

Mobberley Neighbourhood Plan

Regulation 14 Consultation

March 2024



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1. FOREWORD

1.1 The Localism Act of 2011 gave new rights and powers to communities. It introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level. It is a powerful tool; in that it has statutory weight and must be taken as a material consideration in planning decision making.

1.2 In March 2012 the Government published the National Planning Policy Framework (NPPF) with immediate effect, which was updated in July 2018 and again in 2021, and most recently in 2023. This legislation replaced the former planning regulations with a new planning rulebook which puts localism at the heart of future planning. In April 2012 regulations governing Neighbourhood Planning came into force.

1.3 Neighbourhood Plans allow a community to set out a vision for an area and planning policies for the use and development of land.

1.4 All Neighbourhood Plans must:

- have appropriate regard to national planning policy;
- contribute to sustainable development;
- be in general conformity with strategic policies in the development plan for the local area;
- be compatible with EU obligations and human rights requirements.

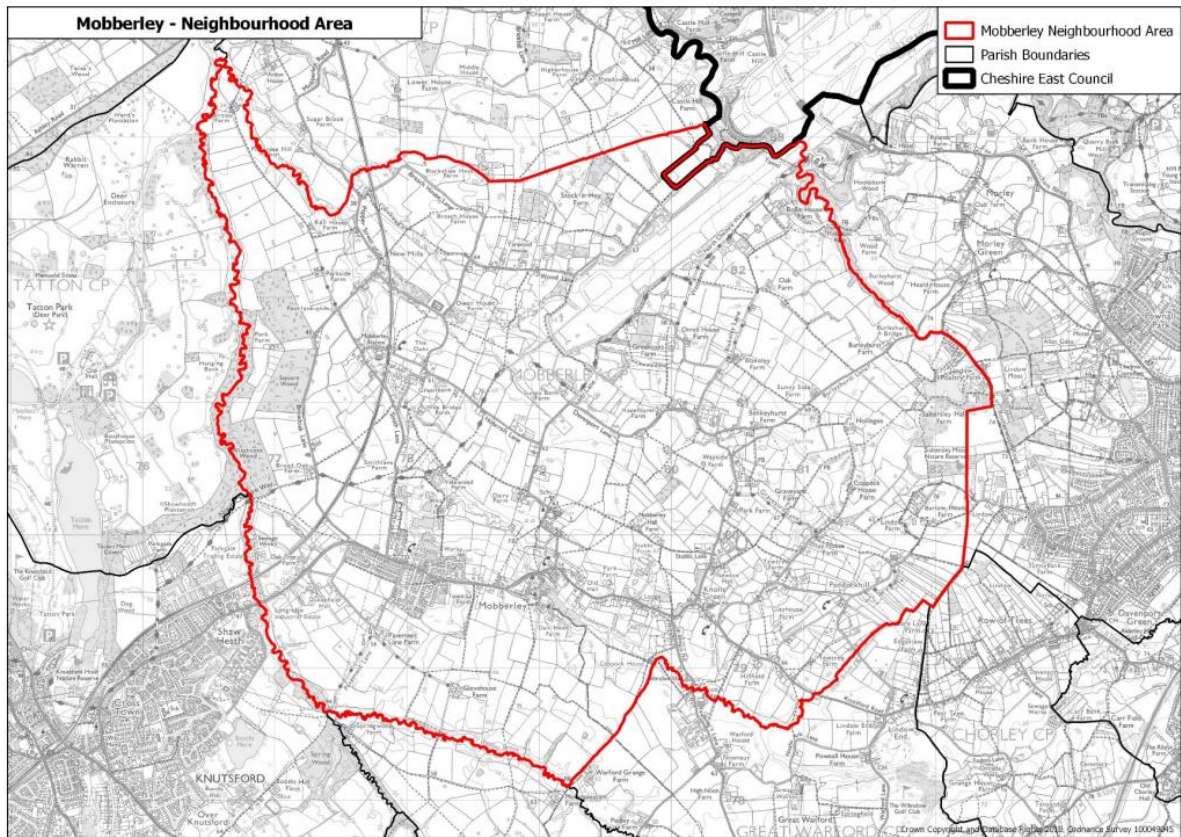
1.5 A Neighbourhood Plan must be compatible with national policies and with the policies in the authority's local plan. The Cheshire East Local Plan Strategy which is new Development Plan for Cheshire East was adopted in 2017, and will guide development up to 2030. The Mobberley neighbourhood plan is to run for the same period as the Local Plan, expiring in 2030.

