabled an appreciation of the status of the Legh family. This now lies outside the conservation area, but Booths Park is part of its setting because of the strong historic links with the Legh estate, Chelford Road and the new Legh Estate of 1866.
- 6.4.3 Views along Chelford Road approaching Knutsford also exhibit the gently undulating form of medieval settlements, so that the views are constantly changing; this means that picturesque estate cottages and trees, planted for their silhouette or dramatic form, provide interest and punctuate the views.
- 6.4.4 Views along Toft Road approaching Knutsford start from the south with open spaces surrounding the parkland estate of Toft Hall. In contrast with Booths Hall, the relationship between the parkland of Toft Hall and the Toft Road was less insular. Estate buildings are scattered along the edge of the road and are associated directly with Toft Hall. There is greater openness in the southern part of Toft Road, which may be because the parkland estate crossed the road and a large swathe of the designed park lay to the east of Toft Road and south of Gough's Lane (then Toft Lane). A sense

of this openness, between the buildings of the estate, the parkland estate, and the farmland, continues now with views across the 'Pool Field', 'Garden Field' and 'Pulse Moor', now collectively known as Dairy Farm Field. Land to the west of Toft Road and south of Gough's Lane, which was part of the Toft Hall estate, is still part of the setting of the conservation area.

6.4.5 Views approaching Knutsford along the A50 become completely contained by the tree canopy and densely planted gardens of the houses along the west side of the road, with old hedgerow trees continuing the canopy to the east. A significant break in the frontage before Paradise Green, and a view across a long meadow stretching down to Sanctuary Moor, affords an open view of 'The Terraces' along Legh Road, across Sanctuary Moor. This is one of the most significant views in the conservation area, as R H Watt intended his houses to be appreciated by the public from a distance to the west and for their silhouette on the skyline. It is only the fact that there has been so much development to the east of Toft Road that has left very little opportunity to see this designed and planned relationship; this view now has much greater importance as a result of development elsewhere.



Important view from Toft Road across fields and the low-lying Sanctuary Moor to the Harding-Watt houses on Legh Road, known historically as "The Terraces".

6.4.6 In approaching Knutsford along the A50, Paradise Green could be easily overlooked, and the principal views of Paradise Green are looking south, funnelled from the town outwards. Here the designed relationship of the buildings to the space, and its identity as an early edge of the settlement is much more obvious.

6.4.7 Moving along these principal roads, the Legh Road Estate is largely hidden from public appreciation. Entrance drives into the estate at Leycester Road, Legh Road and Parkfield Road are all oblique to the Chelford Road, which enhances the sense of seclusion. Likewise, approaches from Toft Road are along the routes of old, narrow, winding lanes; altogether the 'Knutsford Estate' is well hidden. Although laid out from 1866, the roads of the new estate are not based on a geometric grid and follow gentle curves, with short, unfolding, progressive views, leading the eye around corners, to explore the next bend; at street level the boundary treatments and mature trees are often the most significant part of the streetscene; this subtle layout is probably quite deliberate and there are many precedents for the layout of residential estates in the mid 19th century, such as Prince's Park, Liverpool (1842), and Joseph Paxton's 1852 planned layout of Buxton Park. Paxton's apprentice gardener,

Edward Kemp, went on to design a number of residential park estates and write influential guides on how to lay out houses and their gardens. In 1850 he published 'How to Lay Out a Small Garden: intended as a general guide to amateurs in choosing, forming or improving an estate from a quarter of an acre to thirty acres in extent'. This was the bible for the design of gardens in the second half of the 19th century and the third edition of 1864 would have been readily available and was again published as a fourth edition in 1911. Villa gardens were expected to provide convenience, compactness, snugness, seclusion and proper 'gradation of parts' within ordered general conceptions of 'unity and congruity'. We can see this within large parts of the conservation area, less so along Watt's houses, which are integrated and more open, with a strong connection with the low-lying semi-wooded landscape to the west.

6.4.8 It is notable that large clumps of trees were retained by the Legh estate along the west side of Chelford Road and at the junction with the new 'estate' roads, to enhance and soften the approaches, and J P Legh's plantations were retained on the south side of Gough's Lane; this visual containment and softening was a device adopted by landscape designers and appears to have been conceived from the outset.

6.5 Traffic and Pedestrian Movement

- 6.5.1 Traffic noise is limited to the busy arterial routes along Chelford Road, its continuation Brook Street, and Toft Road, where cars and lorries affect the experience of the character of the conservation area. Beyond these roads, in the Legh Road, Leycester Road and Parkfield Road areas, the area is more tranquil. However, in recent years, east-west traffic has started to use Leycester Road as a short-cut and Gough's Lane, on the periphery, is subject to traffic peaks at rush hour, particularly to and from the new Bruntwood business technology park at Booths Park.
- 6.5.2 Footpaths, which historically connected the fields and pre-Estate development, survive and are well-used routeways, following natural desire lines and creating interest and wider connectivity within an area which is largely private; some are rather dark, such as the narrow footpath which connects Croft Lane with Legh Road.

6.6 Trees, Landscape and Open Spaces

- 6.6. I One of the most important features of the Legh Road Conservation Area is the abundance of mature trees, which mark the boundaries of dwellings and sit within their gardens. The conservation area has several "Crimson King" Norway Maples, Scots Pine, Corsican Pine, Larch, and several Cedar varieties. The Common English Oak also holds significant ecological value.
- 6.6.2 The northern section of Legh Road is bordered by a variety of native British trees such as Cedar, Pine, Beech and Copper Beech, Common Lime, Horse Chestnut, Yew, and Common Oak. The larger, mature trees which form the canopy over the northern entrance of Legh Road range in ages from approximately 80 to 150 years. These have been supplemented with Holme Oak, Wild Cherry, Irish Yew, Holly, Hawthorn, and more recently Cherry and Portuguese Laurel. Evergreen hedging plants such as Holly and the Laurel varieties have been utilised as hedging for privacy, whilst intermittent areas of hedging have been left to grow wild.
- 6.6.3 The southern part of Legh Road has a higher concentration of Pine trees. This contains two notable areas of woodland, firstly in the gardens of Woodgarth (part of the first Legh plantation)

and beyond this on the east side of Legh Road, and, secondly, between Leycester Road and Gough's Lane (the second of the historic Legh plantations). The intersection of the woodland during the construction of Legh Road would account for the Pine trees that straddle Legh Road; they are approximately 100 years old and it is likely that the Legh plantations would have been typical of 19th century estate plantations, which often contained larch and conifers, originally intended as a crop, for coup felling. The two woodlands may have been reduced in size, because of developments over the last 100 years, but these have been allocated Tree Preservation Orders.

- 6.6.4 Whilst many trees were probably planted when the 'Knutsford Estate' was laid out, and some may pre-date the estate, some 100 to 150 years later a number are reaching, or have passed, their prime.
- 6.6.5 A number of trees may in fact pre-date the laying out of the estate with hedgerow trees, as there were already several roads in place before 1866. Oaks, beeches, silver birch, yew, horse chestnut and holly are typical of the native species. There are also specimen trees, many exotic specimens imported from the Americas, including Wellingtonias, firs and other conifers, revealing the Victorian taste in collecting. Trees of a certain girth within the conservation area are automatically protected by their status within the designated area, but certain groups of trees have additional protection as they are covered by specific Tree Preservation Orders, including most of the trees fronting Legh Road, which lie within private gardens.
- 6.6.6 In 'How to Lay Out a Garden' (London, 1858), Edward Kemp had recognized three principal styles in landscape gardening: 'the old formal or geometrical style; the mixed, middle or irregular style, which Mr. Loudon called the gardenesque; and the picturesque'. He considered the mixed style 'with a little help from both the formal and the picturesque' to be 'altogether best suited for small gardens'. This is what we find largely in the 'Knutsford Estate'. It means that whilst there were formal elements, such as boundaries and lawns, the structural planting and the design of the gardens was quite fluid and tended to deliberately disguise those boundaries. Trees, therefore, don't rigidly follow property boundaries and the character of the area is the result of deep planting and lush green corridors.
- 6.6.7 Sanctuary Moor has a variety of species typical of the surrounding area such as Pine, Oak, Beech, and Sycamore. These trees are predominantly located around the perimeter of the moor and blend within the residential gardens of nearby dwellings that run along the west of Legh Road. Some of the moor wetland is home to Willow varieties, such as Weeping and Crack Willow, and Alder and Silver Birch.
- 6.6.8 Higher density developed areas, such as St George's Close, Rutherford Close, Leycester Close and Oakleigh have a lower tree density compared to the more "avenue" areas where roads were pre-existing or were developed adjacent to field perimeters. These developed areas do have trees that are possibly more than 100 years old, but these trees are in intermittent small rows, running through gardens, possibly because of the wider field boundaries from the late 19th century, or are standalone feature trees. These developments, along with the frontages of many of the properties along Goughs Lane, seem to favour currently popular species such as Cherry and Portuguese Laurel and a variety of Japanese Maple, along with a higher concentration of trees such as Silver Birch, which have an average life span of around 60 years; these are generally fast growing, short-living trees which can be easily planted and maintained.
- 6.6.9 **Open spaces** are limited to the fragments of public open spaces which run along the length of Chelford Road and Toft Road, the two former village greens at Higher Town Green (Booth's Green) and Paradise Green (currently outside the Conservation Area, but part of its setting), and the open

area around the Obelisk, which was cleared to provide a setting for the monument. Although there are two bowling greens in the conservation area, these are private clubs. Other communal areas are public highways and historic footpaths, which join Legh Road to Croft Lane, and two footpaths which link Leycester Road with Gough's Lane. The wide grass verges along Legh Road makes the centre of the conservation area particularly attractive.

6.7 Boundaries and Building Plots

- 6.7. I Boundaries in the Legh Road Conservation Area are dominated by mature hedges and trees. Hedges along Legh Road and Character Area B are primarily formal, of evergreen varieties such as privet, rather than native species, whilst hedges along Character Area A are primarily native thorn and holly, albeit depleted in a number of places; the thorn is overgrown to form leggy specimens which have not been laid for some time, and there are some long sections replaced in beech.
- 6.7.2 Photographs of Watt's houses along Legh Road from the mid 20th century reveal timber palisade fencing supplemented with hedges, to create a soft edge, and the use of Lombardy Poplars, some already pollarded by the 1960s, to create an illusion of northern Italy.
- 6.7.3 Historic, rustic palisade fencing is formed from hand-riven oak, and pegged construction, in a form which is entirely sympathetic with the Arts and Crafts ideals of using skilled traditional craftspeople and natural materials. Examples can be seen outside The Old Croft and in Leycester Road.



Rustic oak palisade fencing, with oak pegs along Leycester Road

6.7.4 Boundaries vary between hedges and timber palisade fences and the more formal low coursed stone walls of three or four coursed blocks of sandstone, such as Stone Legh and Higham View on the west side of Legh Road, and many of the houses on the east side, or brick walls, with piers and recessed panels, incorporating sawtooth brickwork, which can be seen for example in Legh Road and Parkfield Road. These were largely intended to retain banks and raised lawns planted with trees and shrubs.







Low brick walls to Parkfield Road, with sawtooth details, modified with new gatepiers, open ironwork gates and short sections of low yew hedge to create a sympathetic entrance.

- 6.7.5 Elaborate carved ashlar stone gatepiers can also be found, such as in Parkfield Road. Some of the Harding Watt houses in Legh Road have low white or cream-painted rendered walls, often with thick planting behind, or have low buildings or ancillary structures along the back of the pavement, which echo the design of the main building behind, such as The Gate House.
- 6.7.6 Overall, the dominant character is one of gardens surrounded by soft perimeters. Metal railings are new urban features and out-of-place. On the topic of boundary fences Kemp said, "Any description of high fence that confines a place too much is as faulty in all essential respects as a belt of plantation and in some particulars even more so. It has a harsher, more forbidding, and exclusive appearance, and its upper line will necessarily be stiffer. It gives an unkindly and inhospitable expression to a place. Besides, high close fences keep out air more than even trees, and also produce, for a given distance, a more complete shade. They should never be employed unless they are really indispensable, and then they ought to have the hardness of their lines relieved by trees and shrubs inside, or with ivy or other climbers scrambling irregularly over them' (page 36 4th edition 'How To Lay Out a Garden').

He went on to describe how openness was also a fault.

- 6.7.7 The size and layout of the building plots to either side of Legh Road (above the junction with Parkfield Road), and in Parkfield Road and Leycester Road as well, reflect the planned layout of the late 19th and early 20th century estate with long, straight boundaries lying generally perpendicular to the roads. The buildings all have very large gardens, stretching back some distance from the road. This type of sub-division is reflected throughout the conservation area and applies mostly to the later housing, such as on the south side of Parkfield Road, although the plot sizes are smaller here. However, along Chelford Road and Croft Lane the plots are more diverse in shape and size, reflecting the earlier origins of development within this part of the conservation area.
- 6.7.8 Modern development (post 1950) can be seen to the southern end of the conservation area and it is generally of a high quality with relatively generous plot sizes. This is particularly evident along the southern end of Legh Road and facing Gough's Lane.

6.8 Public Realm and Lighting

- 6.8.1 The conservation area contains a number of gritstone-setted entrances and vehicle cross-overs, such as the entrance to Keisley in Parkfield Road, using gritstone setts. Kerbs are usually long sections of sandstone, but they are laid relatively low to the roadway and prone to vehicle over-run. Historic sandstone or Yorkstone paving flags have given way to concrete flags in several places along the northern section of Legh Road. There are examples where new houses have created a Yorkstone flagged entrance driveway within the verge / public highway; these are sympathetic but not authentic.
- 6.8.2 Street lighting is provided by modern steel or concrete light standards, of no merit, although they are fortunately relatively neutral in their impact.
- 6.8.3 The streets are generally quite dark, the area is not overly lit and the domestic lighting is discreet, with few instances of lighting along boundaries or at gated entrances. Lighting tends to be located on the buildings, which also enhances the sylvan qualities and reduces urban intrusion.

7 Materials, Vernacular Buildings and Architectural Styles

- 7.1 The dominant traditional building materials of Knutsford are timber-frame and brick. Examples of timber frame buildings can be seen along Chelford Road. Although sporadic now, it was the dominant building material in the 17th century, in conjunction with long straw thatch for roofs. The earliest known building is 17th century the Old Court House and this contains a double-height hall with an encased timber-frame.
- 7.2 Brick was used widely in the 18th century and there are many examples where it is used along Toft Road and Chelford Road. The early 18th century use of brick can be seen at a number of properties, including End Croft/ Mid Cottage Toft Road, where bricks are used in an economic way (English Garden Wall bond – here five rows of stretcher bond to one row of header bond) and where we can see the use of cambered brick arches (square at the top and curved at the bottom), which is a detail particular to the first half of the 18th century; early 18th century cambered brick arches can also be seen on Nos. 35-37 Chelford Road, although obscured by later modifications and painting. At Hazelhurst, 7 Chelford Road, which has a datestone of 1725 and more expensive Flemish bond brickwork, the wedge-lintels have more refined flat, rubbed and gauged bricks. In the 18th century bricks were fired in local clamp kilns and one of the earlier field names in the centre of the conservation area was called "Clay Pit Field", probably one of the sources for local brick making. Local bricks are a dark red colour, with good examples at The Legh Arms and 7 Chelford Road. As fashions changed during the 19th century, estates commonly started to limewash brickwork to provide estate cottages with a more picturesque character; this pattern can be seen along Chelford Road, including Old Dame School (now Grange Cottage) and Nos. 19 and 21, both formerly limewashed, probably originally by the Legh estate.
- 7.3 During the second half of the 19th century brick had a revival of interest and was being used in a plethora of ways. Strongly influenced by John Ruskin, the use of polychromy (multiple colours of bricks to create variations in pattern and texture and express form) was prevalent from the 1850s after The Stones of Venice was published (1853). Later in that decade G G Scott published Remarks on Secular and Domestic Architecture (1857), another major influence on provincial architects. From 1871, when the first of the Legh Road houses were being built, we see examples of the use of structural polychromy: Higham View and Stone Legh, designed as 'Mount Pleasant' by W P Samuels for ST Woodhouse, is a good example of the use of polychromy: a pale pink-coloured brick for the main















Across the Legh Road Conservation Area there are a wide variety of traditional walling materials: moulded red brick and terracotta, polychromatic brickwork, roughcast, mock timber-framing with plaster pargetting, lime render with buff sandstone, handmade red brick and red Cheshire sandstone, black-and-white timber framing.

walls, laid in a header bond, with a darker red brick banding enlivens the walls, with the same brick for window surrounds, and moulded terracotta details for embellishments, including friezes of terracotta plaques. The building adopts deep overhanging eaves, segmental and round-arched windows, and the apex of the gables is half-timbered. The Mount is a plain gault brick, more in the traditional character of a classical villa but using a brick which comes from southern England. Cornbrook and Wynthorpe, also designed by W P Samuels, adopt the same pink/ buff header-bond brickwork and red brick dressings and stock terracotta mouldings, but this time embellished with pale stone ashlar for projecting bow windows. Bramley, designed by Thomas Mason Davies in a Norman Shaw style with Dutch central gable also enjoys the use of a pale pink / buff English bond brick, with darker red brick and terracotta dressings. We find the use of blue bricks for banding and diaperwork, in common with carved sandstone ashlar details, on Oakfield and The Grange, Leycester Road, the latter designed by N. G. Pennington, both more self-consciously neo-Gothic in character.

