CONGLETON BOROUGH COUNCIL

Cranage Hall Hospital

Cranage

Development Brief

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INTRODUCTION

1. Status and Content of the Brief

1.1 The Congleton Borough Local Plan was approved for public deposit and development control purposes by the Council in December 1994. Cranage Hall Hospital was referred to in a number of policies which concerned its future use. Policies H3(R1) and S29 in particular dealt with the provision of 150 dwellings on the site and the reuse of Cranage Hall which is a Grade II Listed Building. (Details attached in Appendix A) Policy H6 of the Plan requires that a Development Brief will be prepared to provide detailed guidance as to overall development of the site.

1.2 The purpose of this document is to expand and clarify the detailed intentions of the Local Planning Authority taking into account the policy, physical, and technical constraints affecting development of the site, and, from this work, go on to outline the basic principles which will guide the architects and developers in preparing their detailed designs. The brief will ensure that the whole site will be dealt with in a comprehensive manner so that the various elements of the complete development will fit together in functional and aesthetic form. The brief will be the basis against which any planning application for development at Cranage Hall Hospital is assessed.

1.3 This Brief was approved by the Borough Council's Planning Committee on the 3rd September 1996 and by its Environmental Services Committee on the 9th September 1996, for the purposes of Development Control.

2. Location and Description

2.1 Cranage Hall Hospital lies about 1.75 kilometres north of Holmes Chapel, and south of the small settlement of Cranage. The Hospital is immediately west of the A50 Knutsford Road and south of Byley Lane, see Plan 1. The eastern and northern site boundaries of the site with the public roads are broken in places by houses and a Village Club.

2.2 The gross area of the site is 71 hectares (175 acres). It is on the northern valley side of the River Dane and thus slopes from Byley Lane in the north down to the southern boundary. In addition, there is a lesser slope from the A50 down to the west that helps hide the site from views off Knutsford Road. There are some small areas where original ground levels have been changed to accommodate hospital buildings.

2.3 The use of the site for a hospital ceased in March 1995 but all the buildings associated with the use remain standing. Most noticeable is Cranage Hall itself, a Grade Two Listed Building. As well being the oldest building on the site it occupies a small knoll above the twentieth century buildings. In addition to the ward buildings there is a full range of ancillary buildings used for, amongst other purposes, staff quarters, classrooms and offices. The main layout of the site as a hospital was established in the inter war period with the construction of separate blocks laid out in an arc to the south east of Cranage Hall. Other additions followed in the 1950's and 1970's. As well as the buildings there are some sports facilities; most particularly the bowling green which remains in use. Playing fields to the south of the buildings and tennis courts to the north have fallen into disuse. A small swimming pool occupies one of the buildings.
2.4 The landscape quality of the site is varied, including part of the River Dane Valley which is an important river valley landscape in Cheshire. Along the eastern boundary, with Knutsford Road, are established groups of trees that form a pleasant and effective screen to the hospital. Within the site there are a number of smaller groups of trees, mainly west of Cranage Hall. There are relatively few trees in and amongst the main building group and these are predominantly ornamental. Boundaries of the site to the west and south west are, for the most part not strongly defined comprising considerable lengths of post and barbed wire, with some hedging, and some ornamental trees and shrubs.

2.5 The land to the west and south west is in agricultural use. The scattered settlement of Cranage lies to the north east of the site with a group of houses clustered around the junction of Knutsford Road with Byley Lane, but the predominant use of land in the wider area of the site is for agriculture. Immediately adjacent to the site, along the northern and eastern boundaries, are some houses, and fronting Knutsford Road is a Village Club. Between the site and the River Dane to the south is a sewage treatment works.

2.6 The area including Cranage Hall Hospital is served by social and community facilities at Holmes Chapel. Within this village are a variety of shops meeting everyday needs, public houses and restaurants, doctors' surgery and clinic, and a dental practice as well as a number of office uses. Holmes Chapel has two primary schools and a secondary school.

2.7 Recreational facilities on site have been described. In the surrounding district are local play areas and sports facilities with a sports hall and tennis courts at Holmes Chapel, and other facilities including a swimming pool available elsewhere in Sandbach and Congleton. Formal pitch provision within Holmes Chapel is however limited, with additional provision considered to be necessary to meet the need of both existing and future residents of Holmes Chapel and its outlying areas.

2.8 The A50 Knutsford Road passes along the site’s eastern boundary. Two kilometres south of the site it meets the A54 Middlewich Road in Holmes Chapel which has a junction with the M6 approximately five kilometres from the site.

2.9 Over the years there have been a number of planning applications for development associated with the hospital use of the site. More recently, an outline planning application for residential development of the site with 240 dwellings was submitted. Planning permission was refused by the Borough Council for the proposed development on the basis that it was contrary to the policies of the Local Plan and Impact on the efficient working of Jodrell Bank and a subsequent appeal by the applicants was dismissed by the Secretary of State.
3. Summary of Local Planning Authority Requirements

3.1 Cranage Hall Hospital is a disused hospital standing in open countryside north of Holmes Chapel. The Local Planning Authority, in its Local Plan has addressed the best means of ensuring that the former hospital is put to an appropriate use that meets the local needs of the site as well as contributing to the housing needs of the Borough. In so doing the hospital is well sited to make full use of the services and facilities that are available in Holmes Chapel. Accordingly, the Local Planning Authority requires the development of this site to:

- preserve the Listed Building in a suitable setting;
- ensure the Listed Building has a suitable use;
- make provision for additional formal and informal recreational facilities;
- provide about 150 dwellings;
- respect the natural qualities of the location;
- avoid adverse affect upon the rural nature of the area.
- make provision for an element of affordable housing.
- provide one new improved access to the site from Knutsford Road (A50) to serve all future new development on the site and proposals involving a material change of use of existing buildings on the site.

3.2 In addition to the satisfying the above objectives, the Local Planning Authority require development proposals to:

- adhere to the requirements of the Congleton Borough Local Plan;
- conform to adopted standards;
- adhere to the requirements of the relevant Statutory Undertakers and the Highway Authority;
- observe the development principles established in the Brief.
DEVELOPMENT CONSTRAINTS

4. Policy

4.1 Cranage Hall Hospital

4.1.1 Congleton Borough Local Plan, Policy S29, states that conversion or re-use of the existing buildings shall be for appropriate alternative uses within the Classes B1, C or D of the Town and Country Planning (Use Classes) Order 1987. Such uses would include offices, hotels, residential institutions, dwelling houses, non-residential uses, library, school, art gallery. However, it is assumed in the Local Plan that housing will be the most likely form of redevelopment.

