

# Cuddington Parish Character Assessment

Updated  
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**Cuddington Neighbourhood Plan**

Undertaken by Cuddington Parish Council

# **CUDDINGTON PARISH CHARACTER ASSESSMENT**

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## 1. Introduction to Cuddington Character Assessment

A Neighbourhood Plan is a means by which local communities may influence the planning of the area in which they live and work. It can be used to:

- a. Develop a shared Vision for the Neighbourhood
- b. Choose where any developments should be built
- c. Identify and protect important local green spaces
- d. Influence what any new buildings should look like

Character Assessment is one part of the overall process which leads to the production of a Neighbourhood Plan to describe how the inhabitants feel that parish land should or should not be developed.

The Neighbourhood Plan when formed becomes a legal document that developers must take note of when making a planning application. In order to carry out this Character Assessment, the Neighbourhood Area was divided into 15 manageable Character Areas. Volunteers were then sought at the Gala Day and other occasions to assist in the Characterisation of the village. Teams of 4, 5 or 6 people were put together to assess the areas, preferably with at least one person local to that Character Area in the team.

In order to ensure consistency of approach for each area a core of people attended each assessment and the 10 Criteria Assessment Points were used (See Section 5 Below).

The teams walked their respective areas whilst making appropriate comments against the Criteria; notes and photographs were taken.

The Character Assessments took place during July and August 2016.

## 2. Introduction to Cuddington Parish

Cuddington Civil Parish, formed in 1935, includes Cuddington, Delamere Park and Sandiway.

The parish is located in beautiful surroundings, not just as a result of the topography of the area producing wonderful vistas but also because of the splendid countryside surroundings. The internal parish views to open countryside, green belt, areas of significant local environmental value, harvested fields, woods, local wildlife sites and site of special scientific interest are an important asset.

The central Cuddington Brook, the north westerly Small Brook and the southerly Pettypool, with its streams, provide the chief water courses and water features in the parish.

Images of the past are conjured up by street names such as Smithy Lane, Forest Road, Cockpit Lane, Kennel Lane, Waste Lane, Mill Lane, Pool Lane, School Lane, Moss Lane, Mere Lane, Ash Road, Blakemere, Bag Lane and so on.

So too do the range of our historical buildings with such local notable contributors from the past as the wealthy Wilbraham family, the architect John Douglas, the Thompson family (of the Northwich salt and brick business) and others (**See Appendix K**) Our two conservation areas reflect some of the importance placed on the quality and style of those buildings.



**Beechfield, Thompson Building**



**Gorstage Hall Grade II listed**



**Yew Tree Cottage, Conservation Area**

There is easy access to some of the best walking routes in Cheshire not only locally, around the parish and into the woods, green belt and open countryside, but also to the Whitegate Way, the Delamere Loop, the Trent and Mersey Canal, the Weaver Valley and the Sandstone Trail (**see Appendix F**).



### 3. Community Profile – History

Cuddington and Sandiway are situated on an undulating plateau of sand, probably left when the glaciers began to retreat at the end of the Ice Age, 12,000 years ago. The depth of sand varies but is known to be at least 60 feet deep in places.

From the earliest times, the whole area was covered by the vast forests of Mara and Mondrem. Within clearings in this ancient woodland the first settlements that can be named Cuddington and Sandiway gradually appeared. It was in Anglo Saxon times that Cuddington was given its name, 'the Tun (town) of the people (or farm) of Cuda'. Sandiway was, at this stage, merely a 'sandy way'. For many years the tiny population in Cuddington and Sandiway were poor, sparsely spread farmers and cottagers living as best they could off the land.

In the 7th century the parochial system was introduced and Cuddington was designated to be within the parish of Weaverham. In the 11th century Domesday Cheshire was divided into 10 hundreds. Weaverham (and thus Cuddington) was contained in the hundred of Roelau which was amalgamated with Risedon to form the Eddisbury hundred. By the late 13th century Cuddington and Sandiway also formed part of the possessions of Vale Royal Abbey, built in Whitegate in 1277. After Vale Royal Abbey was destroyed in the 16th century, during the Dissolution of the Monasteries, it was replaced by the great house of Vale Royal built by Sir Thomas Holcroft.



The parish also boasts a designated Grade II monument called the Toolerstone, a medieval boundary stone that marked the north-western boundary of the lands of Vale Royal Abbey where they met with the Delamere Forest. This is believed to be the medieval marker identified in an abbey ledger dating to 1359, which records the location of a boundary marker: 'from a place where Peytefynsty descends to the commons of Cudyton, to the stone put and ordained there...'. Peytefynsty was an ancient highway that formed the northwestern boundary of Vale Royal Abbey and defined the limit of their grazing rights.

**Toolerstone**

In the 15th and 16th centuries Cuddington was still part of the forest, and subject to its harsh laws whereas Sandiway was divided between the parish of Weaverham and, until 1540, Vale Royal Abbey.

In the mid-18th century, in the interests of efficiency, it was necessary to enclose the common lands of Cuddington and Bryn. The 460 acres were enclosed by Act of Parliament and allotted to several landowners in 1766.

### 4. Change in Character of the Parish

The impact of West Cheshire Railways cutting the railway line and building Cuddington station in 1869 (with Fleamoss Pit cut through and the White Barn public house rebuilt) was felt in the move of the centre of Cuddington from Cuddington Lane to around the Norley Road, **A49** cross roads and the consequent cessation of the turnpikes in 1872.

At the time these changes must have seemed disconcerting for the few dozen people living in the village but in retrospect these changes were comparatively small compared to the subsequent developments.

The famous architect John Douglas (1830-1911) was born at Little Fold on Norley Road and, although he moved to Chester in the 1850s, he had a considerable influence on buildings within the parish and surrounding parishes.

Delamere Lodge (later called Delamere House and also known as Delamere Hall) was designed and built

in the 1780s by the Wilbraham family. This was demolished in 1939 and in the 1970s the grounds started to be developed as Delamere Park. The legacy impact of properties of the Wilbrahams in conjunction with John Douglas in the 19th century is very significant for the area. A large number of the outstanding historical buildings in the parish are attributed to the Wilbrahams, Thompsons and John Douglas.

Other designated historic buildings were built in the late 19th / early 20th centuries (see Appendix K).

In the 1920s/1930s, in the days before large estates were the favoured method of development, approaching 300 properties in total were built in linear fashion along the roads of Forest Road (A49), Warrington Road (A49), Norley Road, Mill Lane, Weaverham Road, Nixon Road, Chester Road (A556), School Lane and Waste Lane.

As can be seen from Appendix B there has been an almost 500% increase in the number of properties in the parish since the end of the 2nd World War. In 1948 there were around 450 properties and this will have grown to 2,650 by 2018.

The change from a small community based on “squires”, horses, smithies, fox hunting and water driven mills with a large amount of “common land” has been dramatic as is true of many rural communities over this period of time. The internal openness of the area has been closed down with all available space in the defined Key Service Centre now fully built up.

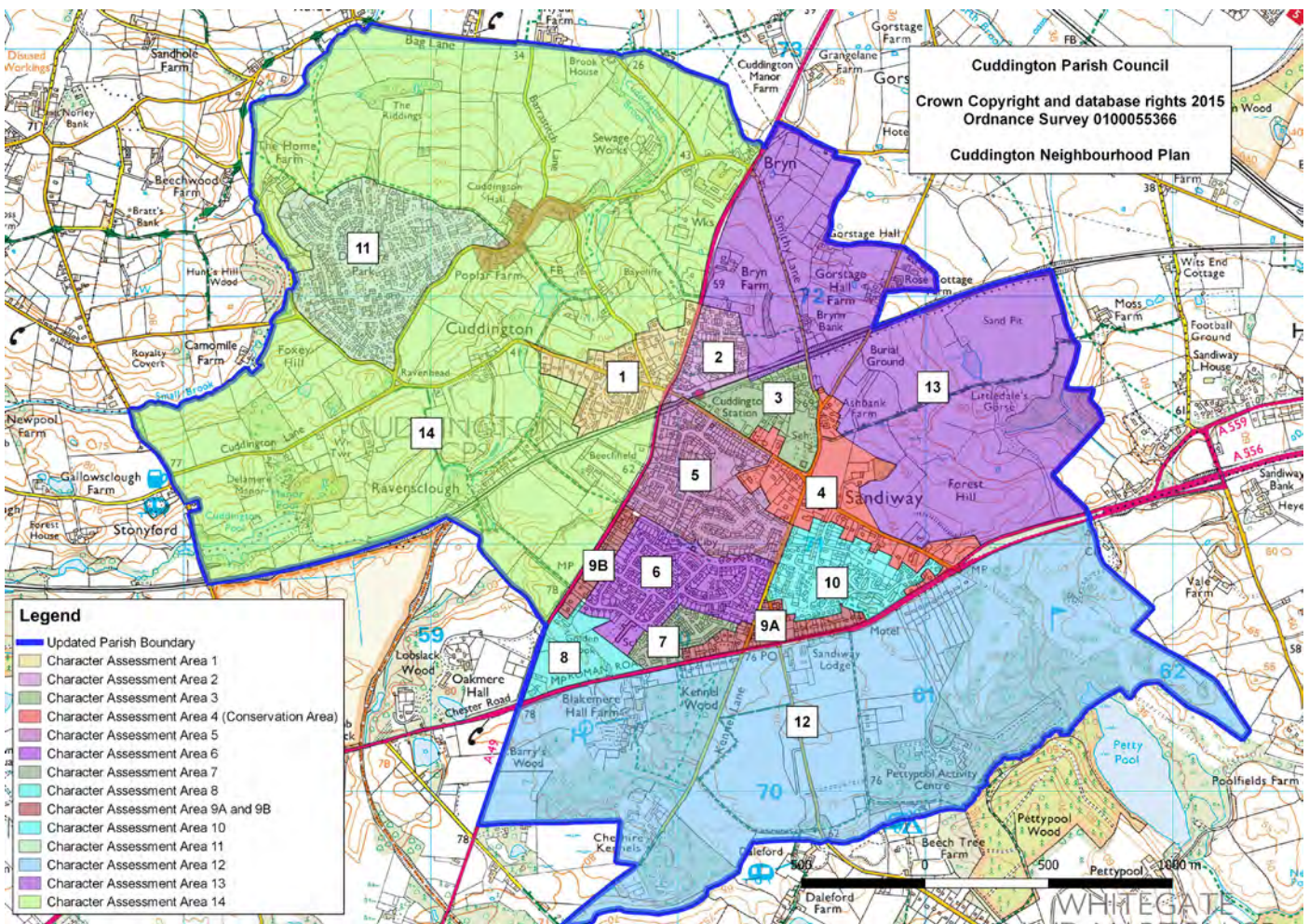
## 5. Neighbourhood Character Assessment

### Criteria for Character Assessment

1. **Topography** – Landscape setting/gradient of the local area (flat, sloping, valley, plateau, hilltop etc.).
2. **Land Uses** – Residential, Retail Leisure and Recreation, Commercial, Employment, Community etc.
3. **Layout** – Relationship between buildings, spaces and routes, and how these elements are arranged in relation to each other. Building plots (wide, narrow, long, short etc.).
4. **Roads, Streets, Routes** – Vehicular routes, pedestrian pathways, cycle paths, shared surfaces, rights of way, bridleways, alleyways etc.
5. **Spaces** – parks, playing fields, allotments, cemeteries, village greens, car parks, market squares etc.
6. **Buildings** – building heights, arrangement (detached, semi-detached, terraced or apartments), materials, construction era, roof types, distinct and/or predominant architectural features, window types, condition etc.
7. **Landmarks** – Distinct and instantly recognisable local features (including buildings, statues and monuments, and other locally significant features of the local area, both built and natural).
8. **Green and Natural Features** – Trees, hedgerows, streams, rivers, ponds, lakes, woodland, landscaped areas etc.
9. **Streetscape** – Lamp posts, benches and seating, street surfacing materials, signage, boundary treatments etc.
10. **Views** – Important views in and out of the character area, location of viewpoint and direction and extent of view.

In addition a summary of key defining characteristics and other observations should be noted down.





## Character Areas Plan

### 5.1 Area 1 Mill Lane and Area 2 Moorlands Park



#### Layout

The area covers the **A49** north from the railway bridge up to Abbotsford; Norley Road west up to Waste Lane and Mill Lane northwest up to Merlewood. The whole of the area is classified as being within the Cuddington Key Service Centre.

#### Key Defining Characteristics

This area is a mix of the hurly burly of daily life caused through the passing traffic, the businesses, Cuddington Station and the White

Barn contrasted with the quiet backwaters created as insets from the busy **A49** and Norley Road. Millgate, Windsor Close, Park Crescent and Primrose Hill together with the unnamed inset off the **A49** are very attractive. The Moorland Park Estate gives a sense of community and appears well laid out looking neat and tidy.

Increasing road traffic through the Parish roadways is a growing negative aspect that could be addressed through further speed restrictions together with better placement of restrictive driving speed signs.

The provision of a footpath along Norley Road to the Delamere Park Estate is long overdue. This would enable residents of Delamere Park to be better able to access the services and facilities in the Key Service Centre.



## Buildings and Details

The West Cheshire Railways came in 1869 and, with the creation of the station, the Cuddington centre moved from the high ground on Cuddington Lane (now a Conservation Area near Delamere Park) to around the White Barn cross roads. Disused sidings at the station demonstrate what old photographs show, that Cuddington Station was once a very busy centre for transporting coal, timber, farm animals and produce, along with cream, cheese and milk from Horner's Creamery (which stood where Eden Grange is today). The station is well used and is a very convenient means of public transport for residents living in that part of the village wanting to travel to Manchester or Chester and stops in between.

Opposite the White Barn on the **A49** there is now a car park. Records show that in 1921 Cuddington Football Club played on the field where this car park now stands. Subsequently the playing pitch was moved to the current village playing fields; a grocer, handyman store, cobblers and Post Office then all held positions opposite the White Barn for some time.

Going west along Norley Road on the opposite side to the car park are The Hawthorns dated 1896; these 3 cottages were built for servants of Cuddington Grange with one of them now being a Hairdressers. Judging by their appearance, it is likely that the 2 adjacent cottages were built at the same time. Next is a pebble dashed house possibly dating from the early 20th century. After the entrance to Mill Lane there is the large extended Ivy Cottage (1920s/30s) then Alderley House (1930s), followed by a house with an unusual tower.

Catching up on the other side of the road, after the car park is Millgate, which is an inset built in the 1990s, with block paving road surface and 7 dwellings comprising 4 bungalows and 3 houses; this feels like an appropriate development for the village.

After Millgate is Windsor Close, which has a peaceful appearance with its 16 bungalows comfortably fitting into the available space.

Cuddington Bowling Club, founded in 1935, is situated on the north side of Norley Road; in 1974 the old tramcar, which had lasted for nearly 40 years, was replaced with a smart pavilion. Next to the Bowling Green, at the rear of Bowling Green Cottage, "The Old Orchard" has been developed as an inset with houses sitting on higher ground than the field at the rear thus giving the householders splendid views across to Mill Lane and Merlewood.



**Bowling Pavilion**

Park Crescent leads off south with Primrose Hill heading west off Park Crescent. Park Crescent is a late 1970s development of 12 detached houses, which are set in a peaceful backwater with sufficient gardens, and some benefiting from the views over fields and mature trees.

In days gone by the Park Crescent area was dominated by Cuddington Grange that sits elevated from the Crescent. It is thought that Henry Ingram Thompson built The Grange but lived there only briefly, as his wife didn't like the place and so he had Beechfield built instead (**see Character Assessment Area 9B**). During the 1914-18 War German Prisoners were held at The Grange; today it is used as residential apartments. However, it appears rundown with wooden garages not adding any attractiveness.

Primrose Hill is a late 1970s development of 16 detached houses, some split level, which take advantage of being built on the slope overlooking the Cuddington Brook valley and the green belt fields. This is a good location to live in rural settings whilst at the same time to be able to be involved in village life.

Returning via Park Crescent to Norley Road immediately on the left are the outbuildings that used to be stables for The Grange. These have been converted into 3 splendid looking dwellings with black and white



**Former Grange Outbuildings**

features; there is even a clock tower. They have benefited from some considerable improvements.

Heading down the Norley Road slope to Waste Lane, on both sides of the road there is a mix of attractive detached properties, built at various times from estimated 1930s to current day, with one new property built in the grounds of Romney House. It is evident that most properties have been updated to some degree over the years. They have their own drives and are set in large gardens with splendid views to the rear over fields. Seven Oaks is a particularly large house.

Opposite the Waste Lane entrance a path through a metal gate stile heads north around Thompson's Pool, it is set down below the Merlewood Gardens (**see Character Assessment Area 14**) leading round to Mill Lane or up to Old Cuddington.

From the junction of Mill Lane with Norley Road down to Merlewood, there is a mix of attractive properties built over a long period, most taking advantage of views from the sloping topography here. On the east side the dwellings are served by some steep drives. There are detached houses, semi-detached houses, semi-detached dormer bungalows and detached bungalows. One house is currently being renovated and given a modern look. Three bungalows have been built on the west inset, where previously there were tennis courts.

Returning to the **A49** and heading north, Warrington Road is built up on both sides to the end of the character area. The old mellow features are apparent on some of the buildings such as in the brick and remnants of stonework from old walls.

There are detached houses, semi-detached houses and detached bungalows with modernisations seen on a lot of the buildings. Some properties are estimated mid-1800s, such as the pair of semi-detached houses named Rose Cottage and Cerise Cottage, with other properties added right through the 2 centuries up to current day. Trevethoe with black and white features, and a large orchard, appears to be late 1800s. Mostyn Cottage and the adjoining Fern Cottage are originally mid-Victorian with much more recent extensions. Hilbre (needing attention) and Ashdene appear to be a 1920s pair of semidetached houses. The detached property Thorneycroft with outbuildings has a date mark of 1927.



**House on Warrington Road**

On the west of the **A49**, opposite the Railway Cottages is Holly Grange, which is a Montessori Nursery but was for many years a Newsagent. Further along from the Nursery is an unnamed inset where there are large properties with large gardens away from the busy **A49**. They are delightfully named with examples such as Happy Ever After and Heyridge. On the corner of the inset and the **A49** is a joiner's shed.

Yet further along, at The Dell, there used to be a derelict bungalow. This has recently been demolished and the 6 two-storey apartments, which have been granted planning permission, are currently being built.

On the east of the **A49** after the Railway Cottages is an inset named Cheryl Court, built in the 1960s with 6 semidetached dormer bungalows and 2 detached bungalows. Further along are a number of businesses including the long established butcher of W H. Garner & Son. Behind the Butchers down a narrow track is Fleamoss Pit (owned by the Parish Council), which in days gone by was the collection point for water used by the villagers.

Next is an inset named Marl Close which used to be the yard for a sand business. It has a brick paved driveway and was built up in the early 2000s with 12 dwellings in 2 and 3 storey blocks; the 3 storey dwellings looking rather incongruous in their surroundings being different in style and height from their



## Moorlands Park



the other side. The Moorland Park estate was built in the early 1970s; they are a mix of detached houses, semidetached houses, linked houses and bungalows.

surroundings. Further along is a shop which has had a number of uses in turn but is now the Bridal Lounge.

Yet further north on the east of the **A49** is Glebe Road which leads into Mayfield Drive, Mayfield Grove and the Moorlands Park estate of Moorlands Avenue, Moorlands Park and Meadow Close. The cottages and bungalows on Glebe Road are estimated to be early 1900s and many have been extended. Mayfield Drive houses seem to be 1920s on one side of the road and 1950s on

## Spaces, Land Uses, Green and Natural Features

The whole of this Area is built up, or planned to be built upon, as at The Dell. Houses in this area tend to be in larger than average plots which, together with the care taken of their land by the occupants, adds greatly to the rural nature of the area. Mature trees and hedges abound and green belt fields surround the area. Being built up, the views, where available in this area, are mainly internal across into woods and fields. The houses sitting off the insets on Norley Road and Mill Lane chiefly benefit from these views.

Parking is available at the Station and across the **A49** from the White Barn Public House; elsewhere there is space adjacent to the various businesses and the Bowling Green.



Looking down Mill Lane

The few shops and other local concerns offer a small amount of employment but other opportunities appear scarce. On the rare occasions when no traffic is visible on the **A49** the splendid trees and hedges can give the misleading impression of a country lane when looking north, instead of an extremely busy thoroughfare.

## 5.2 Area 3 – Village Hall and Playing Fields



### Layout

This area is roughly triangular in shape and is bounded mainly by Norley Road, Weaverham Road, Smithy Lane and the Chester-Manchester Railway line.

There are 4 buildings on the Norley Road Playing Field - the Village Hall, the Scout Hut (used by Beavers, Cubs and Scouts), Youth Club and a small Pavilion for the Tennis Club (formed in 1930) – together with a Car Park.

The Sandiway Primary School Buildings, adjacent Car Park and Playing Field are accessed from

Weaverham Road. There is also a pedestrian entrance from Norley Road for the School.

There are 3 good-sized detached houses along the Lane of White Lodge Mews accessed from Norley Road.

The Smithy Estate, which is centred on Greenfield Way, comprises some 44 detached houses built between 1979/1981 and is accessed by car from Weaverham Road and on foot from the Norley Road playing field

### **Key Defining Characteristics**

This area includes most of the Playing Fields of the village where there is ample scope for villagers and visitors to indulge in sports and recreation. There is a modern Village Hall which is well used and provides space for both indoor entertainment and some physical activities. The Primary School has been modernised and it also offers pre-school education facilities.

The largest areas of village parking are provided at the Playing Fields and adjacent to the Primary School. The housing is all detached in this area.

Possible improvement areas have been highlighted with regard to the busy Norley Road. Some of these are in the hands of the Village Plan Implementation Team whilst other issues are more problematical such as the width of the footpath.

### **Buildings and Details**

The buildings on the Norley Road Playing Fields are single storey and, being situated on the edge of the fields they do not overly intrude. The Village Hall itself is a modern building of attractive brick and slate design and it is one of which the village can be proud. The Scout Hut and Youth Club buildings are also single storey but of some age, look tired and are much poorer quality than the Village Hall. The Scout Hut is built of brick and tile whilst the Youth Club is a prefab design with corrugated roof and metal shuttering.

The Sandiway Primary School Buildings are single storey and of fairly modern construction; they are not intrusive and fit quite well into the village scene. They are brick built with flat roofs. Secure fencing provides safety and security for the children.

It was in 1875 that Cuddington and Sandiway got its own church school but not on the site of the current school. In a report from May 1903, the schoolrooms were heated by open fires. However on March 1st 1945 the school caught fire when electrical wiring ignited. Children then had to be taught in the church hall, the tennis pavilion or anywhere the teachers could find. The new Primary School was opened in 1948 and although it was supposed to be only a temporary building it is still in use with many changes to the building since then.

The Smithy Lane Estate houses, built of brick and tile, are 4 bedroomed and have double garages. The estate as a whole appears well maintained, with properties being regularly updated. This is a particularly well laid out estate giving an almost park like feel.

### **Spaces, Land Uses, Green and Natural Features**



The area contains the large Norley Road and Weaverham Road Playing Fields which are owned by the Parish Council and leased to Cuddington and Sandiway Parish Playing Fields Association which is responsible for their administration. Both these Playing Fields give the area a feeling of space; they are very well used and require significant maintenance effort. Adjacent to the Norley Road playing fields there are six tennis courts (4 with floodlights) with a small pavilion, a children's play area and a car park.

#### **Tennis Courts**

Cuddington Football Club play on the field (in addition to the junior footballers, who also use the Weaverham Road field) and they have use of changing rooms forming part of the Village Hall building. There is an outside



toilet which is open for restricted hours and regrettably is sometimes vandalised.

There are lights for evening sports training and a locked compound for storing football equipment. There is also a basketball net / small court and a brick wall for playing ball games. This area has been under consideration for a BMX track and Skate park facility.

The Norley Road Playing Field includes a reasonably sized Car Park and there is a village Car Park (with about 40 spaces) owned by the Parish Council adjacent to the Weaverham Road field. There are no buildings on the Weaverham Road field.

There are some aged oak trees around the Playing Fields which, together with the general greenery including that in White Lodge Mews, help to provide a leafy atmosphere.

Sandiway Primary School is the other non-residential use in this area and was rated Outstanding by OFSTED. It is situated at the corner of Norley Road and Weaverham Road. The school has its own playing field and playing area which fronts Norley Road and it makes use of the Weaverham Road car park as well as its own Staff Car Park (with about 25 spaces) within the school grounds.

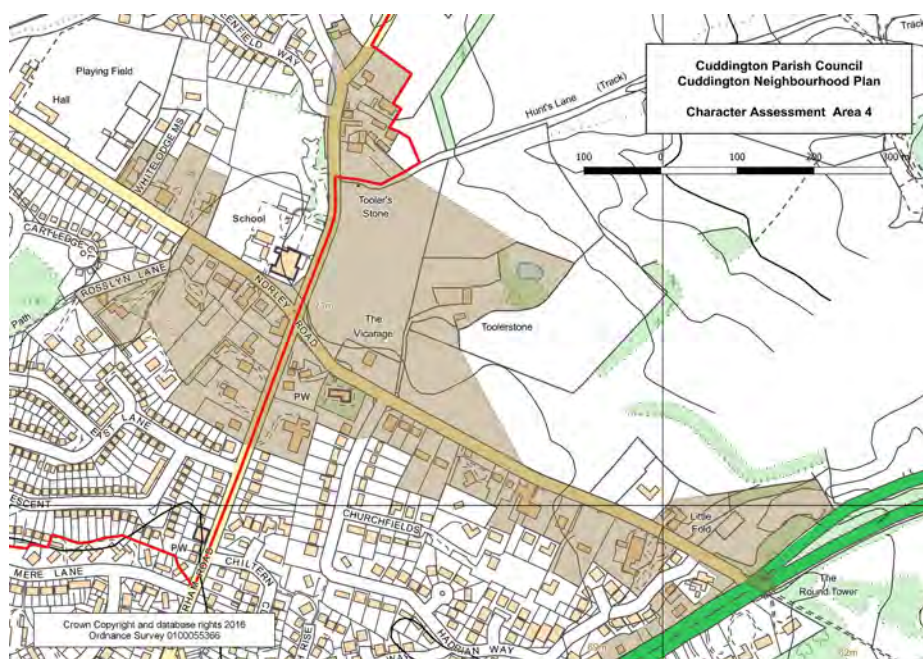


**Greenfield Way**

The area contains the small Smithy Lane housing estate mentioned earlier, situated off Weaverham Road which comprises Greenfield Way, Green Walk and Lindsay Walk. The Smithy Estate houses have open plan front gardens which, together with the playing fields, help to make the Estate appear very spacious; there are grass verges and mixed variety of trees with some nice landscaping including three small open green areas.

Off Norley Road, flanking the east side boundary of the Norley Road field, there are 3 houses along the Lane of White Lodge Mews that have large gardens in a quiet backwater of the village. There are some trees to both sides of Norley Road.

### 5.3 Area 4 – John Douglas and Conservation Area



#### Layout

This area is defined by the larger of the 2 village Conservation Areas, heavily influenced by the famous local architect John Douglas. It may be viewed by walking along the parts of the following roads that make up the Conservation Area - **A556** road, Norley Road, Weaverham Road, Rosslyn Lane and Smithy Lane. All land in this area is classified as Green Belt. For ease of reference the area has been subdivided into 6 parts:  
Part A - **A556** Road and Norley Road up to Sandiway Manor

Part B - Norley Road from Sandiway Manor up to 2nd Hadrian Way entrance

Part C - Hadrian Way up to Norley Road/Weaverham Road Cross Roads

Part D - Cross Roads up to and including Rosslyn Lane and White Lodge Mews

Part E - From the Cross Roads south along Weaverham Road

## Part F - From the Cross Roads north along Weaverham Road

Where reference is made to comparatively small aspects not included in the Conservation Area this is reported in the text.