- 7.4 The 1898 house Brae Cottage, designed by Paul Ogden for Frederick Henry Royce, sits firmly in the Arts and Crafts tradition of a solid neo-Jacobean building with local, vernacular connections: stone slate roofs, locally sourced, red sandstone (possibly from Helsby or Runcorn) and a later addition of 1908, incorporating Cheshire black-and-white close studding, by E A Steinthal.
- 7.5 In this context, Richard Harding Watt's villas are unusual, unique in Cheshire, as they do not adopt any vernacular details, local traditions or particularly local materials. The Roman clay roof tiles were reputedly sourced from Norfolk. His use of stone was not local, primarily because much of it was 'scrounged'; 'bits of demolished buildings' were put 'together in novel and exotic-looking ways' (Hyde, Hartwell, Buildings of England: Cheshire). He relocated Richard Lane's classical lodge of 1840 from Manchester Royal Infirmary to become part of the garden buildings at Aldwarden Hill.
- 7.6 Watt adheres to some of the principles of the Gothic Revival, adopting Ruskin's basic principle of 'perpetual variety' quite literally, but re-uses building parts in whimsical ways, rather than following authentic locations. Despite this, the stone used for dressings, motifs and perching places is largely a soft yellow sandstone which has a strong homogeneous characteristic. Masonry walls are now freshly painted in white, off-white or cream, but early photos suggest that the texture and tone of the original, painted, rough-textured stucco finish may have been deliberately intended to look slightly scruffy, perhaps using lime-wash or ochres to give an intended antique quality.
- 7.7 Richard Harding Watt (1842-1914) was a local philanthropist and idealist with a passion for building. He travelled widely in Southern Europe and the Middle East, and as far afield as Australia and Canada, and returned to Knutsford with strong ideas about architecture and social change, where as a councillor he chaired a Committee of Inquiry into the Housing of the Working Classes in 1898. In time, he provided workmen's housing and facilities for education and more cultural pursuits. His Congregationalist principles also advocated education, above all, and there is a strong sense of this in many of his buildings, some of which contain famous quotes.
- 7.8 Watt started living in Legh Road in 1895 when he moved into The Croft (now re-named The Old Croft), a house designed for him by the architect John Brooke. This house, in comparison with the later villas, which were to appear along Legh Road, is relatively conventional. A central entrance is flanked by cross wings to either side, with a later tower to the north with a trademark Watt open parapet, with plain piers alternating with gaps, overlooking the large garden. The ground floor is brick, with a roughcast first floor and plain clay tiled roof. The irregularly arranged fenestration and lead rainwater pipes decorated with animal motifs also suggest Watt's involvement with the design.

- 7.9 The collaboration between Watt and Brooke does not seem to have been long lived, for by the turn of the century Watt was using Harry Fairhurst for practical and drawing input into his ambitious projects in Knutsford. Taking forward some of the ideas in The Old Croft, Watt then proceeded to construct the range of Italianate villas in Legh Road which we see today, using other architects, such as Walter Aston and William Longworth. They were built in a relatively short period, between 1900 and 1907, in a fairly continuous group including stables, coach-houses, gardeners' cottages, garages and garden follies.
- 7.10 Richard Harding Watt's villas along Legh Road are surprisingly visible. They are a very important suite of buildings which are enhanced by their collective appearance and group setting, and therefore comprise a very significant core of the conservation area; the buildings have been described as Free Style, because they are unique to R H Watt and his chosen four architects, although even with different architects, there is a common influence, theme and repeated details pervading all of the buildings, as they were intended to represent parts of the Italian, or Roman, countryside. The detail even included the planting choices within the gardens and the use of Lombardy poplars, perhaps also cypress.



Richard Harding Watt villas along Legh Road

- 7.11 The Arts-and-Crafts Movement influenced young architects and crusaded to make towns beautiful. The influence of Ruskin on Watt and other architects, furniture designers and metalworkers of the Arts and Crafts movement can also be seen in Legh Road Conservation Area. There is a direct relationship between Watt's Ruskin-inspired villas and the early 20th century Arts-and-Crafts villas along Leycester Road, which were developed from 1900, and the southern section of Legh Road, and the modern early 20th century reinterpretation of Arts-and-Crafts architecture, as seen at Roxburgh and Oak Lodge. The chief legacy of the Arts-and-Crafts Movement was a revival of interest in vernacular architecture. New buildings were inspired by the ordinary buildings, as opposed to grand architecture. We can see this in examples within the Conservation Area, which often incorporate local Kerridge stone slate roofs, in combination with roughcast, a form of heavily-textured render, small-paned timber casements or leaded-lights. The buildings are very well-articulated with multiple planes in the wall surfaces, sometimes with jetties, sometimes with deep overhanging eaves and bargeboards.
- 7.12 Render, or stucco had widespread use in the early 19th century and the higher status houses along the west side of Chelford Road often adopt extensive use of render. Other houses, such as

Sandings and parts of Tithe House and Orchard House, adopt off-white painted brickwork. Many of these houses along the west side of Chelford Road have evolved and grown, with a series of extensions, but they are not very well understood. Orchard House and Tithe House are both three storey dwellings, with a principal aspect to the west as well as to the Chelford Road, as their generous garden setting has become more important over time.

- 7.13 Further houses dating to the Inter-War period can also be found. Between 1920 and 1923 several bungalows were erected along the southern section of Legh Road, beyond Leycester Road only three of these survive in anything like their original form and most have been replaced with two-storey dwellings.
- 7.14 A list of buildings in the conservation area is produced in Appendix 1, which provides dating evidence, names of architects, where known, and a short description of each building.

8 Boundary Review

- 8.1 The last Conservation Area review in 2005 did not consider significant boundary changes. Extensions to the conservation area included a length of Chelford Road, to the east, and the west side of Toft Road. However, as part of this review of the Legh Road Conservation Area, we are undertaking a comprehensive review of the boundary. This is in-line with the government's advice on the need to review conservation areas from time-to-time². Whilst it is acknowledged than not all parts of a Conservation Area may have equal value or contribute to the character of the conservation area³, it is also important that conservation areas are not undermined or devalued by having areas with little or no architectural or historic interest⁴.
- 8.2 Where development falls on the periphery of the conservation area boundary, and where development amalgamates with other elements that dilute character, we need to consider whether the area, or part of it, retains architectural or historic interest. Those factors which led to the conservation area being designated can be harmed or changed so significantly that the special interest no longer applies.

² Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

³ Para. 207 National Planning Policy Framework 2021, and subsequent versions

⁴ Para. 191 National Planning Policy Framework 2021, and subsequent versions

1. Toft Road and Paradise Green

The boundary of the conservation area was extended in 2006 to incorporate the large architect-designed houses to the west side of Toft Road. This also extended north to include a cluster of houses at Paradise Green. The conservation area, however, stopped short of including houses along the west side of Bexton Lane and the actual green itself.

This review of the conservation area has identified that houses along the west side of Bexton Lane, "Bexton Cottage" and "White Gates", which are illustrated on the mid 19th century Tithe map, are all historically part of Paradise Green and retain sufficient historic and architectural interest to be included in the conservation area. Bexton Cottage retains its graduated Burlington slate roof, ridge chimney stacks and its early 19th century painted brickwork and has sympathetic casement windows. White Gates, which is set back from the road, is much older and was a farm building by 1836, and also has a part graduated slate roof and some remnants of penny-struck pointing, an early 18th century feature; it may contain some timber-frame. Bexton Mews, which was built to serve Bexton Lodge between 1898 and 1909, and the tall brick buttressed boundary wall serving the historic site of Bexton Lodge are both prominent with a strong building line and are of some architectural value.

The conservation area currently excludes the garage on the corner of the green and Bexton Lane, but the building is small and unobtrusive and has a neutral value, as a garage built by 1938, and since altered. The former 'green' is still clearly evident as open areas along the edge of the A50 and can be directly related to the layout on the Tithe map. In fact, the primary views of the green are in approaching from the north, where the large bow-fronted elevation of The Lodge would have been a prominent feature when it was built ca. I 800 for Captain Kinsey. The spatial quality of the green and the tree-lined approach is part of its character. The characteristic open 'V-shape' of the road network where Bexton Lane and Toft Road converge, is typical of the late medieval settlement edge, where the formalised boundaries met the open field. The 'green' is identified in the I 836 Tithe Award as 'wasteland' owned by Wilbraham Egerton.

The linear stretches of housing which line this peripheral part of the settlement of Knutsford, lie in a pattern of 18th century encroachment. The inclusion of these buildings and open space is consistent with the other developed parts of Toft Road lying within the Legh Road Conservation Area.

It is recommended that the boundary be re-drawn to include these properties at Paradise Green, the public green space, and the northwest side of Bexton Road.

2. Chelford Road

Clusters of development along the edge of Chelford Road are part of the historic settlement pattern of Over Knutsford (Knutsford Superior. The buildings which lie within the eastern side of Chelford Road, which fall within the conservation area, form a cohesive and well-preserved group, comprising buildings of the 19th century, early 18th century and some scattered houses of much earlier origin.

There are further dispersed stretches of historic buildings on the east side of Chelford Road, which lie outside the conservation area. A number of these have historic associations with the Legh (Booths Hall estate and there are datestones and evidence of a concerted effort to impart an estate character by unifying the finishes. Park Cottage (no. 19 - a grade II listed building has painted brickwork (formerly limewashed and chevron pattern to the projecting eaves; this shares prominent corbelled chimney stacks with No. 21, which is an earlier building, which was also once limewashed and has the same chevron-pattern eaves and estate plaque in the gable; limewashing brickwork was a common way of imparting a picturesque estate character in the early 19th century.

It is recommended that the boundary be re-drawn to include both dwellings, Nos. 19-21 Chelford Road (2 - see map).





17th, 18th and 19th century houses along Chelford Road which currently lie outside the Conservation Area.

Further south, there is a long ribbon development of cottages, which were located to the immediate west of Booths Hall (3 – see map). These were once visually separated from the hall (deliberately) by a plantation. A small grade II listed timber-framed and thatched cottage set back from the road (no. 29) is the start of this next cluster. This group incorporates a grade II listed pump, a row of cottages called Pump Cottages (Nos. 35-39), with 18th century painted brickwork, and an altered row (nos. 41-47) which contains large cruck blades from a 17th century, or earlier, building on this site. This row was recorded in a 19th century photograph with thatched roofs and painted brickwork. No. 47 once had a triangular pediment / gable to the front, which is like that at Hazlehurst (No. 7) and may have once held an estate datestone with shield. Slightly detached from this row is "Grange Cottage", which was formerly known as 'Old Dame School' and was famous for being mentioned in "Cranford" by Elizabeth Gaskell. It is depicted in an early photograph of 1850 with painted brick and long straw thatch. This was occupied by Jane Roylance in 1848 and she is identified as the 'schoolmistress' in the 1841 and 1851 census. Despite external alterations, this building retains a 17th century core, complete with smoke-hood and early doorcases.

All these buildings are found on the 1877 OS map and 1848 Tithe map and are of both historic and architectural interest and are worthy of being included in the conservation area. They relate in age and function to the development of Booths Hall, and the predominantly dispersed linear character of

roadside encroachments along Chelford Road. This is consistent with the approach taken to extend the conservation area to the north.

It is recommended that the boundary be re-drawn to include these properties, Nos. 29-47 Chelford Road, and Grange Cottage (3 – see map).

9 Problems, Pressures and Capacity for Change

9.1 Boundaries

Historic property boundaries in the Legh Road Conservation Area have been of three main types:

- low brick retaining walls, designed to retain embanked gardens with shrubberies, of pier and panel construction, usually with sawtooth brick details and stone copings;
- low stone walls, usually erected as three or four courses of gritstone only, retaining an embanked garden, lawn and raised, planted shrubberies;
- hand-riven oak, open fencing in a palisade pattern this occurs along all of the streets within Character Area B but the survival of genuine hand-riven fencing is now intermittent and becoming scarce.

Any one of these types is often combined with a hedge. There are also on occasion:

- privet, or similar, evergreen hedges;
- rendered walls small sections only, erected at key locations around entrance gateways;
- small-scale, cleft chestnut paling fencing.

There are few exceptions to this rule. Gates and gatepiers, on the other hand, are eclectic and very varied; there are original late 19th century and early 20th century examples and some contemporary examples (post 2000) which also contribute to the special character of the conservation area; they often give a hint to the status of the dwelling behind and its date of construction, sometimes where the original dwelling may have been demolished.

A large number of the original, hand-riven oak palisade fences have been removed, either by replacement with an equivalent fence, or by partial demolition and replacement with an alternative fence. Whilst the original palisade fences do not last indefinitely, they are durable as they were constructed in oak, a long-lasting hardwood. Wherever possible, in order to preserve the character of the conservation area, all original or early palisade fences should be preserved or replaced with a like-for-like replacement.



Examples where tall close-boarded fences have been erected along the boundary or where landscape planting has been added to a frontage, with a boarded fence behind. Both are harmful to the character of the Conservation Area.



The addition of tall close-boarded fences either along the property boundary or behind the property boundary, which is then 'fronted with a hedge' or landscaped planting along the boundary is a new pattern of development, which is having a harmful effect on the historic character of the Legh Road Conservation Area. These latter examples can be seen at Silkmore, Parkfield Road, and Oakfield, Leycester Road. This may be an ad-hoc response to the perceived threat of theft, or it may be simply a fashion based on neighbourhood precedents. Close-boarded panel fences have been erected on the property boundary in a high number of locations and a number appear to be unauthorised. In other places, fences up to 2 metres high have been erected without the need for planning permission simply by locating the fencing away from the front boundary of the property. This may be circumventing the planning regulations within conservation areas. However, this is not permitted development in all instances and relative heights are critical. This desire for exclusive privacy has become guite prevalent in the conservation area in recent years, despite the filtering and buffering effects of landscaped gardens, trees and shrubberies around the perimeter of each dwelling. This is now reaching a critical point beyond which it may be difficult to resist applications for new close-boarded fences. The perception that a close-boarded fence will repel intruders, of course, also creates the opportunity whereby anyone inside the fence can act unobserved, so there is less natural surveillance within the community.

It is proposed that permitted development rights for fences be removed through an Article 4 Direction, and design guidance on options for creating more secure boundaries without introducing close-boarded fences be introduced. There are a significant number of Neighbourhood Watch schemes in the local area, but none in the Legh Road Conservation Area at present. Although the level of crime and theft is relatively low in this conservation area, there is a degree of insecurity; it is very important, therefore, that any response is based on accurate statistics and risks, as well as public perceptions; measures taken to prevent crime, a specific scheme, such as Neighbourhood Watch, should be explored, where appropriate, working with Cheshire Constabulary and community police officers, to identify for example, key locations for signs, supplemented with social media.