4.1.2 Any new development should take account of the built envelope and be restricted to the same uses as stated in the preceding paragraph. The development therefore would have to stand as a separate group of houses distinct from Cranage to the north and Holmes Chapel to the south.

4.1.3 Open land outside the built envelope but within the site curtilage shall be for recreational, leisure or other uses appropriate to an open countryside setting. Should any built development be required in connection with such uses it should be located within the built envelope unless it is essential for the operational needs of those uses that they be located in open countryside.

4.2 Dwelling Numbers

4.2.1 Policy H3 (R1) identifies Cranage Hall Hospital as a site with potential for 150 dwellings. In the Site Details the development opportunity is discussed in greater detail. As well as ensuring the suitable conversion of Cranage Hall it considers that the site has a capacity to generate about 150 dwellings. At the time of preparing the Deposit Local Plan it was considered that rather than lose all the existing buildings some could be retained and converted for residential use. This issue was discussed at the 1995 appeal. The Local Planning Authority considers that the buildings are not of sufficient quality to dictate the layout and form of new development but believes that retention of some buildings remains an option. The Local Planning Authority will not take an unreasonable view on retention, and provided a redevelopment scheme is of sufficiently high quality, reflecting the character of the rural setting, will consider a proposal solely for new development on its merits.

4.3 Dwelling Mix and Affordable Housing

4.3.1 Policy H20 (R1) of the local plan identifies Cranage Hall Hospital as a site for the provision of an element of affordable houses. The Policy stops short of specifying the scale and nature of the provision, in accordance with Planning Policy Guidance Note No. 3, and provides for discussions to take place with interested parties before specifying affordable housing requirements.

4.3.2 The Congleton Borough Housing Needs Survey reveals that there is a need for affordable housing throughout the Borough. The Local Planning Authority requires provision to be made for between 10 and 15 affordable houses (in the region of some 10% of the overall allocation) within that part of the site being developed for housing, ideally comprising a mix of 2 and 3 bedroomed houses.
4.3.3 The survey identified a need for both affordable housing for sale, shared ownership, fixed equity or re-sale covenant and for rent. The Council is therefore prepared to be flexible with developers with regard to the tenure of the properties. The precise terms will be contained within a legal agreement to which any planning consent will be subject.

- Affordable housing may take the form of "subsidised" or "low cost housing" and must accord with the definitions adopted by the local authority when the planning application is made.

- Households eligible for affordable housing are those identified as in housing need according to the Council's allocation policy (or that of the registered social landlord) and who cannot afford to rent or to buy on the open market. Priority will be given to local residents (from Cranage, Goostrey, Twemlow and Holmes Chapel in the first instance), people employed locally or people with local connections.

- The local authority must be satisfied that there is a satisfactory mechanism in place to control the future occupancy and management of the properties, to ensure they are retained as affordable housing in perpetuity as far as the law allows.

4.3.4 In addition to the comments above on the provision of affordable housing the Local Planning Authority would wish to see a variety of dwelling types on the site.

4.4 Public Open Space

4.4.1 The Congleton Borough Local Plan, Policy RT5 (R1) identifies Cranage Hall Hospital as an allocated site to contribute to the provision of both formal and informal recreation open space, and to be suitable for tourist related development. Policy RT6 of the local plan requires new development to make provision for public open space in accord with the Council's adopted standards contained in the Supplementary Planning Guidance Note Number One, Provision of Public Open Space in New Residential Developments.

4.4.2 A minimum total of 0.8 hectares of public open space will be required for 150 dwellings. This amount to be divided equally between provision for children and general open space as follows:

<table>
<thead>
<tr>
<th>Type of Open Space</th>
<th>Hectares</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Children's Outdoor equipped play area</td>
<td>0.11</td>
<td>0.27</td>
</tr>
<tr>
<td>Children's Casual/informal play area</td>
<td>0.18</td>
<td>0.44</td>
</tr>
<tr>
<td>Other Informal Public Open Space</td>
<td>0.30</td>
<td>0.74</td>
</tr>
</tbody>
</table>

4.4.3 The Council's Supplementary Guidance Note No. 1 " Provision of Public Open Space in New Residential Developments" contains detail and advice about the quality, design and location of public open space in new developments, and should be taken into account by any developer. While the comments in the Guidance are relevant to the site it is recognised that the nature of the Hospital, the variety of uses that are likely to occur on the site, and the scale of development may allow a more innovative approach to the location of open space. All equipped children's play areas will however, as a minimum be required to conform with the NPFA standards for Neighbourhood Equipped Play Areas. This idea will be expanded in the section below on Development Principles.
4.5 Social and Community Facilities

4.5.1 The site contains a number of existing community and recreational facilities including a community hall, bowling green, rugby pitch. With the exception of the bowling green, these are currently under-used or not used at all since the closure of the hospital. The Borough Council considers that there is scope within the redevelopment of the hospital site for improvement to or the provision of such facilities to benefit the local community as a whole.

5. Physical Constraints

5.1 Cranage Hall

5.1.1 Cranage Hall is a Grade Two Listed Building occupying a dominant location overlooking the existing buildings. It has been used until recently for offices and is in a reasonable condition at present. Regrettably, some internal features of the building have been lost since its use ceased but the fabric of the building is sound. Proposals for reuse of the building will need to pay due respect to the historic interior and its external appearance and setting, and any developer will be expected to justify proposals which affect the overall character or appearance of the building and provide an impact assessment of any proposals on the special interest of the building and its surroundings. Proposals for extensions and additions are not necessarily prohibited but their design will have to be of a very high calibre in sympathy with the style and form of the building.

5.1.2 Demands on the immediate area around the Hall will vary with the nature of the proposed new use. It is likely that whatever the use, car parking provision will be required. At present the area immediately in front of the Hall and to the north east is used. Any further parking should avoid diminishing the existing grassed area in front of the Hall. Car parking at the rear of the Hall, i.e. towards the built up envelope, will not be accepted.