### Key Defining Characteristics

A more attractive Conservation Area would be difficult to find in Cheshire with a mixed array of houses and gardens together with the splendid variety of mature trees and hedges. The feeling of rural openness is maintained by the fields, which are in the green belt, and the fact that there are no substantial modern developments.

Ten of the sixteen buildings in the village with Grade II Listed status lie within this Character Area 4, with John Douglas having designed six of the ten. In addition John Douglas designed 4 further unlisted buildings in this area.

Road traffic is a negative aspect that could be addressed through further speed restrictions and by imposing a weight restriction on through traffic along Norley Road and Weaverham Road. The section of Weaverham Road prior to the Gorstage Cemetery is a real safety concern with no pavement and an unrestricted speed sign prior to a blind corner

### Buildings and Details

#### Part A: A556 Road and Norley Road up to Sandiway Manor

The houses on the south side of the **A556** are large and prestigious with large gardens, backing onto fields and woods with the Sandiway Golf Course beyond. They appear to have been built post the 1st World War and are outside of the conservation area in open countryside.

The John Douglas character houses on the north side of the **A556** are Model Cottage (1879) and a pair of cottages (1892) now known as Magpie Cottage and Delamere Cottage. Model Cottage is brick built with



**Little Fold**

interesting tracery whilst the other 2 cottages look appealing with brick ground floor and black and white upper floors.

Moving north westerly along Norley Road, just beyond the first entrance to the Hadrian Way estate, on the north side stands Little Fold which was originally called Park Cottage. John Douglas was born here in 1830, moved to Chester in the 1850s and died in 1911 having been responsible for designing more than 500 buildings in his 55 years working life. A plaque to his achievements is placed at the gate entrance. Little Fold is in the shape of a horseshoe and is now divided into a number of houses.



Sandiway Manor, which stands at the opposite side of the road to Little Fold, started life as a farmhouse. It was renovated extensively by John Douglas who added the mullioned windows and other typical "Douglas" features. Its appearance certainly lives up to its title of 'Manor'. A modern extension has been added to help create the space for its current use as a residential home for the elderly.

**Sandiway Manor**

#### Part B: Norley Road from Sandiway Manor up to the 2nd Hadrian Way entrance

On the north side of the road there is one bungalow just along from Little Fold which is not in the Conservation Area. It is of modern design, set back from the road and enjoys pleasant landscaping. On the south side of the road there is a mix of houses and bungalows built at different times. With relatively large gardens they provide a pleasant aspect when driving into the village. The John Douglas influence is seen on the Forest



Hey property, about half way along this stretch, which was once a single imposing property but has now been subdivided.

### **Part C: Hadrian Way up to Norley Road/Weaverham Road cross roads**

Opposite the entrance to Hadrian Way is a long private lane that leads to the listed dwelling called Toolerstone (early 17th century, originally a farmhouse), this no doubt taking its name from the designated monument mentioned under Landmarks (Appendix N). It is hardly visible from the road and it comprises a variety of buildings and building styles.

Just past the Hadrian Way entrance on the south side of the road is St. John's Church of England Parish Church. The foundation stone was laid in 1902 on land given by John Douglas who personally supervised the building. It is built of sandstone obtained from Five Crosses Quarry, Frodsham and has a tower with a gold faced clock. The upper part of the tower was added a few years after the opening in October 1903 and, later still, the parishioners collected for the church clock.



**St. John's Church**

Across the road, in substantial grounds, is the brick built vicarage which was completed in 1928. The grounds used to be used for church fairs but latterly these have been held behind St John's where there is an ample, pleasant space. Before the cross roads on the south side of the road is Croft Cottage (1906-John Douglas) which it is understood was originally built for the groom and cook of Sandiway Manor. This cottage shares features similar to Magpie Cottage and Delamere Cottage.

### **Part D: Cross Roads up to and including Rosslyn Lane and White Lodge Mews**

Beyond the cross roads on the south side of Norley Road there is a modern dormer house named Selwyn with a large garden. Immediately beyond that is the St. John's Church Hall (1928) which sits on donated land. It has disabled access and a car park for 15 cars. It is used for family services, functions, mother and toddler club and a café each Friday. It has a stage and is used for non-church functions such as concerts and for the annual village pantomime.

Next is a bungalow, followed by No.55 with no visible name but which is a splendid white rendered property with a large garden.

Beech Cottage (1825) stands next to the Church Hall and is a picturesque two-storey cottage with attractive shrubs growing around it.

Portobello (1777) is adjacent to Beech Cottage. This is a black and white elongated property which has been completely renovated in the last few years and is pleasantly set in its grounds. It was called Holly Chase and in the early 20th century served as a grocery shop and a wheelwright shop.

Turning left after Portobello is Rosslyn Lane which is a no-through road. The single attractive bungalow on the north of the lane is not included in the Conservation Area. On the same side of the lane are two garages belonging to properties in Cartledge Close. The houses on the south side of the lane are attractive properties set in large gardens including Thorney Fen, Fox Heys, Appleside, Badger Bank and Wild Acre which has a piece of land attached. A new imposing brick building called Larkspur Hall was built about 5 years ago in the former grounds of Thorney Fen. To the rear of these are three properties, one of which was recently built. These are not in the conservation area but are set apart from the hustle and bustle of village life. At the rear of Wild Acre there are three further properties, backing on to Farndon Close, which are also not in the conservation area. Across Norley Road, White Lodge Mews is a quiet attractive backwater. The 3 detached houses along the Lane of the Mews are relatively modern; they appear well maintained and are pleasantly set in their surroundings. Planning permission has been given for 2 further houses and a garage for an existing house.



**White Lodge Mews**

The four mews cottages were once the stables belonging to White Lodge (formerly Pemberton Cottage). The original part of the main house dates back to early Victorian times. Cartledge is Edwardian and was built by Joseph Trickett of Ashbank.

### **Part E: From the Cross Roads south along Weaverham Road**

Immediately on the west side corner of the crossroads is a property built as Bryn Primitive Methodist Chapel (1819). Many years ago there was a tailoring business behind the Chapel. The Chapel closed for services in 1948 and lay empty for many years with chapel records cancelled in 1971. It was used by the British Legion prior to conversion into two dwellings in recent years named New Holly Cottage and Bryn Chapel Cottage. There is a small amount of residents' parking and small gardens both accessed from Norley Road.



**Croft House**

On the east of Weaverham Road is access to Croft House which is situated adjacent to Croft Cottage; both designed by John Douglas 1905. It is understood that Croft House was built as the parsonage but was never lived in by the parson who apparently lived across the road and had quick access to the church through the grounds of Croft House then by a gate in the hedge.

It is built of brown and red brick and is tiled. There is an inscription above an entrance door taken from Hebrews Chapter 3 verse 4 which reads "For every house is builded by some man; but he that built all things is God". Across the road is a modern bungalow named Bryn Field, plus three large imposing properties, named Holmwood, Moorlands and No.73, all with substantial grounds. No.73 has been renovated recently and is built from lightish brown bricks, which are reminiscent of appealing old Cheshire farm houses, while Holmwood and Moorlands are half white rendered with black wood features.

Across the road is Redwalls, which was originally built as The Homestead (1906/1907-John Douglas). It is now a residential home for the elderly set in large gardens and has been extended to provide additional accommodation. The original building is built of brick with rendering to the upper floor together with many mullioned windows.

### **Part F: From the Cross Roads north along Weaverham Road**

That part of Weaverham Road within the area is bounded to its west side by the Weaverham Road car park and Sandiway School (see Character Assessment Area 3) and on its other side by fields, owned by the St John's Church, and by a number of houses. This part of the road has a rural feel.

After the entrance to Hunt's Lane on the east of the road sits Ashbank House with a gated entrance, well kept large garden and gable end facing the road. This is a substantial building which is rendered white looking over Hunt's Lane and fields towards the rear of The Vicarage and the Toolerstone dwelling.

Next is Ashbank Farm which comprises a house, outbuildings and a small piece of land; it is ripe for renovation and has been purchased recently by a member of the village for that purpose. Next is Ashbank Cottage which in the last few years has been sympathetically extended; it is a delightful brick built cottage which adds character to the area.

The next dwelling is Gorstage Bank, with its Grade II listed Barn, which sits on a dangerous bend in the road. The Barn is an attractive outbuilding which is formed in black and white features.

Moving down the decommissioned thoroughfare called Smithy Lane on the west of Weaverham Road, Field House is the first building. It is built of brick, has an outbuilding which has been converted to a separate



dwelling and a disused tennis court in its grounds. This is in the green belt and has significant trees which add to the character of the area. A recent planning application to build on the tennis court was refused.

## Spaces, Land Uses, Green and Natural Features

From the junction with the **A556** road up to the Norley Road/Weaverham Road crossroads, Norley Road has the charm of a country lane with overhanging mature trees and fields alongside which, together with the many character buildings, give the feel that befits a conservation area.

The land in this area, being on the north side of the **A556** road, is classified as Green Belt. Consequently there have been no significant developments in recent years.

The open fields to the north of Norley Road and east of Weaverham Road, together with larger than average garden sizes for the houses, provide breathing space for the whole area. These fields, currently growing maize and wheat, and the views over them are a real asset to the look and feel of the village. Annually various crops are grown in these fields which provide villagers with the rural insight that is a special part of living in the village.



**Fields north of Norley Road**

The houses in this area are a credit to the village with inhabitants taking great care to maintain and enhance their properties and to present their gardens in the most attractive way. The carefully tended gardens of the dwellings provide colour and greenery.

The absence of through roads and modern development have enabled Rosslyn Lane and White Lodge Mews to retain a variety of mature trees. Thus preserving the green and natural features of these peaceful backwaters.

Two benches have been provided on the triangular shaped grassed areas at the north side of the Norley Road and Weaverham Road junction. These provide relief from the constant flow of the traffic.

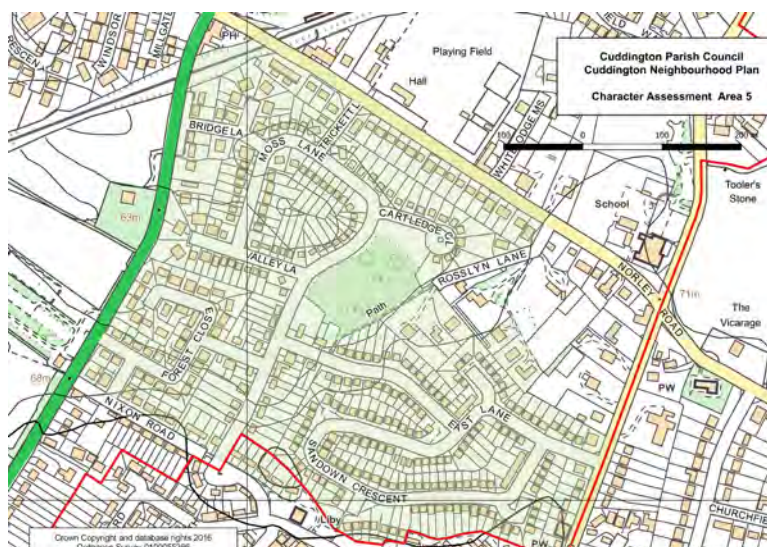


**The Round Tower**

There is disabled parking for a couple of vehicles by the St. John's Church Lych-gate with a small car park immediately across the road in front of the vicarage. The Church Hall on Norley Road also has a small car park with about 20 spaces.

Immediately on the north side of **A556**/Norley Road junction there is a large green area with a tennis court which is part of Little Fold. There are mature trees to both sides of the **A556** when driving past the Round Tower and together with the quality and character housing along the road provide a feeling of entering a prosperous neighbourhood. Farming is the only industry in this area and there are two significantly sized residential homes.

## 5.4 Area 5 – Cartledge Moss, Moss Lane, East Lane and Sandown Crescent



### Layout

The area is bounded by Nixon Road, Poplar Close, Mere Lane, Weaverham Road, Norley Road and the **A49**.

It includes the Wimpey Estate, the Locke Estate, the Forest Close Estate, Sandiway Methodist Church, part of Weaverham Road, part of Norley Road, the Norley Road shops, the Library and Cartledge Moss.

Apart from a few former and current Housing Trust properties, the whole of the housing in this area was built in stages from the early 1950s onwards and is a mix of types of properties.

## Key Defining Characteristics

The estates were built at a time when, as today, there was an insatiable demand for new houses. The irregularity of the layout of the roads seems puzzling to newcomers, presumably the result of using more than one developer.

The estates are surrounded by four of the main thoroughfares in the village with a high traffic density so it must be a relief to nestle into the quieter corners of the estates, although East Lane and Moss Lane carry a fair load of internal traffic.

There is comparatively easy access to the open countryside. The two local primary schools are within close walking distance.

The shops at Mere Lane and Norley Road provide most of the day-to-day provisions. For those without a car, wishing to shop further afield, the bus is available on Mere Lane, albeit on a limited basis, and the Railway Station is within walking distance.

There are major parking issues at the shops and around the Library. Various solutions are being developed to ease the situation.

## Buildings and Details

This area is essentially fully built up. It is centred on what was Bryn Common before building started which in those days separated Cuddington from Sandiway.

Most houses have garages, mainly integral, and drives so that on-road parking is not a major issue in this area. There are footpaths to both sides of the road in most places and the roads are wide enough for vehicles to pass carefully.

The above characteristics are evident to a greater or lesser extent in each of the roads mentioned.

The Wimpey Estate was built in the mid-1950s based upon the site of Bridge Farm; it includes Bridge Lane, Bridge Close, Valley Lane, Trickett Lane, Cartledge Close and Moss Lane. Brookside was built in 1956.

There is a mix of housing styles, designs and sizes including detached houses, semi-detached houses, detached bungalows, dormer bungalows and semi-detached bungalows.

The detached houses on Cartledge Close are on the north side only and sit elevated from the road overlooking Cartledge Moss.

The four attractive detached houses on Brookside face the **A49** and consequently suffer the noise from that busy road. In Bridge Close the semi-detached bungalows back onto the parade of shops but without access directly to the shops. In Bridge Lane a splendid bungalow has been named The Beetles.

The Locke Estate of East Lane, Sandown Crescent and Farndon Close was begun in 1963 with East Lane finished in 1965. There are some driveways with severe slopes; the front gardens are open plan. Houses on the north of East Lane and on Farndon Close have the benefit of views over Cartledge Moss. Looking west

down East Lane and over the **A49**, taking advantage of the elevated nature of the Estate, a magnificent backdrop is provided by the trees surrounding Beechfields.

The houses are mainly detached of three or four bedrooms with some link-detached and some semi-detached. There is a mix of styles and designs with some having part flat roofs, some with tiled elevations, some with wood elevations, some with porches and some with conservatories.



### Sandown Crescent

Forest Close Estate was built in the early 1970s and is believed to be timber-framed dwellings. It is a mix of attractive bungalows and houses, some of which have been updated and enlarged. At the end of the Close there are 15 chalet style detached houses with wood features and an overhang; such a style is not seen elsewhere in the village.

Nixon Road has former local authority (possibly 1930s) semi-detached houses with a pleasing appearance; there are no garages but they have large gardens to the rear. There are also some detached bungalows. At the east of the road there is a block of four former local authority houses with a central alley together with two similar semi-detached houses; these were built in the early 1950s. Also in Nixon Road, on the north side, is a seemingly abandoned narrow piece of land. Poplar Close has semi-detached bungalows which were former local authority owned and two houses, one of which was the former police house.



**Sandiway Library**

Moving east along Mere Lane on the north side is the Library (built in 1975), along with three bungalows surrounded by large green open areas with a middle entry to garages; two 2-storey blocks of flats which are security protected; an entry road to garages and then some former local authority semi-detached houses.

Moving north along the west side of Weaverham Road there are 6 detached houses around the Sandiway Methodist Chapel and a bungalow on the junction with East Lane, probably built in the late 1960s. There is a particularly large beech tree at the front of one of the houses which, judging by its position must be subject to a Tree Preservation Order. The properties beyond this point up to the Weaverham Road/Norley Road junction and those along Norley Road up to the Rosslyn Lane junction are covered in **Character Assessment Area 4**.

Now resuming on the south side of Norley Road, after the Rosslyn Lane junction up to the Trickett Lane junction, there are houses and bungalows of different styles and features built in the 1960s. Many of these properties have either been modernised or are currently in the process of being altered.

The end house along here is the Barber's shop; until a few years ago this was the other Post Office in the village. On the corner opposite there is the first of three detached houses (probably built mid 1960s) running along Norley Road to reach the shops.

Across Norley Road is The Hunting Box, described under Landmarks (Appendix N), and next door is the two and three storey Hunting Lodge Mews built as seven apartments in 1986 with a central archway access to enable occupants to park at the rear.

Next door to the Mews is the Railway Station with the bridge carrying Norley Road above.



**Hunting Box Mews**

### **Spaces, Land Uses, Green and Natural Features**

The land is fully occupied by several hundred dwellings whilst the limited green spaces provide the lungs of the area. Given the nature of the layout of the build of the estates there is no other land available to introduce green and natural features.

Cartledge Moss, now regarded as being part of the Mersey Forest, is a few acres sitting under a splendid wood of mature trees which some locals can remember as saplings from 1965.

To the north of the Moss is a splendid open grassed area reminiscent of a village green, running alongside Cartledge Close, where children are often seen playing.

All around the estates there are grass verges and often corner road plots of grass with trees growing. Most of the houses have adequate land around them with large rear gardens; exceptionally on the south of Sandown Crescent, where originally there was the Mere Lane pit, the houses have much larger front gardens than rear gardens due to the instability of the ground which caused difficulty when the buildings were being erected.

The area is characterised by hedges, fences, green road verges and some mature trees. The quality of



attention to detail in the gardens is generally of a high standard as can be seen from open plan front gardens.

Nixon Road has impressive mature oak trees as does Farndon Close. Around the Library and running east to the north of Mere Lane there are green spaces which provide some welcome open space amongst all the properties.

There is parking available at the Norley Road shops which is barely adequate and by its shape causes difficulty for manoeuvring vehicles.

Quite near, across Norley Road, the Village Hall car park is available and further west car parking is also available on the car park opposite the White Barn across the A49.

There is car parking to the rear and east of the Library with eight and twelve spaces available respectively. Across the road at the Mere Lane shops there is space for ten cars in the lay-by. Despite those thirty parking slots an additional requirement has been identified and consequently sixteen more are to be added by taking up some of the green space available here.

There is also limited parking, behind Weaverham Road Methodist Chapel, for chapel attendees, where in the past there was a Scout Hall.

In addition to the shops there are, in the modern manner, some businesses working from home but the extent is unknown.



**Village Hall**

## 5.5 Area 6 – Mere Lane Shops and Housing Estate



### Layout

The area is bounded by Nixon Road, Poplar Close, Mere Lane, Weaverham Road, Ash Road, Manor Road and Grange Road.

It includes Cuddington Primary School, the Mere Lane/Fir Lane shops, properties to the south of Mere Lane and former local authority housing to the south of the Weaverham Road and Mere Lane junction up to School Lane. Apart from a few private properties built later, this whole area was the village's first major housing development in 1951 to house key ICI workers. It was

started in 1950 when Bryn Common was developed which cemented more of Cuddington and Sandiway together; they had been separate communities up to 1935. Boundary Lane North and Boundary Lane South now separate Cuddington addresses from those for Sandiway. The Cuddington Primary School and the Mere Lane shops were opened in 1952.

### Key Defining Characteristics

From the layout of the area it appears that great care must have been taken with the design of the estate when it was built in the early 1950s. There are quite wide roads with wide footpaths on both sides in most places. There is easy access to the open countryside with paths on the west leading down to Ravensclough and the Whitegate Way. On the east side, through the Grange Estate, there is footpath access to Kennel Wood and to Blakemere. The shops provide access to most of the day-to-day provisions required by residents. There is a major parking issue with parking on verges since the vast majority of the houses were not built with either garages or parking spaces. These verges, now significantly damaged and worn, may provide opportunities for additional off road parking with a little development. There are limited bus stops in the village so some people drive onto the estate to catch the buses thus increasing the parking problem.

## Buildings and Details

The dwellings are solidly built of brick with tiled roofs and display quality of build in line with that required in the post war period. They comprise a good mix of semi-detached houses, semi-detached bungalows, and terraced houses mainly in blocks of four with two middle entry walkways, and some flats.

Originally the dwellings were rented from the local council but as time has moved on some have been purchased whilst the others are under the stewardship of a housing association.



Given the hierarchical organisation of the company for which the houses were originally built, it is not surprising that some houses have garages, some have space for garages and the majority have no garages at all. Despite the modern day parking issue, given the date when the dwellings were built, it is evident that considerable thought was given to the layout to provide relatively easy means to traverse the large estate via roads and alleyways on foot.

### Blake Lane

Brambles Chase was built in the late 1990s on land acquired by the demolition of garages. There are two detached houses, two semi-detached bungalows, eight semi-detached houses and a terrace of three houses all without garages but with spaces for parking.

### Brambles Chase

The local parade of shops is vital to the community, arranged in an L shape and is built of the same materials as the 1950s houses, with flats above. Efforts have been made to make this area attractive with trees, potted plants, bins and dog tie-ups.

Cuddington School was also built of the same materials as the 1950s houses and its exterior gives the appearance of that period together with the extensions provided to cope with the ever-increasing demand for quality education.



In order to create the single road entrance to the Forest Edge Estate a house was demolished on the south side of Ash Road near the exit onto the **A49** road. Although this has caused disturbance and inconvenience to the local neighbourhood it has been tastefully done with green verges and shrubs planted to help offset the appearance of an additional road.

On Ash Road, between the new road and the **A49**, private properties were built later than the rest of the 1950s estate – on the north side two semi-detached bungalows with large rear gardens and on the south side a detached house and a bungalow. Here there is mature hedging.

## Spaces, Land Uses, Green and Natural Features

On first sight there appears to be hardly any spaces left apart from those on the green verges with occasional wider roadside green areas. However tucked behind houses there are green spaces which have been used more in the past when there was a younger population; some families have lived in their current homes for a long time.

Given the nature of the layout of the estate, apart from the green areas mentioned there is no other land available to introduce green and natural features. The land is fully occupied by the houses, school and shops whilst the green spaces provide the lungs of the area.

The area is characterised by hedges, fences, green road verges and some mature trees. Some houses



have large corner plots whilst others have large rear gardens. The quality of attention to detail in the gardens is generally of a high standard.

Boundary Lane Green known as the Jubilee Play Area is surrounded by Boundary Lane North, Boundary Lane South, Manor Road and Oak Lane. This fenced off play area is for children up to eight years of age with play equipment, picnic tables and seats providing a pleasant green area in the middle of the housing estate.



**Jubilee Play Area**

Approximately half way along the north of Blake Lane is a road entry to an area containing garages and behind these is an enclosed children's Multi Use Games Area (MUGA) which was created on land obtained by the demolition of some other garages, but still leaving sufficient space for an open green area. A road here is used for access to the remaining garages. The road entry to the MUGA itself has green spaces on each side. There is a walkway access to the MUGA from Mere Lane and from further west on Blake Lane. On the south side of Blake Lane are two crescents of houses and bungalows with attractive central green areas. These houses have no car access.



**Parking at Cuddington Primary School**

At the Cuddington Primary School, which is located to the south of Ash Road, there is a large grassed school playing field. There are two small car parks at the school with about twenty-five spaces (one space for disabled parking) mainly for the benefit of staff.

To the west of the school, along the pedestrian access to the school from the Forest Edge Estate and from Ash Road is a pleasant children's play area with a variety of equipment.

To the east of the school, just off Ash Road in front of a block of four houses, is an open green area with a mix of large mature trees.

Moving north westerly along Ash Road from the school, to the north after the entry to Boundary Lane South, is a roughly pathed walkway to a green area with an electricity substation in one corner. This area is only accessible on foot with another rough gulley leading off Manor Road; it is evident from the state of this area that it is little used now.

To the northerly end of Blake Lane there is inset parking for seven vehicles plus one disabled slot.

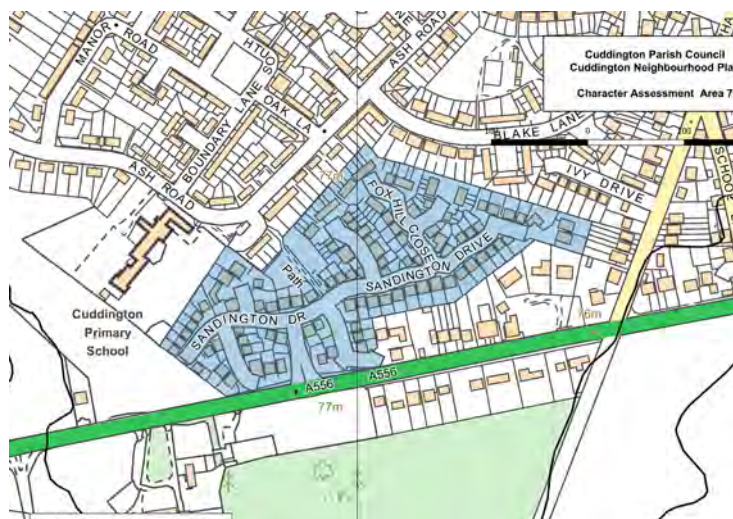
In addition to the shops some small businesses flourish, working from home, with the extent unknown, but from the advertising on vehicles parked on the estate it is known that gardening and driveway services are available.

The roads are a significant factor in the area with the layout, together with the pathways, creating an almost maze like feel.



**Ash Road leading onto the A49**

## 5.6 Area 7 – Grange Estate



### Layout

This area is basically a self-contained estate to the north of the **A556**, across the road from the Blakemere Centre. Houses on the north side back onto the houses on Blake Lane and those on the west back onto Ash Road or Cuddington Primary School. At the southeast end of Sandington Drive the road is blocked off by a fence from the currently under construction Forest Edge Estate here.

The area also includes a small business selling



plants and animal feed, and a paddock which backs onto Kennel Wood on the same side as the Blakemere Centre.

### Key Defining Characteristics



**Abbots Mere Close**

The way in which the Grange Estate is laid out could provide a model for similar modern developments bearing in mind the current style of living. It feels attractive and comfortable to walk through. It is understood that some of the dwellings are leasehold and thus subject to ground rent; the reason for this arrangement is not known.

The main disadvantage is the quantity of traffic along the **A556** with the consequent noise pollution and potential danger to residents exiting the estate either by vehicle or on foot. The business and paddock across the **A556** is a welcome contrast in change of use of land.

### Buildings and Details

On the south side of the **A556** the buildings are sheds used by the plants and animal feed business. There are 127 dwellings on the Grange Estate in a variety of styles, including detached houses and some terraced houses. The detached houses vary in size and numbers of bedrooms; the terraces are arranged in blocks of three and four. There are double garages, single garages and parking areas for those with no garages. The properties are built of mixed brick types with some hanging tiles; the roofs are tiled, the chimney stacks are topped with attractive pots and finials have been added for enhancement.

### Spaces, Land Uses, Green and Natural Features

The estate was developed from around the year 2000 and now has a mature appearance. The area was used as a vehicle maintenance yard and as a tip. It took some considerable time and effort to remove the associated waste to ensure that it was safe to be built upon. The Grange is now fully built up with no available land for further development. The estate is characterised by open plan front gardens, which are well maintained, with larger rear gardens. There are a few trees on the estate with some on its borders.

There is a walkway to Ash Road through a grassy area with mature trees and hedges on both sides. Between the north side of the **A556** and the hedged boundaries of the houses there are small grassed areas.