9.2 Public Realm - Highways, Verges and Pavements

The lack of pavements along the southern section of Legh Road has led to wear-and-tear patterns from pedestrian movement along the verges, creating muddy trackways through the grass verges. In some places, owners of properties behind the frontage have re-turfed or re-seeded these highway areas to try to maintain the quality of the grass verge, so the appearance of the verge is now patchy. Elsewhere, there is considerable evidence of vehicle over-run having been combatted by small timber posts set ad-hoc within the verge; these are not approved by the highway authority and can cause problems; the reason for these posts is unclear as the highway is maintained at the same generous width throughout Legh Road, and it may be related to historic issues of contractors' traffic. However, it is notable that the stone kerbs throughout the Legh Road area are very low and prone to vehicle overrun. On one occasion, during the survey for this Conservation Area review, a large number of film location vehicles were noted parked along the verge at Leycester Road. Consideration should be given to creating a single pedestrian pavement in stone paving flags along one side of Legh Road, to the south of Leycester Road, within the verge, not across the whole width of the verge, to provide a safe and maintained pedestrian route and take pressure off the verges. A review of kerb heights, use of sandstone kerbs and re-turfing, should be undertaken along the southern section of Legh Road and Leycester Road to prevent or deter vehicle overrun.







The northern section of Legh Road incorporates pavements, which are mainly concrete paving flags, often uneven. The southern section is without formal pavements and vehicle over-run has led to some residents adding posts to the verge.

Small gritstone setts at the vehicle crossovers on Parkfield Road are combined with tarmac to pavements in poor condition.

Pavements along Parkfield Road and some sections of Legh Road are in poor condition, with multiple repairs by landowners and utility companies to the tarmac surfaces of Parkfield Road pavement (north side only) and tarmac covering original setts at gated entrances. Along Legh Road, the pavements along the east side, which are generally concrete paving flags, are irregular and in poor condition overall. Positive enhancement to both of these pavements would be a considerable benefit to the appearance of the conservation area, by reinstating historic pavement finishes, in stone flags to Legh Road and surface dressing to tarmac along Parkfield Road.

9.3 New Development

New development provides a significant threat to the character of the Legh Road Conservation Area, with developers being attracted by the infill potential of the large gardens. There has been a long history of applications for new dwellings within domestic gardens within the conservation area, many refused and a number of appeals. Past examples of housing developments which are out of place include Fair Mead off Legh Road, Green Acre Close off Parkfield Road, Astley Close, Rutherford Drive and St. George's Close. These tend to destroy the historic form of development, with smaller houses, smaller gardens, cramped development, and a cul-de-sac street pattern. In the case of Fairmead, the development involved the loss of an important historic building. However, there are many examples of newer buildings within the conservation area, which have had little impact on the character of the area, as their siting and design have been more carefully considered. The 2004 Macclesfield Borough Local Plan incorporated a number of Saved Policies, including Policy BE13, which sought to preserve the 'low density housing' of the Legh Road Conservation Area; this was supplemented with Policy H12, which set out the criteria for low density housing.

Land to the east of Toft Road within the conservation area was initially identified in the 2019 site allocations – Sub 2594/2655. A general shortage of available land for housing, as a result of the proximity of the Green Belt, has put pressure on the open space / agricultural land. As this open field forms part of the character and appearance of the CA in its current use, housing development on this land would fundamentally change the estate character of this part of the CA and its links to the agricultural history of this character area. This land is also Green Belt.

There are no potential development sites in the Legh Road Conservation Area, as the only areas of undeveloped land lie within the Green Belt designation to the south-western edge of the conservation area.

In recent years there has been some pressure to 'maximise' the potential of the large plots within the Legh Road Character Area in a number of ways:

- By sub-dividing them to create new detached dwellings within the existing residential curtilage, in order to split the site;
- By increasing the height, massing and overall size of the building on the site, either by extension (upwards or outwards) or by demolition and reconstruction;
- By amalgamating several plots to create one large plot, to justify a larger development.

There may be other ways that owners seek to develop plots in the future. However, the Legh Road area was purposely laid out in the 19th century to ensure that there were no more than 2 dwellings per acre. When erected, some buildings adhered to this principle and were built as semi-detached dwellings, or some ignored this and were built at even lower density, to create larger gardens. In cases where this latter arrangement survives, a judgement will need to be made whether the setting of the dwelling contributes to the host building or to the character of the conservation area. The historic development of plots since 1871 has thus created a green infrastructure around the perimeter of gardens and to the street frontages. This is of very high value and this sylvan character, with mature trees and shrubberies, is a major component of the character of the conservation area. The individual design of the large houses set in spacious grounds with mature trees and grounds is a fundamental part of the special character of the conservation area.

All historic plots which were laid out as part of the Legh Estate contribute to the significance of the Conservation Area and its historic grain and established settlement pattern (see Figure 4). The established building lines are important components of the different Conservation Area character

areas and what makes each area different. When considering development, the immediate context of each of the plots needs to be considered as part of the different phases of development, as identified in this appraisal.

Extensions to historic buildings need to consider the significance of the host building, as well as the wider group value within the conservation area. This is particularly pertinent for the Watt buildings, which are a designed ensemble, as seen from both Legh Road, Toft Road and Sanctuary Moor, and historically from Brook Street. Recent applications for large extensions to both listed and positive buildings within Legh Road Conservation Area have tended to ignore the architects' designs, as seen in-the-round, only considering the views from the principal roads. It is very important that full recognition is given to all the designed elevations when considering extensions, and the legibility of the architect's concept. This is more apparent after leaf fall when there is greater visibility.

Proposals to merge plots together to create larger buildings, whether as exceptional single houses, or apartment blocks, will cause harm to the structure and layout of the estate, as originally conceived and as it evolved.

Proposals to demolish positive buildings within the conservation area, to redevelop plots, will cause harm to the character of the conservation area.

In all instances there is a presumption against works that harm the character or appearance of the conservation area, and this will need convincing justification and demonstrable public benefit that outweighs any harm.

9.4 Other Planning Considerations

In 2011, residents whose gardens adjoin Sanctuary Moor, concerned by rising water levels in their gardens and the increase in open water, instigated an investigation into the cause of the additional water. An increase in run-off was identified and this raised questions of how best to cope with an increase in local flows into the River Lily. Proposals for new development, therefore, should also consider the effects of any increase in surface water from hardstanding or development, and include provision, where appropriate, for sustainable drainage, water conservation, permeable hardstandings, and catchment within the property.

As part of the Knutsford Neighbourhood Plan, a Design Guide was produced which sets out considerations on building plot ratios, building lines and materials.

The Neighbourhood Plan has distinct Heritage Policies, which are not repeated in this appraisal but which are material considerations. Policy (HE3) on Conservation Areas sets out the specific requirements for development within Legh Road, with specific provisos for the 'local building line', two-storey development, and the retention of mature trees.

9.5 Recognition of Important Buildings

There is generally a lack of recognition of the value of the unlisted buildings in the Conservation Area. A full review of the list is desirable. A number of buildings which are presently unlisted are of potential listable quality. There is a general misunderstanding that only buildings on the Local List are 'non-designated heritage assets'. This is a misconception. The National Planning Practice Guidance states that, "Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence." Our evidence base, in the form

of the appendix I summary table, research and visual assessment, identifies how 'non-designated heritage assets' have been identified for this appraisal. This table can be added to, as understanding of the conservation area grows and new research brings to light more information about the properties, their architects, designers and occupants.

In view of the level of interest of the Watt buildings and the high concentration of listed buildings, the Conservation Area is of high value, containing a nationally important collection of 20th century buildings.

Buildings identified as positive on the accompanying Figure 1 include non-designated heritage assets; these include Local List buildings and others which are not on the Local List, but which may have equal merit and special attributes; positive buildings also include occasional modern development which contributes to the character and appearance of the Conservation Area. Whilst positive buildings can also include modern architecture, only those buildings dating from before 1950 will be considered as 'non-designated heritage assets'.

When considering applications for development, all positive buildings which are identified as 'non-designated heritage assets' should be considered both under para. 203 of the NPPF (2021), and under paras. 199-202 of the NPPF as they contribute to the character of the conservation area.

9.6 Trees

Mature trees underpin and form the predominant, landscaped core of the Legh Road Conservation Area. As well as trees that are located within private gardens, there are trees lining the west side of Chelford Road that were planted by the Legh Estate, perhaps originating as long ago as the 18th century, and other plantations created by the Legh Estate in the 19th century. There are a number of trees in the public domain, but the vast majority are in private ownership.

Because trees were planted so deeply within private gardens, we do not have a record of all mature or significant trees. Many of the trees are cover by Tree Preservation Orders, but the vast majority are not.

Whilst trees are given a degree of protection in the conservation area, the main issue is the lack of succession planting when trees are removed. Concerns over succession planting have been raised by

residents during the response to the Cheshire East declared climate emergency. Trees of amenity value have been afforded Tree Preservation Orders but inevitably the trees will decline and will likely need replacing. Replacement specimens can fail to reach maturity due to competition or subsequent removal. The roads which are lined with trees will be impacted by the loss of large veteran trees, an impact which has both an ecological and historic landscaping perspective, as the conservation area is so heavily influenced by the natural architecture. Whilst there are many trees within the confines of the residential gardens, the loss of trees from the frontages of these properties will result in a dramatic change to the character of the historic landscape and conservation area. To soften the impact, replacement planting should be considered sooner rather than later, to allow for the establishment of trees prior to the loss of the veteran trees.



9.7 Sanctuary Moor

Sanctuary Moor is a designated Wet Woodland, a Nature Reserve and Local Wildlife Site. Surface water drainage, including Glacial sand aquifers, flows roughly south to north through the low-lying land west of Legh Road and east of Toft Road. There is no evidence for natural springs and the land is well-defined geologically as a 'brine subsidence trough'. It contains some modified artificial drainage for the surrounding higher land, including a culvert running beneath Brook Street. The site is particularly sensitive to changes to the immediate environment and is part of a green corridor running from Windmill Wood in the south to Tatton Mere in the north. Development can, therefore, have consequences on the ecology outside the conservation area.

Gardens descend from a number of private houses to the low-lying areas and some merge with Sanctuary Moor, but there are, equally, many parts of Sanctuary Moor which are impenetrable, where the land lies beyond domestic gardens, and where ownership is not clear-cut. Sanctuary Moor is included in the conservation area largely for its associations with Richard Harding Watt, his interventions and the relationship of this designed and managed landscape with the houses that he built along Legh Road.

As a local wildlife site, much of which is managed by agreement with the Cheshire Wildlife Trust, with large water bodies, an area of historic bog and water meadows, the ground holds considerable water, but water levels have risen increased in recent decades and flooding has affected standing trees; works to the ponds and natural water courses and drainage ditches can cause flooding at the Brook Street end, whilst any downstream obstructions or changes such as temporary damming can cause water to rise at the Croft Lane end. Sanctuary Moor is currently experiencing the start of a period of tree decline. The consequences of any interventions into this area are often felt in different localised areas, so the whole area is susceptible to different management practices. It is very important, therefore, that there is a shared management which is cohesive, and which promotes the site ecology, habitats, and the retention of the wet woodland.

Where areas of garden have started to encroach into the woodland and introduce non-native species, or where there are new barriers to the movement of wildlife and an impact on habitats, consideration should be given to the wider objectives of the nature reserve. Solid barriers, such as hazel hurdles or close-boarded panel fencing can affect movement of wildlife and should ideally be avoided altogether. Post and wire or post-and rail fences around domestic gardens should only be erected where absolutely necessary. The encroachment of domestic gardens into the nature reserve and changes to the use of the land should be resisted, as this is likely to result in loss of habitat.

The selective removal of trees should only be undertaken with ecological management expertise, as this can cause further loss of surrounding trees.

10 Monitoring and Review

The Conservation Area Appraisal, and the accompanying management plan, should be regularly reviewed, within 10 years. It is recommended that a full photographic record is produced of the buildings and boundaries of the conservation area, to enable the condition of the conservation area to be monitored.

II Further Information

For more information about the Legh Road Conservation Area, please contact:

The Conservation Officer,
Heritage and Design,
Development Management,
Cheshire East Council
Po Box 606
Municipal Building,
Earle Street
Crewe
CWI 9HO
Tel: 01625 383717

Historic England
3rd floor Canada House
3 Chepstow Street
Manchester
MI 5FW
tel: 0161 242 1416



Conservation Area Management Plan 2024

Introduction

The National Planning Policy Framework (NPPF) stresses the need for local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment. Local planning authorities are required to define and record the special characteristics of heritage assets within their area and 'to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.'5

The Management Plan sets out the clear intent of all organisations and bodies involved in the management and maintenance within the historic environment.

Conservation Areas may be affected by direct physical change or by changes in their setting or in the uses of buildings or areas within it. Each Management Plan is bespoke, with site-specific recommendations. Where there is specific planning policy related to the Conservation Area, this is referenced in the Plan, with a link to that policy. In order to make this plan more user-friendly we have avoided quoting policies in full which can be found elsewhere.

In this Plan we set out actions to maintain and enhance the special character of the area, as defined in the Appraisal. This includes the development control process and other aspects of the historic environment.

Both the Management Plan and Appraisal are informed by a raft of documents, including:

- Conservation Area Appraisal, Designation and Management, (Historic England, Advice Note 1, 2019)
- Streets for All: North West (Historic England, 2018);
- Conservation Principles, Policies and Guidance, (2008).

New Development

There are a number of relevant areas of design guidance which should inform any applications for development in the Conservation Area, including: The Neighbourhood Plan Knutsford Design Guide, The National Design Guide, Cheshire East Council Design Guide – Parts I and 2, Supplementary Planning Documents (2017) and Cheshire East Local Plan Strategy Policy SEI – New Design for Development.

Design Codes

In 2020 the government introduced the concept of local Design Codes. The Design Codes for Cheshire East Council are under development.

National Design Guide

The National Design Guide addresses the question of how we recognise well- designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics:

- I. Context
- 2. Identity
- 3. Built Form

⁵ Section 71(1) Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4. Movement
- 5. Nature
- 6. Public Spaces
- 7. Uses mixed and integrated
- 8. Homes and Buildings functional, healthy and sustainable
- 9. Resources efficient and resilient
- 10. Lifespan made to last

This is presented as a series of good practice examples in order to draw out the issues in a visual and informative way.

https://www.gov.uk/government/publications/national-design-guide

Cheshire East Borough Design Guide (2017 – part 1 and 2) sets out the criteria for working with the grain of the place or its context, which means using the character and setting of the area positively to influence the design of new development as it progresses. https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/supplementary_plan_documents/design-guide-supplementary-planning-document.aspx

Knutsford falls within the Character Area knows as the "North Cheshire Fringe". Within that Knutsford has a network of conservation areas of very different character. At a local level the Legh Road Conservation Area also has its own set of distinctive characteristics. The following specific, locally identified, priorities should also be considered in developing any design and should be addressed in Design and Access Statements. All new development will need to consider these principles:

Enclosure – boundary treatments, including the subtle, organic and non-uniform nature of landscaping and shrub and tree planting around property boundaries, and the importance of tree planting as a means of containment, defining the extent of development and contributing to the sylvan quality of the conservation area; boundary treatments should limit the number of physical barriers to natural surveillance along street frontages; there is a strong presumption for the preservation and enhancement of the authentic boundary treatments, such as cleft oak palisade fencing, privet hedges, and low stone walls; development should avoid boarded fences and high walls; in new development the planning authority will actively seek to replace close-boarded fencing or to ensure that alternative boundary treatments are considered; hedges or picket / riven palisade fences that have open characteristics will be preferred; where there are existing riven oak palisade fences these should be retained or replaced with a traditional riven oak palisade fence (see Advice to Occupiers – para. page 61)

Trees – trees have both amenity value, capture CO2 from the atmosphere, and can have high ecological value, but they have a finite life / an end-of-life expectancy and they can be in poor condition, suffer from wind damage or disease; there are pressures on trees from new development and they can become overcrowded and their canopy or roots can become impacted, so it can occasionally be good management to carry out some judicial management, subject to the approval of the planning authority; development should consider how to enable the continued life of the existing tree canopy and how to allow for succession tree planting, using extra heavy standard trees or advanced nursery stock, and mixed planting (which also enshrine strong seasonal contrasts), in preference to small garden, orchard-type trees (e.g. prunus, sorbus, malus); proposals for development should consider how existing and proposed trees can be allowed to reach full maturity and enable succession;