5.1.3 There are “modern” buildings to the south west and east of the hall which the Local Planning Authority would ideally wish to see demolished before the Hall is brought back into use. However, if retention of these buildings can be demonstrated to be vital to attract an acceptable use for the Hall and are considered to be appropriate to the overall layout of the site the Borough Council may review its position.

5.1.4 The setting of the Hall from all directions needs to be respected.

5.2 Topography, Trees, and Landscape

5.2.1 The site slopes noticeably from north down to south, and, to a lesser degree, from east down to west. This has the effect of restricting views from public places to the north and limiting views from Knutsford Road. On the other hand it means that the site is more open to view from the private properties that form the northern edge of Holmes Chapel overlooking the Dane valley. Because of the distance, these views will not be of detail but of the roofscape. It will therefore be important to reduce the impact of new development and assist in integrating development into the landscape and landform. The present roof form is somewhat regimented as the buildings have been laid out in a geometric form along contours. The new roofscape should be more varied and reflect an informal layout. The site can be seen from the M6 to the west but is noticeable in the main because of the high chimney associated with the boiler house. Demolition of the chimney and avoidance of light render on houses facing the motorway should ensure the new development remains hidden in the landscape.
5.2.2 A large number of trees within and adjacent to the development brief area are protected by a Tree Preservation Order, see Plan 2. A survey of any trees that fall within the curtilage of a planning application involving building works will be required to be submitted. Any development proposals shall respect the trees and take advantage of them in their design. It will be expected that existing trees will be kept in public view and not be relegated to private open space, such as rear gardens. Before and during construction works trees to be retained will need to be adequately protected to avoid damage to them. The Local Planning Authority will treat damage to protected trees very severely.

5.2.3 As well as the individual trees that will be included within the development areas there are separate stands of trees that require attention. While the trees appear to have been managed as part of the Hospital estate in the past it is important that adequate management of them is carried out in the future. Accordingly, a woodland management plan will be required to be submitted to and agreed by the Local Planning Authority as part of the first planning application for new development of the site.

5.2.4 The built up envelope of the Hospital contains relatively few trees. Additional planting will be required as part of any development proposal. The scale of planting shall be commensurate with the nature of the proposal. The Inspector’s decision letter in respect of the 1995 appeal gives clear guidelines for new development to be sympathetic to the nature of the surrounding area. Tree planting and landscaping needs to be an integral feature of new proposals and provided for from the outset rather than added at the end of the design process particularly on the southern boundary of the site and along the eastern margins of the site where substantial tree planting will assist in reducing harmful effects upon the working of the Jodrell Bank Radio Telescope. There will need to be opportunity to plant forest trees in locations that will not cause nuisance or complaint in later years. New development shall not be located too close either to existing or proposed tree planting to limit the potential for future nuisance.

5.2.5 Tree planting and landscaping in the vicinity of Cranage Hall will require great sensitivity to add to, rather than compromise the setting of, the Listed Building.

5.2.6 The bowling green is well maintained and in use. It is surrounded by a high hedge. Maintenance of the future height of the hedge will be an issue to be addressed in the landscape proposals for the recreation area. The green occupies a key location in the south eastern setting of Cranage Hall and will be retained. Details of its relation to the Hall and to new development to the east and south will need to be addressed in a planning application for development of the built up envelope.

5.2.7 Landscaping will be required for any recreational facilities that are provided.

5.2.8 The River Dane, which is an important conservation and landscape feature in this locality, forms part of the southern boundary of the hospital site and due to its actively meandering nature it is vital that any land within the site which is visually or physically linked to the river corridor is retained as an undeveloped natural buffer zone. Any proposals for formal and informal public open space will be expected to respect the natural character of the valley. Any landscaping undertaken in this river corridor should be of suitable local native species and should reflect any existing geomorphological features.

5.2.9 The site contains many trees, lengths of hedgerow and a number of ponds which could be of ecological value and an ecological survey should therefore be undertaken to ensure that any features of ecological value found on the site can be incorporated into the landscape scheme. Existing ponds on the site should where possible be retained.
5.3 Existing Buildings

5.3.1 The comments in this section refer to all buildings other than Cranage Hall. In paragraph 5.1.3 above it is stated that the "modern" buildings to the south west and east of Cranage Hall in preference should be demolished before the Hall is put to a new use. This will create a significant improvement in the setting of the Listed Building.

5.3.2 The existing buildings have been described by the planning inspector in 1995 as mediocre and in some cases ugly. Against such independent comment the Local Planning Authority acknowledges that it would not require any of the existing buildings to be retained.

5.4 Neighbouring Uses

5.4.1 The majority of the site is bounded by open countryside but some of the existing boundary treatment is very weak. Development proposals will have to put forward a scheme of enclosure and/or landscaping to soften the impact of the site.

5.4.2 There are some instances where existing houses adjoin the hospital site. In all cases these properties are located away from the built up envelope of the hospital. New uses of the site thus should have minimum impact on the dwellings. Nevertheless regard should be paid to the amenity of occupiers of existing buildings outside the site boundaries, particularly on the north side properties in Byley Lane which back on to the site and properties to the north east on both sides of Knutsford Road including Park House, Swan Farm and Manor Farm.

5.4.3 In order to protect the amenity of surrounding residential properties no development will be permitted on the site which would cause unacceptable levels of noise, vibration, smoke, fumes, dust or odour. Noise from operations carried out on site shall not exceed the stated rating levels (as defined by BS 4142 1990) which are on Mondays to Saturdays inclusive 45dB(A) between the hours of 1900-2200, 50 dB(A) between the hours of 0800-1900 and 40dB(A) at any other time. Noise from any operations shall not exceed 50 dB(A) at any time.

5.4.4 The Village Club consists of a building on a site of about 0.51 hectares and adjoins the site's eastern boundary. It is not anticipated that new uses on the Hospital site will affect the function or use of the Village Club.

5.5 Access

5.5.1 All future development of the site, and proposals involving a material change of use of existing buildings on the site should be served from one, new improved access with Knutsford Road, located in an appropriate position to the south of the existing access, and incorporating appropriate visibility splays and a protected right hand turning lane for vehicles entering the site from the north.