On the south side of the **A556** there is a paddock, which has the delightful backdrop of Kennel Wood on its south side and mature oak trees between it and the **A556** road, used for grazing horses. Alongside the paddock there is the plant and animal feed business.



**Crowmere Close**

## 5.7 Area 8 – Forest Edge Estate.



### Layout

This area is a triangular estate, which sits at the intersection of the **A556** and **A49** roads and to the east is bounded by Ash Road and Cuddington Primary School. To the south of the **A556** at this point is the Blakemere Centre and to the west of the **A49** is Oakmere where the splendid Oakmere Hall, designed by John Douglas reminiscent of a French chateau, stands out.

### Key Defining Characteristics

Despite the quality of the houses, Forest Edge seems to represent a missed opportunity to provide housing in keeping with a rural setting. The provision of green space has been largely limited to one area, the bowl in the centre of the estate, thus reducing the land available for green space elsewhere in the development. Most houses are relatively close together and the roads are narrow.

The main disadvantage is the quantity of traffic along the **A556** and **A49** roads with the consequent noise pollution and potential danger to residents exiting the estate on foot or bicycle.

### Buildings and Details

Bovis Homes started building in 2014 planning to build 165 homes by the end of 2017. There is a mix of homes including 3/4/5 bedroom detached houses, semi-detached houses, mews in blocks of three, and some apartments. There are no bungalows. Some houses are three storeys with attic style windows. There is a mix of brick type with some white rendering and tile roofs. The houses are provided with padlocked sheds, bin standing areas and water butts.

Most homes are privately owned and there is some housing association and affordable housing. It is likely that an estate management fee will apply after building is complete.



Forest Edge – Central



Daisy Drive

In Rose Close an entry has been provided for access to the rear of Golden Nook Farm. The end of the close is fenced but there is overgrown land on the west side of this fence which may indicate potential for further building.

Homes in Daisy Drive, which backs onto the houses on Ash Road, have more space than the rest of the estate with larger houses, porches and



dividing brick walls making a very attractive close.

Golden Nook Road twists and turns with detached houses on the main route through, whilst on the offshoots there are mews, flats and semi-detached houses usually with front parking. Thompson Green, northwest of where Golden Nook Road becomes Holcroft Drive, is a horseshoe of terraced houses which are thought to be social housing.

Holcroft Drive and onwards into the estate is not included in this character assessment. It was not accessible in the summer of 2016 owing to the building activity there.

On the perimeter of the estate Hillcroft, probably built post 1st World War and accessed from the **A556**, is an inset to the Forest Edge estate. It has its own entrance and stands in much larger grounds than the houses on the estate.



Shell Garage on A556

Moving north along the **A49** from the Shell Garage on the very narrow footpath along the busy road where there are hedges and fences, the first home is The Hollies, a bungalow with large grounds. Passing the, as yet undeveloped part of the estate, next is Golden Nook Bungalow with wood cladding, sitting on a large plot which butts up to the end of Rose Close. Next comes Golden Nook Farm, a substantial house typical of an old Cheshire farmhouse, probably built in the early 1800s, followed by The Cottage Golden Nook Farm. The Chains is a large house, built 1950s or 1960s with later extensions and finally the house Cartref is encountered before turning into Ash Road.

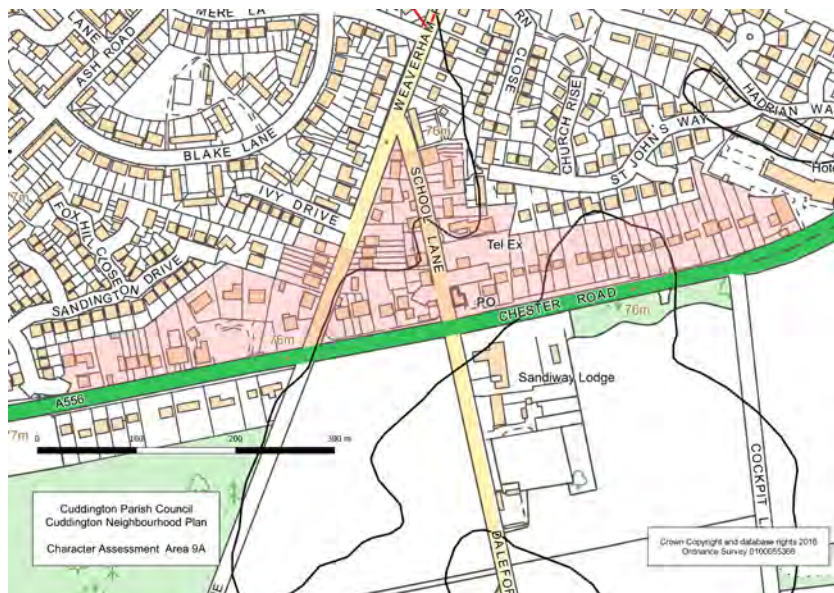
## Spaces, Land Uses, Green and Natural Features

For many years the fields on which the estate is being developed were used as agricultural land. However, it is clear that the land will be fully built up leaving no room for further development on it.

There is a large green central area which comprises a children's play area, grassed open space and the "balancing area" to retain any build-up of excess water. The rest of the estate is tightly built up. It is characterised by gardens, open plan to the front, which are relatively small due to the compact nature of the estate. There is some green space to both sides of the Golden Nook Road where it runs into Ash Road. Some mature trees have been retained on the estate as have the hawthorn hedges running along the boundary with the **A556** and on part of the west side of Golden Nook Road.

Some houses have garages, some have parking spaces but on balance the provision of parking slots for the residents seems minimal considering the style and size of properties and the rather narrow roads. There are no businesses or shops here.

## 5.8 Area 9A – Linear A556, Weaverham Road, School Lane



### Layout

This area stretches along the **A556** road from west of Model Cottage to the east border of Character Area 7 (Grange Estate); on the way taking in School Lane (incorporating the houses on the east of the northern end of Dalefords Lane) and the most southerly part of Weaverham Road (incorporating Ivy Drive).



## Key Defining Characteristics



The **A556** dominates this area since it is so busy at most times of the day which is a pity since the area has a very attractive mixed array of properties and gardens together with the splendid variety of mature trees and hedges. The feeling of rural openness is maintained by the fields, which are in the open countryside. The negative aspect of the road traffic could be addressed through further speed restrictions however there is no obvious alternative route for heavy traffic.

### A556

Serious thought must be given to solving the School Lane/Weaverham Road traffic issues in order to create a much safer environment.

## Buildings and Details

The majority of dwellings in this area tend to date from the 1920s and 1930s with some in Ivy Drive having been built in the 1970s. In the inset lane by Lowther Lodge there are a couple of houses as well as a bungalow which are more modern. On Weaverham Road an attractive house and bungalow have been erected on the space gained from the demolition of older properties. There is also an interesting combination of bungalows, semi-detached houses, detached houses and flats of various ages.

The only buildings in this area directly sitting on the south side of the **A556** are west along from Kennel Lane. These pleasant detached properties are individually designed on land which was sold by the Rt Hon Arthur Hugh Baron Barrymore of Marbury Hall to Thomas William Stainer Hutchins in 1924. Within a couple of years a strip of land was sold to a contractor from Hartford who sold the land on to a Mr Woods; he sold off a number of plots between 1927 and 1937. Stipulations placed on the developments were that the dwellings must be priced not less than £800 and that the plots must be above a certain size.

On the north side of the **A556** the houses vary in design with some semi-detached properties and some mews houses but the majority are detached houses of various sizes with attractive features.



**Sandiway Lodge**

On the east side of the northern tip of Dalefords Lane is Sandiway Lodge (part of Springcare Ltd.) sitting in wooded grounds of about an acre and almost masked from the road. The property itself was built towards the end of the 19th century as a large country house and has been adapted over the years for its current use as a care home.



**Example A556 House**

Next to Sandiway Lodge on Dalefords Lane are three cottages which appear to have been created from an old building, and are very attractive in a pleasant setting. Next door to the cottages is a house and a bungalow built very much in a modern style; these benefit from having been constructed in a walled garden. Outside the walled garden there are two mews cottages.

On School Lane there are terraced and, mews houses and attractive white pebble dashed houses. There are also two insets opposite each other; one of these has two detached homes, built in the 1980s, with an entry through the car park at the rear of the Define Wine business, whilst the other inset has three detached dwellings which were built on the space created by demolition of the



**Stable Mews**

Natwest Bank a few years ago. Between the terraced houses there is access to the rear of some of the properties where there are gardens and some garages; further on this access leads to St. John's Way on foot only.



**Old School**

On the west side of School Lane there are also some older properties and wooden buildings in need of some attention.

The former School (built in 1875, influenced by John Douglas of diaper pattern red brick and white render infill to gables with red tile roof) on School Lane has been extended and converted to residences, which, to some extent, retain the appearance of a school. Entrance to these is from Weaverham Road.

In School Lane, on land leased from BT, there is also a Full Gospel Church and attached to the rear is a BT Telephone Exchange.

Between the School Lane and Weaverham Road junctions with the **A556**, is a chinese restaurant called the Jade Buddha which has been here for a number of years. Next to The Blue Cap is the J P Moores Garage, established in 1935. To the rear of the Blue Cap (now part of Chef & Brewer) a Premier Inn was constructed some years ago.

On Weaverham Road there is the only doctors' surgery in the village which is part of the Northwich Danebridge Medical Practice; the small, modern one storey building itself looks slightly run down but the service is valued highly by residents. Next door an impressive detached property has been extended and converted into a veterinary practice called Hollybank.



**Doctors' Surgery**

Opposite the surgery in the past there used to be a smithy in the existing outbuilding which dates pre 1890; there are two sets of semi-detached houses on the corner of Weaverham Road and **A556** junction dated 1890 – one is named The Smithy. These were originally built for employees of Sandiway Lodge. The Define Wine merchants has been extended, carefully in character, to create a refreshment area; this extension takes in a building which used to be a Post Office that has been replaced in a central village location.

Lowther Lodge, on the north side of the **A556**, is a grand detached house whose origins date from 1837 with major extensions in both the Victorian and Edwardian eras. In recent years the property has been transformed internally.

## **Spaces, Land Uses, Green and Natural Features**



**The Blue Cap**

The north side of the **A556** is fully built up in this area. There are mature trees and cropped fields to the south of the **A556** and occasionally trees to the north especially around Lowther Lodge.

Kennel Wood, lying behind the houses which run west on the south side of the **A556** from the junction with Kennel Lane, with its tall mature trees is a pleasing backdrop much valued by villagers for recreational purposes and dog walking.

There is a field opposite the Blue Cap, a wood between Cockpit Lane and Dalefords Lane and a field opposite the Jade Buddha restaurant; all on the south of the **A556**. These fields are classed as being open countryside and grow crops in rotation.



Most of the houses have larger than average garden sizes to the rear and some have very large front gardens as well, setting them back from the **A556**. There is customer parking at the Blue Cap (including some disabled parking), at Define Wine merchants and at the Jade Buddha. There are also parking spaces at the doctors' surgery and at the veterinary practice.

## 5.9 Area 9B – Linear A49



### Layout

This area stretches north from the Ash Road entrance off the **A49** to the bridge over the railway line near the White Barn public house, including properties on the east side of the **A49** and taking note of the Green Belt fields immediately to the west of the **A49**.

### Key Defining Characteristics

The **A49** and Ash Road dominate in this area since they are so busy at most times of the day.

The area has a very attractive mixed array of properties and gardens together with a splendid variety of mature trees and hedges. The feeling of rural openness is maintained by the fantastic views across fields that are in the Green Belt.

Beechfield is one of the village's finest houses built by Henry Ingram Thompson around 1900 as his own residence. There are no signs pointing out Beechfield and it is not visible from the **A49**.

This building must have been magnificent in its day and, if renovated, would make wonderful apartments or even a hotel placed in its splendid setting and with lovely views. The negative impact of road traffic could be addressed through further speed restrictions however there is no obvious alternative route for heavy traffic.

### Buildings and Details

The dwellings in this area tend to date from the 1920s/1930s with a couple of more modern bungalows having been built on an inset. On the whole the properties are attractive with much updating having been, or in the course of being, undertaken. There are four bungalows and fourteen semi-detached houses with the detached houses being a mixture of styles and shapes. Wayside, as an example adjacent to Ash Road, is a large white detached house set in its grounds behind wooden gates. One property is approached by a long unnamed drive and is set back from the other properties.

Between Forest Close and the railway bridge, the only dwelling with a direct access from the east side of the **A49** is the detached Rosslyn House.

On the west side of the **A49**, opposite Forest Close, there is a padlocked gate barring access to the property built as Beechfield (now unoccupied) which in recent years was called Lamb's Grange and housed the IMap Centre School for autistic youngsters. It is a handsome large brick building with black and white features approached by a long drive with tall mature trees shielding it from public view off the **A49**. In the grounds are three wooden classrooms. Beech Lodge, which is a bungalow visible from the **A49**, is falling into dereliction but appears to have been attractive in its time.



Slightly further north on the **A49** on the west side is a sign-posted drive to a dormer bungalow called the Small Paws Hotel. Plans for seventy affordable houses in the triangular field adjacent to the Hotel, bounded by the railway line and the **A49**, were recently refused.

The only other construction on the west side of the **A49** is a relatively new agricultural shed immediately butting up to the road. Local residents point out that it obscures the wonderful views.

## Spaces, Land Uses, Green and Natural Features

The west of the **A49** Green Belt opposite the entrance to Ash Road locally known as Granny's Hump provides unbuilt open space with fantastic far reaching views. Granny's Hump was so named because the lady living in a small isolated cottage at Ravensclough was Granny Birtwistle. Before the extensive sand quarrying took place the area around her cottage was hilly and was known as Granny's Hump.

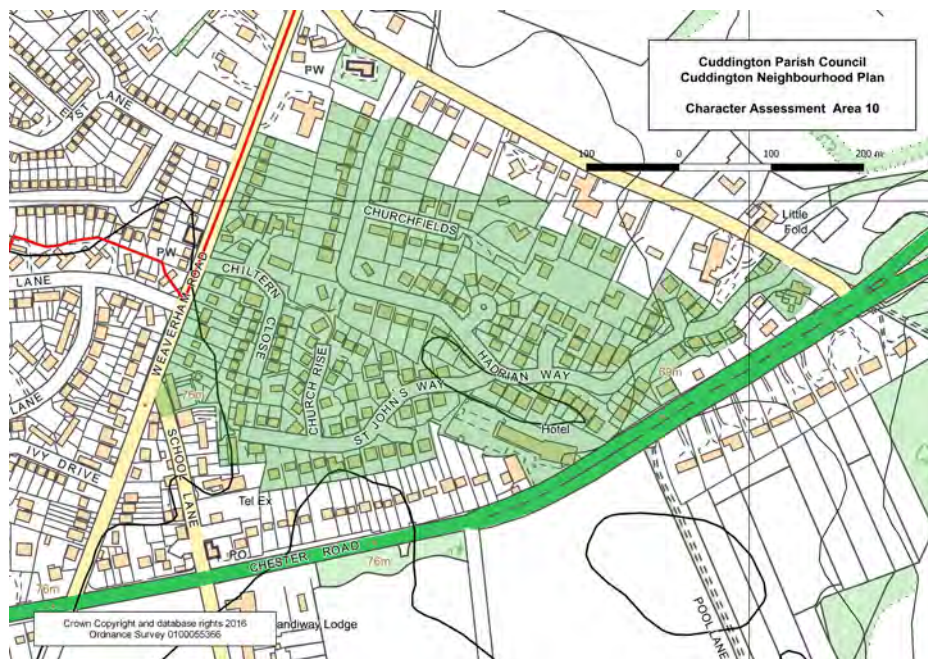
The fields are pastoral, some having cattle and sheep grazing and hens scratching, whilst others appear fallow being covered in ragwort and other weeds. There are hedges and mature trees including a wood which is an absolute delight especially with the row of poplars visible from a good distance.



Fields off the A49

The east of the **A49** in this area is fully built up with some of the houses having large gardens. The whole outlook from the houses, with their fronts facing west, is pleasing and the paths across the fields to the Cuddington Brook valley are much valued by villagers for recreational purposes and dog walking.

## 5.10 Area 10 – Hadrian Way St John's Way, Chiltern Close and Weaverham Road



### Layout

The area is bounded by Weaverham Road, Norley Road, the **A556** and the rear of houses on School Lane.

It includes the horseshoe shaped Hadrian Way and side roads, St. John's Way and side roads, Chiltern Close and the east part of Weaverham Road from School Lane to Redwalls Care Home.

The whole of the housing in the area was built in stages from the early 1950s onwards and is a mix of types of properties.

### Key Defining Characteristics

The whole of the area built by Hankinson is off the main roads and thus for the majority of householders there is peace from the traffic noise; however the Hadrian Way houses backing on to the **A556**, and the two blocks of flats facing Norley Road, are not immune from the noise.

Likewise inhabitants of Chiltern Close are situated away from a busy road. Regrettably this is not so for those living on the well used Weaverham Road thoroughfare.

The whole of this area is pleasant to live in with shops on Mere Lane for daily needs available within walking distance.

St. John's Way, including Church Rise, show a modern quality of build that would grace any village. The mews houses are exceptional to look at with their black and white features, overhangs and lovely brickwork – they are a credit to the village with some aspects reminiscent of Beechfield and Cuddington Grange.

There is comparatively easy access to the open countryside across the **A556** from the Blue Cap then down Cockpit Lane or Pool Lane. A little further west along the **A556** from School Lane there is access to Kennel Lane.

### **Buildings and Details**

This area is essentially fully built up except for two properties currently under construction to the north of Chiltern Close. There is a mix of housing styles, designs and sizes including detached houses, semi-detached houses, detached and dormer bungalows.

All houses have garages, either detached or integral, and a drive so that on-road parking is not a major issue in this area. There are footpaths on both sides of the road in most areas and the roads are wide enough for vehicles to pass carefully.



**Hadrian Way**

In 1937 the land on which Hadrian Way and St. John's Way properties are built was sold off from the estate of the deceased landowner who lived on Norley Road. The land from the Hadrian Way west entrance up to the right-angled bend in the road was sold off in plots. Hankinson builders got the contract to build in the 1950s.

Subsequently Hankinson bought the rest of the land and built around numbers 17, 19, 21, 24, 26 Hadrian Way in the 1960s with the rest of Hadrian Way built through to the 1980s. St. John's Way was built between mid-1990s and 2010.

Hankinson did not own the land on which Chiltern Close is built, which was originally part of a School Lane Farm; it is thought that these properties were built in the 1960s.

Heading south along Weaverham Road up to School Lane from Chiltern Close, the properties were built in the 1950s and 1960s on land purchased by Hankinson from the Trickett family of Ash Bank.

Going north down Weaverham Road from Chiltern Close up to Redwalls, the properties were built in the mid-1950s by Molyneux on plots of land from the orchard of Redwalls.

The houses built in the 1950s in Hadrian Way and Churchfields are individually designed prestigious houses, many extended and modernised, with walled front gardens and hedges; some white rendered. It is understood that Highlands was the originally designated site for a public house but opposition from the other two hostelryes in the village ensured that this was not built. No. 2 is a particularly appealing black and white featured building abutting the Church grounds. Tree Tops is a delightful bungalow on the corner of Hadrian Way built later than the other properties in the mid-1970s.



**Hadrian Way**

At the end of Churchfields there are 3 properties in lovely settings, with mature trees and large gardens, on long split drives. There are two older style character properties (Pilgrims is one) and a newer house (built in mid 1980s).

The rest of the properties built on Hadrian Way show a different character with white wood features to the properties and some flat roofs; instead of walled gardens there is palisade, or running board, fencing – all of these differences are indicative of additional exterior maintenance.

From the entrance to St. John's Way down to Norley Road the brick type is a much lighter colour, dormer houses have been built as well as seventeen bungalows. On the west side of this part of Hadrian Way there are some steep driveways and front gardens are open plan. Number 74 is a particularly large one-off house built of different colour brick to the adjacent properties, standing out in its surroundings. On either side of the east entrance from Norley Road to Hadrian Way there is a block of two storey flats with a flat roof. Around here there are some broken wooden and concrete fences which detract from the appearance of the neighbourhood.

Considering the comparatively short time since St. John's Way (including Church Rise) was built, it has matured remarkably quickly. This part of the character area has a feeling of good quality build. The layout of the properties is irregular; there are attractive hanging tiles, black and white features, mellow brickwork, some hedged and fenced gardens, some open plan gardens, feature walls etc. All of these features suggest that the architect and builder have gone out of their way to ensure that this is a desirable place to live.



There are nine bungalows, all built on the east side of the estate, two semi-detached houses, and two three storey blocks of mews houses backing on to the rear of the School Lane properties. The mews houses benefit from the rear greenery on the footpath through to School Lane

The rest of the properties in this part of the character area are a mix of sizes of detached properties. Oakleigh House, as an example, is set in large gardens with a large oak tree.

### **St. John's Way**

On the east side of Weaverham Road starting at School Lane, there are two semi-detached dwellings probably built in the 1960s followed by two detached properties. Next in line are two more semi-detached houses and a large detached house named Chelston – these three are estimated 1950s. Chelston was built for a retail dairyman Herbert Hilton who ran the dairy business from the house and garage; an occupant of Hadrian Way can remember buying milk here in 1964. After Chelston there is another large house, built in mid-1960s, set on the corner of Chiltern Close.

After a green area on the north of Chiltern Close there is Cotswold Close where there are seven bungalows all rendered and painted white with the exception of one which shows its brickwork; they have flat roof garages.

In the land next door to Cotswold Close two properties are currently under construction – the surroundings indicate that these will be desirable properties especially as they appear to be set on adequately sized plots. Across from Cotswold Close is an inset named Holly Court where four semi-detached houses were built on land formerly occupied by the School Lane Farm farmhouse. These properties are unusual in that the splits between the houses are along their length. One of the houses has also been extended by the addition of a third storey that looks out of character with its surroundings.

Moving down Chiltern Close there are thirteen houses and one bungalow that have the appearance of 1960s build showing white wood features. At the end of Chiltern Close is a charming one-off cottage named Pear Tree Cottage which, because of its rendering, is difficult to date.



Back on Weaverham Road there are three detached houses; the first of these is white rendered with a large fir tree in the front garden. Following those are three enticing bungalows named Farn Hill, Sundown and No.74 shows no name. Molyneux built these last six dwellings on plots of land from the orchard of Redwalls.

The only indication of a business in this area is at 50 Weaverham Road where a board advertises A S J Joinery and Building.

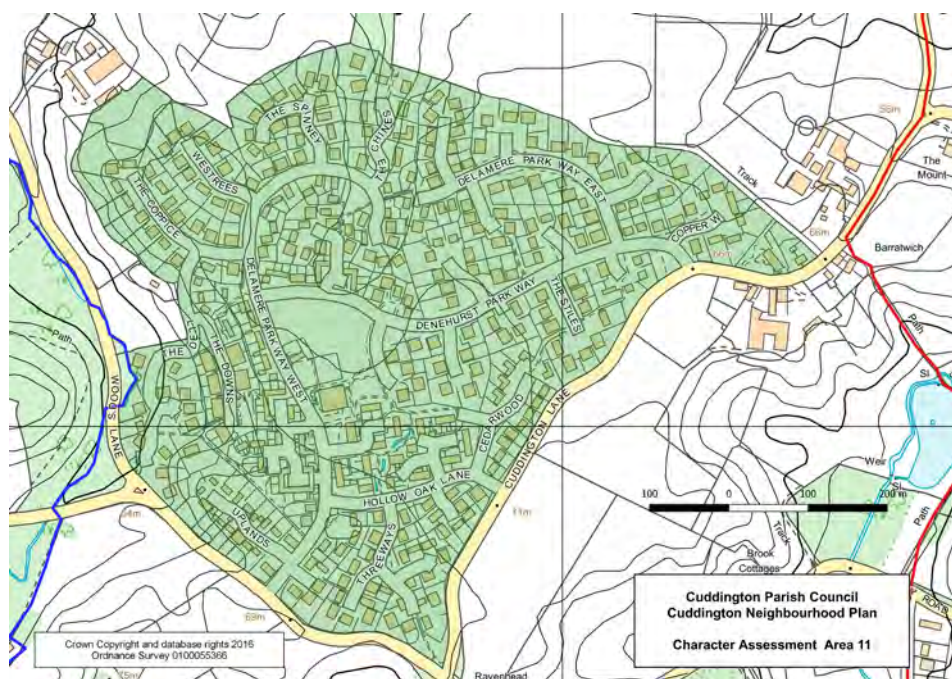
## Spaces, Land Uses, Green and Natural Features

Given the nature of the layout of the area there is no other land available to introduce green and natural features. The land is fully occupied by private dwellings and there is no scope for further building.

The whole area has matured in its setting with an impressive mix of trees to be seen all around the area. It is characterised by hedges, fences, green road verges, corner road plots of grass and some mature trees. Most of the houses have adequate land around them with large rear gardens although some of the St. John's Way properties do sit tightly on their plots

The quality of attention to detail in the gardens is generally of a high standard with some open plan front gardens. No parking is available in addition to that provided to householders as garages and drives.

### 5.11 Area 11 – Delamere Park



## Layout

This area is a self-contained estate, set in around 100 acres, sitting within the green belt to the northwest of the **A49** road with fields providing some distance to the rest of Cuddington Village. Cuddington Lane, Norley Road, Wood's Lane and a path, circling round the north side provide the boundaries of the estate.

It was built on the parkland of the former Delamere Lodge which was designed and built in the 1780s, and demolished in 1939

## Key Defining Characteristics

The intended character of the estate described by Whelmar in “Planning the Concept” has been achieved. Some of the residents have lived here long enough to move in, extend family, trade up, reduce family and trade down thus demonstrating the variety of buildings and their contentment with their lifestyle here in a quiet location where children can play safely.

The Trustees of the estate, who are residents, apply the restrictive covenants particularly with regard to planning so that the character of the estate is not spoiled. More usually extensions to properties may be seen at the rear.



**Delamere Park Gate**

There are paid staff in the clubhouse and two gardening/maintenance staff as well as a part time estate manager. The residents pay a mandatory fee per dwelling for the estate and clubhouse facilities to be maintained. The council do not maintain any of the grass verges or public areas; they are kept immaculate by the work force paid for out of the residents' management fee and it is apparent that residents place a great deal of pride in the appearance of the estate.

There is a private clubhouse building for residents and their guests with a pool, squash courts, bar and a function room available. Around the clubhouse location there are seats, tennis courts, a children's playing area, cricket nets and a lovely village green with a variety of large mature trees. On this green the villagers hold annual events such as a gala day and fireworks display. There is also a pre-school called the Squirrels.



**Delamere Park**

There are no business premises on the Estate other than people working from home.

Original discussions between the planning authority and the developers included the provision of a primary school and shops but these never came to fruition; thus supplies have to be obtained elsewhere. There is no scheduled bus service to the estate. Increased traffic levels mean that the country lanes have become dangerous to walk along, and there are no footpaths along these lanes.

## Buildings and Details



**Badgers Sett**

There are 427 dwellings on this leafy estate. There is a mix of properties, from one-bedroom properties to six bedroom houses, with a variety of styles including some mews or terraced dwellings.

There are double garages, single garages, some detached and some small blocks of garages and parking areas for those properties with no garage. In sloping grounds garages sometimes form the first floor of some of the properties.

The properties are built of mixed brick types with some hanging tiles or wood cladding and some with white rendering; the roofs are tiled, some roofs are without an apex but have single sloping elevations. There are some solar panels for which residents must obtain permission from the Trustees before installation. Whelmar completed building work, selling off some remaining plots in The Chines, and these were individually designed and built; they are impressive large 6 bedroom houses, almost USA style, which take advantage of the steep slope on which they are set. Building work commenced on the northeastern part of the estate (in Copperwood, Dingle Way and Denehurst Park Way) and, moving around the estate, the change in style of building over fifteen years becomes apparent.