Grain and spatial quality – historic settlement pattern; it is important that new development respects boundary and historic property divisions within the different Character Areas, such as historic plot divisions and maintaining the historic plot ratios, or reinstating these where lost; in Character Area B new development should reflect the original local building line set out by the Legh estate; proposals for amalgamation of plots will be resisted and proposals for development across the width of plots will be resisted where this compromises the spatial quality of the Conservation Area, where this creates the impression of conjoined development and / or where development affects root protection zones and canopies of the existing trees; there should be sufficient space to the sides of the plot to ensure dwellings sit well within the plot and maintain the spatial quality relative to the plot, avoiding development across the entire width of plots with minimal gaps between dwellings; new development or ancillary buildings should ensure that there is an opportunity to create planting schemes to the sides and rear of properties, avoiding a deep footprint which might remove the opportunity for a rear garden; good design will work with existing site features identified during site survey, including topography, trees, hedgerows, existing buildings, watercourses, water bodies, retention and framing of panoramic views;

Infrastructure - green infrastructure and corridors need a holistic understanding, considering the wider role of trees, footpaths, watercourses as linkages connecting wildlife and linkages connecting people sustainably; Policy SE6 of the Local Plan Strategy is particularly relevant;

Building Heights – the immediate context of prevailing eaves and roof heights of neighbouring buildings; new development should be an appropriate height for its context; buildings can vary considerably within the conservation area and there are examples of single storey bungalows and tall three-storey dwellings, although this is the general limit; building heights should be related to the immediate context and the Character Area within which they fall, taking into account topography and overall heights, rather than the number of storeys; the planning authority may request panoramic street views to correct levels, to demonstrate the context where this is in any doubt;

Roof materials and massing – traditional roof pitches (the Conservation Area has predominantly steep roof pitches) and the use of high-quality materials, will be actively encouraged and there will be a presumption against proposals that remove existing stone slate roofs, natural clay tiles and natural slate; the planning authority will not support the use of concrete or cement-based unsustainable roofing materials in the Conservation Area;

Building materials and palette - the Conservation Area has three distinctive areas with different concentrations of materials and different palettes; in the outer areas, Character Areas A and C, new development should use the vernacular forms of architecture which are prevalent (considering the specific colour palette, traditional materials and details) without pastiche; in Character Area B there is more scope for architecturally distinctive and outstanding designs that build on the highest quality of architectural composition; extensions to unlisted buildings in the Legh Road Conservation Area should not significantly reduce the garden space; **extensions** should respect the height, bulk and general form of the host building; extensions should be secondary in character to the original building;

Important Open Space – new development should take into account the important open space identified in the appraisal and ensure that views are not blocked or harmed by development;

Ancillary buildings - ancillary domestic buildings or annexes will be considered in locations between the main dwelling and the highway on a case-by-case basis; garages and ancillary buildings should be independent and not included with the massing of dwellings.

Archaeology

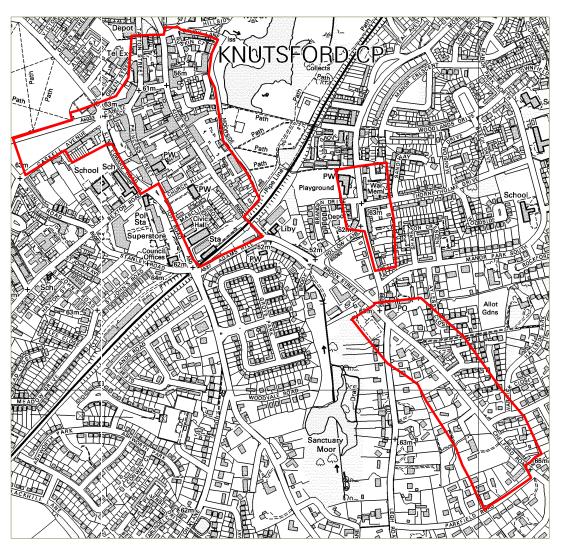
The appraisal identifies a large length of Chelford Road, within and overlapping Character Area C, as being part of the historic medieval settlement of Over Knutsford, an area of Archaeological Potential. This is one of three areas identified to have archaeological potential within the Knutsford area, two of which lie outside the Legh Road Conservation Area boundary. Each of these areas of Archaeological Potential have been assessed to have significant below ground remains relating to their medieval core and require archaeological mitigation for any below ground works.

The area of Archaeological Potential is not directly related to conservation area boundaries, and this supports and highlights the potential spread of historical materials in a complementary manner to the conservation areas.

All proposed developments within these areas⁶ will require direct consultation with the local authority archaeological service.

In the year 2020/21 there were 27 direct consultations relating to developments within the Knutsford parish and the archaeological mitigation recommended ranged from Desk Based Assessments to Palynological and Topographical Survey. Each consultation is assessed individually, and the

This excludes Scheduled Monuments, where applications are notified to Historic England.



Knutsford Areas of Archaeological Potential

archaeological mitigation is recommended based the proposed development, the supporting documentation and the information held on the Cheshire Historic Environment Record.

Proposals for development in any of the areas of Archaeological Potential is likely to trigger the requirement for archaeological observation. Proposals outside the area of Archaeological Potential will be assessed and there may be requests to undertake archaeological works, based on the available evidence.

The areas of Archaeological Potential are reviewed periodically to ensure all potential below ground remains relating to the medieval cores, historical deposits and archaeological deposits are assessed effectively.

Boundary Review

The Conservation Area Appraisal sets out a clear review of the boundary and key recommendations for changes to the boundary. All of these are fully explained and justified in the appraisal. These are limited to the following locations:

Additions:

Include properties at Paradise Green, the public green space, The Garage, and the northwest side of Bexton Lane, Bexton Cottage, White Gates and to the east of Bexton Lane, Flats Nos. I and 2, Bexton Lodge.

Include Nos. 19-21 Chelford Road.

Include Nos. 29-47 Chelford Road, and Grange Cottage.

The proposed boundary changes are subject to full public consultation, as part of the adoption of this appraisal and management plan. Alterations to the boundary are considered at full Planning Committee and notified in The Gazette.

Planning Control

Article 4 Direction

The appraisal has identified the need to provide additional control of development, to prevent the loss of historic boundary treatments, to prevent the introduction of high or solid fences which undermine the openness and sylvan character of the Conservation Area, and to strengthen the character of the Conservation Area. A planning authority is empowered to remove permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015. An Article 4 Direction brings under planning control development so that the local planning authority can consider a proposal in detail.

The proposed introduction of an Article 4 affects buildings which are wholly in residential use (C3 Dwellinghouses), and includes dwellings which are divided into apartments, residential care homes (C2 Residential Institutions), houses for retirement living (Use Class C2 and C3), or multi-occupancy (C4 Houses in multiple occupation). All of these types of uses are contained within the Legh Road Conservation Area as many historic properties have been subdivided or re-developed because of their large size. It does not apply to listed buildings, which do not have permitted development rights within their curtilage.

The proposed introduction of an Article 4 Direction is specific to the set of circumstances found in the Legh Road Conservation Area and the threats identified in the appraisal. It is considered that an Article 4(1) Direction is necessary to protect the local amenity of the area and the special historic character of the Conservation Area.

The proposal is to remove permitted development rights for certain classes of operational development, which will control the treatment of boundaries to all dwellings in the Conservation Area (including C2 and C4 use), and the construction of any new walls or fences within property boundaries, as well as ancillary buildings. Under the Town and Country Planning (General Permitted Development) (England) Order 2015 express planning consent is not required for certain works, although the controls are different in conservation areas (known as Article 2(3) land), which have more stringent rules.

The introduction of an Article 4 Direction will also provide much greater clarity over what needs planning permission and will prevent the 'deep frontage syndrome' whereby tall fences are erected up to 2 metres high behind the existing fenceline or a heavily planted boundary of trees and shrubs, or hedge which is adjacent to the highway, in order to circumvent planning controls. The new Direction will apply to proposals going forward and is not retrospective. It is unlikely, therefore, to lead to acclaims for compensation that properties are adversely affected.

The relevant parts of the GPDO are:

Part I - Class E Part 2 - Class A

Part II - Class B



Example of a traditional boundary in the Conservation Area, where shrubs and trees supplement the brick wall and provide a high degree of privacy whilst maintaining the character of the Conservation Area.



Example of a traditional boundary in the Conservation Area, where a new close-boarded fence has been added to provide a complete screen, removing the garden from public view and undermining the openness and sylvan character.



Example of a modern interpretation of a panel fence, with minimal transparency and horizontal proportions that stands out in the Conservation Area and draws the eye.

Part I - Development Within the Curtilage of a Dwelling House

Class E – The provision within the curtilage of the dwellinghouse of-

- (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or
- (b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas. This will apply to dwellings as defined under use Class C3 and C4.

Part 2 - Minor Operations

Class A - The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

This will apply to Use Classes C2, C3 and C4. It will also apply to sui generis uses, such as public houses, and offices (Class Eg).

Demolition of boundary walls

Under permitted development rights certain walls within the conservation area which are lower than I metre high could be demolished without the need for planning permission, under 'relevant demolition' rules. As many of the historic property boundaries are lower than I metre high, and retain embanked gardens, it is considered appropriate to remove the opportunity to demolish low historic boundary walls by removing permitted development rights for demolition. Complete replacement of an existing wall or fence will require planning permission, but removal of permitted development rights is advisable to provide consistency and clarity, to address partial replacement and demolition of walls which are either over or under I metre high, or variable in height .

Part II - Heritage and Demolition

Class B – Any building operation consisting of the demolition of a building.

The Article 4 Direction, therefore, applies to most properties in the Legh Road Conservation Area, with very few exceptions.

All proposals relating to the Article 4 direction will be subject to a six-week period of consultation as part of the adoption of this management plan.

The procedures for an Article 4(1) Direction involve ratification by the Secretary of State. It is likely that this will be a 'non-immediate' direction. The number of owners / occupiers is likely to make individual service impracticable, but the procedure will require extensive local advertisement and a general awareness -raising letter to all property addresses in the Conservation Area.

Advertisements

A wide range of advertisements can be displayed without requiring express consent from the Authority. However, the use of security signs within the Legh Road Conservation Area is becoming a threat to its special character. These require consent, and, in most cases, these will not be approved.

The Local Planning Authority will encourage the establishment of a Neighbourhood Watch for the Legh Road Conservation Area, which will then be able to consider appropriate signage under permitted development rights.

Advice to Occupiers

The appraisal has identified that additional guidance is needed to provide examples of appropriate riven oak palisade fences. Replacement of existing riven oak palisade boundary fences or reinstatement of missing riven oak boundary fences and the provision of new riven oak fencing to new developments will be considered on a case-by-case basis.

There are a large variety of interpretations of the authentic riven oak fence. Examples of where this is successful and where this is unsuccessful are given below.





Example of an original oak palisade fence, with split or riven oak and oak pegs fixing the uprights to the rails. The oak has weathered to a muted silver-grey colour and fence panels are irregular with a subtle difference in height.





Example of a modern machine-sawn palisade fence, stained and nailed to rails, of regular height and form.

The Local List and 'Non Designated Heritage Assets'

A large number of unlisted buildings which fall within the Legh Road Conservation Area will be classified by the local planning authority as 'non-designated heritage assets' (NDHA for short). This is not the same as the Local List. These NDHAs are covered by separate planning policy under the National Planning Policy Framework⁷ and under the Local Plan (part 1) Strategy 2010-2030, Policy SE7 https://www.cheshireeast.gov.uk/pdf/planning/local-plan/local-plan-strategy-web-version-1.pdf and Policy HER1 of the Local Plan (part 2) draft Site Allocations and Development Policies Document.

The research undertaken for the Conservation Area Appraisal has uncovered more information about the historic or architectural interest of properties in the conservation area, which is summarised in Appendix I of the Appraisal. This is not an exhaustive summary of special interest and the appraisal recognises that there is more information to be found out about many individual, architect-designed buildings in the Conservation Area. Information will often be held by property owners in their deeds. As part of any application for development, including alteration, extension and demolition, a full Heritage Statement should be prepared by a suitably qualified professional; this should consider the property deeds and any historic plan evidence from the deeds; the planning authority may request that information as part of the justification, in order to make an informed decision.

The effect of development on positive buildings in the Conservation Area and / or Non Designated Heritage Assets is a material planning consideration. There is a general presumption against the demolition of buildings in a Conservation Area which make a positive contribution to the character of the Conservation Area (see Figure I and Appendix I). There may be exceptions, but these will only be considered for demolition where there are substantial public benefits that outweigh their retention and a balanced judgment will be needed; for example, an application for development of a replacement dwelling is not considered to be a public benefit. Where applications are submitted for development in conservation areas involving the demolition of a positive building, these will be considered under either paragraph 201 or paragraph 202 of the National Planning Policy Framework.

Para. 203 of the National Planning Policy Framework 2021, and subsequent modifications

Protection of Trees

The appraisal identifies that a large part of the character of the conservation area is the dominant presence of large, mature trees, most of which are located within private gardens. The mature treescape contains an older, high canopy. Street trees within the public domain are limited to Leycester Road and Goughs Lane. However, trees lined many roads when they were planted as part of the Legh estate or where they were planted in the 19th century and early 20th century to enhance gardens. Removal of mature trees dilutes the special character of the Conservation Area and is harmful.

The Conservation Area appraisal identifies where and why trees are important to the Conservation Area. These include:

- Trees that are part of wooded areas, with extensive canopy; Trees that have a strong landscape function, for example defining road frontages, or forming a backdrop to the Harding-Watt villas in views from the west:
- Trees in large gardens with a great variety of form, colour and seasonal contrast;
- Smaller trees planted within boundaries, such as yew and holly, often under a larger, taller canopy, providing screening;
- Individual specimen trees that are distinctive in their own right, whether this is for their age, their colour, their rarity, or their form and stature.

Trees are a material consideration in the planning process and protection of their visual contribution to the character of a Conservation Area carries significant weight. This is supported by Policy ENV6 Part of the Local Plan and Policy SE5 Part 1 of the Local Plan.

Within conservation areas, anyone intending lopping or felling a tree greater than 75mm. diameter at 1.5 metres above the ground must give us six weeks written notice before starting the work. This provides the planning authority with an opportunity of assessing the tree to see if it makes a positive contribution to the amenity, character or appearance of the conservation area, in which case we may decide to serve a Tree Preservation Order.

There are already a large number of TPOs within the Legh Road Conservation Area and these include individual specimens and group designations.

It is important that in any planning application for development recognition is given to the contribution that mature trees make individually and collectively to the character of the Conservation Area. In most cases an application for development will need to be accompanied by an Arboricultural Impact Assessment.

Applications need to consider long-term impacts and suitable locations where trees can thrive. In general, the local planning authority will seek to avoid quick growing conifers that are used for screening, where this does not tie in to the existing character of the Conservation Area. Similar types of large ornamental trees will be expected for succession planting, to provide the same visual benefits.

In general, permission will not be given to fell healthy trees which have a long life ahead of them, without a very robust justification. Where justification is provided for the removal of a tree, the planning authority has a 3 for 1 replacement strategy, wherever this is feasible. Where the site allows, the local planning authority will expect new trees to be extra heavy standard or advanced nursery stock.

Cheshire East Local Plan Strategy (Part 1) Policy SE5 protects trees, hedgerows and woodlands and where development is concerned, "the sustainable management of trees, woodland and hedgerows including provision of new planting within the infrastructure of new development proposals to provide local distinctiveness within the landscape, enable climate adaptation resilience, and support biodiversity".

Policy SE3 – Biodiversity and Geodiversity is also particularly important for the area of Sanctuary Moor, the Local Wildlife Site, in Legh Road. This needs a special and specific approach in recognition of its high value habitat, the need to preserve the site as an 'ecological stepping stone' and 'wildlife corridor'.



Legh Road - extensive tree cover and high canopy

Policy ENV6 (Part 2 SADPD) of the Local Plan sets out specific policies to cover trees, woodland, ancient woodland, hedgerows, and ancient or veteran trees. This states:

- 1. Development proposals should seek to retain and protect trees, woodlands and hedgerows.
- 2. The layout of the development proposals must be informed and supported by an arboricultural impact assessment and/or hedgerow survey. Trees, woodlands and hedgerows considered worthy of retention should be sustainably integrated and protected in the design of the development to ensure their long term survival.
- 3. Where the loss of significant trees is unavoidable it must be compensated for on the basis of at least three replacement trees for every tree removed.
- 4. Replacement trees, woodlands and/or hedgerows must be integrated in development schemes as part of a comprehensive landscape scheme. Where it can be demonstrated that this is not practicable, contributions to off-site provision should be made, prioritised in the locality of the development.'