5.5.2 The design of the new access must be capable of serving or being made capable of serving both future residential development on the site and any material change of use of the existing buildings on the site. A detailed traffic impact assessment will be required in respect of proposals relating to Cranage Hall to ensure the safe operation of the junction with Knutsford Road.

5.5.3 All access roads will be required to take account of protected trees on the site.

5.5.4 The existing main access to the site shall be reduced in size and used only to serve any future development of the site or material change of use of any existing buildings.
6. Technical Constraints

6.1 Drainage

6.1.1 All sewers shall be provided and constructed by the developer and must be designed and constructed in accordance with "Sewers for Adoption" (Fourth Edition) and also the Specific Requirements Document produced by North West Water Ltd. The developer shall be required to pay for the costs of those drainage works required to serve the development site.

6.1.2 The development shall be served on a separate system with surface water discharging to the River Dane, subject to the approval of the Environment Agency. Foul water will discharge to an existing off site sewer situated on the southerly side of the access to the sewage works.

6.1.3 Any trade effluent discharges would require further discussions with the NWG Ltd Trade Effluent Division to ensure that adequate measures are taken to safeguard watercourses from spillages into the surface water system.

6.1.4 Drainage arrangements for Cranage Hall shall be maintained at all times.

6.1.5 Land is reserved at the southern end of the site for a programmed extension to the adjacent Holmes Chapel Sewage Treatment Works.

6.1.6 The Environment Agency have indicated that they would object to any proposed development within the flood plain of the River Dane and that in order to protect the natural condition of the river banks proposed works to prevent further erosion would not be acceptable.

6.2 Water Supply

6.2.1 There is an existing water supply to the site but the existing mains on the site are in private ownership and North West Water Ltd. have indicated that they will not be responsible for them. New mains into the site will be required with individual metered services to each dwelling.

6.3 Electricity

6.3.1 There is a sub station on site but a new one will be required in a central location to supply the development. The high voltage cable serving the existing sub station will have to be diverted along a suitable route, such a diversion to be included in the proposals for the new development. The siting of the sub station shall not be adjacent to a play or amenity area and specifications must be discussed with the Electricity Board.

6.4 Gas

6.4.1 A medium pressure main crosses the site and there is a low pressure system serving the hospital. The medium pressure outlet will require termination before demolition commences. Unrestricted vehicular access to the medium pressure main will be maintained at all times and gardens or mounded areas shall not be sited along its length.

6.4.2 A new feed can be provided by either, installing a new governor in the existing meter house that supplied the hospital, or laying a new main down Knutsford Road from its junction with Byley Lane and install a new governor within the site boundary.
6.5 **Telephone**

6.5.1 There is British Telecom apparatus on site and telephone services can be provided for the redevelopment proposal.

6.6 **Jodrell Bank**

6.6.1 The site lies within the Jodrell Bank Radio Telescope Consultation Zone. To maximise the screening effect of the landform, and thus minimise possible radio emission interference from the new houses, the majority of new development should be kept below the 55 metre contour.
DEVELOPMENT PRINCIPLES

7.  Design Approach

7.1  The site is in a rural area and the Local Planning Authority cannot over emphasise the need for redevelopment proposals to be sympathetic to the character of the area. Within the site is Cranage Hall, which forces a further constraint on how the site may be developed. The aim of this section therefore is to outline the approach which the Borough Council considers is important to the successful planning of the site. The schematic layout referred to in this section, see Plan 3, illustrates how the site can be developed. It is recognised that other solutions, exhibiting the same design features may be acceptable.

7.2  In particular the following principles apply to this site:

- the site requires a comprehensive approach to resolve and structure the various land uses, and overcome the constraints identified in paragraphs 4.1 to 6.6 above;

- the relationship of the Hall to the surrounding uses, its rural setting, and the trees and landscape, require a housing scheme that is sympathetic to the special qualities of the site;

- development of the site should provide generous recreation opportunities;

- the standards set out in this brief for highways, car parking and open space should be incorporated in the completed development.

7.3  Below, the Brief deals with the components of the Hospital site in the following order:

- Residential Development
- Cranage Hall
- Recreational Facilities
- Woodland
- Remaining Land.
8. Residential Development

8.1 Overview

8.1.1 The position and quality of Cranage Hall will be used as a visual focus for the residential element of the site. It is unrealistic to expect the Hall to be seen from all parts of the site but there will be one key central location where the Hall forms the end point of a view from within the housing area. Occasional views of the Hall from other parts of the housing area would be desirable. The relationship between the Hall and the houses thus will be one of new buildings set in the parkland of the long established Hall. With the Hall as a focus the new houses will be laid out to form a contained village. This is the underlying theme for the residential layout and arrangement of roads and open spaces will be subservient to ensuring a strong visual link between the new houses and the mature Hall.

8.2 Highways

8.2.1 The residential area will be served by a single new vehicular access formed with Knutsford Road, which is intended to serve the whole of the Hospital site, including any proposals for a material change of use to existing buildings on the site. Appropriate visibility splays will be formed and a protected right hand turning lane for vehicles entering the site from the north.

8.2.2 Away from the junction with the main road the highway arrangements for the housing layout will take every advantage of the County Highway standards to create an environment where the road layout is informal, and forces low vehicle speeds. A suburban highway layout will be unacceptable. The main access road would pass through a field before entering an area of tree planting. Cattle grids may be appropriate, positioned in field gate accesses but not on the public highway. With these, or similar means, the rural character of the new housing area will be established. Once into the development the road should continue into a central location providing a view of the Hall from the heart of the houses. This road will be edged by verges planted with trees. Houses will front onto the road and have direct access.

8.2.3 Roads may be taken off the main access road in a variety of ways to access all parts of the development. In highway terms 150 dwellings is not a large number and therefore does not require a formal multi-layered road hierarchy. No road need be wider than 5.5 metres and access for individual houses onto the roads need not be limited. The majority of the new roads may be constructed to a "country lane" standard, (as referred to in the County Highway design guide) providing that they meet the design concept of not serving more that 25 dwellings at around 6 to the acre. A country lane allows small loop roads of varying width and degree of bends to serve a number of houses off an access road. Country lanes have a strong emphasis on low vehicle speed and pedestrian safety. These should be used with imagination to create good vehicular and pedestrian access throughout the site. The layout should not consist of repetitive culs-de-sac. Residents should be able to move between houses and around the development without having to use one way in and one way out roads.