## Spaces, Land Uses, Green and Natural Features



**Yewlands**

During World War 2 the empty parkland was commandeered by the Pioneer Corps and became known as Delamere Camp. Eventually 15,000 American soldiers were housed there. In 1948/9 the army huts were adapted for temporary housing accommodation for refugees, mostly Polish; by the mid-1950s the refugees had been rehoused.

In 1965 the Wilbraham family sold the parkland to Salvesen Properties (Development) Limited and at the beginning of 1970 approval was given for the first phase of development to be carried out by Whelmar Limited, a subsidiary of Salvesen.





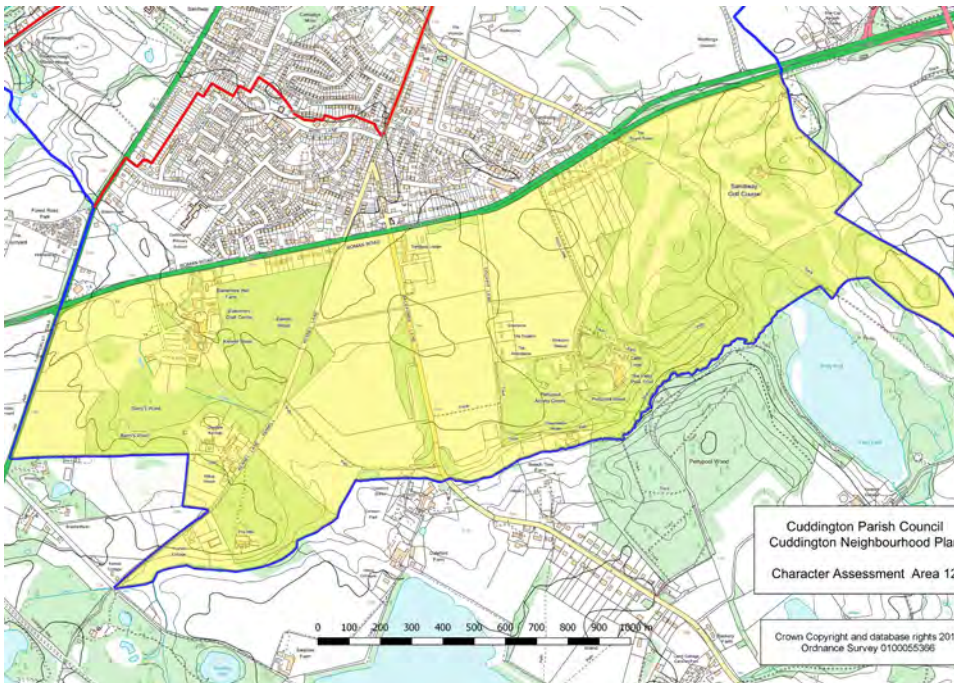
**Denehurst Park Way**

The estate is fully built up; characterised by grass road verges and green open spaces, together with mature trees, at the entrances to the estate giving a good impression. There are open front gardens, which are kept attractive with some larger rear gardens. There is a variety of trees on the estate and, together with hedges, more on its borders. It may be seen from walking around that the estate has been designed sympathetically with the beautiful surrounding countryside. There are some Tree Preservation Orders.

On the west side of The Dell, which was the last phase of building in 1984/5, there are open sloping fields and at the top of these stands a lovely original cottage which has walkway only access to it.

Through one of the several Community Groups, some gardens are opened one afternoon each year for a small charge to raise funds for various charities.

## 5.12 Area 12 – Open Countryside South of A556



### Layout

This area covers the entire Parish south of the **A556** which stretches from the **A49** to the east boundary of the Sandiway Golf Course and to the southerly limit of the Parish.

This area is outside the Cuddington Key Service Centre and where there are no buildings it is defined as Open Countryside.

### Key Defining Characteristics

This Character Assessment Area has a mix of features that provides variety for both villagers and visitors alike.

Blakemere is extremely proud of its boutique shops and the variety of unique 'on trend' and stylish products available, all set in and around the beautiful Edwardian stable block.

Kennel Wood is within easy reach for all and provides a special atmosphere which villagers are keen to preserve. Kennel Lane is a real step back in time to the 19th century with its unspoilt characteristics. It is a really pleasurable experience when out walking in the early morning to be suddenly surrounded by the pack of hounds. The dogs are kept in order by the crack of a whip into thin air and The Huntsman calling each by its name. Cockpit Lane has that cherished openness which villagers enjoy.

Pool Lane gives the anticipation of entering Pettypool Woods with its amazing variety of trees and shrubs then onwards to the almost hidden delights of Petty Pool Mere. The area contains Pettypool Trust Activity Centre providing experiences and education for youngsters.

The Golf Course is a real jewel which has developed and kept its good reputation for decades. The farmed fields, the woodlands, the birdlife and the walking routes in this area make a significant contribution to the feeling that we are lucky to live in this village.

Road traffic is a negative aspect that could be addressed through further speed restrictions along the **A556** together with novel solutions about handling traffic through the School Lane and Weaverham Road junctions.

## Buildings and Details

### Part A: Blakemere (Craft Centre and Touring Park)

This part of the area sits adjacent to and south of the **A556** road, east of the **A49** road and is surrounded by woods on its south (Barry's Wood) and east (Kennel Wood) sides.

It comprises large buildings, shopping outlets, outdoor activities, a caravan park and fields for camping, countryside fair, segways etc. There is a Tourist Information Centre together with parking where there are some disabled spaces.

There are pathways available for walkers wishing to visit the woods and for easy access to and from the **A556**.



**Blakemere Courtyard**

Blakemere was once a large pool of water, the Black Mere; a stream from the Black Mere flowed towards the Lobsack valley and Ravensclough, west of the **A49**. Blakemere Hall and its stable block were built in 1878. King Edward VII, then the Prince of Wales, often visited.

The premises were commandeered during WWII, becoming home to Polish refugees and British troops, and in the 1950's the Hall was demolished so that only the stables and the Blakemere name remains. The Gerrard family farmed at Blakemere until 1994, when they converted the buildings into retail and leisure outlets; the family still own and run the business to this day.

The old farm properties are a delight to look at with a courtyard where the buildings have black and white features.

There are many shops and activities on the site and figures quoted in 2015 showed 41 businesses and 217 employees.

Just off a single path leading from the **A556** to Blakemere there is a private drive to private grounds where there is a farmhouse (Blakemere Hall Farm) and two semi-detached houses; in the garden of these a new detached house is currently under construction.

### Part B: Kennel Lane, across east to Dalefords Lane, including Kennel Wood and Cheshire Hunt Kennels

Moving south down Kennel Lane from the intersection with the **A556** on the west side are houses covered by Character Assessment 9A. On the east side of Kennel Lane are fields providing a potential key settlement gap for the Parish.

Next on the west side is Kennel Wood which is a native broadleaf woodland consisting mainly of young birch trees with, some larger and more mature oaks particularly towards the northern end of the land, together with a variety of other species. The ground is mostly level and fairly even allowing easy access throughout the woodland.

There is vehicle track access to the wood through a gated entrance from the western side of Kennel Lane. There are many paths that crisscross the woodland. Most of the main paths are marked but there are more that can be discovered while walking there. To safeguard its value as woodland and wildlife habitat, the whole of Kennel Wood is protected by a Tree Preservation Order. Normal woodland management can still be carried out after agreeing a management plan with the local council.

Woodlands.co.uk bought the wood a few years ago and have sold off plots to a number of private owners



these plots are known severally as Sandiway Wood, Nook Wood, Blakemere Wood, Krystina Wood, Jubilee Wood and part is still owned by Woodlands.co.uk.

Sandiway Wood sits on the boundary with Blakemere and is owned by the Mid Cheshire Society of Model Engineers (MCSME) which has introduced a model railway track running through the wood accessed via Blakemere.

About half way along the east side of Kennel Wood there is a path which finds its way to Dalefords Lane and onwards to Cockpit Lane. This path is well used by locals not least because of the fantastic views looking south and east, where in the distance there is a backdrop of trees as far as the eyes can see. Immediately looking south



the field has been quarried for sand providing a stadium-like bowl that is farmed by the local landowner, together with some surrounding trees.

Moving further down Kennel Lane there is another pathway to the east running north on a field which is rotated with crops; this pathway runs into a gated lane, (by which there is a pond) passing by Dalefords Cottage before reaching Dalefords Lane. Nearby is Dalefords Manor which is now divided into apartments. Next on the west side of Kennel Lane is the Cheshire Hunt Kennels.

### **Cheshire Hunt Kennels**

Built in 1834 and renovated in 1964, the kennels were designed for the hounds of the Cheshire Hunt by John Douglas, senior. It is a square area with high stone-coped Flemish bond red brick walls with chamfered buttresses, Welsh slate and sheeting roof buildings in one or two storeys, a boiler house, and a mash house. The buildings are partitioned with ashlar iced sandstone walls and iron railings. Heavy wooden board doors give access and there is a plaque inside the main door which records renovation. There is a block of terraced small cottages for employees and a detached house occupied by The Huntsman.

One building carries a stone plaque reading: -

“These Kennels were built by the Subscribers to the Cheshire Hounds: AD 1834

Sir H M Mainwaring Bart. Manager: Joseph Maiden Huntsman: John Douglas Architect”.

In the yard there is a memorial to Bluecap; the famous foxhound of the Tarporley Hunt Club who won a challenge race for 500 guineas on Newmarket Heath in 1763. The obelisk memorial of sandstone was erected in 1772 but moved here from Forest Hill c1959; the plaque, in copperplate script, reads: -

To the Memory of old Bluecap a Fox Hound the late Property of the Hon. John Smith Barry: -



“This obelisk Reader is a Monument rais’d  
To a shade, tho’ a Hound, that deserves to be prais’d  
For if Life’s but a Stage where on each act a Part  
And true greatness a Form, that’s deriv’d from the Heart  
If Fame, Honour and Glory depend on the Deed  
Then O Bluecap, rare Bluecap, well boast of thy Breed  
if no Tear, yet a Glass, will we pour on the Brute  
So high fam’d as he was in the glorious Pursuit  
But no more of this Theme, since the Life’s but a Race  
And Bluecap but gone to the Death of the CHACE”

### **Bluecap Monument**

The local hostelry is named after Blue Cap and there is mention on the tapestry in the local library. Both the Kennels and the Bluecap monument are Grade II listed.

Beyond the Huntsman’s house on the west there are two fields up to the village boundary. These fields house horses, sheep and occasionally foxhound pups. On the east side of Kennel Lane opposite the entrance to

the kennels is the impressive entrance to Fox Hills. The current owner has recently renovated and extended this property although it is only possible to see a small part of it when there is no foliage on the trees. There are large wooded grounds and a particular feature is the coloured variety of rhododendrons along the driveway.

Further down Kennel Lane is Foxhills Cottage which is a bungalow with a large garden and wonderful views to the south over the fields where the ground level falls away. Another field on the east side of Kennel Lane provides the tip of the village boundary.

### **Part C: Dalefords Lane, Cockpit Lane, across east to the Golf Club, including Pettypool Trust**

Dalefords Lane has been characterised in the Roads Section 6. However, there are no footpaths along this road and despite the 40mph speed restriction few pedestrians are brave enough to walk along it. The properties on the east of Dalefords Lane at the junction with the **A556** are covered in **Character Assessment Area 9A**. At the rear of these properties is a field, running up to Cockpit Lane and at the present time wheat is being grown there.

Moving further down Dalefords Lane on the east are three further fields, which belong to the local farmer where crops are rotated. Between the first two fields a path runs to Cockpit Lane making the connection from Kennel Lane. Between the second and third fields an unmade lane runs to a plot in the south east of the third field where the Joshua Tree charity intend to build a home to provide some respite for families with childhood cancer. Next down Dalefords Lane running up to the south village boundary and across from Dalefords Cottage there is a metal stile where a path enters a small wooded area then into a field and through another stile into Cockpit Lane by the lane entrance to Green Hollows House. This field slopes away sharply to the south where there is a stream running along the village boundary eventually flowing into Petty Pool. On entering the wooded area there can be found a magnificent display of celandine heralding better seasonal things to come. Due to its terrain the field is left for the grazing of sheep.

Cockpit Lane is said to take its name because it led to the Sandiway cockpit to the north of the Blue Cap hostelry. It has a junction with the **A556** and immediately on its west side is a wooded area running along the **A556** up to Sandiway Lodge. The rest of the land on the west has been discussed above. On the east is a large field which runs across to Pool Lane. Next there are three large properties (Greenacre, The Poplars, The Woodlands), built probably mid world wars completely differing in styles from each other. They sit in large gardens in splendid isolation. The land to the rear of all 3 properties, which stretches to Pool Lane, is owned by the first property and horses are kept here.

Now encountering the unmade stretch of Cockpit Lane there is the start of Pettypool Wood on the east which continues until a stile allows entry into the wood and then a private lane off the south of Cockpit Lane leads to Greenhollow House. This house sits in a dip of land; it is surrounded by trees and fields which provide a screen to make it barely visible. The boundary of the Parish terminates beyond this house.



**Pettypool Woods**

Pool Lane has a junction with the **A556** around the point where the **A556** ceases to be a dual carriageway that makes the entry into the lane hazardous. Immediately to the east is the end house of a line of prestigious houses described in Character Area 4. Behind these houses the fields have been divided as though extensions of the rear gardens; however they are kept as grassed areas where sheep graze. One of the houses has installed a bank of solar panels on part of their grassed area. The fields run south to a fence and trees and east to a wooded area providing a barrier to the Golf Course. The fields and woods on both sides of the lane

demonstrate a country lane walk at its best.

At the end of Pool Lane there is entry to the Pettypool Trust Activity Centre and just before that there is permissive access for pedestrians to the woodland area described later. In partnership with South Cheshire College, Pettypool Vocational College offers a wide range of Entry Level courses to students from across



Cheshire, Warrington and Halton. Pettypool Outdoor Activity Centre is set in 40 acres of woodland; it provides team building days and residential experiences for Special Educational Needs Schools and Adults with Learning Difficulties, Mainstream Primary and Secondary Schools, Colleges and Corporate Businesses. Accommodation is available in single storey wooden buildings set in the woodland amongst the activity equipment and animals.

Moving along the permissive path there are routes back to Cockpit Lane, Dalefords Lane in Marton, and onward to the village of Whitegate, as well as crisscrossing paths including bridging the stream through this area.

The woods are a complete mixture of species; in parts beech, oak, fir trees reach a significant height and the rhododendrons provide beautiful colour at the right time of year. Harvesting of fir trees is carried out.

Sandiway Golf Club, established in 1920 is a very highly-rated 18-hole course set in mixed heath and woodland and blessed with wonderful natural drainage due to its sandy substrate. It was originally designed by Ted Ray, who was the first Ryder Cup Captain. Further development was commissioned in 1925 and more recently in 1955 the 2nd, 3rd and 4th holes were relocated. From the white tees and at par 70 with standard scratch 72 an enjoyable test of any golfer's ability is ensured whatever his or her handicap.

### Spaces, Land Uses, Green and Natural Features

The open land in this Area being on the south side of the **A556** is classified as Open Countryside. This Character Area provides fields for agriculture and open spaces and fresh air for recreational purposes to the south of the village.

There are the splendid defined wooded sections in Kennel Wood and Pettypool Wood, the Golf Course is a Local Wildlife Site and the north part of the Petty Pool water is a Site of Special Scientific Interest (SSSI).



#### Pettypool Woods

Kennel Wood and Pettypool Wood are large areas of unspoilt woodland with recreational paths provided for both hikers and dog walkers.

Blakemere, Cheshire Hunt Kennels, Pettypool Trust and Sandiway Golf Club each have special characteristics of their own which, with their extended grounds, add significantly to the pleasure of living in the village.

Most of the buildings in this area are to be found in Blakemere itself, but elsewhere the history of the area is truly reflected in the way the land in the surrounding area is currently used for farming and recreational purposes.

The few houses along the south of the **A556**, which are quality character properties, have much larger than average garden sizes and therefore do not seem out of place in this countryside; they are a credit to the village with inhabitants taking great care to maintain and enhance their properties and to present their gardens in the most attractive way. There is only one modern house that is currently under construction in the Blakemere vicinity.

The footpaths in this Character Area are a delight for recreation with many circular routes and cross overs. At the south end of Kennel Lane access is gained to the Whitegate Way which is a disused railway track that is now used by locals and visitors to explore the beautiful Cheshire countryside. For nearly 100 years salt from Winsford used to be carried on the six miles of track to Cuddington where access to the main Chester to Manchester line was provided. The Way itself is suitable for walking, cycling, horse riding and

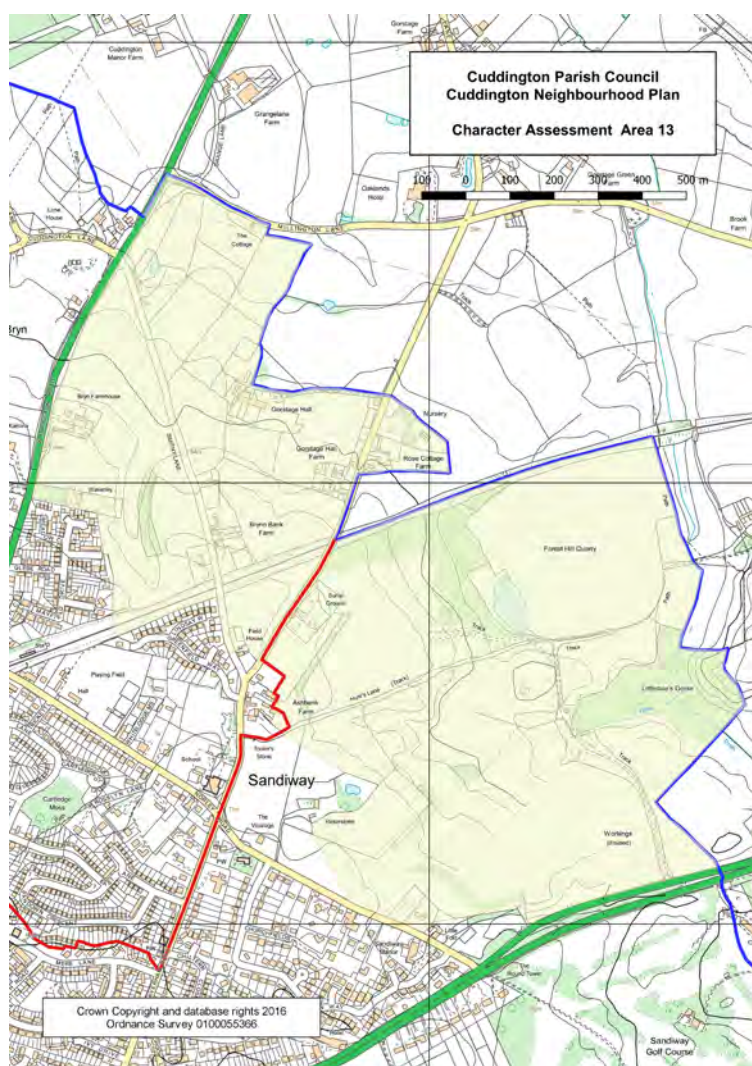
for pushchairs and wheelchairs.

Once on the Whitegate Way there is easy access to the paths which lead into Delamere Forest, Eddisbury Hillfort and Pale Heights from where the direction of eight counties is indicated.

Through Pettypool Wood there is continuing onward unspoilt rural footpath access to the delightful village of Whitegate.

The bird life in this area is a treat for “birders” with Woodpeckers, Hawks, Owls, Yellow Hammers and so on being seen regularly. In the colder seasons it is not unusual to see flocks of Canada Geese descending on those fields where the farmer has left some part of a crop (either inadvertently or by design); it is as though there is some form of communication between the flocks to announce that there is food available on that particular field

### 5.13 Area 13 – Green Belt: East of Village



#### Layout

The area covers all of the Green Belt land from North of the **A556** to South of the **A49** road including the Sand Quarry, Burial Ground, part of Weaverham Road, Gorstage Hall, Smithy Lane and part of Millington Lane.

The whole of the area is an Area of Significant Local Environmental Value (ASLEV). This designation is important and ensures that the landscape character of this area is not eroded in such a way that would be detrimental to the identity and integrity of adjacent settlements. The ASLEV forms an environmental buffer between the settlements of Cuddington, Hartford and Weaverham.

Whilst the area also lies within the Green Belt, development could affect the character of the area hence the need for additional protection through the area's designation as an ASLEV.

The whole of this area is outside of the Cuddington Key Service Centre.

#### Key Defining Characteristics

This area benefits from the elevated Cuddington views that demonstrate the benefits of living in a

rural setting by seeing nature at work. Although quarrying has been, and is being, carried out on a significant part of this particular area it does not intrude into village life because of its location in a natural bowl of fields. The restoration of the quarried land is being carried out, both with tree and crop planting, as each part of the quarry is worked out. This prevents sand dust being blown over the village.

The pastoral fields and mixed variety of mature trees, even along the main roads, are pleasant to see and give the area that leafy atmosphere.

Road traffic is a negative aspect which could be addressed through further speed restrictions along the **A49** together with better placement of restrictive speed signs along Weaverham Road. There is no footpath



## Forest Hills Quarry



along Weaverham Road to enable families to attend the graves in the cemetery in safety.

## Buildings and Details

Forest Hills Quarry has permission to quarry sand and gravel however it is sand quarrying that predominates and there is some importing of limestone aggregates. On-site facilities are quarry offices, weighbridge, amenity shelter, bagging and storage bays plus some plant and machinery.

Crossing the railway bridge north along Weaverham Road there are a few dwellings with traditional appearance and not out of place in their setting. On the east side is Rose Cottage Farm, which has recently been renovated, whilst on the opposite side of the road there is Gorstage Hall Farm adjoined by The Cottage, as semi-detached living accommodation. Next to Gorstage Hall Farm is the White Cottage which sits elevated, and almost hidden from the road, whilst across the road is Gorstage Nursery, sold within the last few years, which used to produce tomatoes and chrysanthemums.



**Gorstage Hall Farm/The Cottage**

Across the road, Gorstage Hall Lodge marks the beginning of the driveway to the Hall. There is a tennis court between White Cottage and Gorstage Hall Lodge.

Gorstage Hall, described under Landmarks (Appendix N), is approached through a magnificent avenue of lime trees, with fields on both sides, and together with its splendid setting this gives a feeling of uniqueness. In the Hall grounds are converted dwellings known as Mews East, Mews West and Boundary House. In addition Gorstage Cottage was built here many years ago as a separate house made of brick.

Travelling south to north along Smithy Lane, over the railway bridge, on the west side is Holly Cottage which it is understood was once two small cottages; now looking like a magazine country cottage with ample grounds holding wonderful shrubbery and flowers. Across the lane is Brynn Bank House which is white rendered, with a pillared portico, sitting in manicured grounds.

Next to Brynn Bank House part of Brynn Bank Farm buildings has been converted into two cottages with a shared courtyard. Next to those buildings is Bryn Barn which is now an L-shaped building joined with a glass walkway; this dwelling has received much renovation and is well set in its surroundings.



**Gorstage Hall Avenue**



**Bryn Croft Cottage/  
Tethers End Cottages**

At the north end of Smithy Lane on the east side are two semi-detached white rendered character cottages named Bryn Croft Cottage and Tethers End Cottage which have incorporated parts of the surrounding fields.

On the **A49**, at the south end of this Character Area, to the east is the Grade II listed building named Abbotsford which is described under Landmarks (Appendix N). On the same side of the road beyond a field there are some businesses situated in an elevated position by steep driveways. Up the first driveway is the Shedmakers and Alina's Hand Car Wash and Valet together with an old white brick building which looks as if it was built in the 19th century as part of Bryn Farm.

Up the second driveway is Cuddington Cattery which is Bryn Farm House and buildings. Next after a large field on the east is Smithy Lane with Cuddington Lane opposite, where The Bellows now stands, this is the site of the demolished old Smithy. After another field on the east side of the **A49** there is the opening into Millington Lane, where there are fields on both sides. The northern boundary of Cuddington Parish follows the lane for a distance. The only property on the south side, named The Cottage, lies in Cuddington; this is a white rendered property which is almost hidden from the road by high hedges.

### Spaces, Land Uses, Green and Natural Features

The Green belt and ASLEV classification of this area is of great value and provides Cuddington with a distinct character different from Hartford and Weaverham.

The flat to rolling countryside is typical of the Cheshire plain with predominantly pasture fields and some small field ponds scattered around the area. The fields are kept in tip top condition with villagers enjoying the opportunity to see maize, wheat, barley, potatoes etc. being grown in rotation, together with the natural seasonal variations in appearance; sometimes sheep and cattle are introduced to feed on the grass.



**Wheat field off Smithy Lane**



**View from Smithy Lane**

This Character Area also provides open space fresh air for recreational purposes to the north and east of the village although there is some residential use and sand and gravel extraction.

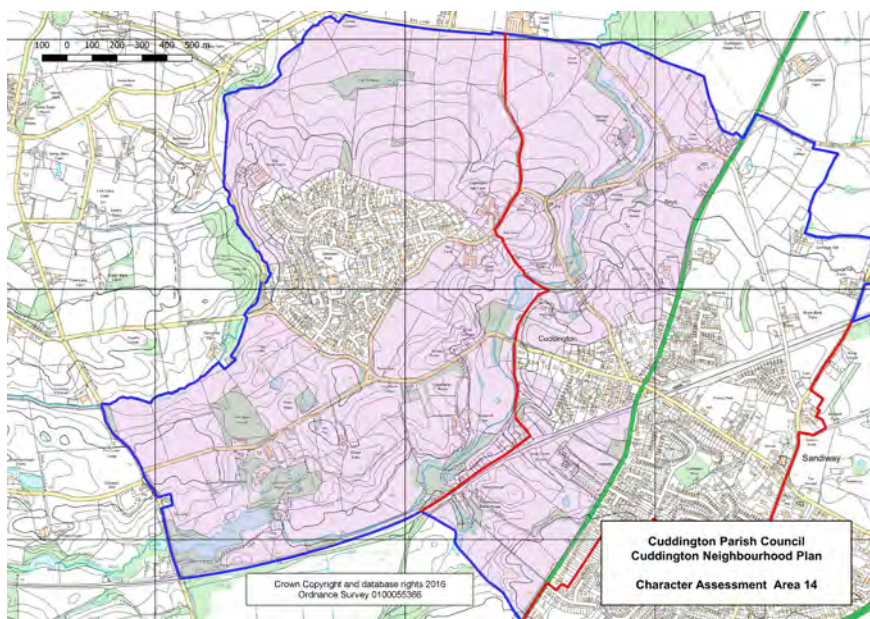
The Quarry is a major part of this area, on land which previously belonged to Ashbank Farm, with some restored workings, some disused workings and some reworked workings to a considerable depth. The quarry is gradually being restored for agricultural use.

Hunts Lane, running east off Weaverham Road, is the conduit for pedestrian access for recreational purposes, including pond angling, through the quarried area and onwards to Hartford. Smithy Lane does likewise for pedestrians heading in the direction of Norley via Cuddington Lane. It is a real pleasure to walk down the gentle slope of tree lined Hunts Lane with extended views, before reaching the fishing pond known as Tricketts Pool. Dunham Massey Angling Club own the 1.9 acre pool set in this open countryside beside the working sand quarry. Known species of fish are carp, roach, perch and tench.

There are hedgerow trees in many areas, as well as a variety of individual field trees and wooded areas such as Littledales Gorse on the east side of the Quarry and a concentration of tree cover around Gorstage. Many of the trees have Tree Preservation Orders such as within Littledales Gorse, around Gorstage Hall and the wooded areas around the Norley Road/**A556** junction.