Trees have not been individually assessed. They are too numerous. In certain circumstances, the planning authority will continue to use Tree Preservation Orders where a tree or a group of trees has significant amenity and / or landscape value and is considered to be under threat.

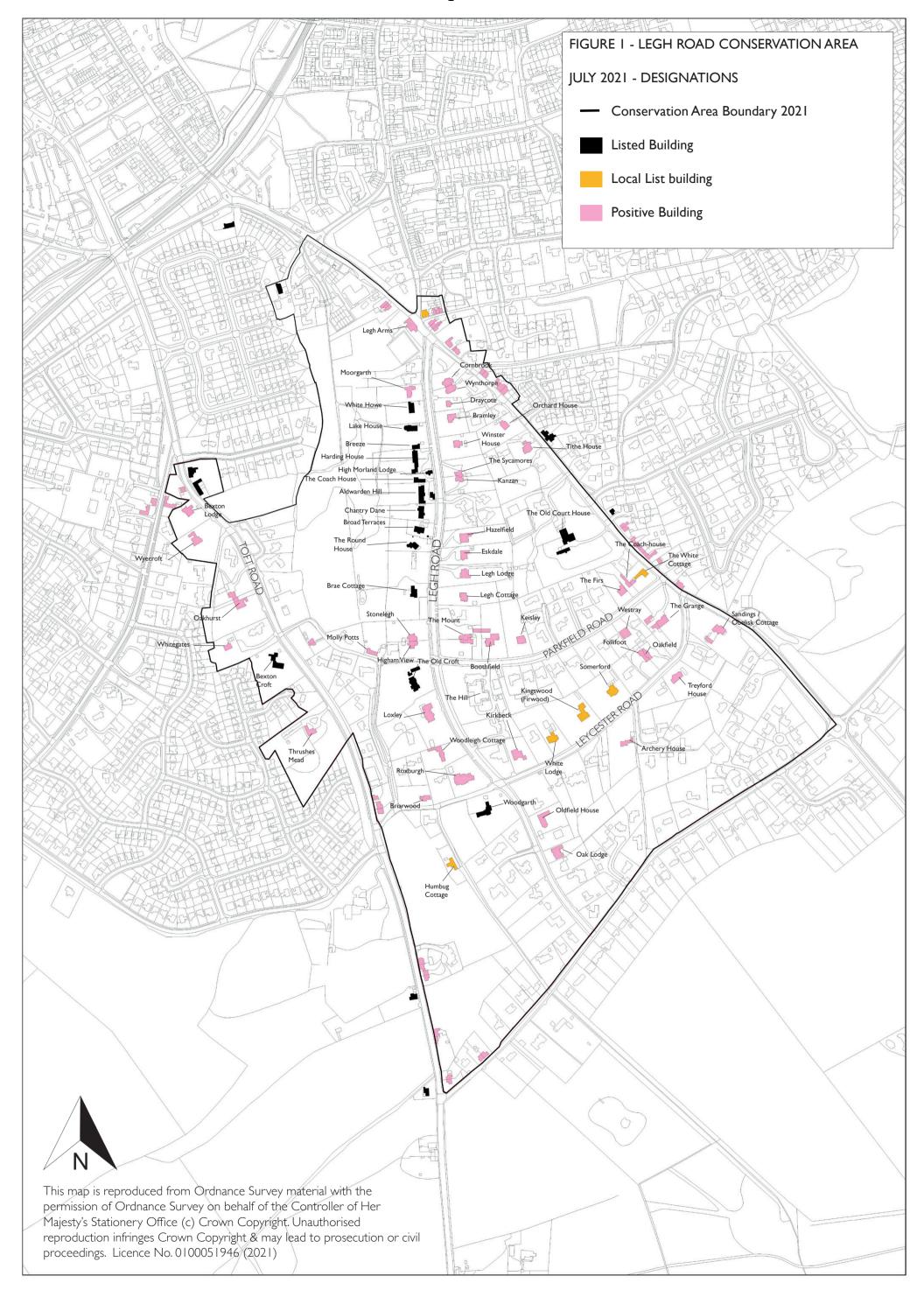
Streets, Traffic and Highway Management

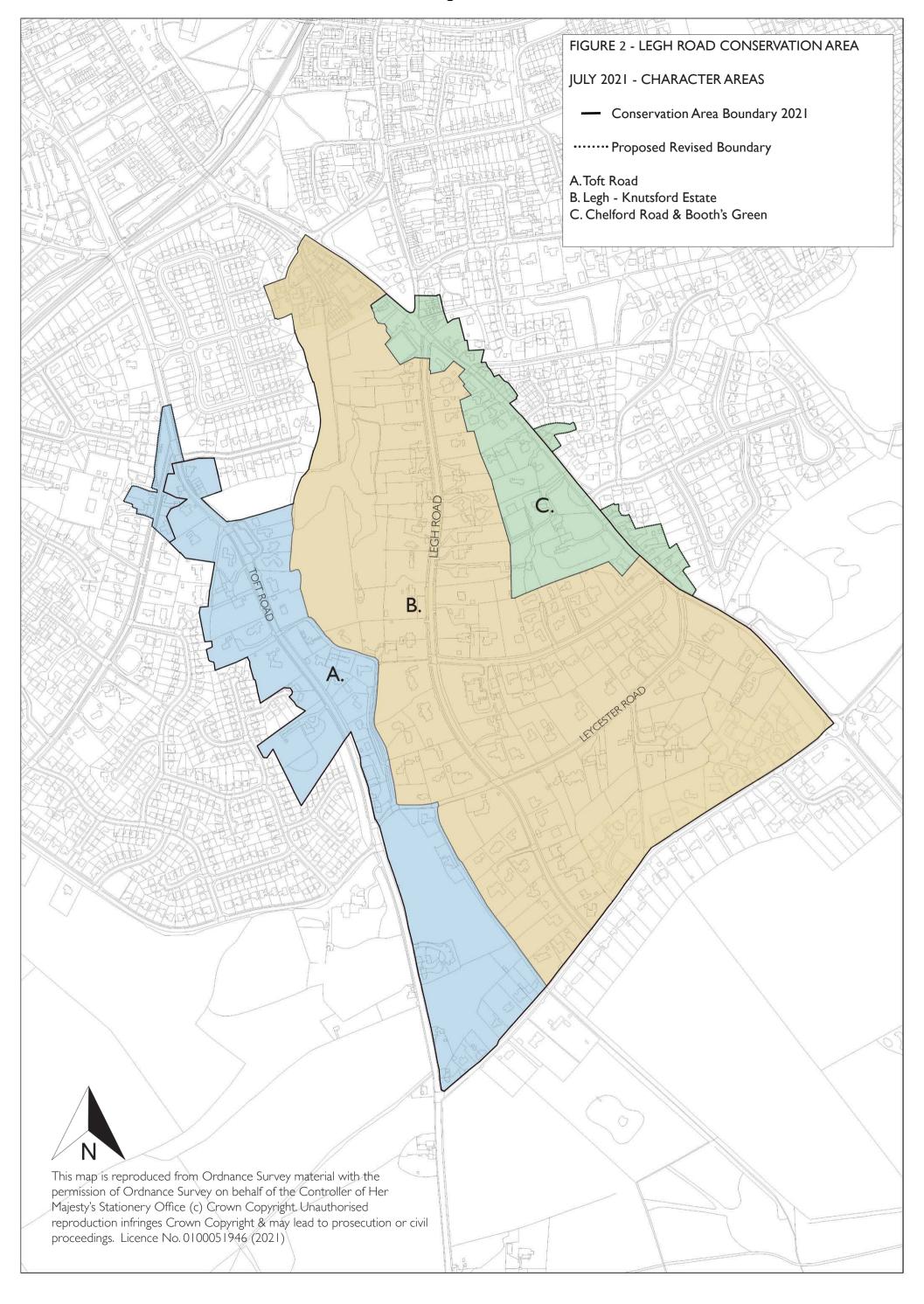
The appraisal has identified a number of issues related to the maintenance and condition of the highways.

Traffic management and highways maintenance schemes can have a significant impact on the character of conservation areas. The problem of vehicles over-running verges along Legh Road and Leycester Road will need to be considered by the highway authority to address kerb heights, gulley maintenance, the maintenance of verges, the maintenance of pavements and the potential provision of a new pavement along the southern section of Legh Road. It is essential that the stone kerbs are retained and or/ restored, that the character of the grass verges is preserved, that paving materials are sympathetic, in either stone flags or a surface dressing avoiding 'blacktop', and that obstructions to the highway are removed.

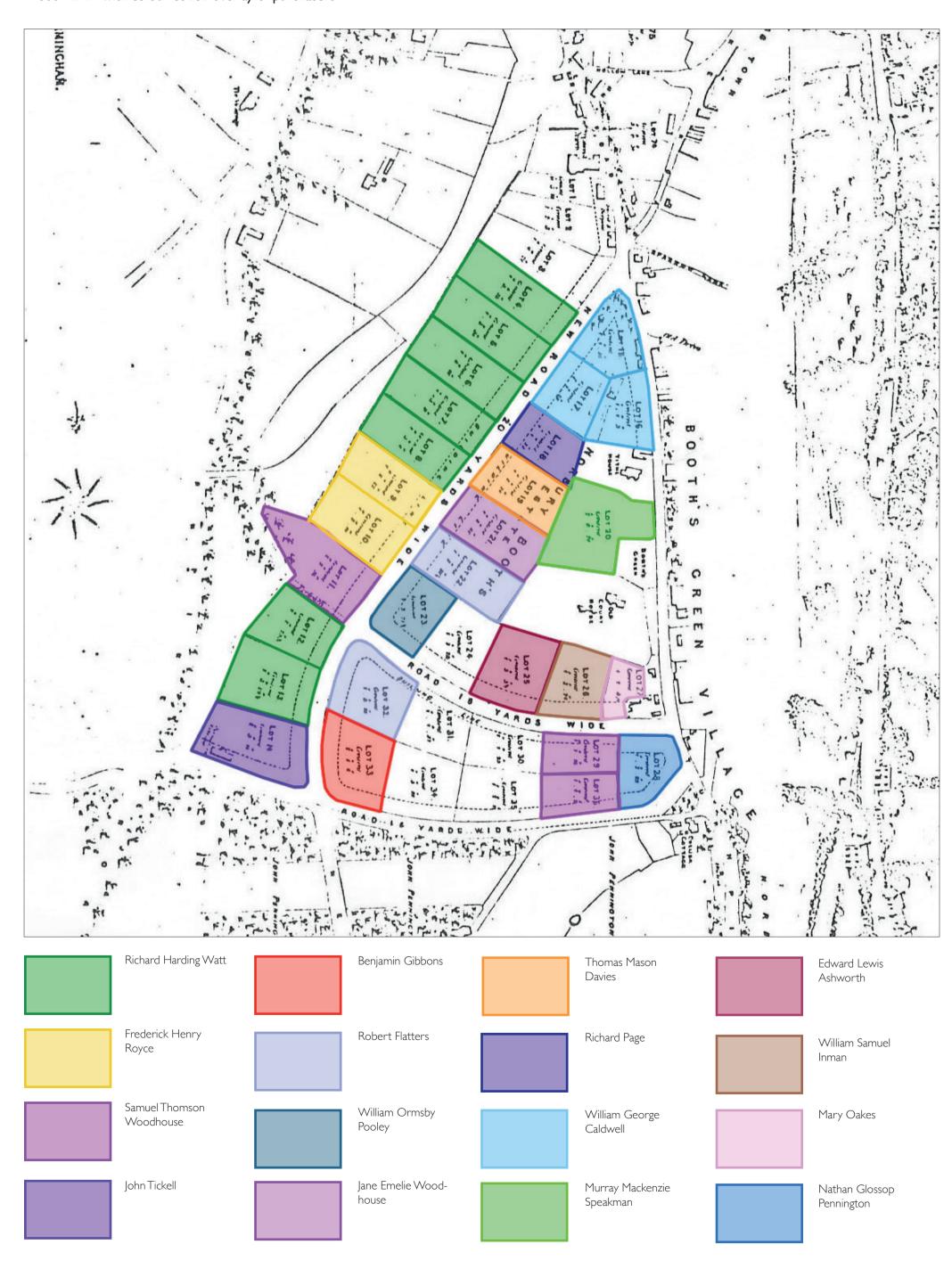
The highway authority will work with and consult the Town Council, the Conservation and Design Team at Cheshire East Council and local disability organisations on the detailed design of highways works in the conservation area.

The Historic England guidance Streets for All: North West contains detailed advice for the management of highway works in conservation areas.





1866 PLAN with colour-coded overlay of purchasers





APPENDIX I – BUILDING SUMMARY TABLE

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
Parkfield Road – north side					
Glen Gottie	Ca. 1989				
Boothfield	Ca. 1873	Part of Lot 24 1876 OS map 1901 Census 1911 Census – 'Boothfield' Edward Lewis Ashworth Mrs E L Ashworth at Boothfield House, Knutsford – Pall Mall Gazette – 14.3.1874	Boothfield House (1876)		Designed as one of a pair of detached houses with Keisley. Flemish bond red brick with gault brick bands and round-arched windows to first floor, bracketed eaves and sawtooth brick to stone cill band. Attractive timber porch. Advanced bay to front has tri-partite windows with gault brick 'mullions', corbelled brackets support the first floor.
Keisley	Ca. 1873	Part of Lot 24 1876 OS map 1901 Census 1911 Census – Mrs Percival 1898 OS map – "Elton House" 1892 – Robert Whitehead Esq. Elton House, Knutsford – Sporting Gazette – 5.11.1892	Kirsley (1876 & 1909 OS map) Keisley (1911 Census Summary)		Designed as one of a pair of detached houses with Boothfield. Flemish bond red brick with gault brick bands and round-arched windows to first floor, bracketed eaves and sawtooth brick to stone cill band. Attractive timber porch. Advanced bay to front has tri-partite windows with gault brick 'mullions', corbelled brackets support the first floor.
Greenacre	1934	Lot 25 Edward Lewis Ashworth (1878) 1934 – 407 - proposed new house in Parkfield Road for R. Fontes Esq. – "Greenacre" 1967 OS map			
Longfield	Ca. 1978	Lot 26 – William Samuel Inman (1878) Proposed new house in Parkfield Road, for Mr J. Acton (insp. April 1880) – 55A (LUK 1871). John Acton was recorded as a builder in Knutsford in the 1881 census 1911 – Alfred Crewdson Junior 1928 280 – proposed alterations at "Eversley", Parkfield Road, by Mellor Speakman and Hall for T.H. Hardy Longfield - 1978 OS map		1898 OS - Eversley (1911) dem. Replaced by Longfield (1978) and Red Walls (2014)	
Red Walls	2014			1967 OS map (see above entry)	Bridge Architects
The Firs	Ca. 1872	Lot 27 – Mary Oakes (1871) 1876 OS map 1911 Census – John Cockburn Aitchison			Stucco villa, with hipped slate roofs and deep overhanging timber bracketed eaves and some ornate bargeboards. Italianate in overall style. Sash windows, mainly round-arched, and blind, round- arched articulated panels to external chimney breasts; horizontal moulded stone bands enliven the walls, projecting bay windows and open verandah.