8.2.4 Choice of material in construction of the roads will be important to ensure the rural setting of the site is respected. Accordingly the common light grey kerb will be avoided wherever possible by using dark kerbing, in accordance with the County specification, or other suitable, less intrusive kerb treatments. There may be situations where block paving is suitable, say in a courtyard setting, because it reduces the harsh quality of black tarmacadam. But block paving is not a substitute for a well designed road layout. A well thought out road layout allowing the creation of a housing scheme sympathetic to the rural setting of the site will achieve far more than the specification of block pavilours alone. Historically, block pavilours do not occur in village streets.
8.2.5 It is recommended that early discussions with the Local Planning Authority and County Council are held to ensure that rigid application of highway standards does not hinder the achievement of the quality of development that the Borough Council expects in the development of this site.

8.2.6 Parking provision should comply with Cheshire County Council's parking standards.

8.2.7 The original hospital access will be reduced in size, once the new access has been constructed, and will service only the existing lodge and no other development.

8.2.8 Provided that a suitable highway structure is achieved there should be little need for a separate footpath system within the housing area. In designing the road layout, the needs of pedestrians to have easy access to all parts of the development is a key element. Pedestrians should be able to reach open space areas from any individual house within a five minute walk as well as having access within the housing area.

8.2.9 Residential development at Cranage is likely to generate a significant number of pedestrian movements, particularly towards Holmes Chapel and the provision of the "missing" length of footway on the west side of the A50 near the centre of Holmes Chapel to a point which coincides with the existing section of footway in a northerly direction will be required. Funding for this improvement is likely to be required from the Developer, but is a matter for discussion between the developer and the County Council.

8.2.10 Within the overall highway structure for the site provision should be made for any necessary cycle facilities. The developer will be required to fund the provision of a cycle lane each side of the A50 between the site and the centre of Holmes Chapel at the junction of the A50, the A54 and the A535.

8.2.11 Given the absence of facilities such as shops and in particular schools on the site improvements to existing bus services may be necessary. Any development of the site will be expected to provide for improved facilities such as bus stops and shelters, either along Knutsford Road, with suitable pedestrian links to the development or within the site itself.

8.3 **Dwellings**

8.3.1 The Borough Council wishes to encourage the following principles with regard to the siting and design of dwellings within the area:

- The exploitation of the setting of the valley side, with the River Dane to the south and Cranage Hall to the northwest;
- The retention and use of natural features;
- The siting of houses in relation to the features of the site and other houses to achieve a scheme sympathetic to the rural area;
- A variety of built form but use of traditional materials to provide an underlying theme for the site;
- The formation of groups of dwellings of distinct character within the overall scheme.
In preparing schemes, the following advice should be observed:

- Dwellings will be laid out to form distinct groups and the layout should avoid the use of repetitive culs-de-sac;
- Dwellings should be of traditional appearance using pitched tile roofs and of predominantly brick external facing material;
- The colour and texture of all external materials should be chosen to complement each other and will be subject to the approval of the Local Planning Authority;
- The imaginative use of outbuildings, garages walls and landscaping to enclose and screen private open areas will be encouraged to assist the creation of a rural character. Long vistas of open front gardens will be discouraged;
- The Borough Council's minimum open space standards about dwellings must be observed. However, the Local Planning Authority would anticipate that with a development of 150 dwellings on a site of this size and character that the minimum standards will be exceeded in many instances.

Public Open Space

Application of the Borough Council standards to the 150 dwellings requires the provision of about 0.6 hectares of public open space. Because of the need to maintain a setting to the Hall and the other open spaces, that are described below in Section 10 "Recreational Uses", there will be an excess of open space over the Council's minimum standards. It is important, however to locate sufficient open space close to the housing areas for the immediate benefit and use of the residents. The Borough Council's location requirements in its Supplementary Guidance thus apply.

The open space should be concentrated in a central location, and be a focal point within the residential area. In this respect it will be akin to a traditional village green forming, and occupying, the physical and community centre of the development. It will have a main function of providing recreation space for the houses, and the secondary reason of helping to relate the residential area to Cranage Hall. It will need to be of a shape to allow it to be used by younger children for imaginative play and allow the sitting of a simple play area without creating a nuisance for residents in the vicinity. It will lead to the recreation land to the north of the houses where older children can go for play and ball games demanding more space.

The central open space should be fronted by houses to assist in forming part of the setting for Cranage Hall and oversee its use. Rear gardens should avoid backing onto the central open space. Because the highway layout will be designed to serve only 150 dwellings, and designed to enforce low vehicle speeds it will be acceptable for a road to adjoin the central open space.

In order to ensure that open space is accessible within a short distance of all houses it may be necessary to provide other, smaller, areas in addition to the central open space. In practice this should not create a problem as there are a number of large individual trees and groups of trees which are likely to be best retained by keeping them in an open space setting. Bearing in mind the rural character of the development any smaller areas of public open space will be treated in an informal way in terms of planting and long term maintenance. A suburban, manicured appearance will be avoided.

The Borough Council would be willing to have the public open space dedicated to it subject to payment of a commuted sum as a contribution towards long term maintenance. In accordance with Government guidance and advice the commuted sum will be calculated on that area
resulting from application of the Council's open space standards.

8.5 **Landscaping**

8.5.1 It is sensible to divide the issue of landscaping at Cranage Hall Hospital into two parts:

i. that associated with the proposed housing; and,

ii. that for the remainder of the site.

*This section deals with that for the housing area.*

8.5.2 The existing trees and natural landscaping will assist in integrating the new development into the site. However, much of the past planting is on an ornamental scale and there are few truly distinctive trees on the site. To make the most of what exists, every effort must go into working around and using the existing planting. Where possible and sensible trees should be kept in locations where they are of benefit to the public rather than a nuisance to an individual household. In particular, there is a group of forest trees, TPO nos. 51, 53 and 55, that require ample space around them. These could form part of an informal open space which may be found in a traditional village environment. They will not be acceptable in private gardens.