## 5.14 Area 14 – Green Belt: North of Village including Eden Grange



### Layout

The area covers all of the Green Belt land North and North West of the **A49** to the parish boundaries, including the Eden Grange Estate and the Old Cuddington Conservation Area.

The open land South of Cuddington Lane bounded by Mill Lane to the east and Norley Road to the south is an Area of Significant Local Environmental Value (ASLEV). The land forms a “green wedge” between the settlements of Cuddington and Delamere Park.

The whole of this area is outside the Cuddington Key Service Centre.

### Key Defining Characteristics

This Area is understated for the features within its boundary. Some relevant signposts and markers would help both villagers and outsiders to better appreciate the beauty and the history of the area. It is in the green belt, partly covered by an ASLEV, there is a conservation area, listed buildings, country walks, bird life, water features, mixed farming, animals and so on.

It also benefits from the elevated external views and internal views which demonstrate the benefits of living in a rural area.

The Eden Grange Estate comprises large houses built on the most elevated part of the land; they provide views for the householders but interfere with the landscape for other parts of Cuddington. Increasing road traffic through the country lanes is a growing negative aspect which could be addressed through further speed restrictions together with better placement of restrictive speed signs.

The provision of a footpath along Norley Road to the Delamere Park Estate is long overdue so that residents of Delamere Park are better able to access the services and facilities in the Key Service Centre.

### Buildings and Details

#### Part A: Eden Grange Estate



**Eden Grange Estate**

This estate is under construction on land where Horner's Creamery was once a thriving firm. Eventually, it became a Yogurt factory which was demolished in 2011/12. Taylor Wimpey are the developers of the scheduled 158 dwellings. The south of the site is elevated with the slope to north reaching Cuddington Lane. The properties on the estate are a mixture of detached houses, semi-detached houses and terraced houses. It is understood that there is some social housing. The houses have been constructed in various styles with differing brick and tile colours, some with white rendering, some have wooden features and some are three storeys. There are no bungalows. There

are no chimneys. A car park is to be provided for the users of the allotments. There is a mix of car parking arrangements but it is apparent that there will be parking on the roads to accommodate visitors.



**Cuddington Hall Farm**

## **Part B: Old Cuddington Conservation Area**

The properties lie almost in the middle of the Character Area on Cuddington Lane and the northern tip of Mill Lane, to the north east of Delamere Park. The retained sandstone walls on both sides of the lane are a reminder of times gone by and contribute significantly to the character of the area.

Old Cuddington Hall Farm is a working farm with both animals and crops. The farm building is three storeys and stands elevated. Top Farm and Poplar Farm are no longer working farms. Across the road are two semi-detached cottages named Poplar Cottages. Nearby is the gloriously named dwelling The Tank Shed which gets its name from the place where equipment was housed when the US soldiers were stationed at Delamere Park during World War II.



**Barratwich**

Barratwich (1823) is a lovely white painted detached cottage made into one from three cottages which used to house workers for Cuddington Hall Farm.

Cuddington Bank Cottages, used to be three dwellings, and has been converted into two; they sit elevated at the top end of the path leading from Thompson's Pool.

Further north, on Cuddington Lane opposite the entrance to Barrastitch Lane, is The Mount (estimated 19th century) which comprises two large elevated dwellings facing north and sitting back from the road. They are almost invisible because of their positioning but they lie in a prime spot for their own views. A little further north is Cuddington Methodist Chapel, mentioned under Landmarks (Appendix N), with two adjoining cottages nearby (one of which featured on the BBC TV Programme "Escape to the Country").

## **Part C: The rest of the Green Belt – North of the Village**

Apart from Eden Grange Estate, the other comparatively few properties in this Character Area are scattered, including those in the Conservation Area.

The four working farms in this area are Cuddington Hall Farm (described elsewhere), The Home Farm (accessed from Wood's Lane to the north west of Delamere Park), Watermill Farm (accessed from Norley Road, visible standing proudly across a field on the east of Waste Lane) and Manor Farm (approached by a long drive next to the Water Tower).

On entering Cuddington Lane from the **A49** immediately to the north is a layby that used to be part of the **A49** before it was straightened out about 30 years ago. Here there are four semi-detached houses, a dormer bungalow and a bungalow named The Bellows, built on the site where the demolished old Smithy stood. Records show that the Newalls family had worked at the Smithy for many generations. These dwellings vary in appearance due to recent modernisations although the semis have retained their brick character appearance. One of these has a business for Dog Training and Natural Dog Food.

Next door to The Bellows on Cuddington Lane is an old cottage called Bryn Smithy (presumably the dwelling house for the smithy family), which has stables. Then a little further on is the detached Lime House, built we believe in the 1890s. A short way further on, off Cuddington Lane to the north, is Bag Lane. The only property in Cuddington Parish on this long lane is Brook House, near Cuddington Brook, which is hardly visible from the road here.





**Cuddington Lane**

two semi-detached empty cottages which are rapidly becoming derelict through neglect.

Next is The Mill House with pleasant gardens, followed on by Milcot and Lower Mill accessed through metal gates and a long drive. The last three properties are white rendered properties sitting in good sized grounds which obviously had functions associated with the water power generated from the Brook.

A little further on in Pinfold Hollows on the south side of Cuddington Brook the properties are a relatively new bungalow (Warren Bank), two pairs of semi-detached older properties (Pinfold Cottages),



**Cuddington Chapel**

Moving up Cuddington Lane, past the Methodist Chapel, through the Conservation Area, past Manor Farm and the Water Tower, there is a builder's yard.

Following on are impressive horse stables and Manor Cottage created from 2 cottages which were originally part of the Delamere Manor estate. Through the wrought-iron gates, along the driveway flanked by lime trees sits Delamere Manor itself, an exclusive and luxurious wedding and events venue. Further along is a fairly modern bungalow called the Lodge.

Retracing North East to Ravenhead (the point at which Cuddington Lane and Norley Road intersect) then moving east along Norley Road, Cuddington House, the Old Estate Office and Cuddington Cottage are all located through a single private drive on the south of the road. Further east along the lane there is a cluster of properties with Brook Farm (residential) and two semi-detached cottages (Brook Cottages) on the north side. On the other side of the road is the white rendered Watermill Cottage with a drive at its side leading to Watermill Farm where a dog care business also operates.

A little further east is the entrance to Waste Lane where all the properties are situated east of the Lane with Cuddington Brook on the west side. There is a variety of styles of dwellings with bungalows, semi-detached houses and detached houses and a mix of ages with some modernisations.

At the end of Waste Lane the area is called Ravensclough where there is Willow Tree Cottage which is available as a holiday home. Underneath the railway arch Ravensclough Manor House (with outbuildings) is situated, now formed into a mix of dwellings including some flats.



**Cuddington Brook**

The only other properties not mentioned elsewhere in this area lie in the dip in Mill Lane. The Small House, with attractive black and white wood features, sits right on the lane with Merlewood in the background. Across the lane is a detached house, again with wood features, almost seeming to support the rising ground to its rear. Next are 2 semi-detached properties (Brookfield Cottages) and then a recently renovated fairly modern bungalow with its grounds ending at Cuddington Brook.

## **Spaces, Land Uses, Green and Natural Features**

The whole Character Area features spaces and magnificent views both internally and for miles beyond the village boundary. Villagers value the Green Belt and ASLEV particularly to help maintain the distinct nature of this area.

The land is predominantly used for agriculture, although there is some residential use and “rough” or “open” land. This is an area of medium scale mixed farmland on the eastern edge of the sandstone outcrop with pasture and for cattle, horses, ponies, sheep with crops of oats, wheat, barley, maize, potatoes, and hay. Hedgerows and hedgerow trees abound including damson trees and blackberry bushes. There are plenty of wooded areas, with a variety of mature trees, both on the more level ground and on the steeper slopes. There are some Tree Preservation Orders e.g. South of Cuddington Brook, in the centre of the ASLEV and adjacent to the footpaths running across the area.

Space has been left on the Eden Grange Estate for allotments together with a wildflower meadow and a signed wildlife conservation area where there is a wood with bat boxes attached to trees. A couple of small open green spaces are shown on the estate plans.

In addition to Cuddington Brook, pools and field ponds are also evident.

The area is rich in birdlife with lapwings, woodpeckers, martins, gold finch, hawks etc. all showing at various times; in particular the fields, trees and hedges along Barrastitch Lane seem to attract flocks of birds.

## 6 Roads, Streets and Routes in the Parish

**A49 Road** - The Road (running north to south) from Warrington to Whitchurch used to be a turnpike trust created in the 18th century and was sanctioned by Act of Parliament in 1782. It is single carriageway with a 40 mph speed restriction through the village but this does not seem to inhibit traffic along this very busy road providing onward access to the M56 through to Manchester.

Leading off on the east side of the **A49**, past the Station, are Cheryl Court, Marl Close and Glebe Road; the latter provides the entrance to Mayfield Drive and Mayfield Grove together with entrance to the Moorlands Park Estate comprising Moorlands Avenue, Moorlands Park and Meadow Close.

The entrance to Ash Road off the **A49** has become increasingly busy with the only vehicular access to the currently under construction Forest Edge Estate being off Ash Road, where a house was demolished to provide access.

There is no access to Nixon Road from the **A49**; the road having bollards at its entrance.

Forest Close has an entrance for the estate houses on the east of the busy **A49**; it is a safety concern as the entrance is placed where there is a steep slope on the **A49**.

The traffic lights controlling the **A49/Norley Road/Station Entrance** junction provide a positive safety feature.

**A556 Road** - The Road (running west to east) is part of the alternative route, instead of the M56 Motorway route, from Chester to Manchester and consequently is always extremely busy; an internet site (Wikipedia) estimates that the **A556** carries 50,000 vehicles per day. The **A556** was originally part of the Roman road called Watling Street and used to be a turnpike trust created in the 18th century. The Northwich to Delamere part of this road was sanctioned by Act of Parliament in 1769.

The Blue Cap hostelry marks the beginning of the **A556** dual carriageway, with a central grassed area, which bypasses Northwich town. Otherwise the road is single carriageway through the Parish.

On the south side of the **A556** there are accesses to Blakemere, Kennel Lane, Dalefords Lane, Cockpit Lane, Pool Lane and Sandiway Golf Club.

There is a vehicle access road to the quarry from the **A556**, opposite the Sandiway Golf Course, but this is for the use only of the Cemex Aggregates business.

These **A49** and **A556** main roads intersect where there is a Shell Garage to the north west of Blakemere; this used to be the place of the Toll Bar and locally that reference is still used.



**Norley Road** - Is the main link road between the **A556** and the **A49**, as well as serving the village, and consequently is always extremely busy particularly at the start and end of the Sandiway Primary School day. It is used as a short cut by traffic seeking to change direction from roughly west/east to north/south from the **A556** to the **A49**.

Motorists speed to the villages of Norley and Kingsley then onwards to the town of Frodsham. There is a 30m.p.h. restriction which is frequently ignored.

Roads leading off Norley Road on the west of the **A49** are Millgate, Windsor Close, Park Crescent, Primrose Hill and Mill Lane. On the east of the **A49** Trickett Lane leads into Moss Lane and further along is Rosslyn Lane, this leads to an unmade footpath which leads around Cartledge Moss into Cartledge Close and onwards to housing estates.

Hadrian Way, which has a horseshoe shape, has 2 separate accesses off Norley Road and serves Churchfields, some insets as well as St. John's Way. In turn St. John's Way serves Church Rise plus insets. To the south of Norley Road there is a small drive called Spruce Avenue which provides access to a couple of houses.

There is a zebra crossing by the school and speed bumps on the stretch from **Weaverham Road** to the White Barn public house.

**Smithy Lane** - Smithy Lane, which runs to the east of the Smithy Estate, has pedestrian access all the way through, however restrictive gates only allow traffic access to its north end, off the **A49**, and to its south end, off Weaverham Road. These parts of the Lane serve just a few houses thus helping to maintain a relatively quiet and relaxing atmosphere for the Estate.

The roads forming the Smithy Estate are wide and nicely landscaped.

**Weaverham Road** - Weaverham Road is another of the main local roads in the village and is always busy both with village traffic driving to the local amenities, via **Mere Lane**, and with through traffic jostling to get through the village to north/south or west/east destinations.

The Norley Road/Weaverham Road cross road junction is a very busy one at all times. Accidents inevitably occur at the Cross Roads.

North of the cross roads Weaverham Road is bounded to its west side by the Weaverham Road Car Park and Sandiway School and on its other side by houses and fields. This part of the road has a rural feel.



**Weaverham Road**

At its south end where Weaverham Road forms a triangle with **School Lane** and the **A556** there is the only doctors' surgery in the village and the village veterinary practice.

Accidents inevitably occur where School Lane meets Weaverham Road.

Chiltern Close is accessed off Weaverham Road and serves Cotswold Close.

**East Lane and Moss Lane** - The 2 main thoroughfares for the majority of householders are the arterial roads of Moss Lane, which is accessed via Trickett Lane off Norley Road, and East Lane with an entrance directly off Weaverham Road. These 2 roads form a T-junction near the centre of the area.

Moss Lane serves Cartledge Close, Valley Lane, Bridge Lane and West Lane; in turn Bridge Close and Brookside run off Bridge Lane.

East Lane serves the Sandown Crescent loop and Farndon Close.

**Mere Lane** - Moving west from Weaverham Road along Mere Lane there is access on the north side to houses, bungalows, flats, garages, the Library (built 1975) and Poplar Close. On the south side there is access to Blake Lane, Ash Road, a parade of local shops, Fir Lane, Boundary Lane North and Grange Road. Moving west along Poplar Close there is only walkway access to Nixon Road; there is turning space on both

Poplar Close and Nixon Road allowing mistaken drivers to retrace their steps. At this point Moss Lane also joins Poplar Close.

Nixon Road continues west to the **A49** where bollards permit only walk through access; instead the houses along Nixon Road gain access through Forest Close which has the only direct access from the **A49** for this area.

Moving south down Ash Road there is a narrow service access to the rear of the shops, access to Fir Lane, Blake Lane, Acorn Close, Oak Lane, Cuddington School, Boundary Lane South, Manor Road, the Bovis Estate and on to the **A49** road. Fir Lane is the link from Mere Lane to Ash Road and gives a further narrow access to the rear of the shops and to Bramble Chase (no through road).

Boundary Lane North gives access to Boundary Lane South and to Manor Road. Grange Road gives access to Cherry Lane, Maple Lane and Manor Road leading to Chestnut Close.

There are important roads from a traffic point of view with Mere Lane and Ash Road in effect linking Weaverham Road and the **A49** north/south main road.



**Grange Estate**

**Grange Estate Roads** - The wide, attractive vehicle entrance to the Grange Estate is off the **A556** which leads straight into the main road on the estate called Sandington Drive with footpaths on both sides.

Despite the speed restrictions on the **A556** and **A49** roads, traffic heading to and from the traffic lights at their intersection, can travel at the national speed limit (60mph), creating a hazard for residents exiting Grange Estate either by road or from the footpath onto the **A556**.

In the middle of the **A556** is a safety island for those wishing to cross to and from the path into Kennel Wood.

**Forest Edge Estate Roads** - A temporary road access for the builders of Forest Edge Estate has been created off the **A556** but when building is complete this will be made into a footpath/cycle link.

The newly created vehicle entrance to the estate is off Ash Road from the **A49** where a house was demolished to provide access. This is the only entrance/ exit for traffic to and from the estate.

The main road into the estate is called Golden Nook Road. The side roads off are Rose Close, Daisy Drive, Thompson Green with Holcroft Drive then leading across to the other side of estate which is currently under construction with access barred. The roads are made of either tarmac or brick blocks on parts of the side roads which gives the impression of private drives.

**School Lane** - Is a nightmare of a road; it is a very busy thoroughfare with traffic going across the **A556** to and from Winsford via Dalefords Lane and seeking a quick route through to the **A49** on the other side of the village. It is a very narrow road with houses whose residents have no option but to park on the road due to their terraced nature and very limited parking to the rear.

**Cuddington Lane** - The narrow Cuddington Lane has become busy as motorists seek to avoid the busy **A49 / A556** cross roads

**Delamere Park Roads** - There are 2 roads leading off Cuddington Lane into the Delamere Park. The third road entrance into the estate is from Norley Road which is narrow and has almost blind bends either side of the entrance. To the west of the estate Wood's Lane provides similar challenges however there are no road entrances to the estate although there are a number of footpaths.

The main arterial roads are Denehurst Park Way and Hollow Oak Lane entering from Cuddington Lane and Delamere Park Way West entering from Norley Road with the streets off laid out in irregular fashion.

Denehurst Park Way gives access to Copperwood, Delamere Park Way East (which in turn gives access to Fawns Leap, Yewlands, Orchard Dene and The Warren), Dingle Way, The Aspens, The Stiles, Lawnsdale, Foxes Hey, Paddock Walk and The Burrows.



Hollow Oak Lane gives access to Cedarwood, Long Acre, Springfields and Threeways.

Delamere Park Way West gives access to Ravensfield, Uplands, The Cobbles, Ousel Nest, The Coppice, The Dell, The Downs, Westrees, The Spinney, Badgers Set and The Chines.

**Blakemere Roads** - are privately owned and provides features, including traffic calming, which it considers is appropriate to the thousands of visitors it attracts. However the entrance provides an element of danger at busy traffic periods being so close to the **A556/A49** cross road traffic lights and being outside of the 40 mph speed restriction.

**Kennel Lane** - Is opposite Weaverham Road. It is partly tarmac then further on beyond the entrance to the Cheshire Kennels the surface is rough and unmade; after the Fox Hills grounds, and beyond Foxhills Cottage bungalow on the east side, access is restricted by a metal locking device. Beyond this restriction, Kennel Lane continues until it ends at the village boundary where it meets Overdale Lane.

**Dalefords Lane** - which is opposite School Lane at the **A556** crossroads, continues through the village of Whitegate and Marton to the town of Winsford. This is a very busy dangerous road with narrow single carriageways and accidents frequently occur at the cross roads where there are traffic lights and a detection camera for those jumping the lights.

The residents of Marton were granted 40m.p.h. signs to ease the traffic speed following the increasing use of the road as a cut through.

**Cockpit Lane** - Is a single-track tarmac lane which peters out after the 3 large properties on the east side to become a rough track before the entrance to the private property Greenhollow House.

**Pool Lane** - Is another single track tarmac lane which provides the entry road to the Pettypool Trust. It has a tight entrance which requires care for traffic entering or leaving.

**Golf Club Road** - The entrance to the Golf Club sits on a 70mph dual carriageway, so care is also needed here.

**Millington Lane** - Runs off east of the **A49** along the north side of the village boundary; it is a winding country lane through which traffic speeds. There are no footpaths and the lane floods in parts; consequently it is extremely dangerous for pedestrians.

**Waste Lane** - Residents of Waste Lane see the railway line elevated behind their back gardens.

**West and North West Green Belt Roads** - The area is criss-crossed by a number of country lanes; none of which have footpaths. They are narrow, some without road markings, they are winding with some tight bends and all have extremely busy periods of traffic. Consequently drivers and pedestrians have to be alert for dangerous situations.

Norley Road, Cuddington Lane and Bag Lane are the main arterial routes with Norley Road and Cuddington Lane intersecting in the middle of the area. Bag Lane runs along the north boundary; Barrastitch Lane joins Bag Lane from Cuddington Lane. Mill Lane which is a route between Cuddington Lane and Norley Road, is reminiscent of a Devon country lane with over hanging trees and grass verges on the undulating narrow road. Stonyford Lane, which comes off the **A556** past the south end of the village, eventually becomes Cheese Hill Lane before arriving in Norley. Wood's Lane (practically a single track) joins Norley Road to Bag Lane on the west of the village before they too enter Norley. In the north of the area Onston Lane leads off Bag Lane, through Onston, to Acton Bridge; also off Bag Lane, Bent Lane leads to Crowton. Some of the lanes are marked as being part of the Cheshire Cycleway.

**Eden Grange Estate Roads** - The vehicle entrance to the Eden Grange Estate, which lies to the North East of

this area, is from the **A49**. The main thoroughfares are Britannia Road, which becomes Kensington Crescent, with Balmoral Drive and Clarence Drive leading off – there may be more names when the development is finished. There is also an emergency access onto Cuddington Lane. At the entrance to the estate traffic lights and lights for pedestrian crossing of the **A49** have been erected and are already proving useful as the estate construction continues.

## 7. Road Traffic Issues which should be uppermost in developers' minds:

The village is triangulated by the three main roads of the **A556 (Chester Road)**, **A49 (Forest Road/Warrington Road)** and **Norley Road**. The main problem is the quantity and speed of traffic along the roads with the consequent noise pollution and potential danger to residents either in their vehicles or on foot.

As the Parish has grown, few changes have been made to the three main roads apart from the introduction of the occasional crossing, some traffic lights, some speed limits, speed bumps on **Norley Road** and straightening of the most northerly village part of the **A49** some 30 years ago.

Developments in the village have had a considerable effect on the arterial roads of the village and have increased the pressure on vehicle pinch points.

- The negative effect on village life of increasing traffic should be addressed through further speed restrictions as there is no obvious alternative route for heavy traffic.
- Serious thought must be given to novel solutions for handling traffic through the **School Lane** and **Weaverham Road** traffic junctions in order to create a much safer environment.
- Increasing road traffic through the country lanes is a growing problem following recent developments which should be addressed through further speed restrictions together with better placement of restrictive driving speed signs.
- A weight restriction should be placed on some roads prohibiting heavy through traffic particularly along **Norley Road** and **Weaverham Road**.
- The use of alternative road surfaces forces drivers to think more about safety and consideration should be given as to where this could be employed. The variation in the composition of the road surfaces used on the **Grange Estate, Delamere Park, Forest Edge, and Smithy Lane** estates is a feature to be recommended.

## 8. Travel and Movement Issues which should be uppermost in developers' minds

Many parts of the village were developed when cars were scarce and people relied on public transport to travel to work, for shopping and leisure.

Today the village has a bus service which serves only School Lane, Weaverham Road, Mere Lane and Ash Road; with one stop on Forest Road after leaving Ash Road. This limited service leaves people who rely on public transport in difficulty, particularly at the north end of the village and on the separate Delamere Park development. The railway service is based on the Manchester to Chester line which gives access to Northwich in addition to Manchester and Chester.

Car parking has become a critical issue despite the number of locations identified in the village. Various solutions are being considered but it is unlikely that there will be easy remedies.

The largest areas of village parking are provided at the Playing Fields and adjacent to the Primary School. Around Mere Lane, Fir Lane and Ash Road there are major parking issues with problems at the shops, library, school and for buses. Vehicles park on verges since the vast majority of the houses were not built with either garages or parking spaces. There are limited bus stops in the village so some people drive onto the estate to catch the buses thus increasing the parking problem.

On some of the more recent developments gardens are small and there is a mix of car parking arrangements

but it is apparent that there will be parking on the roads to accommodate visitors at both Eden Grange and Forest Edge new estates. There is very limited parking available at the Norley Road shops.

- The Key Service Centre of the village is fully built up and so there is no land available to resolve this major parking issue with only comparative tinkering available. A more radical solution to the parking issue caused by the limited route for the bus service is to identify a site outside of the Key Service Centre where bus users could park their cars and the buses could be re-routed to pick them up. A bus service routed through the main centres of population would also alleviate this problem.
- The problems of parking are caused mainly by lack of forethought and poor planning and development. Developers should not build-in parking issues in new developments. For future developments any new dwellings should have sufficient parking for the modern family and parking spaces should be provided for visitors.



## Appendices

### Appendix A

#### Adjacent to the Parish Boundary

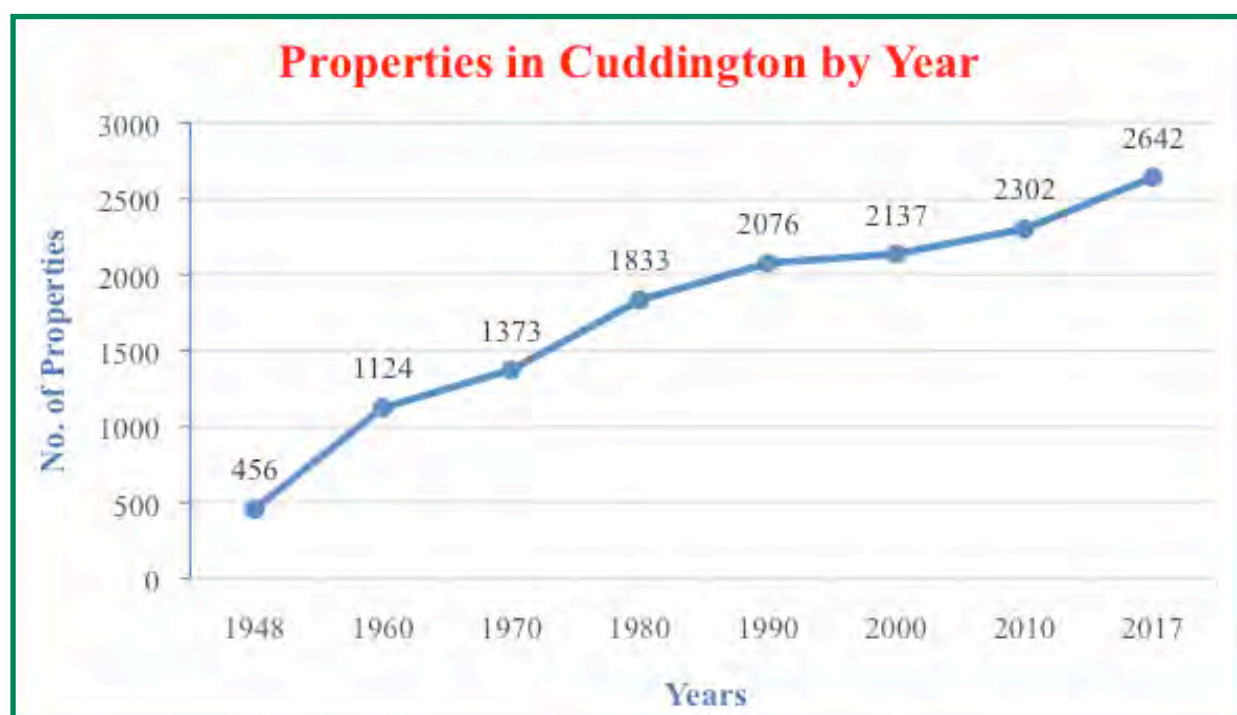
Although not encompassed directly within the parish boundary the following buildings along the perimeter of the parish, mainly influenced by former parish inhabitants, additionally help to define the character of the area.

Property	Parish	
Hefferston Grange, 1741	Weaverham	Grade II, possibly a John Douglas upgrade 1870
Sandiway Bank Farmhouse	Whitegate and Marton	Grade II
Dalefords Manor	Whitegate and Marton	
Ruloe House, 1873	Norley	John Douglas design
Overdale, 1875	Oakmere	Grade II, John Douglas design for Wilbrahams
Nunsmere Hall	Oakmere	John Douglas design
Oakmere Hall, 1867	Oakmere	Grade II, John Douglas design
Forest Lodge	Oakmere	John Douglas design
Abbotsmoss Hall	Oakmere	Grade II

### Appendix B Growth Since 1766

In 1766 there were a handful of properties in Cuddington; one hundred years later there were a few dozen and by 1948 the number had risen to around 450 properties. Taking into account the building currently being undertaken at Eden Grange and Forest Edge the number of properties in the parish by the year 2017 will be approaching 2650.

Of these properties by 2017 around 9% only will be outside of the Key Service Centre which includes the 158 properties classified as Rural being built at Eden Grange; these properties account for around 6% of the total 9%.