1.6 The Local Plan was prepared in two stages with the part two plan, the Site Allocations and Development Policies Document (SADPD) adopted in December 2022. The document establishes a development framework for the Key and Local Service Centres and Other Settlements and Rural Areas in addition to detailed development management policies. Mobberley is classed as being a Local Service Centre. The Local Plan defines Local Service Centres as small towns or large villages which provide a range of services and facilities to meet the needs of local people, including those living in nearby settlements. They typically have a range of shops, health and leisure facilities, and employment opportunities. In the Local Service Centres, small scale development to meet needs and priorities will be supported where they contribute to the creation and maintenance of sustainable communities.

1.7 The Mobberley Neighbourhood Plan was produced following a resolution to undertake a Plan at the Parish Council Meeting of November 2021. A steering group was formed who consulted and listened to the community on a range of issues that influence the well-being and sustainability of the parishes. Every effort has been made to ensure that the vision, aims, objectives and policies of the Mobberley Neighbourhood Plan reflect the views of the majority of the local residents, whilst having regard to local and national policies.

1.8 The proposed Neighbourhood Area was officially designated on 8th November 2021. The designated area covers the area of Mobberley Parish. The designation recommendation report can be viewed at the following link <https://www.cheshireeast.gov.uk/pdf/planning/neighbourhood-plan/mobberley/mobberley-ndp-neighbourhood-area-decision-notice-reg-7.pdf>

1.9 Figure A – Map of Moberley Designated Area



2. INTRODUCTION

2.1 MOBBERLEY – AN OVERVIEW

2.2 Mobberley is a village located about 2km north-east of Knutsford and 6km west of Wilmslow. The settlement grew from agricultural roots, with a number of individual farmhouses and small hamlets. The railway station opened in the 1860s and the early 1900's saw the building of the Rajar Works. The site surrounding this is still in industrial use today and is the main employer in the village. Manchester Airport lies to the north of the parish. The settlement of Mobberley is inset within the Green Belt.

2.3 Mobberley had a mid-year population in 2018 of 3100.

2.4 Mobberley is mentioned, as Motburlege, in the Domesday Book of 1086. A priory was located in Mobberley. The parish church, St Wilfrid's, was mainly constructed around 1245. Mobberley is home to a number of shops, pubs and services including a vets and a pharmacy.

2.5 The Victory Hall was built in 1921 as a World War 1 memorial, and is the home of many village organisations. Mobberley has a number of sports teams, including cricket, football and crown green bowling.

2.6 Mobberley is fortunate to have a rich and varied history and was the home of the Mallory family. George Mallory (1886–1924) was a mountaineer who died attempting Mount Everest, and Air Chief Marshal Sir Trafford Leigh-Mallory (1892–1944) was air commander for the Allied Invasion of Normandy during World War II. There are 43 listed buildings within the parish. Listed buildings include country houses and associated structures, farmhouses and farm buildings, parish stocks, smaller houses and cottages, and a church with associated structures. St. Wilfrid's Church is listed at Grade I, the highest grade, Dukenfield Hall, Old Hall and Antrobus Hall are listed at Grade II*, the middle grade, and the others are at Grade II. There is a Conservation Area within the village.

2.7 LANDSCAPE

2.8 Mobberley lies within National Character Area 61 – Shropshire, Cheshire and Staffordshire Plain, a pastoral area of rolling plain which is particularly important for dairy farming. The Cheshire East Landscape Character Assessment 2018¹ classifies the majority of the parish as lying within the landscape character type of Lower Wooded Farmland. Smaller sections of the parish are classified as lying within Wooded Estate and Meres and Mossland.

2.9 The key characteristics of the Lower Wooded Farmland Type include: -

- Mostly low lying, gently rolling topography although steep slopes are found occasionally throughout the landscape, often associated with watercourses.
- Large number of water bodies with mosses and meres resulting from glacial activity as well as frequent in-field marl ponds.
- A relatively high density of coniferous, mixed and deciduous woodland found in blocks, coverts and along streams and rivers. Mature trees (often oak, beech and sycamore) within fields and within hedgerows also contribute to the wooded character of the landscape.
- Historic estate landscapes are occasional features and include a number of Registered Parks and Gardens.
- Medium settlement density with a mix of dispersed farms and nucleated hamlets/villages, including a number of Conservation Areas. Some settlements have grown due to their proximity to large urban areas. Typically built vernacular is of red brick or white render.
- An intact network of rights of way provides access to the countryside.
- Major infrastructure including the M56 motorway and Manchester Airport has a visual impact and introduces traffic noise.