8.5.3 Because it is a sloping site great care will be needed at all times to ensure that the development does not result in a change of ground levels in the area of the protected trees. Submitted plans should show existing and proposed ground levels. Before work commences on site all trees to be retained should have a fence erected around the outermost spread of their canopy and no works or storage of materials will take place within that protected area.

8.5.4 There are four areas associated with the housing development where particular consideration will need to be given by the developer to new or supplementary landscaping:

i. That area between Knutsford Road and the housing. This is the most visible part of the site, and new tree planting is required to help screen the new houses from road users, lessen any potential impact upon the working of the Jodrell Bank Radio Telescope and provide an appropriate setting for 150 houses in a rural area. New planting should be a minimum width of 30 metres.

ii. The southern and western boundaries of the housing area. At present part of the southern and western boundaries is weak, consisting of fence posts and barbed wire. As well as creating a secure boundary for the new dwellings, landscaping is required to soften the boundary of the houses with the countryside. Dense woodland planting to create a substantial belt is recommended to mask the new development, but should not be so close to new dwellings as to create problems with crime prevention or excessive shading;

iii. Public open spaces within the housing area, within which areas existing trees should be retained and supplemented by an extensive tree planting programme to provide an appropriate depth and variety of tree cover.

iv. Visually prominent locations within the housing area, where again existing trees should be retained and supplemented, in part to compensate for the loss of any existing tree cover within the site.
8.5.5 In preparing a landscape scheme for the above areas the following advice should be observed:

- Existing trees should, where possible, be retained.
- Where existing trees are to be reinforced this should be with trees of similar species.
- Natural screens of shrubs and hedges are the preferred way of enclosing private spaces;
- Space for planting should be designed as an integral part of the overall development and reasonable space should be provided between existing or proposed trees and the proposed dwellings;
- Areas of open space should be designed to be functional and of appropriate size, shape and location to endorse purposeful and functional use;
- Hard landscaping may be appropriate for areas of heavy use;
- Developers are advised to contact the Borough Council's Landscape Officer in the Planning Division at an early stage to ensure landscaping proposals are acceptable;
- Rear boundaries of houses should have varied treatment to provide a softer appearance from the countryside, but also to frame views out and avoid the formation of a single, repetitive boundary feature.
9. Cranage Hall

9.1 Physical Condition

9.1.1 At present Cranage Hall is wind and weather proof. Although there has been some damage done to the interior of the property the Borough Council considers it of prime importance to ensure the external fabric of the building is maintained at all times.

9.2 Use

9.2.1 The Borough Council would welcome proposals for the use of the Hall for any of the following as defined in the Town and Country Planning Use Classes Order 1987

- Class B1 Office
- Class C Residential institution, residential, school etc
- Class D Hotel, leisure etc

9.2.2 It is considered that any of these uses in principle would be suitable. The Borough Council would be concerned to ensure any building works associated with the uses did not adversely affect the historic appearance of the Listed Building. Proposals to extend the building will be considered on their merits.

9.2.3 Proposals involving a material change of use of the Hall should be accessed from the one new improved access with Knutsford Road as described in Section 5.5 of this brief and accompanied by a detailed traffic impact assessment to ensure the safe operation of this junction. Existing entrances from Byley Lane and Knutsford Road should not be used to serve any proposed material change of use of the hall. Access arrangements will be required to take account of protected trees on the site and the setting of the Listed Building. Car parking in addition to that which exists will be arranged to the north east of the Hall and will include provision for service vehicles.

9.2.4 Plan 3 shows an indicative curtilage of the Hall, where this adjoins the public open space between the Hall and the housing area the Borough Council may be willing to adopt the open space up to this boundary subject to detail provisions to be contained in a legal agreement. The definition of the curtilage on the ground will have to be suitable to maintain the setting of the Hall whilst clearly distinguishing the extent of private ownership.

9.2.5 The remainder of the curtilage is shown so as to include sufficient land to maintain the setting of the Hall to the north west, west and south west. The Local Planning Authority recognises that the curtilage of the Hall and decision on retention of buildings cannot be fixed until the needs of a new user are established.
Recreational Uses

10.1 This section refers to those areas of land proposed for recreational use which is in addition to the minimum standard required by the Borough Council. Plan 3 indicates an area of land between Cranage Hall and the housing scheme, and to the east of the Hall for recreational use. Within this area it is proposed that the bowling green be retained, and additional land be provided following a full assessment of needs and discussion with the developer. This may require the demolition of the two storey former staff accommodation east of the Hall.

10.2 Highway access to the proposed recreational areas will be from one new improved access with Knutsford Road as described in section 5.5 of the Brief. A small car park will be formed to serve the recreation area. It will be constructed of crushed stone and treated in an informal manner in keeping with the overall rural character of the development. Any fencing design should allow for the overflow of parking onto the surrounding grass. Maintenance traffic also will use this access.

10.3 A further area of recreational land to the south of the site, is also indicated on Plan 3. Within this area provision will be made for formal pitch provision, or the reinstatement of the former pitches in this area, and associated facilities/ Changing rooms. Vehicular access to the site should be from the single new access with Knutsford Road as described in section 5.5 of the brief. Provision will also be made for public footpath links across the southern part of the site, together with a foot bridge across the River Dane to enable the site to link with existing areas of open space currently in the ownership of the Borough Council in Holmes Chapel to the south of the River Dane. Any such bridge should be constructed above flood levels and of a design and choice of materials which respect the landscape setting. The consent of the Environment Agency will be required for the construction of a bridge and discussions may also be required with third party land owners.

10.4 A footpath route will also be constructed to link the housing area with the main areas of public open space and the recreation land. It should provide at least two points of pedestrian access from the houses to the public open space and recreation area. This will allow a circular route to be created and make the open land more accessible from the houses. It should be constructed to allow its use by prams, children's buggies and cycles.

10.5 A landscape scheme for the recreation land will be required as part of the landscape scheme for the residential area.