The growth in the village in absolute numbers is shown in the following table:

Year	Total Properties	Increase in Properties	Main Areas Built
1948	456	-	-
1960	1,124	668	Mere Lane Estate/Wimpey Estate
1970	1,373	249	Lock Estate/Chiltern Close
1980	1,833	460	Del.Pk/Moor.Pk/Smithy/Forest Cl/Park Cr/Primrose Hill
1990	2,076	243	Delamere Park/Hadrian Way
2000	2,137	61	Mill Gate/Windsor Cl/Brambles/St John's
2010	2,302	165	Grange Estate/St John's/Marl Close
2017	2,642	340	Forest Edge/ St John's/ Eden Grange

#### **Step Change - The 1950s added around 668 properties: -**

There were around 456 properties in the village in 1948 but building in the 1950s meant around 150% increase in the number of properties.

The first major impact on the character of the village came in 1950 with the commencement of building of a local authority housing estate between Forest Road (**A49**), Weaverham Road and Mere Lane on Bryn Common to rent to key ICI workers. This alone nearly doubled the number of properties in the village.

Over 400 houses, a primary school and a few shops were built in, what appears today to be, a well thought out pattern for that time post war. This is seen as paternalistic building with rows of houses built in different styles to suit the hierarchy in the company. Nowadays many of the dwellings have been purchased by the occupants. For transport there was high dependence on the bus service to take people to the expanding ICI workplace. The current dependence on cars was obviously not foreseen as there is now a considerable parking issue in the area. Mere Lane and Ash Road are extremely busy thoroughfares.

Further estate building on the lower part of Bryn Common also started in the 1950s; the Wimpey builders erected around 170 private properties on the south-east of Forest Road (**A49**)/south-west of Norley Road which produced another busy thoroughfare called Moss Lane leading through to Mere Lane.

Also at this time progress was being made by Hankinsons on the first stage of building the Hadrian Way estate on plots of land, off Norley Road, with around 17 individually designed properties. Molyneux built 6 of the 9 new dwellings on Weaverham Road including 3 bungalows.

Off Warrington Road to the east of Glebe Road (14 properties built 1900s) 15 dwellings were built in Mayfield Grove and 14 were built on Mayfield Drive to add to the 12 already there built in the 1920/30s.

#### **Step Change - The 1960s added around 249 properties: -**

There were around 1,124 properties in the village in 1960 with building in the 1960s seeing the village properties grow by 22%; since 1948 the village grew by 201% to the year 1970.

Estate development continued unabated on the rising east land of Bryn Common with the Locke developers building around 160 private houses on East Lane/Sandown Crescent/Farndon Close.

The linear roads were also seeing development with 20 properties built on Norley Road, 12 on Weaverham Road and 2 on Forest Road (**A49**).

Insets were built off Warrington Road (**A49**), one unnamed with 5 houses and Cheryl Court with 8 bungalows; Chiltern Close/Cotswold Close/Holly Court were built with 25 dwellings off Weaverham Road.

The Hadrian Way development, including Churchfields, continued with Hankinson building 13 houses.

#### **Step Change - The 1970s added around 460 properties: -**

There were around 1,373 properties in the village in 1970 with building in the 1970s seeing the village properties grow by 33%; since 1948 the village grew by 302% to the year 1980.

Linear development in the 1970s was comparatively small with 5 properties built on School Lane and 7 built on Weaverham Road.

However estate and inset development continued with properties built as follows - Delamere Park (258), Moorlands Park (59), Smithy Estate (44), Forest Close/Nixon Road (42), Primrose Hill/Park Crescent (32), Ivy Drive (9).

**Step Change - The 1980s added around 243 properties: -**

There were around 1,833 properties in the village in 1980 with building in the 1980s seeing the village properties grow by 13%; since 1948 the village grew by 355% to the year 1990.

The Delamere Park development was completed with a further 169 dwellings, Hadrian Way development was completed with 63 dwellings (including 12 flats) and Hunting Lodge Mews (7 dwellings) on Norley Road was built.

**Step Change - The 1990s added around 61 properties: -**

There were around 2,076 properties in the village in 1990 with building in the 1990s seeing the village properties grow by 3%; since 1948 the village grew by 369% to the year 2000.

The St. John's Way/Church Rise extension to the Hadrian Way development started with 14 properties built; insets were built off Fir Lane (Brambles Chase 16), Norley Road (Windsor Close 16, Millgate 7) and Chester Road **A556** (Lowther Lodge 3).

**Step Change - The 2000s added around 165 properties: -**

There were around 2,137 properties in the village in 2000 with building in the 2000s seeing the village properties grow by 8%; since 1948 the village grew by 405% to the year 2010.

Most of the increase came from building Grange Estate (127) off Chester Road **A556**, further development at St. John's Way/Church Rise (15), Marl Close (12) and White Lodge Mews Lane (4).

**Step Change - The 2010s will add around 340 properties: -**

There were around 2,302 properties in the village in 2010 with further building and planned building up to 2017 seeing the village properties grow by 15%; since 1948 the village will have grown by 479% to the year 2017. Estates currently under construction are expected to add 323 dwellings to the Parish by 2017 with Eden Grange, off Warrington Road **A49**, contributing 158 and Forest Edge, sandwiched between the **A556** and **A49**, contributing 165.

The St. John's Way/Church Rise development is completed adding 15 properties, and in addition Dalefords Lane adding a further two.

## **Appendix C Development Impact Since 1948**

**Amenities – Impact since 1948: -**

**Comments:**

Although the number of properties in the village has increased 5 fold from 1948 the level of Amenities has been left way behind with that pace of development.

Some contribution from developers has been received to assist with enhancement of Sandiway Primary School but the other Amenities have received little or no funding from developers.

At Gorstage Cemetery, Cemex Aggregates have offered a piece of quarry land adjacent to the north of the Cemetery as extra capacity.

**Environment – Impact since 1948: -**

**Comments:**

The 460 acres of Cuddington Common has disappeared completely since 1948 and has mainly been replaced by houses. In other parts of the village a considerable number of houses have also been built. Villagers have stated how much they value the Green Belts and ASLEVs particularly to help maintain the distinct nature of the parish.



With regard to the Environmental positive impacts, recorded are:

- introduction of some solar panels
- the introduction of some Tree Preservation Orders to protect greenery
- protection of Cartledge Moss through being part of the Mersey Forest
- allotments being introduced onto the Grange Estate
- reclamation of land on parts of the sand quarry post extraction
- at Forest Edge, where the land is bowl shaped, a balancing area has been introduced in the middle to cope with excess water
- great value is placed on the planting of flower boxes, as seen around the shops/station, and salt boxes around the village, as seen around Nixon Road/Trickett Lane/Library/shops.

Regrettably a considerable number of negative impacts have also been recorded such as:

- at Eden Grange the houses built at the highest point on the land have negatively impacted on the landscape particularly when viewed from Mill Lane, Pinfold Hollow and Cuddington Lane
- the lack of land allocated to each property means that gardens are small and only limited tree planting will be possible, thus it will take a considerable time for the estate to seem mature in its setting

### **Businesses – Impact since 1948: -**

#### **Comments:**

Disused sidings at the Station demonstrate that at some time freight must have been transported as well as passengers, thus demonstrating the level of commercial activity within the village; an old photograph shows milk churns etc. at the station, adjacent to one of the lines.

Since that time the level of house building has outstripped the level of businesses within the village. The Housing Needs Survey reveals the business areas in which the village is deficient.

In the modern way of working, there are bound to be people in businesses working from home whether that be employed or self-employed; however the extent is unknown as they are not catalogued but it is known that gardening and landscaping services are available from the advertising on vehicles seen around the village. Delamere Park lacks any commercial facilities; the nearest shopping centre is in the key service centre to which there is no scheduled bus service nor safe cycleways or footpaths.

### **Layout of Estates/Style of Building – Impact since 1948: -**

#### **Comments:**

1. Most of the dwellings under construction today at Eden Grange and Forest Edge are larger detached houses with the overriding impression of smaller/tighter plots than elsewhere in the village. Large houses built on the most elevated part of the Eden Grange land provide views for the householders but interfere with views from other parts of Cuddington
2. On the Forest Edge development the provision of green space has been largely limited to one area, the bowl in the centre of the estate, thus limiting the land available for green space elsewhere in the development. Most houses are relatively close together and the roads are narrow.
3. The Moorland Park Estate gives a sense of community and appears well laid out looking neat and tidy.
4. The way in which the Grange Estate is laid out could provide an attractive model for similar modern developments. The roads on the Grange Estate and Delamere Park are pleasant to walk along and there is a noticeable absence of cluttering bins.
5. Millgate feels like an appropriate development for the village likewise Windsor Close
6. Park Crescent is set in a peaceful backwater with sufficient gardens and views over fields and mature trees.
7. Primrose Hill takes advantage of being built on the slope overlooking the Cuddington Brook valley and the green belt fields; this is a good location to live in rural settings whilst at the same time to be involved in village life.

8. "The Old Orchard" has been developed as an inset with houses sitting on higher ground than the field at the rear thus giving the householders splendid views across to Mill Lane and Merlewood.
9. St. John's Way has mews houses which are a credit to the village with some aspects reminiscent of the two Thompson houses, Beechfield and Cuddington Grange.
10. The Smithy Lane Estate has an almost park like feel. The houses appear well maintained, with properties being regularly updated.
11. Wimpey and Locke Estates - were built at a time when, as today, there was an insatiable demand for new houses. The irregularity of the layout of the roads seems puzzling to newcomers, presumably the result of using more than one developer.

## Appendix D Footpaths

**A49** - On this busy road the only place where there are footpaths on both sides of the road are on the Warrington Road section by the Station. Elsewhere there is a single footpath which is not consistently on the same side of the road. The footpaths are narrow and it is dangerous, in most parts, to walk along them. It is quite possible to be nearly blown over by the heavy vehicles passing along this route.

**A556** - There are footpaths all along the north side of the **A556** road but these are intermittent on the south side. They are narrow, potentially hazardous, largely inadequate and not pleasant to walk along, given the busy nature of the road. There are footpaths on both sides of the road from the Round Tower to the Blue Cap.

**Norley Road** - There is a footpath along the full length of the northern side past the Playing Fields but there is no path to much of the south side. The narrowness of this footpath makes its use by pedestrians difficult at busy times and particularly on wet days as water pools in the roadside gutter and some drivers seem to enjoy driving through the pools at speed.

To the west of the **A49**, Norley Road has one footpath, which is not consistently on the same side of the road, and going down the steep slope there is no footpath. The provision of a footpath along Norley Road to the Delamere Park Estate is long overdue so that residents of Delamere Park are better able to access the services and facilities in the Key Service Centre.

**Weaverham Road** running north from the Smithy Lane entrance has no footpaths; it is a narrow country lane with speeding traffic, restricted views over the railway bridge and dangerous for pedestrians. Pedestrians continuing north risk being hit by speeding vehicles in both directions particularly as the speed restriction ceases just before a blind corner. The provision of a footpath along Weaverham Road for families to safely attend the graves in the cemetery in Gorstage is needed.

**West and North West Green Belt Footpaths** - The area is criss-crossed by a number of country lanes; none of which have footpaths, they are narrow, some without road markings, they are winding with some tight bends and all have extremely busy periods of traffic. Consequently drivers and pedestrians have to be alert for dangerous situations.

## **Appendix E            Conservation Areas and Wildlife Areas**

See Historic Environment Map

### **Area 4 John Douglas etc.**

This area is defined by the larger of the 2 village Conservation Areas, heavily influenced by the famous local architect John Douglas. It may be viewed by walking along the parts of the following roads that make up the Conservation Area - **A556** road, Norley Road, Weaverham Road, Rosslyn Lane and Smithy Lane. All land in this area is classified as Green Belt.

### **The Old Cuddington Conservation Area**

This area is located on Cuddington Lane high ground adjacent to Delamere Park. The properties lie almost in the middle of the Character Area on Cuddington Lane and the northern tip of Mill Lane, to the north east of Delamere Park.

### **Green Belt/Areas of Significant Local Environmental Value (ASLEVs)**

The village has 2 Green Belts described in Character Area 13 – Green – East of Village and Character Area 14 – Green - North of Village.

There are also 3 ASLEVs – 2 of these are within Area 13 and 1 in Area 14.

The Landscape Assessment of Cheshire carried out by the former Vale Royal Borough Council, identifies these ASLEVs as areas which should be conserved and thus retained as locally important landscapes. They form a green wedge between the settlements of Cuddington and Hartford, Weaverham plus Delamere Park.

### **SBI/SSSI, Local Wildlife Sites, Water**

#### **SBI/SSSI**

The north part of the Petty Pool water is a Site of Special Scientific Interest (SSSI) and a Site of Biological Interest (SBI).

#### **Local Wildlife Sites**

Sandiway Golf Course, part of Waste Lane (Ravensclough), Littledales Gorse and Cartledge Moss are classified as Local Wildlife Sites.

Cartledge Moss is also classified as part of the Mersey Forest.

#### **Water**

- The fast flowing Cuddington Brook creates a central valley through the area. It starts its journey as Stonyford Brook on the west boundary of the parish entering Manor Pool (private), then flowing in a North Easterly direction before entering Thompson's Pool (private - also known as Merlewood Pool), then leaving the parish at the north boundary, ultimately flowing into the River Weaver. Cuddington Brook is identified as being a Flood Risk area.
- On the crown of the steep-sided plateau in Delamere Park, created by ice age meltwater gouging out the valleys of Cuddington Brook and Small Brook (to the North West of the parish), there remains a saucer-shaped aquifer; water is in abundance, especially where the aquifer's springline overflows north down Cuddington Lane. There are 3 small lagoons in the vicinity of Hollow Oak Lane and Long Acre.
- A stream flows across the parish boundary slightly to the east of the end of Kennel Lane, flowing almost contiguous with the southern boundary until depositing in the northern end of Petty Pool mere. The stream creates 2 ponds to the south of Fox Hills in Kennel Lane and to the west of Dalefords Cottage off Dalefords Lane.
- There is also piped water running from the activity area in Blakemere across Kennel Lane and into the above stream.
- A large field pond called Trickett's Pool is evident where Hunts Lane levels out.
- In the Forest Edge Estate there is a pond at the bottom of Rose Close and the possibility of a further



pond caused by the designed in “balancing area” in the dip in the middle of the estate; this is understood to be a drainage run off for excess water

- Cartledge Moss is a boggy site.

## Appendix F Open Areas and Walkers' Paths

### Open Areas

1. Norley Road Playing Fields
2. Weaverham Road Playing Fields
3. Jubilee Play Area
4. Multi Use Games Area (MUGA)
5. Cuddington Primary School; grassed school playing field.
6. By Cuddington Primary School; children's play area
7. Sandiway Primary School; grassed school playing field.
8. Forest Edge; large green central area comprising a children's play area, grassed open space and the “balancing area” to retain any build-up of excess water.
9. Bowling Green
10. Open Countryside – south of the **A556**.
11. Green Belt – North, North East, West and North West of the village
12. Blakemere
13. Eden Grange Estate – allotments and conservation area
14. Cartledge Moss - the Moss itself and the open grassed area running alongside Cartledge Close

### Walkers' Paths

**A49 Walkers' Paths** - There are 2 paths leading through the fields on the west side of the **A49** down to Cuddington Brook – one to Whitegate Way and one to Waste Lane.

**A556 Walkers' Paths** - Dalefords Lane, Pool Lane, Cockpit Lane and Kennel Lane, all of which run off the **A556** to the south, provide many opportunities for walking in the adjacent area.

On the south side of the **A556** there is a rough footpath at the east end of the paddock opposite the Grange Estate which leads into Kennel Wood.

**Norley Road Walkers' Paths** - There is a footpath across the Norley Road playing field from Norley Road to The Smithy Estate. The path gives access to the Youth Club and is used by the residents of the estate as a short cut to the shops in Norley Road and to the Railway Station; it is also used by others as part of a recreational route.

At the southern end of Rosslyn Lane, which is gravelled and unmade, there is an unmade footpath which leads around Cartledge Moss into Cartledge Close and onwards to housing estates. There is a footpath between the houses on School Lane to St. John's Way.

A footpath from Church Rise joins the track from Hadrian Way to Chiltern Close and onwards to Weaverham Road. To the east of the entrance to St. John's Way there is a footpath and steps lead down to The Blue Cap hostelry and on to the **A556**. Despite considerable efforts the ownership, and thus cost implications, of the unmade path from Hadrian Way to Chiltern Close has not been determined so consequently inhabitants continue to complain about its state.

**Smithy Lane Walkers' Paths** - Smithy Lane has pedestrian access all the way through, however restrictive gates only allow traffic access to its north end, off the **A49**, and to its south end, off Weaverham Road. A public footpath crosses a large field from Smithy Lane to Moorlands Park to the **A49** and there are also DEFRA designated paths here too. There is a walking route through The Smithy Estate to the village Playing Fields and beyond to the Railway Station and Shops.

**Weaverham Road Walkers' Paths** - Opposite the vehicle entrance to Sandiway Primary School is the metal gate to the Hunt's Lane track which is used by both walkers and by anglers to Trickett Pool, leading eventually to Moss Farm off Littledales Lane in the neighbouring village of Hartford where it joins a number of other footpaths. It is the only public access through the Forest Hills Quarry.

Hunt's Lane used to be designated as a road used as a public path (RUPP) but the Countryside and Rights of Way Act 2000 (sections 47 and 48) redesignated all RUPPs as "restricted byways". Restricted byway rights of way are on foot/on horseback or leading a horse/for vehicles other than mechanically propelled vehicles.

In this area Weaverham Road running north has no footpaths; it is a narrow country lane with speeding traffic, restricted views over the railway bridge and dangerous for pedestrians. A public footpath is much needed for easier access to the Cemetery along this road.

**Wimpey and Locke Estate Walkers' Paths** - There is a footpath between the houses at the south of Sandown Crescent for access to the Mere Lane shops and Library. There is a footpath off Nixon Road to the south for access to Grange Road and onwards. There is also a path through the trees on the north of Cartledge Moss for access via Rosslyn Lane to Norley Road. Footpath access for trains to Chester is across the road from the Norley Road Shops.

**Mere Lane Walkers' Paths** - There are walkway gullies between Grange Road and Nixon Road, Brambles Chase and Boundary Lane North, Ash Road and the Grange Estate, and Acorn Close to Brambles Chase.

**Grange Estate Walkers' Paths** - There is a paved walkway into Wharburton Close from the **A556** which then leads on to the paved walkway from Sandington Drive to Ash Road by Cuddington Primary School.

**Forest Edge Estate Walkers' Paths** - A temporary road access for the builders of the Forest Edge Estate has been created off the **A556** but when building is complete this will be made into a footpath/cycle link; another similar path for the estate has already been created onto the **A556** opposite the Blakemere entrance. There will be another path out onto the **A49**. These will provide easy access to the surrounding countryside. There is a walkway leading to Cuddington Primary School but this is kept locked to help safeguard the children.

**Delamere Park Walkers' Paths** - To the west of Delamere Park from Woods Lane there are a number of footpaths on to the estate. There are also some paths leading out on to the path in the fields circling round the north side boundary. There are walkways in various parts of the estate to assist pedestrians to get about more easily.

**Millington Lane Walkers' Paths** - Millington Lane runs off east of the **A49** along the north side of the village boundary; it is a winding country lane through which traffic speeds. There are no footpaths and the lane floods in parts; consequently it is extremely dangerous for pedestrians.

**West and North West Green Belt Walkers' Paths** - The area is criss-crossed by a number of country lanes; none of which have footpaths, they are narrow, some without road markings, they are winding with some tight bends and all have extremely busy periods of traffic. The area is a walker's paradise with paths criss-crossing and extending into neighbouring villages. Off Bag Lane there are stiles with mainly level paths going north for access to Weaverham, Crowton and Acton Bridge across pastoral fields where there are sheep and cattle, including a belted Galloway herd.

On the west side the elevated Gallowscrough Lane gives access to Delamere Forest and the Sandstone Trail for walking to Whitchurch or Frodsham; Oakmere Way, off Stonyford Lane, also routes through to the same destinations.

Waste Lane (name obtained from the now disused marl pits), which follows alongside Cuddington Brook off Norley Road, is a private 10m.p.h. single track no through route, road with speed bumps, for access to dwellings also giving access to Whitegate Way. At the end of Waste Lane, where the roadway terminates, access may be gained to the Delamere Loop which is a 22 mile circular route for horse riders; here the northerly route follows a steep field path, passing the rear of the Old Estate Office on Norley Road, to arrive at Cuddington Lane, then on to Gallowscrough Lane, into Delamere Forest, through Kelsall, Utkinton, north of Tarporley, Eaton, Little Budworth Country Park, Marton and back on to Whitegate Way – it is also a splendid walk for those so inclined!

There are also two paths leading up a steep incline from Waste Lane to the **A49** over the locally named “Granny’s Hump” fields. Another path further north leads from the **A49** to Pinfold Hollows by Cuddington Brook.

The highest path in the area leads around the north of Delamere Park from Cuddington Lane to Woods Lane with splendid views discussed elsewhere.

Mill Lane has no footpaths. Consequently in all of this area pedestrians have to be extremely alert for traffic. A field path, which starts on Smithy Lane, comes into Moorlands Park on the east over a stile to join the estate footpaths. There is a path from Mayfield Drive to the Fleamoss Pit area.

Opposite Abbotsford there is a path which leads across the fields down to Pinfold Hollows. There is a splendid path near the entrance to Waste Lane across Norley Road, round Thompson’s Pool and either up to Old Cuddington or on to Mill Lane. From Mill Lane there is a path across a field into Pinfold Hollows.

A public footpath is much needed for easier access to and from Delamere Park.

## **Appendix G Streetscape Features**

### **Streetscape Features - Speed Restrictions: -**

There are 40 mph speed restriction signs on the **A49** but this is often exceeded along this busy road.

There is a speed restriction of 40mph on the **A556** road which does not seem to inhibit some traffic approaching the speed detection camera further along northeast.

Despite the above speed restrictions traffic hurtles to and from the traffic lights placed where the two roads intersect. There is a 30mph speed restriction on Norley Road.

The residents of Marton requested 40m.p.h. signs to ease the speed on Dalefords Lane with its increasing use as a cut through from the town of Winsford.

There are bollards in Thompson Green, Forest Edge to prevent a “rat run” developing.

Blakemere is privately owned and provides features, including traffic calming, which it considers is appropriate to the thousands of visitors it attracts.

### **Streetscape Features - Traffic Lights, Road Islands and Pedestrian Crossings: -**

Norley Road has a zebra crossing by the school and speed bumps on the stretch from Weaverham Road to the White Barn public house. There is no safe pedestrian crossing point at the Norley Road shops or at the playing fields. There are bollards at each end of Nixon Road which prohibit vehicle access.

Ash Road is a notoriously dangerous area for cars with the lack of available spaces for parking, and no safe means of crossing the road to and from the school. Some parts of the estate have dropped curbs with occasional bollards to prevent parking on them.

In the middle of the **A556** is a safety island for those wishing to cross to and from the path into Kennel Wood. At the **A556**/Dalefords Lane/School Lane cross road junction there are traffic lights and a detection camera for those jumping the traffic lights.



At the entrance/exit to the Eden Grange estate traffic lights and lights for pedestrian crossing of the **A49** have been erected. Traffic lights control the **A49**/Norley Road/Station Entrance junction. On both roadsides of the **A49**, by the entrance to Beechfield, metal guard rails have been introduced; no doubt to help the attendees at the school when crossing the road.

There are no restricted access signs to either end of Smithy Lane but there are two gates restricting access to vehicles.

#### **Streetscape Features - Notice Boards and Street Signage: -**

A sign on the Bowling Club gate advertises that new members are welcome.

Around the Norley Road Playing Fields there is a sign restricting access for dogs off lead, motorbikes etc. Outside the Church and Church Hall there are a number of notice boards advertising functions and services. There is a notice board by the Norley Road shops.

On one corner of Mere Lane / Ash Road there is an official Parish Council Notice Board.

There is a village notice board on School Lane.

In 4 locations on Delamere Park there are metalised street maps which also provide some history of the estate.

The Quarry is signposted from the **A556** for site traffic together with danger signs; the entrance gate is locked out of business hours.

There is a Board outside the cemetery showing a contact name but the unrestricted speed sign further south down Weaverham Road is badly positioned, being placed immediately before a dangerous bend in the road, not helping those wishing to visit the cemetery.

On the **A49** nearby Eden Grange there is a low down metal mileage indicator with a date of 1896 showing all the places to the near south which had cattle markets – possibly indicating that this was the drovers' route to market.

Millington Lane has a sign indicating the Oaklands Hotel.

There is a Conservation Area sign at the end of Waste Lane where some restriction signs are shown on the entry to Whitegate Way.

There are signs indicating the Cuddington Primary School presence.

In general there is adequate provision of street signs.

#### **Streetscape Features - Bus Stops: -**

There is a redundant Bus Stop on Norley Road awaiting, not with expectation, the resumption of bus services. There is a Bus Stop and shelter on Mere Lane and on School Lane. There are also some of the few village Bus Stop signs and Shelters on Ash Road.

There is a bus stop across the road from Cockpit Lane.

#### **Streetscape Features – Other: -**

Lighting, in general, is reasonably adequate for a rural area.

However, although there is a streetlight on the footpath across the playing field from Norley Road to Greenfield Way, the stretch of the path from the Youth Club to Greenfield Way is poorly lit.

At Thompson Green, Forest Edge there is low level street lighting

The bridge on the **A49** over the railway is abutted by a metal walkway which rattles as people walk over it whilst on the other side of the bridge is a metal cage carrying a pipe of uncertain use.

There are lights, bins and seats on the Norley Road Playing Field.

There is a metal fence on the boundary with the Railway land which, together with the fencing and hedging around the Playing Field, provides some security for children using the facilities.

At the Norley Road/Weaverham Road cross road junction on the 2 triangular shaped green areas there are 2 benches, speed restriction signs and direction sign posts together with road painted give way markings.

There is a salt box, flower boxes around the Norley Road shops. There are also salt boxes on Nixon Road, Trickett Lane and 3 salt boxes in the vicinity of the Library.

Around Cuddington School, as to be expected, there are a number of signs to help safeguard the children including road markings and street School signs.

The pillars and signs at the Grange Estate entrance are attractive however the signs are becoming obscured by foliage which requires trimming. The 2 attractive metal gates which give walkway access to Abbotts Mere Close and Wharburton Close are kept locked, presumably in the interest of security for the houses along the closes.

The roads on the Grange Estate and Delamere Park are pleasant to walk along and there is a noticeable absence of cluttering bins. The variation in the composition of the road surfaces on the Grange Estate, Delamere Park and Forest edge is a feature to be recommended.

For rest on the journey to the Blue Cap there is a seat by the steps down off St. John's Way.

At Delamere Park only the main through roads are gritted in the winter period so lidded plastic green bins are provided to help inhabitants avoid getting stuck in their homes; this is particularly needed in the steep sloping streets.

The Millennium Gate, surrounded by shrubs, which has posts from the original Delamere House, is an enticing feature.

The large stone blocks outside The Mount entrance gates are intriguing, possibly having been used as mounting blocks or just as likely to prevent cart wheels damaging property.

## **Appendix H            Topography**

**A556** - There is slight elevation when approaching the Round Tower by road from the east followed by a gentle incline from the Blue Cap Hotel until the junction with Cockpit Lane; thereafter the area is generally level. South of the **A556** the whole area is undulating with more significant rises and falls in Pettypool Wood. To the north of the **A556** the Jones Estate area is flat and Forest Edge has a bowl like effect with roads leading down from the Ash Road traffic single estate entrance and from the internal estate roads.