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
Coach-house (The Firs)	Ca. 1872				Ancillary building to The Firs, which copies the use of round-arched windows, ornate bargeboards, and simpler banding – painted brickwork and Welsh slate.
The White Cottage LL	ca. 1840	1848 – Tithe map Richard Starkey Building shown on 1871 allotment plan 1876 OS map (LL) Mrs Massenlli – The Laurels Knutsford recorded on 16.6.1880 (Buxton Herald)	The Laurels (1876)		House with heavy roughcast or harling, with some picturesque characteristics, including deep overhanging eaves with ornate, frill-like timber skirt and some leaded-light windows. The origins of this house are not fully understood but it may contain earlier fragments.
Coach-house (The White Cottage)	ca. 1872.				Coach-house attached to The Firs coach-house and probably designed at the same time, painted brick (altered).
Parkfield Road – south side					
Hill Cottage		1967 OS map			
Bay Tree House		·			
Park House	2011				
Pinetops	2015				
The Willows	2015	1967 OS map - rebuilt			
Oak Lodge	2007	·			
Parkfield House					
Silkmore	1930s	1934 – Kelly's Directory – Resident J R Hope			
March House	2006	Part of Lot 29 – Samuel Thomson Woodhouse (1893) – 1978 - rebuilt			
Foxmead	2006	Part of Lot 29 – Samuel Thomson Woodhouse (1893) – 1978 – Fawns Mead - rebuilt			
Westray	ca. 1945	Part of Lot 29 – Samuel Thomson Woodhouse (1893) 1967 OS map			Asymmetrical half-timbered house of pegged construction with pair of large, projecting jettied gables, one with an oriel, the other with a bay window, brick ground floor, in English Garden Wall bond, with offcentre, stepped, round-arched door surround. A simple but strong house, echoing other houses of the early C20.
The Boundary		Part of Lot 29 – Samuel Thomson Woodhouse (1893)			, , , , , , , , , , , , , , , , , , , ,
Grange Coach House (see The Grange – Leycester Road - north side)	Ca. 1872-74				Purpose-built coachouse of ca.1872, designed by N G Pennington. Similar detail to The Grange, with louvred ventilator to slate roof.
Leycester Road - north side		Unattributed BPR: 1908 131 – proposed new houses in Leycester Road, Dec. 1908 Messrs I Massey 1910			

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
		Proposed new stables and house in Leycester Road – architect I. Massey and Sons, Feb. 1910 – 136 1939 614 – det. House on Leycester Road – for N.S. Notem Esq. by W. Thorpe & H.H. Smith			
1 Briarwood	Ca. 1890.	1876 OS map 1898 OS map shows the current plan form, a replacement for the earlier Sandford Cottage. 1911 Census Summary – "Brierwood" – Mr Carver	Sandford Cottage (1876) Briarwood Cottage (1909) Brierwood (1911 Census Summary)		Red brick house, with pair of half-timbered jettied gables (a first impression of a pair of semi-detached houses). English Garden Wall bond, of orange tone, with dentils forming bracket supports to the jettied first floor joists. Possibly a late C19 estate cottage, or pair, quickly converted to a single dwelling.
3 Tall Timbers		1967 OS map		House demolished January 2021	
Wolseley Lodge	2003				
Kirkbeck, 7 Leycester Road	2003	Application no. 03/0162P		Bungalow demolished 2003	Fallows Gowen Partnership. A house of 2003 which borrows details from the neighbouring dwellings on this side of the street. The design has strong similarities with Somerford and White Lodge in the use of roughcast and a pair of projecting jettied gables with projecting massive joist ends, although in this instance with western jettied gable has a two-storey bay window. Central segmental-arched porch, as at Somerford. Artificial stone slate roof.
Silvercraig, 9 Leycester Road 11 White Lodge	Ca. 1989 Ca. 1910	Does not appear on 1987 OS map. 1967 OS map	White Lodge (1967)		White Lodge was built as an identical pair with
LL		('The White Lodge' 1911 Census Summary – Mr Redmayne) Are these "BPR - 131 – proposed new houses in Leycester Road, Dec. 1908 Messrs I Massey"? Or "Proposed new stables and house in Leycester Road – architect I. Massey and Sons, Feb. 1910 – 136 " Isaac Massey & Sins worked for Percy Worthington on other projects. Was this and Somerford designed by P Worthington? Pall Mall gazette – 26.2.23 – "The White Lodge, the Hon. Hubert and Mrs Constantine Smith's house"			Somerford. Paired gables to the front elevation, with shallow jetties and projecting massive joist ends, deep overhanging eaves with exposed rafter brackets, roughcast. Mullioned and transomed casement windows. Central segmental-arched projecting porch. Ground floor bay and bow windows. Replacement Welsh slate roof. Gable-end stacks and off-set central stack with central flat-topped dormer. Unusual monolithic chamfered gateposts to driveway, with giant ball finials.

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
15 Kingswood LL	Ca. 1912	15 & 17 LL N.S. Notem – 1934 Kelly's Directory - Firwood.	Does not appear on 1909 map Firwood		The HER states that Firwood was built in 1910. Ornate black-and-white half-timbered house, with paired projecting gables to the front elevation, pegged construction and decorative panelling and braces, mullioned and transomed windows with leaded lights. The plan form with the central dormer window and the off-set chimney stack is identical to Somerford and White Lodge, as is the distribution of windows. Suggests that all were built by the same architect. Clay tiled roof, probably re-roofed.
19 Somerford LL	Ca. 1910	LL 1911 Census Summary – Fitzgerald Falkner Are these "BPR - 131 – proposed new houses in Leycester Road, Dec. 1908 Messrs I Massey"?	Does not appear on 1909 map		Somerford was built as an identical pair with White Lodge. Paired gables to the front elevation, with shallow jetties and projecting massive joist ends, deep overhanging eaves with exposed rafter brackets, roughcast. Mullioned and transomed casement windows. Central segmental-arched projecting porch. Ground floor bay and bow windows. Gable-end stacks and off-set central stack with central flat-topped dormer. Somerford retains its original stone-slate roof and small-paned leaded-light casement windows Unusual monolithic chamfered gateposts to driveway, with giant ball finials.
Legh Court		Part of Lot 36 – S T Woodhouse (1872) 1978 OS map			
Follifoot	Ca. 1874	Lot 36 – Samuel Thomson Woodhouse (1872) OS map (1876 OS map – rear part)	Senlac (1967)		If this was originally one property built by S T Woodhouse, was it also designed by W P Samuels, his preferred architect? (see description below)
Oakfield	Ca. 1874	Lot 36 – Samuel Thomson Woodhouse (1872) OS map (1876 OS map – rear part) 1881 census – Jane Bostock (widow – 70) 13.9.1882 – Chester Courant – S Bostock, Oakfield, Knutsford Oakfield – 1911 Census Summary 164 – "Oakfield", Leycester Road – extensions by Mills and Murgatroyd for T. Blatherwick			W P Samuels? Mills and Murgatroyd Large red brick house, primarily neo-Gothic in style, of Flemish bond, with decorative blue banding and diaperwork to gables, projecting chimney breast with tumbling courses of brickwork, and some stone dressings. Welsh slate roofs, overhanging eaves and bargeboards. A variety of windows, some with brick pointed arches, some segmental brick, some flat in stone. Prominent gable and first floor window to street, with pointed arched window, carved central column, foliated capital and carved blind panel above with

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
					sinkings and quatrefoil; ground floor projecting bay with blind shield (former entrance porch) Pair of massive carved pink sandstone gatepiers
The Grange	Ca. 1872-74	Lot 28 – Nathan Glossop Pennington (1871) 1876 OS map 1873 – The Grange - Chester Courant – N G Pennington			Nathan G Pennington (architect of St. Mary's Hospital Manchester). In practice as Pennington and Brigden (1861-1894) of Queen's Chambers Manchester and 8 John Street, Adelphi, London. Also designed St. Paul's College Knutsford in 1873. Polychromatic brickwork with neo-Jacobean style diaperwork to external chimney breasts, blue-brick banding, half-hipped slate roofs, heavily-bracketed overhanding eaves with bargeboards. Highly distinctive exaggerated chimney stacks with moulded brickwork set within the half-hips
<u>Leycester Road – south side</u>		Unattributed BPR: 1924 237A – proposed new house Leycester Road - N Newton for William Tetlow, builder F. Whitehead			
2 Toft End 4 Humbug Cottage (off Leycester Road) LL	1968 C17 and C20	1876 OS map (LL)			Anthony Jones Lobby-entrance plan, timber-framed cottage of the C17, with some small-framing in-situ and arched braces to posts. Wall-plate intact and possibly roof, but soleplate removed. Original doorway blocked up but still evident. Brick nogging replacement of wattle-and-daub. Central brick stack to original 2-bay dwelling. Thatched roof to original cottage and later extensions. Picturesque thatched bay window may have been added by the Toft Hall estate in the early C19. Extensions Anthony Jones
Woodgarth (grade II LB)	1903 1904 (list des.)	1909 OS map 1911 Census Summary - 1903 Proposed house at jcn. Of Legh Road and Lecester Road for Mr G. Wragg, architect / builder T Worthington – in pencil Woodgarth, (Insp. July 1903) – 113A Proposed alterations of Woodgarth for Mr T Tattersall May 1908) – 128 "WOODGARTH has great architectural charm and possesses a quiet quality of picturesqueness which is very pleasing. The happiest bit of grouping is the garden front, close to the edge of an old sand-pit containing a tennis lawn and circular pagoda." (British Architect, 14 July 1905)			Percy Scott Worthington T Worthington (builder) See list description

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
		"In 'Woodgarth' the architect, aided by the practical			
		artistic appreciation of his client, Mr Wragge, has			
		produced what will rank as one of the beautiful homes of			
		England. Lying off the beaten track in the heart of a silver			
		birch and pine copse, and approached through a circular-			
		topped oak gateway, the house, being L-shaped, seems			
		like two out-held arms, the main door and vestibule filling			
		the centre angle;From the top of the steps on the			
		left, leading up to the back entrance, a view is obtained			
		of the wild woodland, in harmony with which is the			
		pergola at the lawn end, where, as in the adjacent copse,			
		the feathered songsters can build and rest in peace."			
8 Sylvan Lodge	Dem. 2021	1954 OS map			
10	2011		Russet House (dem.		Smith
			2008)		
12 Leathwaite		1954 OS map	Foxchase (1967)		
14 Foxchase	Between	1967 OS map – extant			
	1938 and	Split to become Leathwaite and Foxchase by 1978t			
	1954				
16 Archery House	Ca. 1930	1954 OS map	Archery House		House, with large format stone-slate roof, rustic
			(1967)		brickwork, prominent chimney stack, and diamond-
					lattice leaded-light casements. Late Arts and Crafts.
	2 1072				
18 Aramis	Ca. 1970s		Amarle (1978)		
20 Treyford House	1901	New House and drains in Lecester Road, for Mr H.	The Homestead		Solloman and Stenshall
		Winstanley, architects Solloman and Stenshall – Trd	(1911)		Good Arts and Crafts three-storey house of 1901, of
		House, (insp.Mar. 1901) – 103			brick and roughcast, with deep overhanging eaves,
		1909 OS map			exposed rafter feet and machine-made red clay plain
		1911 Census Summary – Hubert Winstanley			tiled roof, which are set on various levels and planes.
					Details of both tile-hanging to upper gables and pegged
					black-and-white timber-frame to front projecting bay,
					which also retains the date carved into the bressummer,
					and some original metalwork and hopper details. Timber
					small-paned casement windows. Original red brick
					ground floor, now painted, with roughcast to upper
					floor, would have emphasised the contrasting red and
22 Tl - D'	0 10=0	4070.00 / 4067 4074.00			white, more akin to the Queen Anne style.
22 The Pines	Ca.1972	1978 OS (not on 1967 or 1971 OS)			
24 Lee Side	Ca.1972	1978 OS (not on 1967 or 1971 OS)	Ob alial Call		William of the property in the control of the contr
Sandings		1876 OS map	Obelisk Cottage		Villa of white painted brickwork, with bracketed eaves,
		1911 Census – M M Speakman – "The Obelisk"	(1876)		hipped Welsh slate roofs and large windows, heavily
					articulated, with projecting hipped bays to the east. Mid
West Cide of Lash Basel	In to				C19
West Side of Legh Road (<u>in to</u>				
<u>s)</u>					

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
		Unattributed BPR: 1871 - Proposed House 'Croft Moor", Legh Road, for Mr R. Watt, Architect W. Ashton, Manchester (insp. Sep. 13 th 1871) – 52A (LUK 1871) – not built 1926 248 – proposed house in Legh Road for J. Beswick Esq, by Jones and Dalrymple Location? 385 – proposed new house in Legh Road by Max Tetlow for Thomas Beswick - Jan. 26 th 1933 Location?			
Oakwell	1970s	1987 OS map			
Legh Croft	2010	Lot 4 - Richard Harding Watt (1897)	Slayley Holme (1911 Census Summary) The Crescent (1967 OS) Blair House (1987 OS)	Slayley Holme (1898 OS map)	
Moorgarth	1898	Lot 4 – Richard Harding Watt (1897) 1909 OS map 1911 Census Summary Proposed plan of House in Legh Road, for Mr R.H.Watt, by architects Fairhurst and France – (insp. Mar. 1898) – 93A			Harry S Fairhurst and R H Watt Prominent red clay tiled roof, altered. Has important associations with R H Watt. Matthew Hyde describes this as 'Japanese in style with thin decoration in wood' (Buildings of England – Cheshire), but it is not clear how much of this is original and how much is later.
White Howe (gde II LB)	1901 (list des)	Lot 5 – Richard Harding Watt (1897) 1909 OS map 1911 Census Summary (uninhabited) 1911 139A - Proposed additions of porch at "White House" Legh Road for Mr R.H. Watt, Mar. 1911			Walter Aston Italianate – see LB description and Buildings of England – Cheshire Roman pantiles – purportedly from Bridgewater, Somerset.
Lake House (gde II LB)	1902 (list des)	Lot 6 – Richard Harding Watt (1897) 1909 OS map 1911 Census Summary	10 Tor Walden (1911 Census Summary) - Sparrow		R H Watt / Walter Aston see LB description and Buildings of England – Cheshire
Breeze (gde II LB)	1902 (list des)	Lot 6 – Richard Harding Watt (1897) 1909 OS map Plan of House – Legh Road, R. H. Watt (The Breeze? in pencil), (insp. July 1902) – 109A 121A - Proposed house in Legh Road for R. H. Watt (in pencil Breeze), (insp. April 1905)	Part of Tor Walden on 1909 OS		Walter Aston for R H Watt see LB description and Buildings of England – Cheshire
Harding House (gde II LB)	1903 (list des)	Lot 7 – Richard Harding Watt (1897) 1909 OS map	Built as one property with Harding House, and named 11 High Morland in 1911		William Longworth for R H Watt see LB description and Buildings of England – Cheshire

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
High Morland (gde II LB)	1903 (list des)	Lot 7 – Richard Harding Watt (1897) 1909 OS map 1911 Census Summary	Built as one property with Harding House, and named 11 High Morland in 1911		William Longworth for R H Watt see LB description and Buildings of England – Cheshire
High Morland Lodge (gde II LB)	1903 (list des)	1909 OS map 1911 Census Summary	12 Morland Lodge (1911)		William Longworth for R H Watt see LB description and Buildings of England – Cheshire
The Coach House (gde II LB)	1907 (list des)	Lot 8 - Richard Harding Watt (1897) 1909 OS map			R H Watt see LB description and Buildings of England – Cheshire
Aldwarden Hill (gde II LB)	1906 (list des)	Lot 8 – Richard Harding Watt (1897) 1909 OS map	Alwarden Hill, No.13 in 1911 Census Summary – part of The Gatehouse		R H Watt see LB description and Buildings of England – Cheshire
Chantry Dane (gde II LB)	1906 (list des)	Lot 8 – Richard Harding Watt (1897) 1909 OS map 1911 Census Summary	Chantry Dean (LB), 14. Chantry Dane 1911 Census Summary		R H Watt see LB description and Buildings of England – Cheshire Bird House – conical roof – R H Watt
The Lodge (grade II LB)	Ca. 1906	House, incorporating the former entrance lodge of the Royal Manchester Infirmary, originally c1845, Richard Lane, re-erected on the site by Richard Harding Watt, and extended, c1906.	,		R H Watt & Richard Lane see LB description and Buildings of England – Cheshire
Broad Terraces (gde II LB)	1907 (list des),	Lot 8 – Richard Harding Watt (1897) 1909 OS map	15 Census Summary		R H Watt see LB description and Buildings of England – Cheshire, d.1905 Garden pavilion – cylindrical – R H Watt
The Round House (gde II LB)	c.1900	Lot 8 – Richard Harding Watt (1897) 1909 OS map 1911 Census Summary 123 - Proposed house in Legh Road for R. H. Watt (in pencil The Round House), (insp. June 1905) 126A - Proposed motor house at Tower House, Legh Road for R. H. Watt (in pencil Legh Road), (insp. Dec. 1907)	16 Tower Knowle 1911 Census Summary		R H Watt see LB description and Buildings of England – Cheshire, d. 1904 Garden rotunda
Treetops	1933?	Lot 9 – Frederick Henry Royce (1897) 1938 OS map "385 – proposed new house in Legh Road by Max Tetlow for Thomas Beswick - Jan. 26 th 1933"			
Brae Cottage (gde II LB)	1898 (list des). Does not appear	Lot 10 – Frederick Henry Royce (1897) 1909 OS map 1911 Census Summary	17 Brae Cottage 1911 Census Summary		Paul Ogden A Steinshal see LB description