10.6 The recreation land will be dedicated to the Borough Council or in whole or in part to a body to be nominated by the Borough Council.
11 Woodland

11.1 There are some existing woodland areas within the site boundary. It is important that these trees be managed over the longer term to ensure that they continue to contribute to the variety of character of the area. A woodland management plan will be required to be submitted to demonstrate how the future of the woodland can best be assured. Amongst a number of possible options it would be acceptable in principle for the woodland to be dedicated to a recognised amenity group. Any proposal will have to be agreed by the Local Planning Authority. It is known that some amenity groups allow public access of woodland they control. Such an arrangement at the Hospital site would add to the amenities for future and existing residents. There is no intention to require public access to those areas of woodland outside the built envelope of the site as defined on Plan 3 of the Brief where such woodlands are in private ownership.

11.2 Plan 3 indicates areas adjacent to the existing woodlands that could be used for new tree planting. This would add to the overall tree cover in the area and assist in improving the setting of the redevelopment scheme.

11.3 In addition to the existing woodland it is suggested that tree planting be carried out between Knutsford Road and the housing development. This will serve a number of purposes:

- create a natural, deep screen for the houses from Knutsford Road;
- firmly establish the rural setting of the houses;
- allow the retention and enhancement of the existing trees in this area of the built envelope.
- provide additional screening of the development for the purpose of reducing harmful effects upon the working of the Jodrell Bank Radio Telescope.

11.4 The new woodland will have to be fenced against stock using the adjoining agricultural land.

12 Remainder of Site

12.1 The preceding sections propose uses for all of the site except for the northern portion fronting Byley Lane. At present a disused and overgrown walled garden occupies a significant part of this area, which it may be possible to retain and put to an appropriate use. It is proposed that other structures in this general area may be cleared. This area may ultimately be incorporated into adjoining agricultural land to the west, or used for informal open space, landscaping, gardens or allotments etc in conjunction with any development of the hospital site or Cranage Hall.
13 Planning Requirements

13.1 The Local Planning Authority expects the following planning submissions in respect of the site:

i. A full application for all residential and recreational parts of the redevelopment site. The application should:

- indicate means of access into the site,
- include a detailed tree survey (showing location, species, condition, size and spread of trees and hedgerows on the site) and
- include a strategy of landscape proposals (detailed landscape proposals will be submitted prior to a consent being issued).

ii. A full application for the re-use of Cranage Hall for one of the appropriate uses stated above. All proposed changes to the building and any extensions or additions should be included as should means of access and car parking arrangements.

13.2 In view of the various elements involved within the redevelopment of the Hospital it is anticipated that a legal agreement will be required. It will deal with:

- Maintenance of Cranage Hall until a new use is implemented;
- Dedication of the public open space to the Borough Council;
- Provision of a commuted sum for the maintenance of the public open space;
- Dedication of the recreation land to the Borough Council or its nominee;
- Arrangements for the affordable housing;
- A long term maintenance scheme for the woodland, and possible dedication to an agreed environmental amenity group.

13.3 The Borough Council reserves the right to include within the legal agreement other requirements appropriate to the development of the site.
14 Adoption and Maintenance Requirements

14.1 Highways

14.1.1 The Highway Authority will adopt as highways maintainable at the public expense, those roads and footpaths which are necessary for public access or passage. Such highways include carriageways, footways, cycle ways, verges and footpaths which are constructed in accordance with the County Council’s highway standards and which are of real use to the general public. Footpaths for adoption must form a link on a pedestrian route.

14.2 Parking Spaces

14.2.1 Parking spaces provided in lieu of garages or private drives will not be adopted by the Highway Authority. In some instances, for example communal squares, the Highway Authority may be prepared to carry out maintenance of the communal parking spaces although they will not be adopted highways.

14.3 Services

14.3.1 All sewers to be adopted should be laid within the highway or areas of public open space and should not lie within land which is in private ownership. The cost of any necessary diversion or protection of existing mains in the vicinity of the site will be fully rechargeable to the developer.

14.4 Street Lighting

14.4.1 The Highway Authority will adopt lighting by agreement. Developers may submit their own proposals for street lighting for approval or, alternatively, the Highway Authority will propose a lighting scheme for roads to be adopted.
**CRANEAGE**

**FIRST SCHEDULE**

**TREES SPECIFIED INDIVIDUALLY**

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<td>74682E 68104N</td>
</tr>
<tr>
<td>T104</td>
<td>Cherry</td>
<td>74503E 68329N</td>
</tr>
<tr>
<td>T105</td>
<td>Lime</td>
<td>74505E 68418N</td>
</tr>
<tr>
<td>T106</td>
<td>Horse Chestnut</td>
<td>75080E 68407N</td>
</tr>
<tr>
<td>T107</td>
<td>Norway Maple</td>
<td>75154E 68018N</td>
</tr>
<tr>
<td>T108</td>
<td>Norway Maple</td>
<td>75264E 68109N</td>
</tr>
<tr>
<td>T109</td>
<td>Norway Maple</td>
<td>75265E 68000N</td>
</tr>
<tr>
<td>T110</td>
<td>Red Horse Chestnut</td>
<td>75311E 68127N</td>
</tr>
<tr>
<td>T111</td>
<td>Copper Beech</td>
<td>75358E 68006N</td>
</tr>
<tr>
<td>T112</td>
<td>Horse Chestnut</td>
<td>75402E 68037N</td>
</tr>
</tbody>
</table>

**TREES SPECIFIED BY REFERENCES TO AN AREA**

(within a dotted black line on the map)

<table>
<thead>
<tr>
<th>No. on Map</th>
<th>Description</th>
<th>Situation</th>
</tr>
</thead>
<tbody>
<tr>
<td>A1</td>
<td>Mixed deciduous including Beech, Oak, Sycamore, Lime</td>
<td>75238E 68450N</td>
</tr>
<tr>
<td>A2</td>
<td>Mixed deciduous including Willows</td>
<td>75200E 68338N</td>
</tr>
<tr>
<td>A3</td>
<td>Mixed deciduous including Crab</td>
<td>74660E 68218N</td>
</tr>
<tr>
<td>A4</td>
<td>Mixed deciduous and coniferous</td>
<td>75275E 68200N</td>
</tr>
<tr>
<td>A5</td>
<td>Mixed deciduous including Ash, Alder, Oak and Hawthorn</td>
<td>75464E 67900N</td>
</tr>
</tbody>
</table>
### GROUPS OF TREES*