**A49** - Slopes away steeply past Abbotsford.

There is a steep downwards slope on the **A49** road moving north on the approach to Nixon Road otherwise the road is generally level. The Green Belt land falls away steeply on the west to the Cuddington Brook valley alongside Waste Lane.

**Norley Road** - There is a minor incline moving north westerly along Norley Road from the Round Tower then it is flat until, to the west, it slopes away steeply before crossing the Cuddington Brook valley.

From the entrance to Hadrian Way, off Norley Road by St. John's Church, the land inclines gently moving south before levelling out at the right angle turn in the road, and then falls away quite steeply after the entrance to St. John's Way going north east until meeting Norley Road by the 2 blocks of flats.

St. John's Way and its side roads sit in a bowl of land with a steep drop down from Hadrian Way which is its only vehicular entrance.

The Chiltern Close area sitting above St. John's Way, accessed by car from Weaverham Road, is flat.

Off Norley Road, Rosslyn Lane falls away quite sharply before it reaches Cartledge Moss, the Village Hall area is generally level with minor undulations whilst to the north-west Mill Lane slopes away steeply.

**The middle of the village** - Is on 2 levels with steep slopes involved in moving from the lower level to the higher level and even within each of the levels there are undulations. The lower level includes the Wimpey Estate, Forest Close Estate and Cartledge Moss whilst the higher level Locke Estate includes East Lane and Sandown Crescent.

The estate built by the local authority around Ash Road, Mere Lane and Mere Lane Shops is completely flat with very minor level fluctuations albeit the area sits elevated above the Wimpey and Locke Estates

**Delamere Park** - Sits atop the highest ground on the Cuddington plateau. The central section is fairly level but around the edges on the north, west and south sides the ground falls away which must have provided some challenges for the architects.

**North and Northeast of Village Green Belt** - The Landscape Assessment of Cheshire identifies this as an ASLEV (Area of Significant Local Environmental Value) which should be conserved and thus retained as a locally important landscape. The downwards sloping topography to north and east offers open views of topographical interest and variety in all directions, especially from the higher ground in Cuddington, and forms a green wedge between the settlements of Cuddington and Hartford/Weaverham.

**West and Northwest of Village Green Belt** - The sloping topography to all points of the compass offers open views of topographical interest and variety in all directions, especially from the higher ground. Within the area there are some steep banks which add attractive variety to the landscape.

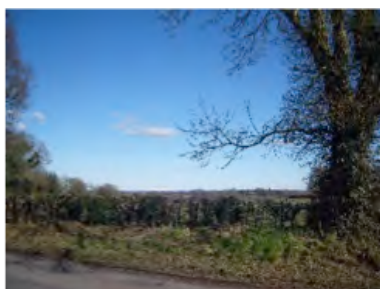
The Landscape Assessment of Cheshire also identifies part of this area as an ASLEV; it is undulating with a complex system of small scale physical features such as gullies and eroded banks. The fast flowing Cuddington Brook creates a central valley through the area.

## Appendix I

### Vistas – Examples



Vista From Norley Road



Vista From Cuddington Lane



Vista From Smithy Lane

## Appendix J Views

The numerical references relate to the photographs on the Vistas and Views Map.

**Views from West and Northwest Green Belt - Views 1.1 to 1.4** - The panoramic views are spectacular to north, south, east and west depending on the viewing location. Standing on the high ground on the west side of the valley created by Cuddington Brook are some of the best views seen in the village. For instance the views in the Conservation Area, looking east into and across the valley to Thompson's Pool, Merlewood and beyond, are amazing.

The internal views are also special looking across fields, into woodland, through woodland, appreciating crops/birdlife/animals/wildlife and so on.

**Views from Delamere Park - Views 2.1 and 2.2** - Better views from a built up estate are difficult to imagine. From placement on high ground residents have open views north, south, east and west with Lancashire and Derbyshire features being prominent. Open fields, woods, hills, mountains, and man-made features (such as Fiddler's Ferry Power Station, Manchester Airport, masts at Delamere Pale Heights, Halton Water Tower, and so on) are clearly visible in the distance.

On Cuddington Lane there are the buildings of the centre of the old Cuddington village with some lovely properties now part of a conservation area; this centre having "moved" to be near the later introduced railway station.

**Views looking West of the A49 - Views 3.1 and 3.2** - The distant views across the fields, to the woods, to



the valley and the elevated ground beyond where the water tower comes into view are a pleasant relief from the movement on the very busy **A49**. From the westerly edge of Ash Road there are very appealing views of the fields with some cattle and further over the views encompass Norley and the Helsby Hills.

**Views from East Lane - View 4.1** - Most of the views, where available, are internal with those properties situated to view the mature trees on the west of the **A49**, together with those properties with a view of Cartledge Moss, being the most fortunate. Looking north along Mere Lane from the shops there are pleasing open green spaces with views over the estates as the terrain dips away.

**Views from Norley Road west of the A49 - Views 5.1 and 5.2** - Being mainly built up the views where available in this area are mainly across magnificent internal green belt woods and fields. Some properties lucky in this respect are on Park Crescent, Primrose Hill, Mill Lane and Norley Road all looking down on the Cuddington Brook valley and to the skyline beyond. Walkers in particular enjoy Thompson's Pool and its surroundings, the delights of the fields and the charm of the rural lanes environment.

**Views from Moorlands Park - Views 6.1 and 6.2** - Residents in parts of the estate look across the green belt fields and the midfield wood towards Smithy Lane.

**Views from North and North-West Green Belt - Views 7.1 to 7.4** - The views are special, being long distance as well as the internal views looking across fields, into woodland, through woodland, appreciating crops/birdlife/animals/wildlife and so on. From Smithy Lane and surrounding fields there are long distance views to Fiddlers Ferry Power Station, Halton and Daresbury Towers as well as looking towards Frodsham Hills. From Hunts Lane there are views across Cheshire and stretching as far as the Derbyshire Hills with Jodrell Bank in the nearer distance. Houses on the northern edge of the Smithy Lane Estate back on to the Railway Line and enjoy an open aspect over countryside beyond to the north.

**Views from Norley Road Playing Field - View 8.1** - The view across looking towards White Lodge Mews is impressive and reflects the true worth of this valuable Parish asset.

**Views from Norley Road/Weaverham Road Junction - Views 9.1 and 9.2** - There are stunning open views to the north and northeast over countryside to the Derbyshire hills in the distance. Also across the open field along Norley Road there are similar pleasant views.

**Views along the A556 - Views 10.1 to 10.6** - The view from the Grange estate to the paddock across the road and onto Kennel Wood provides the real impression of the rural nature of the village.

The views from the Forest Edge estate to Blakemere/Barry's Wood and across the fields on the east side of the road create a pleasant relief. The homes on the estate which face onto the central green area have a really pleasant outlook and one can imagine when the estate is fully built this will provide a focal point for the estate dwellers.

Aside from the elevated properties on Hadrian Way which back on to the **A556** road, with views across to the fields and woods beyond, any other views are internal to the area; these are inevitably street views given the topography of the area.

**Views in Open Countryside South of the A556 - Views 11.1 and 11.2** - The views tend to be internal from looking across fields, into woodland, through woodland, appreciating crops/birdlife/animals/wildlife and so on. These are not long distance views but they provide relief for the inhabitants of the dwellings in the main populated stretches of the village. The views are a very pleasant relief from the hurly burly of the very busy **A556**.

## Appendix K Historical Buildings

See Historic Environment Map and Appendix M for grid references.

### John Douglas Designed Historical Buildings – Grade II: -

1. MODEL COTTAGE (1879), Chester Road

This is a cottage constructed in brick with a slate roof. It is in a single story with an attic, and has a two-bay front. Its features include mullioned windows, a band of brick diapering with plaster infill, a bay window on the left side, a hipped porch, and a gable with timberwork and pargetting.

2. ST. JOHN'S CHURCH (1902/3), Norley Road



John Douglas, donated the land on which the church stands, and paid for the chancel. The tower was added after his death. The church is constructed in red sandstone with Lakeland slate roofs. It contains elements of both Decorated and Perpendicular styles. Most of the fittings were also designed by Douglas.

3. ST. JOHN'S LYCHGATE (1902), Norley Road

The lychgate was donated by John Douglas. It is constructed in sandstone, and has a York stone roof. It contains a gabled gateway, inside which is a wooden gate and seats along the side.

4. CROFT HOUSE (1905), Weaverham Road

Originally a curate's house and extended in about 1920. It is constructed in pale brick, with dressings and diapering in red brick and terracotta. It is roofed in purple tiles, and is in Neo-Vernacular style. The house has an L-plan, with an east front in one and two storeys, and in four bays with a central doorway. Above the door is a terracotta band bearing an inscription. The windows are mullioned, and there is also a gabled half-dormer.

5. CROFT COTTAGES (1905), Norley Road

These are two cottages and attached outbuildings. The cottages are in two storeys, the lower storey in brick with terracotta dressings, and the upper storey timber-framed with plastered infill. Also in the upper storey is a decorated and inscribed bressumer beam. The cottages are roofed in purple tiles. Their front has four bays. At the rear are two single storey brick outbuildings.

6. REDWALLS (1906/7), Weaverham Road

This was built originally as a house and was called The Homestead. It is constructed in red Ruabon brick with a rendered upper storey, and roofs in Lakeland green slate. It has an H-plan, and is in two and three storeys. The north front has five bays, the lateral bays projecting forward, having gables with ball finials. The house later became a children's home, and then a nursing home.

7. ABBOTSFORD (1890), Warrington Road **A49**

A large house designed for Jabez S. Thompson of Northwich, later divided into three. It is constructed in red Ruabon brick, with roofs in Lakeland green slate. The house is in two and three storeys, and has a five-bay front. Some of the bays project forward and are gabled. The front is decorated with rendered diapering. The windows are either mullioned, or mullioned and transomed.

### Other Grade II Historical Buildings

8. THE TOOLERSTONE (Medieval), Hunt's Lane

This is a medieval boundary stone, marking the boundary between the lands of Vale Royal Abbey and Delamere Forest. It consists of a square stone with eroded markings, standing on a concrete plinth.

9. TOOLERSTONE (early 17th C), Norley Road

This originated as a two-room sandstone farmhouse. It was extended in the 18th century, and again in the 20th century in brick with timber framing. The building now has an L-shaped plan in two storeys with a five-bay west front. The windows are mullioned.

10. YEW TREE (early 17th C), Cuddington Lane

Originally a farmhouse, it was extended in 1706. It is timber-framed on a stone plinth with infill partly in brick, and partly plastered. The roofs are slated. The house consists of a main wing with a cross wing, and is in two storeys. The main wing has three, and the cross wing has two. The windows are casements and a half-dormer.

11. BARN, GORSTAGE BANK (1702), Weaverham Road

This is a timber-framed building on a stone and brick plinth, with infill partly in brick, and partly plastered. The rear wall is in brick, and the roof is slated. It is in two storeys with a three-bay east front.

12. OLD MILL HOUSE (early 18th C), Mill Lane

This was built as a miller's house in a single wing. It was extended in the middle of the 19th century to occupy three sides of a courtyard. It is constructed in pebble-dashed brick on a stone plinth, and it has a slate roof. The south face is in three storeys with three bays. The windows are sashes, with half-dormers in the top storey.

13. BLUECAP MEMORIAL (1772), Kennel Lane

This was moved to Cheshire Hunt Kennel Yard from Forest Hill in about 1959. It is a memorial to a foxhound called Bluecap of the Tarporley Hunt Club who won a challenge race in 1763. It is in buff and pink sandstone, and consists of an obelisk on a square base, surrounded by a low wall and iron railings. On the north side is an inscribed brass plaque.

14. ROUND TOWER (early 19th C), Chester Road **A556**

This was built as an entrance lodge to Vale Royal Abbey for Lord Delamere on the Manchester-Chester turnpike road. It is a two-storey circular sandstone building with an embattled parapet, loopholes and arched openings. It now stands in the central reservation of the road.

15. CHESHIRE HUNT KENNELS (1834), Kennel Lane

These were designed as kennels for the hounds of the Cheshire Hunt by John Douglas, senior. It is a square area with brick, slated buildings in one and two storeys on the north and west sides, a boiler house, a mash house. The buildings are partitioned with sandstone walls and iron railings. Otherwise there are bricks walls around the perimeter.

16. GORSTAGE HALL (early/mid 19th C), Weaverham Road

Gorstage Hall is a Grade II listed building sitting on the west side of Weaverham Road. It is a large white house with pointed Flemish bond orange brick and red sandstone dressings. The hipped roof is made of Welsh slate with brick chimneys. The front consists of 2 x 2-storey canted bays. The interior has been completely remodelled with 20th century fittings and some re-used pieces.

### **John Douglas Designed Historical Buildings – Not Grade II:-**

17. MAGPIE COTTAGE (1892), Chester Road **A556**

Half of a pair of cottages

18. DELAMERE COTTAGE (1892), Chester Road **A556**

The other half of the pair of cottages

19. SANDIWAY MANOR, Norley Road

Elizabethan/Jacobean style remodelled farmhouse. Brick with pedimented gables. Sandstone mullions and transoms.

20. FOREST HEY, Norley Road

Red brick with slate roof. Turret roofs at corners. Brick mullions. Originally also included stables and cottage.

21. THE LITTLE SCHOOL (1875), 26 Weaverham Road

Diaper pattern red brick and white render infill to gables. Red tile roof. Extended and converted to residential .

22. PETTYPOOL HOUSE, Pool Lane



### **Council Historical Buildings Survey 1977/79:-**

23. Sandiway Lodge, Dalefords Lane
24. Blue Cap House, Kennel Lane
25. Stud Grooms Cottage, Kennel Lane
26. Cottages, Cheshire Kennels, Kennel Lane
27. Brook House, Bag Lane
28. Bryn Smithy, Cuddington Lane
29. Pinfold Cottages, Cuddington Lane
30. Chapel Bank Cottages, Mill Lane
31. The Mount, Cuddington Lane
32. Cuddington Hall, Cuddington Lane
33. Poplar Cottages, Cuddington Lane
34. Poplar Farm, Cuddington Lane
35. Top Farm Cottage, Cuddington Lane
36. Gardener's Cottage, Woods Lane
37. Home (Wood) Farm, Woods Lane
38. "Merlewood", Mill Lane (Thompson house)
39. Cuddington Grange, Park Crescent, Norley Road
40. Kennel Cottage, Kennel Lane
41. Bryn Farm, Warrington Road **A49**
42. The White Barn, Warrington Road **A49**
43. Cuddington Cottage, Norley Road
44. Manor Farm, Cuddington Lane
45. Ashbank House, Weaverham Road
46. Holly Chase, Norley Road (now Portobello)
47. White Lodge, Norley Road
48. Willow Tree and Willow Brook Cottages, Waste Lane
49. Golden Nook Farm, Forest Road **A49**
50. Beechfield, Forest Road **A49** (Thompson house)
51. Little Fold, Norley Road (John Douglas birthplace)
52. Blue Cap Hotel, Chester Road **A556**
53. Stables, Lowther Lodge, Chester Road **A556**
54. Cottages, 2-8 Warrington Road **A49**
55. Estate Cottages, Cuddington Lane
56. Cuddington Grange Lodge 2 stables, Norley Road
57. Watermill Farm, off Norley Road
58. Hansomes House, Kennel Lane
59. White Lodge Mews, Norley Road
60. Cartledge House, Norley Road
61. Field House, Smithy Lane
62. Cuddington Bank Cottage, Cuddington Lane
63. Bryn Chapel Cottage, Weaverham Road
64. Blakemere Stables, off Chester Road **A556**
65. Ivy Cottage, off Weaverham Road
66. Bryn Cottage, Weaverham Road

### **Thompson Built Houses (Additional to above):-**

67. The Hunting Box, Norley Road

## **Appendix L**

See Historic Environment Map

### **Historic Designed Landscapes and Local Heritage Assets that are not buildings**

#### **1) All Open Countryside to the South of the A556 Road**

This includes all the open land which may in the past have been used for agricultural and other purposes. Traditionally farming and grazing livestock have created the historic landscape.

#### **2) All Green Belt to the North of the A556 Road**

This includes all the land to the North of the A556 Road which is not built on.

It also includes the 3 areas designated by the former Vale Royal Borough Council as Areas of Special Environmental Value (ASLEVs).

These 3 areas provide breathing space between Cuddington and Hartford, Cuddington and Weaverham and leave space between Delamere Park and the Key Service Centre.

#### **3) All Wooded Areas in the Parish**

All Cuddington Parish is part of the Mersey Forest and is therefore also subject to such Rules and Regulations that the Mersey Forest organisation imposes.

Wooded areas survive from the former extensive Delamere Forest. In particular are Pettypool Woods, Kennel Wood, The Riddings, Barry's Wood, Littledale's Gorse, Gorstage Hall avenue, around the west of Cuddington Lane, Wood Lane along Small Brook, all along Cuddington Brook, along the stream flowing into Pettypool, the grounds of Fox Hill, along Hunt's Lane, Ravensclough, to the west of Smithy Lane.

However also included are all wooded areas in the Cuddington Parish whether named above or not named above. In addition there are two ancient woodlands, at Pettypool and at Delamere Manor.

Tree Preservation orders are known to exist in many areas of the Parish.

Parish tree species which are plentiful include Beech, Oak, Ash, Willow, various firs, Chestnut, Elder, Birch, Sycamore, Alder, Holly, Hornbeam, Lime, Poplar, Rowan, Yew, Hawthorn.

#### **4) Grounds of Heritage Assets recorded in the Character Assessment**

In particular, but not solely, this applies to the JOHN DOUGLAS, WILBRAHAM and THOMPSON Heritage Assets. It includes also the Wilbraham Millenium Gate at Delamere Park; Delamere Lodge dates from the 1780s.

#### **5) Sand Quarries**

This includes the fully excavated area between Kennel Lane and Dalefords Lane which is now fully laid down. It also includes the Forest Hills Cemex Quarry which is currently partly excavated and partly laid down.

#### **6) Conservation Areas, SSSIs, SBIs and Local Wildlife Sites**

There are 2 conservation areas - Old Cuddington near to Delamere Park and that along Norley Road/Weaverham Road with a John Douglas influence. The north of Pettypool is an SSSI and also an SBI. Local Wildlife Sites include the Golf Course dating from 1921, Cartledge Moss, Ravensclough at the west end of Waste Lane where marl used to be extracted.

Allotments and a wildlife area are under development on the Eden Grange Estate.

#### **7) Water**

Small Brook to the north, Pettypool (and its flowing in stream to the south) and Cuddington Brook in the central Cuddington Vale are the main water features.

Cuddington Brook forms 3 pools called Cuddington Pool, Thompson's Pool and Lower Mill Pool which in

their time, together with a further millpool at Watermill Farm (now swampy ground), provided the energy to drive the parish watermills.

A powerful water race still continues in the grounds of a private dwelling in Pinfold Hollows.

A saucer shaped aquifer exists from the Ice Age at Delamere Park where 3 small lagoons can be seen.

A disused Water Tower remains prominent on Cuddington Lane.

54 Trickett's Pool sits in the Cemex Sand Quarry and is used by anglers.

### **8) Roads and Tracks**

The A556 road was formed partly from the old Roman Road of Watling Street.

A trackway from this old road was used to carry sandstone from Eddisbury in the 13th century to build the Vale Royal Abbey.

Hunts Lane is a well-used walkers' green lane which partly wends its established way through the Cemex Sand Quarry.

Whitegate Way is partly in Cuddington Parish and was formed from a disused rail salt carrying track.

### **9) Areas for Recreation**

The two Primary Schools have established play areas.

There are a number of areas namely Norley Road, Weaverham Road, Delamere Park, Boundary Lane green (Jubilee play area), Forest Edge and MUGA off Blake Lane.

Blakemere has a variety of facilities.

There is a Bowling Green off Norley Road.

### **10) Cemetery off Weaverham Road**

Including commemorative monument to 5 persons killed in World War 1.



## Appendix M Historic Environment References

As at 16th June 2006

See Historic Environment Map

Cheshire HER	Desig UID	Type	VRBC Survey Ref	Name	Description	Grid Ref	Easting	Northing
5930	DCH9727	Locally Listed Building		Delamere Cottage, Chester Road, Cuddington	Criterion (B): Buildings Designed by John Douglas	Centred SJ 6102 7086 (15m by 12m) (Central Point)	361024	370864
5931	DCH9728	Locally Listed Building	CUD/HB 36	Forest Hey, Norley Road, Sandiway	Criterion (B): Buildings Designed by John Douglas	Centred SJ 6083 7099 (24m by 22m) (Central Point)	360830	370994
5932	DCH9729	Locally Listed Building	CUD/HB 34	Sandiway Manor, Norley Road	Criterion (B): Buildings Designed by John Douglas	Centred SJ 6096 7093 (31m by 53m) (Central Point)	360963	370934
5933	DCH9730	Locally Listed Building		26 Weaverham Road, Sandiway (Formerly The Little School)	Criterion (B): Buildings Designed by John Douglas	Centred SJ 6035 7076 (12m by 12m) (Central Point)	360355	370766
5951	DCH9749	Locally Listed Building	CUD/HB 60	Outbuildings, Model Cottage, Chester Road, Sandiway	Criterion ( C ) Buildings formerly listed at grade III which are no longer on the statutory list.	Centred SJ 6093 7081 (8m by 8m) (Central Point)	360934	370816
6141	DCH9995	Locally Listed Building	CUD/ HB 1	Sandiway Lodge, Dalefords Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 6045 7055 (36m by 49m) (Central Point)	360451	370555
6142	DCH9996	Locally Listed Building	CUD/ HB 2	Blue Cap House, Kennel Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5992 6989 (19m by 18m) (Central Point)	359928	369897
6143	DCH9997	Locally Listed Building	CUD/ HB 3	Stud Groom's Cottage, Kennel Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5990 6992 (12m by 13m) (Central Point)	359904	369929
6144	DCH9998	Locally Listed Building	CUD/ HB 4	Whips Cottage and Kennelmans Cottage, Cheshire Kennels, Kennel Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5990 6983 (23m by 21m) (Central Point)	359907	369834
6145	DCH9999	Locally Listed Building	CUD/ HB 5	Brook House, Bag Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5973 7294 (19m by 16m) (Central Point)	359737	372949
6146	DCH10000	Locally Listed Building	CUD/ HB 6	Bryn Smithy, Cuddington Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 6025 7255 (13m by 11m) (Central Point)	360253	372554

Cheshire HER	Desig UID	Type	VRBC Survey Ref	Name	Description	Grid Ref	Easting	Northing
6147	DCH10001	Locally Listed Building	CUD/HB 7	Jubilee Cottages, Bag Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5872 7308 (14m by 18m) (Central Point)	358725	373089
6148	DCH10002	Locally Listed Building	CUD/HB 8	Pinfold Cottages, Cuddington Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5978 7239 (12m by 14m) (Central Point)	359784	372390
6149	DCH10003	Locally Listed Building	CUD/HB 9	Chapel Bank Cottages, Mill Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5957 7231 (9m by 13m) (Central Point)	359572	372318
6293	DCH10004	Locally Listed Building	CUD/HB 10	The Mount, Cuddington Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5948 7234 (18m by 16m) (Central Point)	359489	372349
6294	DCH10005	Locally Listed Building	CUD/HB 13	Poplar Cottages, Cuddington Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5930 7220 (15m by 12m) (Central Point)	359302	372209
6295	DCH10006	Locally Listed Building	CUD/HB 14	Poplar Farm, Cuddington Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5926 7216 (7m by 23m) (Central Point)	359265	372162
6296	DCH10007	Locally Listed Building	CUD/HB 15	Top Farm Cottage, Cuddington Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5922 7217 (19m by 10m) (Central Point)	359225	372178
6297	DCH10008	Locally Listed Building	CUD/HB 16	Gardener's Cottage, Woods Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5848 7217 (12m by 11m) (Central Point)	358485	372179
6298	DCH10009	Locally Listed Building	CUD/HB 17	Home (Wood) Farm, Woods Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5837 7245 (69m by 76m) (Central Point)	358374	372450
6299	DCH10010	Locally Listed Building	CUD/HB 19	Merlewood, Mill Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5955 7192 (24m by 19m) (Central Point)	359550	371926
6300	DCH10011	Locally Listed Building	CUD/HB 20	Cuddington Grange, Norley Road, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5972 7160 (32m by 30m) (Central Point)	359728	371608

Cheshire HER	Desig UID	Type	VRBC Survey Ref	Name	Description	Grid Ref	Easting	Northing
6302	DCH10013	Locally Listed Building	CUD/HB 22	Bryn Farm, Warrington Road, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 6018 7215 (17m by 15m) (Central Point)	360180	372159
6303	DCH10014	Locally Listed Building	CUD/HB 23	The White Barn, Warrington Road, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5995 7158 (38m by 48m) (Central Point)	359951	371584
6304	DCH10015	Locally Listed Building	CUD/HB 24	Cuddington Cottage, Norley Road, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5902 7161 (8m by 10m) (Central Point)	359028	371618
6305	DCH10016	Locally Listed Building	CUD/HB 25	Manor Farm, Cuddington Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5874 7140 (13m by 20m) (Central Point)	358742	371408
6306	DCH10017	Locally Listed Building	CUD/HB 26	Ashbank, Weaverham Road, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 6059 7146 (18m by 13m) (Central Point)	360599	371467
6307	DCH10018	Locally Listed Building	CUD/HB 29	Holly Chase, Norley Road, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 6037 7132 (13m by 11m) (Central Point)	360377	371323
6308	DCH10019	Locally Listed Building	CUD/HB 30	White Lodge, Norley Road, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 6035 7140 (26m by 26m) (Central Point)	360351	371402
6309	DCH10020	Locally Listed Building	CUD/HB 31	Willow Tree and Willow Brook Cottages, Waste Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5911 7115 (15m by 14m) (Central Point)	359114	371159
6310	DCH10021	Locally Listed Building	CUD/HB 32	Golden Nook Farm, Forest Road, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5951 7068 (22m by 19m) (Central Point)	359511	370689
6311	DCH10022	Locally Listed Building	CUD/HB 33	Beechfield, Forest Road, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5964 7130 (32m by 31m) (Central Point)	359642	371301
6312	DCH10023	Locally Listed Building	CUD/HB 35	Little Fold, Norley Road, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 6101 7098 (37m by 33m) (Central Point)	361017	370982



Cheshire HER	Desig UID	Type	VRBC Survey Ref	Name	Description	Grid Ref	Easting	Northing
5882	DCH10024	Locally Listed Building	CUD/HB 38	Blue Cap Hotel, Chester Road, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 6079 7072 (43m by 26m) (Central Point)	360793	370728
6961	DCH10025	Locally Listed Building	CUD/HB 42	Stables, Lowther Lodge, Chester Road, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 6015 7058 (14m by 11m) (Central Point)	360151	370588
5883	DCH10026	Locally Listed Building	CUD/HB 43	Cottages 2-8 Warrington Road, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5998 7164 (18m by 23m) (Central Point)	359987	371646
6962	DCH10027	Locally Listed Building	CUD/HB 44	Estate Cottages, Cuddington Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5981 7240 (26m by 18m) (Central Point)	359813	372400
5884	DCH10028	Locally Listed Building	CUD/HB 11	Cuddington Hall, Cuddington Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5936 7233 (18m by 16m) (Central Point)	359365	372330
5885	DCH10029	Locally Listed Building	CUD/HB 45	Cuddington Grange Lodge and Stables, Norley Road, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5967 7168 (42m by 31m) (Central Point)	359679	371680
5886	DCH10030	Locally Listed Building	CUD/HB 46	Watermill Farm, off Norley Road, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5925 7147 (8m by 15m) (Central Point)	359252	371476
6313	DCH10032	Locally Listed Building	CUD/HB 48	Hansomes House, Kennel Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5988 6979 (12m by 14m) (Central Point)	359885	369797
6314	DCH10033	Locally Listed Building	CUD/HB 49	White Lodge Mews, Norley Road, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 6029 7143 (25m by 45m) (Central Point)	360299	371430
6315	DCH10034	Locally Listed Building	CUD/HB 50	Cartledge, 60 Norley Road, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 6040 7139 (21m by 25m) (Central Point)	360407	371393
6316	DCH10035	Locally Listed Building	CUD/HB 51	Tooler's Stone, Hunt's Lane	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	SJ 6060 7141 (point) (Central Point)	360603	371419