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
	on 1898 OS map.	Plans of Brae Cottage, Legh Road for Mr Baronian – 42 & 48 (LUK 1871). Alterations and Extensions to Brae Cottage, Legh Road, June 1908 for Mr Z. S. I Baronian, architect A. Steinshal – 129A 381 – alterations to Brae Cottage, Legh Road, Max Tetlow for Thomas Beswick, feb. 7 th 1933			
Stonelegh	1886	1898 OS map 1911 Census Summary Lot 11 - owned by S T Woodhouse (1871) Semi-detached Villas – Legh Road, for S Woodhouse, architect W.P. Samuels – (insp. April 1886) - 64A (LUK 1871) Samuel Woodhouse 1901 census Jane Woodhouse (sister)	18 Stone-Legh 1911 Census Summary - Mount Pleasant		W P Samuels Pale pink-coloured brick, laid in a header bond, with a darker red brick banding, the same brick for window surrounds, and moulded terracotta details for embellishments, including friezes of terracotta plaques. The building adopts deep overhanging eaves, segmental and round-arched windows, and the apex of the gables is half-timbered.
Higham View	1886	1898 OS map 1911 Census Summary Lot 11 - owned by S T Woodhouse (1871) Semi-detached Villas – Legh Road, for S Woodhouse, architect W.P. Samuels – (insp. April 1886) - 64A (LUK 1871)	19 Pen-Craig 1911 Census Summary Sheer Hazel (1967 OS map)		W P Samuels Pale pink-coloured brick, laid in a header bond, with a darker red brick banding, the same brick for window surrounds, and moulded terracotta details for embellishments, including friezes of terracotta plaques. The building adopts deep overhanging eaves, segmental and round-arched windows, and the apex of the gables is half-timbered.
The Old Croft (gde II LB)	1895	Lot 12 – R H Watt (1894) 1898 OS map 1911 Census Summary The Builder – January 25 th 1896 - drawing	20 The Croft 1911 Census Summary, occupied by Mr Watt		John Brooke ARIBA see LB description
Coach-house north of The Old Croft (gde II – part of above)	1897	1909 OS map The Builder – January 25 th 1896 - drawing			John Brooke ARIBA see LB description
Loxley	2009	Lot 13 – R H Watt (1894) 1967 OS map	The Croft (1978 OS)	"385 – proposed new house in Legh Road by Max Tetlow for Thomas Beswick - Jan. 26 th 1933" possible – or Treetops? Dem. 2009	Neil Collins – NC Architecture Modern house in traditional style, Flemish bond gault brick, with strong French influence in decorative ironwork balconettes and oeil-de-boeuf windows and dormers. Bracketed eaves and hipped slate roofs, pedimented central entrance with rusticated and plain pilasters.
Woodleigh Cottage	2002	Lot 14 – John Tickell – (1874) 1876 & 1909 OS map 1901 Census - Woodleigh	Dwelling "Woodleigh in Yard" 1911 Census Summary	Former coach-house to Woodleigh dem. 2002	

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
Roxburgh	2004	Lot 14 – John Tickell – (1874) 1967 OS map		Woodleigh (1911 census and 1876 OS map) Benjamin Gibbons of Woodleigh(1888)	Chris Stubbs of Fallows Gowen. Bold Arts and Crafts revival see Buildings of England – Cheshire
Lovat Drive	2008-2016	Replacement dwellings for development of circa 1974			
Foxwood	Ca. 1935	1954 OS map			
The Moorings	Ca. 1935	1954 OS map			
North Riding	Ca. 1935	1954 OS map	Richmond (1967 OS map)		
Springfield	Ca. 1950	1954 OS map			
East Side of Legh Road s)	l (n to				
The Hollies	Pre 1987	Lot 16 – William George Caldwell (1871) 1987 OS map			
Cornbrook	Ca. 1895	lot 17 owned by William George Caldwell (1871) 1898 OS map 1911 Census Summary (Cornbrook – E. H Downie) A W C – monogram to elevation			W P Samuels Polychromatic banded brickwork - pink/ buff header- bond brickwork and striking horizontal red brick banding and dressings and stock terracotta mouldings, embellished with pale limestone ashlar for projecting bow windows. Extended eaves to red clay tiled roof, with ornate brackets and timberwork to prominent gable. Round-arched windows with leaded lights. Stone carved initials as monogram in quatrefoil panel
Wynthorpe	Ca. 1895	lot 17 owned by William George Caldwell (1871) 1898 OS map 1911 Census Summary – Herbert Turner Jones 1895 (LUK 1871) 86A – proposed semi-detached houses corner of Legh Road and Chelford Road (in pencil Corn Brook and Wynthorpe), W. P. Samuels architect for Mr C. J. Galloway	Dovengill (1967)		W P Samuels Polychromatic banded brickwork - pink/ buff header- bond brickwork and striking horizontal red brick banding and dressings and stock terracotta mouldings, embellished with pale limestone ashlar for projecting bow windows. Extended eaves to red clay tiled roof, with ornate brackets and timberwork to prominent gable. Round-arched windows with leaded lights.
Draycote	1975	Part of lot 16 (1871) – William George Caldwell			Small Georgian style two-storey dwelling, in soft red hand-made bricks, with timber dentilled eaves cornice, raised swept brick parapet with stone coping, central pedimented doorcase with Doric columns, broken pediment and fanlight. Timber sash windows with exposed box frames. Careful attention to detail.
Bramley	Ca. 1880	Part of lot 17 (1871) - William George Caldwell 1898 OS map 1911 Census Summary – Robert Leigh Pickering 286 – proposed alterations to "Bramley", Legh Road, Mills and Murgatroyd for Col. Blatherwick Esq. 1928			Thomas Mason Davies (Leach) Mills and Murgatroyd (1928) Norman Shaw / Queen Anne style, English Jacobean polychromatic brickwork, with central pedimented Dutch gable, oval oculus or oeil-de-boeuf window, stone shaped copings, English bond brickwork in pink/ grey

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
					colour, with contrasting dark red brickwork to window and door dressings, moulded terracotta to pilaster surrounds and entablature. Steep, hipped, red clay tiled roof with coved rendered eaves. Tall brick chimneys with moulded terracotta oversailing courses. Tall small-paned sash windows, projecting above eaves line with entablature.
Winster House	Ca. 1891	Part of lot 17 (1871) – William George Caldwell 1898 OS map 1911 Census – Catharine Rivaz	1911 Census - Haresfinch		Soft red / pink brick with decorative bays and moulded brick bands, raised moulded brick surrounds to windows, decorative scrolled bracketed timber canopies. Sash windows.
The Sycamores	Ca.1874	Lot 18 (1874) — Richard Page 1876 OS map	The Sycamores (1911 census – Herbert Hartley)		Late neo-gothic; red brick with blue banding, variety of window types, with round-arched, flat-headed and segmental arched lintels. Ornate bargeboards to steep pitched roofs. Open porch with ornate timber posts. Welsh slate roof.
Kanzan	Ca. 1874	Lot 18 (1874) – Richard Page 1876 OS map 1911 Census – Edith Claremont (Endsleigh)	Endsleigh (1911 Census Summary)		Late neo-gothic; red brick with blue banding, variety of window types, with round-arched, flat-headed and segmental arched lintels. Ornate bargeboards to steep pitched roofs. Open porch with ornate timber posts. Welsh slate roof.
		Lot 19 – Thomas Mason Davies (1886) 1911 Census – Mr Greenagh 1978 OS map - extant		Fair Mead 1898 OS map Dem. Ca. 1980	Thomas Mason Davies
Hazelfield	Ca. 1886	Part of lot 21 – Jane Emelie Woodhouse (1886) Proposed new house in Legh Road for Miss J.E. Woodhouse, architect R.L. Edwards (insp. Aug. 1886) – 67A 80A – Miss J E Woodhouse – proposed additions to Hazelfield – Feb. 1892 1898 OS map 1911 Census Summary – Mr Beard Motor Garage at "Hazelfield", Legh Road, for Mr Beard, by Redfern Bros., July 1911	Hazlefield 1898		R L Edwards (? Frederick R L Edwards) Delightful loose gothic villa, in strong orange/red brick with moulded red brick details incorporating red brick cusped tracery in blind panels below windows and carved stone and moulded brick window dressings to squat mullioned and transomed windows; red clay tiled hipped roof with exposed rafter feet, ornate lead finial; later tile-hung jettied gable, with black-and-white half- timbered coved eaves, and very tall, ribbed chimney stacks.
Eskdale	1886	Part of lot 21 (1886) - J. E. Woodhouse 1909 OS map 1911 Census Summary – Woodhouse	The Gables (1911), occupied by Mr Woodhouse		Probably R L Edwards Three prominent, half-timbered, gables in jettied construction, with outer pair of full-height bay windows and a central oriel window; deeply-overhanging eaves, with exposed rafters, bargeboards, with drop finials, and Cheshire 'black-and-white' framing to gables; ground floor brick, upper floor rendered, separated by a moulded red brick dentilled band. Distinctive sash windows in timber, upper sashes with small panes. Arts and Crafts style.

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
Legh Lodge	Ca. 1891	Part of lot 22 - Robert Flatters (1873) Letter from W Andrew Jones, Legh Lodge, Knutsford – Manchester Courier, 9.11.1892 1898 OS map 1911 Census Summary – Robert Gregson 1914 179A – "Legh Lodge", A and M. E. Gregson, R. A. Hyatt Phipp; builder T Davies, Gorton – May 5 th 1914 – plans approved			Red brick villa, classical in style, with full-height, shallow bow window and full-height articulated bay window, hipped roofs to bay, with finials; dentilled moulded eaves in terracotta; ashlar surround to all prominent bay and bow windows, horizontal ashlar cill band. Sashes. Central round-arched door case in moulded brick, with round-arched window above. Welsh slate roof. Sister house to Legh Cottage – the same architect.
Legh Cottage	Ca. 1891	Part of lot 22 – Robert Flatters (1873) William Henry Houldsworth – Legh Cottage, Legh Road – Manchester Evening News 2.7.1892 1898 OS map 1911 Census – Hinton Arthur Stewart			Red brick villa, classical in style, with two-storey bay window and ground floor bow window. Hipped roofs to bay, with finials; Welsh slate roof. Dentilled moulded eaves in terracotta; ashlar dressings to windows and horizontal ashlar cill band. Central round-arched door case in moulded brick, with round-arched window above. Sister house to Legh Lodge – the same architect.
April Cottage	Ca. 1990				
The Mount	Ca. 1871	Lot 23 – William Ormsby Pooley (1880) 1876 OS map 1911 Census – Francis Ashworth	Mount Pleasant (1876) The Mount (1911)		Large classical villa, in yellow / gault brick, with painted sawtooth timber eaves cornice, hipped Welsh slate roofs, stone cills and stone banding, decorative stone balcony to south elevation, with pierced parapet; prominent canted two-storey bay windows to the west elevation; segmental and flat gauged brick arches, moulded brick and sawtooth brick details and banding. Sash windows.
The Hill	Rebuilt d?	Lot 32 – Robert Flatters (1873) 1876 OS map 154A – alteration to The Hill, Legh Road, Oct. 1912, T Worthington for Mr E.A. Kolp	Fernhill (1901 census and 1909 OS map) The Hill (1967)		
Thornfield	Ca. 1965	Lot 33 – Benjamin Gibbons (1888) 1967 OS map			
?building dem. Replacement 2013					
The Laurels			Claydon (1967 OS)		
Oldfield House	Ca. 1920	1938 and 1954 OS map Advert for housekeeper-cook – Mrs Wallace, Oldfield house, Knutsford – Staffordshire Advertiser, May 1922 Advert for maid – Mrs Hilton, Oldfield, Legh Road, Dec. 1939 – Manchester Evening News Buildings of England – Cheshire incorrectly states that this is c.1990			Arts and Crafts dwelling with a number of similarities with R H Watt in the random and varied fenestration pattern and use of classical details; prominent threestorey gable and main elevation to Legh Road and unusual slate-hung canted gable to south, set within deeply undercut, overhanging eaves; main doorcase surround to Legh Road in ashlar with ornate console brackets and shallow segmental arch, carved stone surround to staircase window; prominent timber classical modillion eaves cornice. Mixture of leaded-light

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
					and small-paned timber windows, with quirky eaves dormers, also with shallow segmental pediments.
Langdale					
Oak Lodge	2008-09				Chris Stubbs for Fallows Gowen Arts and Crafts revival. Simple and strong lines, with Voysey influence (see Buildings of England – Cheshire
The Owls	dem.			Arngibbon 1923 bungalow in Legh Road, designed for the Misses Forresters, by Frank Hindley	
Chimneys				Somerville (1967 OS) dem.	
Unattributed BPR:		1920 207 – bungalow in Legh Road, P. C. Rhodes			
Pendle Cottage	1923	1954 OS map 1923 - 220A – proposed bungalow at Legh Road for H Crossley, by Mercer, Stedman and Manley			
Lane End	1923	1954 OS map 1923 - 223 – new bungalow in Legh Road, Frank Hindley for Miss Bottomley; builder: Fearnley & Sons			

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
Goughs Lane					
3/5	Ca. 1800	1841 Tithe map 1876 OS map			Pair of estate cottages, of late C18 / early C19 date, formerly a single dwelling, owned by the Leycester family in 1848 but a pair of cottages by 1876; warm red brick, shallow slate roofs, part hipped, and dentilled brick eaves. Segmental arched windows to ground floor, with no external lintels to first floor, later alterations and extension with soldier course lintels.

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
<u>Croft Lane</u>					
2/4	Ca. 1830s	1841 Tithe map 1876 OS map			Pair of early 19 th century cottages, originally owned by the Leycester estate as workers cottages. English bond brickwork, segmental brick arches and pointed gablets

Current Name	Date	Documentary Sources	Previous Name / s	Replacement /	Architect / short description
Molly Potts	1840s + 1886	Tithe map 1876 OS map Proposed alterations and additions to cottage, Molly Potts Lane, for S. Woodhouse, architect W.P. Samuels, (insp. Aug 1886) – 66A		Demolished house	to front elevation. Some original small-paned timber casements. Highly prominent pair of chimney stacks with engaged flues. Blue clay tiled roofs. Fairhurst and France & R H Watt Unusual long cottage, with half-timbered effect first floor, simulating a jetty, with close-studding; painted brick to ground floor; very small-paned leaded lights casement windows and continuous glazed lean-to porch
		Proposed reconstruction of cottage near "The Croft" (insp. Dec. 1897) for Mr Watt, by architects Fairhurst and France – 93			with leaded-lights; R H Watt Roman-style chimney stacks (3) with wide vents alternating with bricks set as columns, triangular pediments, finished with clay-tiles. Replacement concrete tiles to main roof and lean-to porch.