(within a broken black line on the map)

<table>
<thead>
<tr>
<th>No. on Map</th>
<th>Description</th>
<th>Situation</th>
</tr>
</thead>
<tbody>
<tr>
<td>G1</td>
<td>14 Oak, 4 Sycamore, 2 Horse Chestnut, 2 Lime</td>
<td>74915E 68504N</td>
</tr>
<tr>
<td>G2</td>
<td>3 Beech</td>
<td>75180E 68500N</td>
</tr>
<tr>
<td>G3</td>
<td>4 Oak</td>
<td>74950E 68475N</td>
</tr>
<tr>
<td>G4</td>
<td>5 Beech</td>
<td>74936E 68425N</td>
</tr>
<tr>
<td>G5</td>
<td>1 Maple, 2 Sycamore</td>
<td>74924E 68375N</td>
</tr>
<tr>
<td>G6</td>
<td>3 Oak, 1 Lime</td>
<td>75000E 68430N</td>
</tr>
<tr>
<td>G7</td>
<td>4 Oak, 1 Beech, 1 Horse Chestnut</td>
<td>75030E 68390N</td>
</tr>
<tr>
<td>G8</td>
<td>2 Lime, 2 Horse Chestnut, 2 Sycamore, 1 Oak</td>
<td>75112E 68445N</td>
</tr>
<tr>
<td>G9</td>
<td>2 Lime, 1 Oak, 2 Sycamore</td>
<td>75192E 68415N</td>
</tr>
<tr>
<td>G10</td>
<td>3 Oak, 3 Lime, 1 Horse Chestnut</td>
<td>74962E 68175N</td>
</tr>
<tr>
<td>G11</td>
<td>4 Sw. Whitebeam, 1 Cherry “Kanzan”</td>
<td>75200E 68135N</td>
</tr>
<tr>
<td>G12</td>
<td>4 Horse Chestnut, 1 Lime</td>
<td>75187E 67964N</td>
</tr>
<tr>
<td>G13</td>
<td>2 Oak</td>
<td>75362E 67968N</td>
</tr>
<tr>
<td>G14</td>
<td>3 Oak</td>
<td>75592E 67800N</td>
</tr>
<tr>
<td>G15</td>
<td>3 Oak</td>
<td>75425E 67875N</td>
</tr>
<tr>
<td>G16</td>
<td>6 Willow</td>
<td>74900E 67700N</td>
</tr>
<tr>
<td>G17</td>
<td>6 Hawthorn, 1 Oak</td>
<td>74914E 67857N</td>
</tr>
</tbody>
</table>

### WOODLANDS*

(within a continuous black line on the map)

<table>
<thead>
<tr>
<th>No. on Map</th>
<th>Description</th>
<th>Situation</th>
</tr>
</thead>
<tbody>
<tr>
<td>W1</td>
<td>Mixed deciduous</td>
<td>75355E 68338N</td>
</tr>
<tr>
<td>W2</td>
<td>Mixed deciduous and coniferous</td>
<td>75025E 67864N</td>
</tr>
<tr>
<td>W3</td>
<td>Deciduous</td>
<td>74460E 68000N</td>
</tr>
</tbody>
</table>

NOTE: AMENDMENTS TO 1990 ORDER:

Trees 17, 29, 35, 58, 84, 88, 94, 98 deleted.
Trees 5, 6, 49 and Groups 5, 6, 12, 13 amended.
Trees 101-112 added
Knutsford Road
Cranage Hall Hospital

Grade II

Formerly a private mansion, now the offices of a large hospital complex. 1829 by Lewis Wyatt with addition in 1932 (Pevsner). Red brick with blue brick features and stone dressing, slate roof. Basement and 2 storeys, 8 bays. At the south-west end, there is a porch of four fluted Doric columns and an entablature, with triglyph and guttae frieze, which supports a balcony with openwork balustrade. The porch fronts a pair of oak doors, each with three raised and fielded panels, under a semi-circular head with keystone carved as a face. The opening is flanked by plain pilasters in pairs. Windows are mainly 3-light stone mullion, with half height transomes, containing small sashes or casements. The centre and penultimate bays are of yellow sandstone ashlar and north of the centre bays there is a high standing octagonal tower with ogee cap and weather vane. There are flush stone quoins and weathered and moulded first floor and eaves string courses. Overall blue brick diaperwork, in diamond pattern, and solid stone parapet. The garden front (east) is also of 8 bays. Four high standing ashlar stone chimney stacks.

Interior: The Library has an oak chimney piece based on four mirrors with bookcase above, which has lead glazed doors. These are flanking slender wood columns and some inlaying. 6-panel oak doors with double width muntins and panelled linings. Enriched plaster ceiling formed into five panels. An east room has a strapwork ceiling, and a deep cornice based on foliage bands separated by a wide cove. There are many 6-panel doors throughout the building. Oak geometrical staircase with cut and bracketed string, curtail step, turned balusters and wreathed handrail. There is a second, painted open newel staircase, with cut and bracketed string, curtail steps, turned balusters and ramped handrail.
List of Contacts

i  Congleton Borough Council
Westfields,
Middlewich Road,
Sandbach,
Cheshire.
CW11 3HZ

Planning Division: Local Plans, Development Control, Landscaping.
Technical Services Division: Drainage,

Tel. 01270 763231
Fax. 01270 768460

ii  Congleton Borough Council
Municipal Offices,
Market Square,
Congleton,
CW12 1EX

Community Services: Housing Policy Unit, Amenities.

Tel. 01260 274821
Fax. 01260 280854

iii  Congleton Borough Council
Council Offices,
Lawton Road,
Alsager.
ST7 2AE

Environmental Health Division

Tel. 01270 873116
Fax. 01270 882463

iv  Cheshire County Council,
Engineering Service,
Backford Hall,
Chester.
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v  Manweb plc.
Mid Cheshire District,
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Fax.  01270 502102

vi  British Gas.
North Wales and the Marches,
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LL13 OUW

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vii  The Environment Agency.
PO Box 12,
Richard Fairclough House,
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Warrington,
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WA4 1HG

Tel.  01925 653999
Fax.  01925 415961