Cheshire HER	Desig UID	Type	VRBC Survey Ref	Name	Description	Grid Ref	Easting	Northing
6317	DCH10036	Locally Listed Building	CUD/HB 52	Field House, Smithy Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 6057 7161 (13m by 11m) (Central Point)	360574	371614
7115	DCH10037	Locally Listed Building	CUD/HB 53	Cuddington Bank Cottage, Cuddington Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5936 7220 (13m by 18m) (Central Point)	359362	372203
6318	DCH10038	Locally Listed Building	CUD/HB 55	Bryn Chapel Cottage, Weaverham Road, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 6050 7123 (8m by 7m) (Central Point)	360503	371233
6319	DCH10039	Locally Listed Building	CUD/HB 57	Blakemere Stables, Chester Road, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 5979 7035 (38m by 46m) (Central Point)	359799	370358
6320	DCH10040	Locally Listed Building	CUD/HB 59	Bryn Cottage, Weaverham Road, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 6049 7122 (18m by 13m) (Central Point)	360497	371228
6321	DCH10041	Locally Listed Building	CUD/HB 58	Ivy Cottage, Off School Lane, Cuddington	Criterion E buildings included in the vale royal borough council historic buildings survey 1977 - 79	Centred SJ 6040 7080 (8m by 6m) (Central Point)	360404	370809
6919	DCH10796	Locally Listed Building		Telephone Kiosk, Cuddington	Criterion F non-listed red k6 telephone kiosks	Centred SJ 6004 7156 (6m by 6m) (Central Point)	360046	371563

- 1) The White Barn public house (also serves food as the “Hungry Horse”) sits at the cross roads of the **A49** and Norley Road.
- 2) Cuddington Station is accessible on foot from Norley Road and by vehicle from the **A49**. There is an art gallery here and a team of volunteers regularly attend to the flower beds.
- 3) Cuddington Grange is a large imposing property, just off Norley Road via Park Crescent; it was built by the Thompson salt family of Northwich.
- 4) Cuddington Grange Stables sit alongside Norley Road; they are now converted to 3 dwellings.
- 5) Nos. 2-8 Warrington Road (**A49**) are referred to as The Railway Cottages and they, together with both of the Cuddington Grange buildings and The White Barn, are included in the council Historic Buildings Survey.
- 6) The Round Tower, built of sandstone, which stands in the middle of the **A556** Road by the east entrance to Norley Road is the most notable landmark of the village and is a listed Grade II building. It provides both a direction signal for visitors and a depiction for the village local newspaper which is inevitably called the “Round Tower”. It also inspires the crest of Sandiway School. It was originally a gatehouse to the Vale Royal Abbey estate, probably built in the early 1800s, and was on the east side of the road until an additional lane was provided. Old photographs show that there used to be an addition to the tower and that it was inhabited as demonstrated by a good smoke emanating from the chimney. Regrettably the driveway, which ran through the current Golf Course up to the Abbey for the Cholmondeley family, has been unilaterally closed off by the Golf Course owners thus causing a significant loss to the village for recreational purposes. In recent years the tower was knocked down by a motorist and despite delay in rebuilding, through funding concerns and insistence on appropriate planning/sandstone, local inhabitants were delighted when the rebuild took place in 2015.
- 7) The Toolerstone found approximately 50 metres down Hunts’s Lane, east off Weaverham Road, is a listed Grade II monument. It is a medieval square boundary stone with eroded markings that marked the north western boundary of the lands of Vale Royal Abbey where they met with Delamere Forest.
- 8) The John Douglas inspired (meaning either fully designed or remodelled) buildings each provide a landmark of their own and these are commented upon when discussing each part of Area 4. They are the following 6 listed Grade II buildings - Model Cottage, St John’s Church, St John’s Church Lychgate, Croft Cottage, Croft House and Redwalls – plus the 4 unlisted properties of Magpie Cottage/Delamere Cottage, Sandiway Manor and Forest Hey.
- 9) Two further buildings built prior to the John Douglas era - The Toolerstone dwelling (early 17th century) and the Barn (1702) at Gorstage Bank - are also listed Grade II.
- 10) Little Fold (Norley Road), Bryn Chapel Cottage (Weaverham Road), Portobello Norley Road, Bryn Cottage (Weaverham Road), Ashbank House (Weaverham Road), Field House (Smithy Lane), Cartledge House (Norley Road), White Lodge and White Lodge Mews (Norley Road) are all included in the council Historic Buildings Survey.
- 11) The Norley Road parade of shops (built early 1960s) is one of only two in the village. These shops are well used since the nearest large shopping centres are both about 5 miles away in either Northwich or Winsford. Included are a Hair Dressers, Dry Cleaners, Estate Agent (currently unattended), Baker’s shop, General Provisions shop (including newsagents and a cash machine), plus a unit available to let. There are flats above the shops. At the corner of Trickett Lane and Norley Road there is a barber’s shop.
- 12) The Hunting Box in Norley Road was built for the Thompson salt family in the late 1800s when George, the son of Henry Ingram Thompson who built Cuddington Grange and Beechfields, decided to leave the salt trade and set up a stable from where local gentry could hire horses for the hunt.
- 13) The Sandiway Methodist Chapel was built about 1875 on the site of a former chapel in Weaverham Road; a hall was added in 1958.
- 14) Cartledge Moss is a protection area for local wildlife where newts are found.
- 15) The Library on Mere Lane is a vital community resource where other functions in addition to lending



- books take place such as children's activities and coffee mornings.
- 16) Two Mares Pit used to be alongside Mere Lane and got its title from two horses which are alleged to have drowned in it; hence the derived Mere Lane name.
  - 17) The Mere Lane and Fir Lane parade of shops is one of only two in the village. These shops are well used since the nearest large shopping centres are both about 5 miles away in either Northwich or Winsford. Included are a Dentist, Rowlands Pharmacy, Premier General Provision shop including Handley's Newsagents, Spar General Provision shop including the Post Office and a cash machine, 2 Hair Dressers (Hair Studio and The Hair Company), Fruitlands Fruit and Vegetables, Greenwood Lighting, The Wok Chinese Takeaway, Kebab and Pizza shop, and a Butchers called Littlers which is recognised district wide as offering quality supply.
  - 18) Cuddington Primary School is a well-regarded school and was rated Good by OFSTED. When it was built in 1952, for a short time, education was provided to school leaving age until the Weaverham Secondary School was built.
  - 19) Ash Road provides the only road entrance, just off the **A49**, to the currently under construction Bovis Housing Estate; it stretches a good way across the village and is known as a short cut between the **A49** and the **A556** roads instead of motoring a little further distance south where the roads intersect.
  - 20) Of note is number 4 Grange Road which is where Shirley Strong, a Commonwealth Games hurdling silver medallist, lived; the Rev. John Vaughan Griffiths, at that time vicar of St. John's, persuaded Shirley to run up the aisle of the church as part of the recognition of her success.
  - 21) Apart from the entrance to the estate which has 2 pillars marked "The Grange" the landmark nearest the estate is the Blakemere Centre on the south side of the **A556**.
  - 22) The Shell Garage sits where there used to be a toll bar at the cross roads of the **A49** and **A556**.
  - 23) Golden Nook Farm is included in the council Historic Buildings Survey.
  - 24) The Bluecap Hotel, dated 1716, is the Landmark that most village people would recognise in this area. It is named after the famous foxhound from the Kennel Lane kennels.
  - 25) The former school on School Lane, 1875 designed by John Douglas, is classed as a Locally Important Building by the council.
  - 26) The Bluecap Hotel, Sandiway Lodge (on Dalefords Lane), Ivy Cottage (on the corner of Ivy Drive, now named Rose Cottage) and Lowther Lodge Stables (on an inset off the **A556**) are included in the council Historic Buildings Survey.
  - 27) "Granny's Hump" is phraseology for fields off the **A49** that people recognise.
  - 28) Beechfield is shown in the council's historic buildings survey.
  - 29) St. John's Church of England sits on the west side of the Norley Road west access to Hadrian Way.
  - 30) Little Fold, where the famous architect John Douglas was born in 1830, stands diagonally opposite the east access from Norley Road to Hadrian Way.
  - 31) The access footpath and steps from St. John's Way are well known as they are popular with villagers frequenting the Blue Cap for a meal or refreshment.
  - 32) The Wilbraham Millennium Gate, on the site of the old South Lodge (demolished in 1969) entrance, is the most notable landmark standing at the junction of Cuddington Lane and Norley Road. It was formally opened by Hugh Wilbraham the great, great, great, grandson of the Founder of Delamere Lodge. It was the Wilbraham family who had Delamere Lodge designed, moving in in 1784.
  - 33) In the green area of The Burrows at Delamere Park there is a large ancient mature chestnut tree which captures attention, as does a large tree on a mound of earth close to the junction of Delamere Park Way West and Hollow Oak Lane
  - 34) The foxhound "Bluecap" Memorial (1772) and the Cheshire Hunt Kennels (1834) in Kennel Lane are both Grade II listed
  - 35) On Kennel Lane the following are included in the council Historic Buildings Survey - Blue Cap House, Stud Grooms Cottage, Cottages (Cheshire Kennels), Kennel Cottage, Hansomes House.
  - 36) Blakemere Stables is also included in the survey.
  - 37) Blakemere, which is advertised widely, receives thousands of visitors each year.
  - 38) Pettypool Trust, which encompasses Special Educational Needs (SEN), comprises a College and

Activity Centre with quick and easy access from any town or city in the North-West of England.

- 39) The Sandiway Golf Club was established in 1920 and has a highly rated 18-hole course.
- 40) Gorstage Hall is a Grade II listed building (early to middle 19th century) sitting on the west side of Weaverham Road
- 41) Abbotsford is also a Grade II listed building (1890) which sits on the east side of the **A49** just north of the Moorlands Park Estate.
- 42) The Gorstage Cemetery is located on Weaverham Road between the entrance to Smithy Lane and the bridge over the railway. It is managed by Weaverham, Cuddington and Acton Bridge Cemetery Committee. Cemex Aggregates have offered a piece of land adjacent to the north of the Cemetery as extra capacity. The Cemetery is well maintained and has a small brick building at its centre.
- 43) Bryn Farm (**A49** – Warrington Road) is in the council Historic Buildings survey.
- 44) Old Cuddington Conservation Area lies to the north west of the ASLEV.
- 45) Yew Tree Cottage, early 17th century, is a listed building in the Conservation Area.
- 46) Cuddington Methodist Chapel, dated 1849, lies at the junction of Mill Lane and Cuddington Lane and is within the Conservation Area.
- 47) The Old Mill House, early 18th century, is a listed building to the east of the ASLEV.
- 48) Merlewood is a large imposing property, overlooking Thompson's Pool and accessible from Mill Lane; it was built by the Thompson salt family of Northwich and is included in the council Historic Buildings Survey.
- 49) Delamere Manor, lying to the west in Area 14 on Cuddington Lane was built pre second world war by the Wilbrahams; for a few years it was occupied by the pop musician Gary Barlow.
- 50) Further north east along Cuddington Lane is an old Water Tower; it "towers" over the countryside and can be seen from a good distance with many transmitters fixed around its elevated perimeter.
- 51) The following properties in Cuddington Lane are included in the council Historic Buildings Survey – Cuddington Hall, Poplar Farm, Poplar Cottages, Cuddington Bank Cottage, The Mount, Manor Farm, Bryn Smithy, Pinfold Cottages, Top Farm Cottage.
- 52) Also included in the Survey – Home Farm (Wood's Lane), Gardener's Cottage (off Wood's Lane), Watermill Farm (Norley Road), Cuddington Cottage (Norley Road), Estate Cottages (Norley Road), Brook House (Bag Lane), Willow Tree and Willow Brook Cottages (Waste Lane), Chapel Bank Cottages (Mill Lane).

## Appendix O Catalogues

### Build dates of Properties/Roads:-

1.	Millgate	1990s
2.	Windsor Close	1990s
3.	Park Crescent/Primrose Hill	late 1970s
4.	Cheryl Court	1960s
5.	Marl Close	early 2000s
6.	Moorlands Park	early 1970s
7.	Smithy Estate	1979/81
8.	Wimpey Estate	mid 1950s
9.	Locke Estate	1963/65
10.	Forest Close Estate	early 1970s
11.	Norley Road (from Rosslyn Lane to Trickett Lane)	1960s
12.	Mere Lane etc	1951
13.	Brambles Chase	late 1990s
14.	Grange Estate	from 2000
15.	Forest Edge	2014/17
16.	Linear <b>A556</b>	late 1920s/30s
17.	Ivy Drive	1970s
18.	Linear <b>A49</b>	1920s/30s
19.	Hadrian Way	1950s/60s
20.	St.John's Way	mid 1990s/2010
21.	Chiltern Close	1960s
22.	Weaverham Rd, School Lane to Chiltern Close.	1950s/1960s
23.	Weaverham Rd, Chiltern Close. to Redwalls	1950s
24.	Delamere Park	1970/85
25.	Eden Grange Estate	2014/17

### Parking-

1. Station - own car park
2. White Barn public house - car park on the opposite side of **A49**.
3. Businesses along the **A49** – adjacent limited space.
4. Bowling Green - alongside Norley Road
5. Norley Road shops - barely adequate
6. Norley Road Playing Field - includes a reasonably sized Car Park
7. Weaverham Road field Car Park - with about 40 spaces
8. Sandiway School - Staff Car Park in school grounds with about 25 spaces.
9. St. John's Church Lychgate - disabled parking for a couple of vehicles
10. Vicarage, Norley Road - small car park at front.
11. Church Hall, Norley Road - car park with 20 spaces.
12. Library - to the rear and east with 8 and 12 spaces available.
13. Mere Lane shops - space for 10 cars in the layby
14. Cuddington School - 2 small car parks, 25 spaces (1 space for disabled parking) mainly for the benefit of staff.
15. Blake Lane, northerly end - inset for 7 vehicles plus 1 disabled slot.
16. Methodist Chapel, Weaverham Road - parking for chapel attendees.
17. Blue Cap - customer parking (including some disabled parking),



18. Define wine merchants
19. Jade Buddha.
20. Doctors' surgery
21. Veterinary practice.
22. Eden Grange – allotments car park.
23. Delamere Park - social centre

## **Amenities and Services -**

### **Amenities identified are as follows: -**

1. Railway Station - own car park
2. Bowling Green - alongside Norley Road
3. Norley Road Playing Field
4. Weaverham Road Playing Field
5. Sandiway Primary School
6. St. John's Church
7. St. John's Church Hall
8. Church Hall, Norley Road
9. Library
10. Cuddington Primary School
11. Sandiway Methodist Chapel, Weaverham Road
12. Cuddington Methodist Chapel, Cuddington Lane
13. Doctors' surgery
14. Veterinary practice.
15. Delamere Park - social centre
16. Village Hall
17. Scout Hut (running Beavers, Cubs and Scouts)
18. Youth Club
19. Tennis Club
20. Sandiway Golf Course.
21. The Gorstage Cemetery
22. Full Gospel Church
23. Pettypool Trust, which encompasses Special Educational Needs (SEN), comprises a College and Activity Centre
24. Delamere Park clubhouse facilities for residents and their guests
25. Dentist
26. See also businesses below

### **Services Identified are as follows: -**

1. **Electricity substations: -**  
Mayfield Drive, Trickett Lane, East Lane and West Lane, Ash Road gully, Forest Edge (also one property owner has installed an electricity charging point for cars), Delamere Park Way West, Denehurst Park Way, **A49** by Eden Grange Estate.  
**A49** north, Barrastich Lane, Woods Lane and Waste Lane – overhead cables
2. **Pumping Stations: -**  
Forest Edge, Hadrian Way, The Downs, The Chines.  
Pinfold Hollows - sewage works

3. **Gas Substations: -**  
Entrance to the Railway Station – Transco, Chiltern Close - Transco.
4. **IT Boxes: -**  
Windsor Close corner - BT  
Norley Road/Weaverham Road cross roads - Broadband-  
Mere Lane / Ash Road corner - 2 BT Boxes and 1 Orange Box.
5. **Post Boxes: -**  
Cuddington Lane, Park Crescent, Glebe Road, Norley Road/Weaverham Road cross roads, Norley Road shops, Mere Lane / Ash Road corner.
6. **Telephone Boxes: -**  
Norley Road shop, Poplar Close.  
B.T.Telephone Exchange – School Lane.

**Businesses: -**

1. White Barn public house
2. Sand Quarry (Cemex Aggregates)
3. Business selling plants/animal feed to the south of the **A556**.
4. Art gallery at the Station
5. Redwalls Nursing Home
6. Sandiway Manor Care Home
7. Sandiway Lodge Nursing Home
8. Norley Road parade of shops - included are a Hair Dressers, Dry Cleaners, Estate Agent (currently unattended), Baker's shop, General Provisions shop (including newsagents and a cash machine), plus a unit available to let.
9. Barber's shop - corner of Trickett Lane and Norley Road
10. Mere Lane and Fir Lane parade of shops - included are a Dentist, Rowlands Pharmacy, Premier General Provision shop including Handley's Newsagents, Spar General Provision shop including the Post Office and a cash machine, 2 Hair Dressers (Hair Studio and The Hair Company), Fruitlands Fruit and Vegetables, Greenwood Lighting, The Wok Chinese Takeaway, Kebab and Pizza shop, and a Butchers called Littlers
11. The Shell Garage at the cross roads of the **A49** and **A556**.
12. The Bluecap Hotel
13. Premier Inn
14. Delamere Manor – entertainment including weddings
15. Farms
16. Blakemere - it comprises shopping outlets, outdoor activities, caravan park and fields for camping/ countryside fair/segways/etc. There is a Tourist Information Centre. Shops and activities available include events field, indoor play barn, Edwardian Courtyard shops, retail shops, garden centre and sheds, shooting range, archery, falconry centre, nature trail, crazy golf, segway adventures, a pond (soon to include fishing), antiques and collectables, cards/arts and crafts, children's toys, hair and beauty, home design, indoor activities, fashion accessories and clothing, food and drink, furniture, jewellery, outdoor activities, pets and aquatics.
17. Kennel Lane kennels
18. Jade Buddha restaurant
19. Define wine merchants
20. Hairdressers on Warrington Road.

21. Montessori Children's Nurseries.
22. Joiner's shed - corner of the inset off Warrington Road
23. Oakmere Wealth Management
24. W. Garner & Son butchers
25. Lovia Bridal Shop
26. J P Moores Garage
27. Small Paws Hotel – may not be trading
28. A S J Joinery and Building.
29. Shedmakers
30. Alina's Hand Car Wash and Valet
31. Cuddington Cattery
32. Dog Training and Natural Dog Food.
33. Ian Barlow (Building Contractor)
34. Oakley's Joinery
35. Four Paws Dog Day Care
36. Willow Tree Cottage which is available as a holiday home.

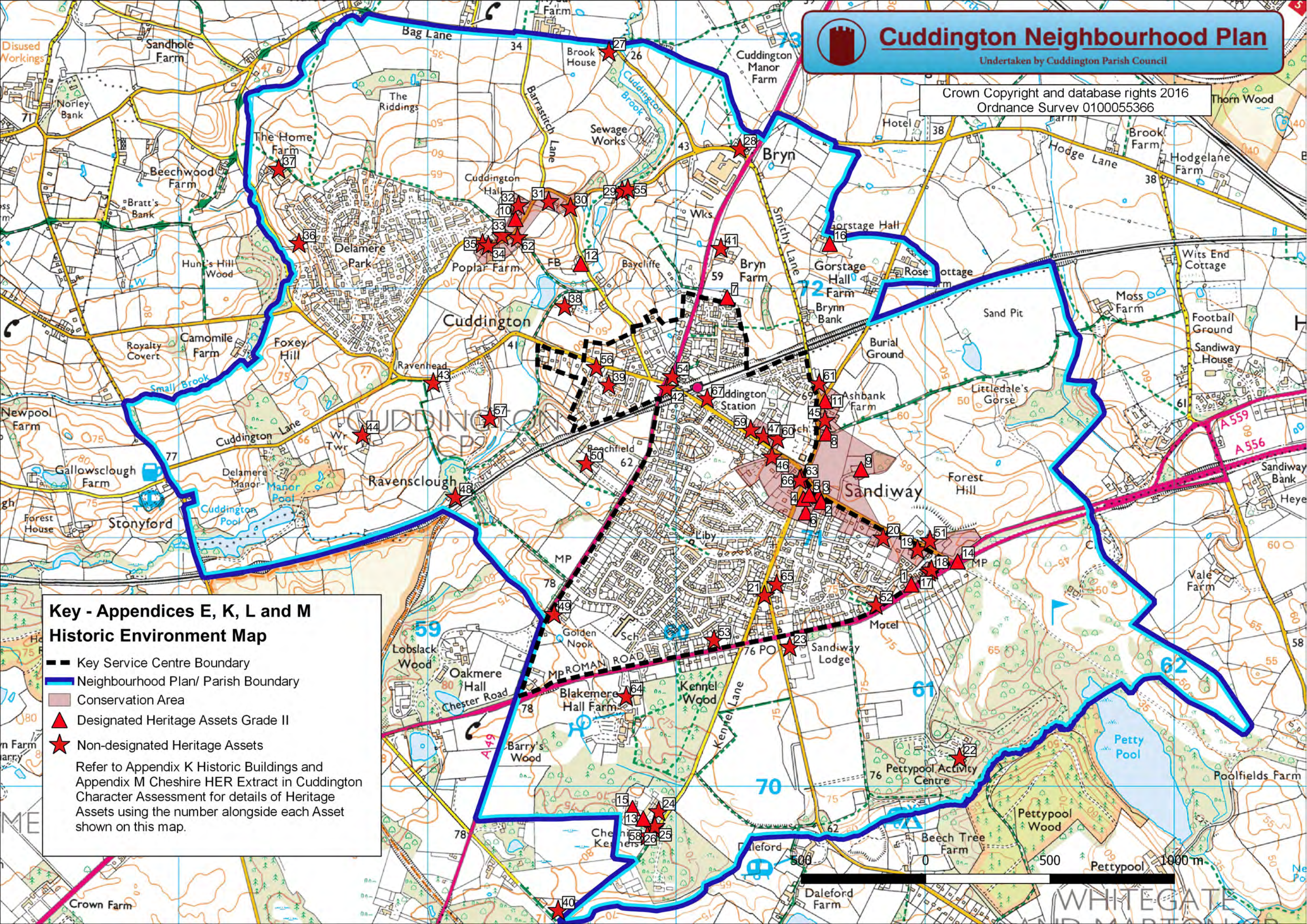


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**Key - Appendices E, K, L and M**  
**Historic Environment Map**

- Key Service Centre Boundary
- Neighbourhood Plan/ Parish Boundary
- Conservation Area
- ▲ Designated Heritage Assets Grade II
- ★ Non-designated Heritage Assets

Refer to Appendix K Historic Buildings and Appendix M Cheshire HER Extract in Cuddington Character Assessment for details of Heritage Assets using the number alongside each Asset shown on this map.

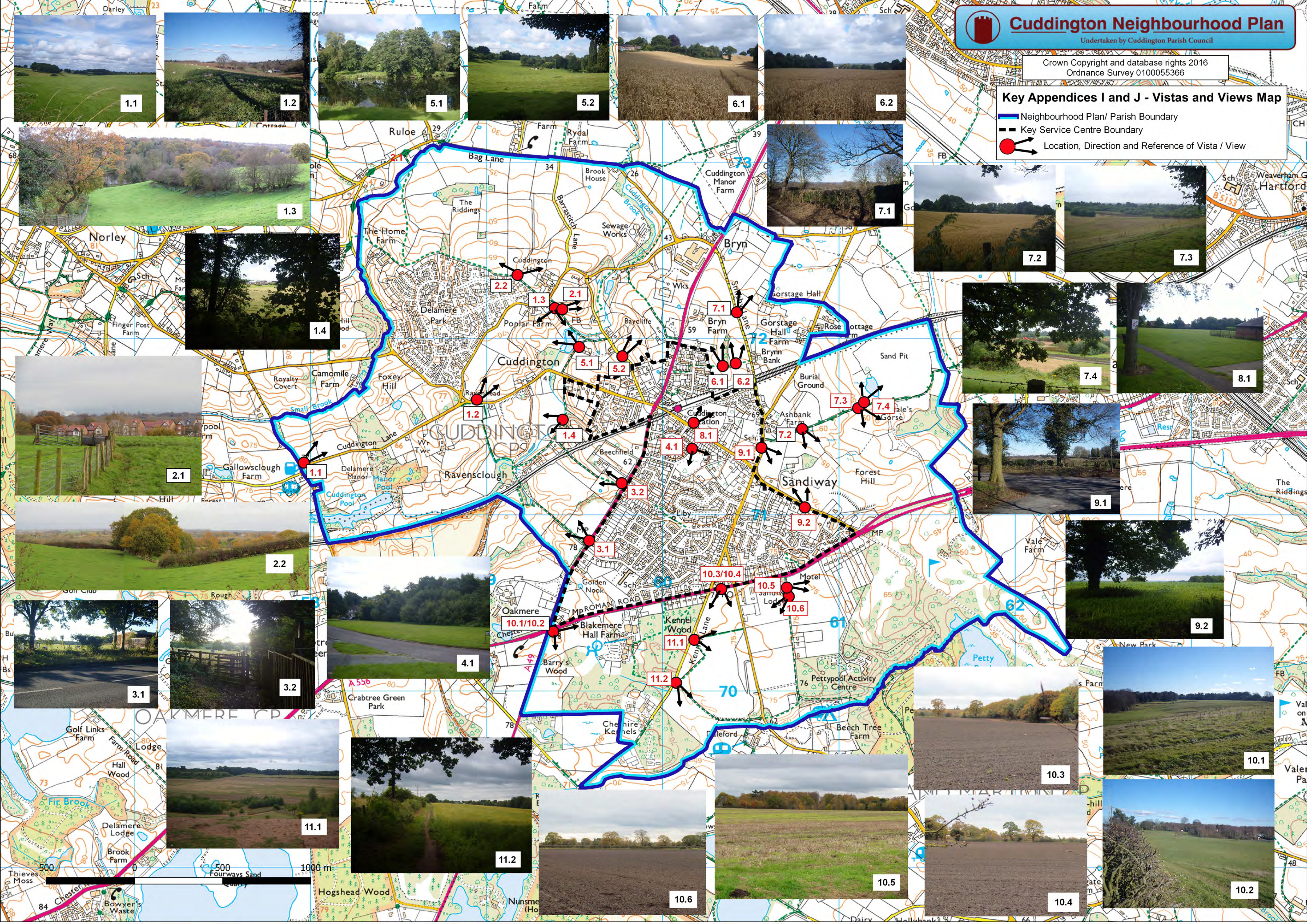




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**Key Appendices I and J - Vistas and Views Map**

- Neighbourhood Plan/ Parish Boundary
- Key Service Centre Boundary
- Location, Direction and Reference of Vista / View





## List of References

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3. Cheshire Historic Environment Record (HER)
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5. The Mersey Forest Plan
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11. Robert Carstairs: An Appreciation of Cuddington Vale published by The Society for the Preservation of Rural Cuddington
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13. Cheshire West and Chester - Neighbourhood Planning Toolkit

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