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
Chelford Road West side					
29-33 Brook Street	Late C18 early C19			N/A	29-31 is a late C18 / early C19 brick cottage, part rebuilt and enlarged in the early C20, with some segmental arched windows, and later casements re-set in window openings, with small cornice and stone cills. Original profile of steep pitched roof can still be seen on the gable end. 33 is a late C19 house, with single-storey bay window, round-arched porch and recessed door, sash windows, and later matching extension, embellished with half-timbered first floor window surrounds, which break the eaves.
Legh Arms	1735 and 1896	1841 Tithe map 1876 OS map	Sword and Serpent PH	N/A	18 th century inn, Legh Estate, formerly known as the 'Sword and Serpent'. Red brick with segmental brick arches to windows and central doorcase (blocked) remodelled. Stone date plaque of 1735 JES relocated in small timber-framed pediment. Extension in orange/ red brick with half-timbered gable in close-studding, with date of 1896 carved into the bressumer. Windows all probably adapted in 1896.
Orchard House	Ca. 1900	1911 Census – William Samuel Mainprice		N/A	Three storey house, slight echoes of Queen Anne Revival style, with soft orange red brickwork to ground floor and upper floor part roughcast and part brick, painted. Prominent gable to Chelford Road breaks forward and is heavily windowed. Central round-arched staircase window to Chelford Road, with ornate tracery. Moulded stone bands, and ornate door and surround. Small-paned timber sashes. Steep pitched roofs in red clay

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
					tiles. Prominent chimney stacks with moulded terracotta oversailing courses.
Tithe House	Early and late C19	Tithe map 1848 – Cragg Watkinson occupier, owner – Peter Legh	Named as Moorfield – 1882 OS map		Two-storey early C19 brick dwelling facing Chelford Road, with three-storey C19 addition to the west overlooking a garden. Painted brick, with Welsh slate roofs, sash windows (some small-paned late Georgian)
The Old Court House and West Court Outbuildings (all Gde II LBs)	C17, C18 and possibly C16	1911 Census – The Old Courthouse – George C Hamilton			See list description and HER ECH5675
The Grange (see Leycester Road – north side)					
Haysville	Ca. 1930s	1938 OS map extant			
Balgownie	Ca. 1930s	1938 OS map extant			
Chelford Road East side					
1-3 Mobberley Road, Higher Town (LL)	Ca. 1890s and 1900	1909 OS map Cheshire Image bank – Thompson's Shop Cheshire Image bank – c04154			1 Higher Town Post Office Locally listed building. 1890s corner shop with extension to north Ca. 1900 shop (possibly early 'County Stores', Co-operative store) with Vernacular Revival timber framing corbelled out to first floor and brick to ground floor. Integral dwelling to east is solid brick. Ornate cross-bracing to timber-frame panels and complex timber brackets to overhanging eaves. Plaster pargetting to infill panels with improving mottoes and educational images of people and scenes of industry: harvesting in the fields, sewing seed, threshing corn, a baker with loaves of bread, a shop counter with sugar cones, a hunting / fishing scene, and some scenes from Aesop's fables: the dog and his reflection, the bear and the bees, the fox and the stork, the fox and the grapes. Oriel window with coving and motto: "Great Business Must Be Wrought Today Our Mission Is To Sell, We'll Do our Part Full Well, Yours to Quickly Buy If You'll Only Let Us Try" And to the main gable, which has a coved half-hip are two panels with the inscription: "Think of Ease but Work On, No Gains Without Pains" Complete shopfronts to all elevations, with leaded-light clerestory glazing.
1-5	Ca. 1900	1909 OS map			Row of three houses built in red brick with ground floor bay windows, recessed shallow porches in basket arches, with terracotta mouldings, asymmetrical projecting bays with half-timbered panels and bargeboards. Welsh slate roofs and prominent

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
					chimneys. Sashes. To Chelford Road, wrought iron pedestrian gates and bricks set in a herringbone pattern to boundary. Nos 3 and 5 were built as a pair ca. 1900, and No. 1 was added later, by 1910.
7 Hazelhurst	1725	1841 Tithe map 1876 OS map		N/A	C18 Flemish bond brick house, of fine quality, with later single-bay extension. Tithe map shows it was owned by the Legh estate. Date plaque in the form of a shield to central projecting pediment, above corbelled eaves, in lead or carved stone SLJ 1725. Ribbed and gauged flat brick arches to windows, with later sashes. Good Georgian panelled door. Welsh slate roof.
11	C18	1841 Tithe map 1876 OS map Cheshire image bank -		N/A	Linear row of three C18 cottages, now one. Painted and rendered brick, slate roofs. Segmental brick arched windows (modern uPVC has replaced timber).
13-15	C19, possibly earlier interior and roof	1841 Tithe map 1876 OS map Cheshire image bank photo – c12552			Three bay cottage, probably early C19, painted brick. May contain earlier building. Eaves dormers, formerly thatched. Large stack.
17 Caldwell House					C18 or C19 row, with late C19 and C20 additions. Painted brick, render and plain brick, with ornate decorative bargeboards to all elevations. Deep overhanging eaves and exposed rafter feet. Modern frame to gables. Tall, extended chimney stacks.
Park Cottage (gde II LB) 19 Chelford Road	Late C18 / early C19				No. 19 listed grade II – painted brick, with massive extended eaves, chevron-pattern moulding to boxed cornice, central raised pediment with same chevron detail and drop finial, small-paned casements.
21	Late C18 / early C19				Early C19 picturesque estate cottage. No 21 in English Garden Wall bond brickwork (formerly lime-washed), flush eaves, now raised, with chevron pattern moulding to eaves fascia. Three-light casement windows, those to ground floor with wedge rubbed brick lintels. Ball finial to southern gable. Tall brick chimney stacks with multiple oversailing courses.
29 Chelford Road (gde II LB)	C17				See list description
31-33	Early C19	Tithe map 1848			One early C19 dwelling, extended to create two by 1898. Brick, now rendered. Large corbelled stacks. Former estate house, owned by Peter Legh in 1848.
35-39 Pump Cottages	Early C18	Cheshire Image Bank c04280 Tithe map 1848			Early / mid C18 row of cottages, with painted brick, cambered lintels to ground floor windows, altered. No. 39 has a prominent gable frontage to the street and may have replaced an earlier building or may encase an earlier building. Former estate cottages, owned by Peter Legh in 1848. Slate roofs, modern windows. Photo in

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
					Cheshire Image Bank shows three-light timber casements to Nos. 35-37.
41-47		Cheshire Image bank c04280 Tithe map 1848			C17 and C18 row of cottages with remains of cruck frame to No. 41 and no. 43. Rendered, modern windows. Former estate cottages, owned by Peter Legh in 1848. Nos. 41-45 were formerly thatched (see archive photo) and may have all had cruck frames. No. 47 is later, probably C18, rendered, and formerly had a central triangular pediment to the centre of the eaves, as found at No.7 Chelford Road.
Grange Cottage	Early C17	Cheshire Image bank c04313 Tithe map 1848			Early C17 cottage, with trusses and substantial remains of timber-frame to interior, smokehood to first floor, and four-centred arched doorways to cross wall. Formerly known as Old Dame School and occupied by Jane Roylance in 1848; she is identified as the 'schoolmistress' in the 1841 and 1851 census. Formerly a thatched cottage and used as inspiration as a 'school' by Elizabeth Gaskell in her novel Cranford. Two cottages by 1898. Roughcast and small-paned timber casements. Eaves now raised and Welsh slate roof.

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
Toft Road West Side s to n					
Thrushes Mead	Ca. 1920s	1938 OS map		N/A	Painted brick, with moulded brick details, neo-Georgian- style, small-paned timber windows and round-arched doorcase with fanlight. Welsh slate roof.
Bexton Croft (gde II* LB)	1896	To the right of the porch, a stone carved car carries lead rainwater head, with initials DDM and the date 1896. Small brass plaque records that the house was built for Donald and Bessie Macpherson and built by John and Joseph Beswick. 'Proposed house at Knutsford, for D.D. Macpherson, Esq. designed by Mackay Hugh Baillie Scott and Seton Morris' – Academy Architecture and Annual Architecture Review 8 (1898).			MH Baillie-Scott The house is considered to be one of Baillie-Scott's best early buildings and has retained much of its original detail. Roughcast render over brick, and mock timber to entrance front, with stone-flagged roof. A stunning example of the Arts and Crafts movement, with strong Cheshire influence. See list description
Whitegates	Ca. 1950s				
Oakhurst, Oakhurst Cottage and Newlands	Ca. 1881- 1885	F W Carver – residing at "Oakhurst", Manchester Courier 1886 F W Carver – 1891 census, and until his death in 1922.	The Gilds		Strong red brick, tile-hanging with ornate fish-scale tiles, black-and-white half timbering to gables, red-clay tiled roofs and prominent bay windows.
Wyecroft	1928	1938 OS map			Brindled brick with clay-tiled hipped roofs, deep overhanging eaves and timber casements.

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
		455 – detached house adjoining Oakhurst, Toft Road for J. E Braggins Esq, architect Meller Speakman and Hall (1928)			
Bexton Lodge, Toft Road	A.D. 1876 dated porch	John Harrison – 1881 and 1891 Census 1938 - 585 – alterations and additions to Bexton Lodge, by S. Birkett for W. P. Smith			Prominent Dutch gable with segmental pediment and ornate terracotta panel to Toft Road, strong red brick with red-clay tiled roof, moulded surround to windows, terracotta moulded bands and tall chimneys, timber sash windows.
Garden Cottage	Ca. 1862	1876 OS map	The Cottage		1862 (Leach) Small Georgian-style house, in Flemish bond brickwork, with flat gauged brick lintels, modillion eaves timber cornice, round-arched stucco doorcase with panelling, and modern windows replacing sashes. Welsh slate roof. Gable chimney stacks with oversailing brick courses. Panelled door.
Toft Road East Side					
The Lodge (Gde II LB)	C18 and ca. 1800	Tithe map 1848			See list description
End Croft, The Cottage and Midcot (Gde II LB)	C18	Tithe map 1848			See list description
White Cottage	Early C19	Tithe map 1848			Rendered cottage with broad extended eaves, gable bargeboards and large format slate roof (possibly formerly thatched). The building is linear and runs parallel with the road, abutting the pavement, with a central chimney stack. The presence of a window to the southern bay with a stone hood mould and the same hood mould to the southern gable is distinctive and suggest an imposed early 19 th century picturesque character. The relationship to the road, presence of hoodmoulds to windows, Tudor character, and the location of the window and door at the corner of the southern bay all combined suggests that this may be a former tollhouse.
Rowley Cottage & Rowley Bank Cottage	C18				Leycester Estate cottages. Large format slate roofs, English Garden Wall bond brickwork and segmental brick arches to small-paned timber casement windows.
Nos. 2-5 The Toft	C18	Tithe map 1848 and award - Occ. George Eden			Nos.2 and 3 are a former C18 farm building, now residential use, part of the Leycester Estate. English Garden Wall bond (5 rows of stretchers to 1 of headers) brickwork. Segmental brick arches to road are part of later conversion to residential use. Nos. 4 and 5 are the original farmhouse, in English Garden Wall bond brickwork with cambered brick arches (early C18) to ground floor, modified at a later date in

Current Name	Date	Documentary Sources	Previous Name / s	Replacement / Demolished house	Architect / short description
					the late C19 with half-timbered oriel windows to first floor and similar detail to porch. Large format slate roof and oversailing courses to brick chimney stacks. Modern replacement windows.
Ivy Cottage and Roebuck Cottage		Tithe map 1848 and award – 'The Roebuck', occupied by James Sumner Original window with leaded lights – Google Streetview	The Roebuck		Formerly known as The Roebuck, a small inn, part of the Leycester Estate. Pair of brick cottages, in English Garden Wall bond (5 rows of stretchers to 1 of headers), with large format slate roof, end and central brick chimney stacks, with multiple oversailing courses. Ground floor windows have cambered arches (early C18) whilst first floor windows are set at the eaves, using the wallplate for a lintel. Small-paned timber casements (original windows had leaded-lights set within a metal casement – 12 x 12 x 12.
Rose Bank & Toft Cottage	Ca. 1870	1876 OS map			Pair of semi-detached estate cottages, probably by the Leycester (Toft Hall) Estate. Very steeply pitched gable-fronted cottages, with bargeboards, red clay tiled roofs. English Bond brickwork, with segmental arched lintels and shaped moulded soffits. Small-paned timber casements windows. Massive square central chimney stacks with moulded corners and multiple oversailing courses. Split-oak picket fences.

Environment and Communities Committee Work Programme 2023-24

Report Reference	Environment & Communities Committee	Title	Purpose of Report	Lead Officer	Consultation	Equality Impact Assessment	Corporate Plan Priority	Part of Budget and Policy Framework	Exempt Item
EC/27/22- 23	01/02/2024	Approval of Cemeteries Strategy	To seek committee approval of the updated Cemeteries Strategy	Interim Director Environment and Neighbourhoods	Yes	Yes	Open	Yes	Yes
EC/24/23- 24	01/02/2024	MTFS 91 Green Spaces Maintenance Review - Final Recommendations	To seek Committee approval to implement the final recommendations of the green spaces review, informed by public consultation feedback	Interim Director Environment and Neighbourhoods	Yes	Yes	Open	Yes	Yes
EC/35/23- 24	01/02/2024	Sustainable Urban Drainage Supplementary Planning Document	Seek approval to adopt the Sustainable urban Drainage Supplementary Planning Document	Interim Director of Planning	Yes	Yes	Green	No	No
EC/36/23- 24	01/02/2024	Conservation Area Appraisals and Management Plans	Approval to adopt Conservation Area Appraisals and Management Plans for Legh Road Knutsford, Holmes Chapel, Gawsworth and Bollin Hill Wilmslow	Interim Director of Planning	No	ТВС	Green	No	No
EC/26/23- 24	11/03/2024	MTFS 90 Strategic Leisure Review - Final Recommendations	To present for Committee approval the final recommendations from the review, informed by public consultation feedback.	Interim Director Environment and Neighbourhoods	Yes	Yes	Open	Yes	TBC
EC/27/23- 24	11/03/2024	Updated Playing Pitch & Open Spaces Strategy	To seek Committee approval to the revised Playing Pitch & Open Spaces Strategy for the borough	Interim Director Environment and Neighbourhoods	Yes	Yes	Open;#Green	Yes	No
EG/26/23- 24	11/03/2024	Carbon Neutral Programme - Progress Update	To provide an update to Committee on the progress in	Interim Director Environment and Neighbourhoods	No	No	Green	No	No

Environment and Communities Committee Work Programme 2023-24

Report Reference	Environment & Communities Committee	Title	Purpose of Report	Lead Officer	Consultation	Equality Impact Assessment	Corporate Plan Priority	Part of Budget and Policy Framework	Exempt Item
			delivering the Councils carbon neutral programme						
EC/33/23- 24	11/03/2024	Tree Risk Management Strategy Update Report	To provide an update on work carried out under the Tree Risk Management Strategy to date, report key issues and outline future work and pressures.	Interim Director of Planning	Yes	TBC	Green	Yes	Yes
EC/37/23- 24	11/03/2024	Revised Draft Local Validation Checklists for Planning Applications	This report seeks approval to adopt revisions to the Council's Local Validation Checklists for planning applications following consultation. The Local Validation Checklists set out the information that will usually be required to be submitted with a planning application.	Interim Director of Planning	Yes	Yes	Open	No	No
EC/38/23- 24	11/03/2024	Local Plan Issues Paper	To obtain the agreement of the Environment and Communities Committee to publish an Issues Paper to enable residents, local councils, businesses and others to provide feedback on the scope of the Council's new Local Plan.	Interim Director of Planning	Yes	Yes	Open;#Green;#Fair	Yes	No
EC/40/23- 24	11/03/2024	Environmental Protection Supplementary Planning Document	To seek approval to adopt the Environmental Protection	Interim Director of Planning	Yes	Yes	Green	No	No

Environment and Communities Committee Work Programme 2023-24

Report Reference	Environment & Communities Committee	Title	Purpose of Report	Lead Officer	Consultation	Equality Impact Assessment	Corporate Plan Priority	Part of Budget and Policy Framework	Exempt Item
			Supplementary Planning Document						
EC/41/23- 24	11/03/2024	Developer Contributions Supplementary Planning Document	To seek approval to adopt the Developer Contributions Supplementary Planning Document	Interim Director of Planning	Yes	Yes	Open	No	No
EC/01/24- 25	June 2024	Service Budgets 2024/25 (Environment & Communities Committee)	The purpose of this report is to set out the allocation of approved budgets for 2024/25 for services under the Committee's remit, as determined by Finance Sub Committee	Director of Finance & Customer Services	No	No	Open	Yes	No
EC/28/23- 24	June 2024	Street Trading Policy	To receive and approve the adoption of the updated Policy	Interim Director Environment and Neighbourhoods	Yes	Yes	Open	No	No
EC/39/23- 24	June 2024	Biodiversity Net Gain Supplementary Planning Document	To seek approval to adopt the Biodiversity Net Gain Supplementary Planning Document	Interim Director of Planning	Yes	Yes	Green	No	No
EC/02/24- 25	June 2024	Jodrell Bank Observatory Supplementary Planning Document	To seek approval to consult on the final draft of the Jodrell Bank Observatory Supplementary Planning Document	Interim Director of Planning	Yes	Yes	Green	No	No
EC/03/24- 25	June 2024	Air Quality Strategy	The report seeks approval to consult on the draft updated Air Quality Strategy.	Interim Director Environment and Neighbourhoods	Yes	No	Green	No	No

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