2.10 Part of the designated Neighbourhood Plan Area falls within the Wooded Estates and Meres character type.

2.11 The key characteristics of the Wooded Estates and Meres include: -

- A varied landform, ranging from flat to undulating land around Tatton Park and Tabley House with some areas of steeper, more complex landforms
- Frequent meres, mosses and ponds formed as a result of glaciation, which are a focal point of the landscape. Some meres are adapted for ornamental purposes as part of the estate landscapes.
- High densities of broadleaved and mixed woodland, some of which is ancient woodland. Veteran and specimen trees are a characteristic feature of the estates.
- The farmed landscape comprises a mixture of small-medium scale irregular, semi-regular and regular fields of medieval and post-medieval origin. Fields are mostly delineated by hedgerows although walls and railings within the estates are common boundary types.
- The landscape has a strong sense of time-depth, with large, grand historic houses and associated buildings including gatehouses, estate farms and lodges. Ornamental landscape features such as parkland and lakes are prominent features. Many are listed as Registered Parks and Gardens.

¹ Cheshire East Landscape Character Assessment (2018). Available at: https://www.cheshireeast.gov.uk/environment/heritage_natural_environment/landscape/landscape_character_assessment.aspx

- Buildings are constructed in a vernacular of black and white timber frame, red sandstone and red brick.
- Mostly, the road network is comprised of minor lanes, which are often lined by avenues of mature trees. There also are a number of major routes which cross through this landscape type.
- Popular landscape for recreational activity for both local people and visitors
- Views are often restricted by woodland, which creates an intimate, naturalistic landscape. Picturesque designed vistas are associated with the estates.
- A highly naturalistic, tranquil landscape, although levels of tranquillity may be eroded by the presence of nearby major infrastructure, including Manchester Airport.
- Occasionally, where woodland cover allows, there are longer views to prominent features including the Sandstone Ridge and Pennine Hills.

2.12 A small part of the designated Neighbourhood Plan Area falls within the Mossland character type. The key characteristics of the Mossland Type include: -

- Varied woodland, including dense birch woodland and scrub, and wet alder and willow woodland.
- Rare peatlands and the diverse patchwork of habitats associated with them, include small water bodies, wet grassland and wet woodland which support a host of rare and endangered flora and fauna, such as cotton grass, cross-leaved heath and sphagnum mosses, bog asphodel, and the carnivorous sundew, as well as species of dragonfly, damselfly and butterflies.
- The boggy mire historically provided an unappealing location for settlements and villages developed on the edge of the moss. However, with the loss of much of the original moss, this type is now located adjacent to urban areas.
- Blocks of dense birch woodland provide a high degree of enclosure, while open wet grassland allows extensive views out to distant hills in other areas.

2.13 **MOBBERLEY TODAY**

2.14 Mobberley Parish has around 3050 people, living in approximately 1325 households.

Based on the 2021 census, we know that:

- The population is slightly older than the average in England, with Mobberley having less children under the age of 16 than the national average (14.8% as compared to 18.9% in England). Mobberley has more people over the age of 65 than the England average, with 26.6% compared to the England average of 16.3%).
- The community is fortunate to be safer than average, with less recorded crimes than the England average.
- The community is far less ethnically diverse than the England average, with only 4.2% of the community in Mobberley identifying as white non-British or other minority ethnic, compared to 20.2% in England.
- Average weekly income is higher in the parish than in England and Cheshire East, with far fewer than average housing and council tax credit claimants living in the Parish and fortunately there are far less children living in poverty than the England average.
- In Mobberley 7.7% of people on average are living with a limiting long-term illness, less than the England average of 12.8%.
- There is a higher-than-average number of residents who are self-employed than the average for England, and there are more that work 49 + hours per week, and who work from home than the average for England.
- The parish has a larger proportion of detached homes than the England average of 22.3%. Mobberley has 41.4%. The parish has fewer terraced properties, semi-detached properties or flats than the England average. The parish also has a higher proportion of owner-occupied homes than average, with 84.7% of properties being owner occupied compared to the England average of 64.1%. Fewer residents live in social or privately rented properties compared to the England average.
- House prices for all house types are higher than the average in England, with the overall affordability ratio of 24.8:1 (median house price as a ratio of median income). The England average is 15.4:1.
- Households are less overcrowded than average, but there are more people than average in fuel poverty.
- The car is relied upon heavily as a mode of transport, with more households having 2, 3 and 4+ cars than the average, and fewer with no car or one car. The national average of economically active people using public transport to get to work is 11%, but in Mobberley the figure is only 2.1%.

2.15 **MOBBERLEY IN THE CONTEXT OF THE CHESHIRE EAST LOCAL PLAN**

2.16 The Cheshire East Local Plan Strategy 2017 details a settlement hierarchy for the borough which have different development requirements. The hierarchy consists of principal towns, key service centres, local service centres, and other settlement areas and the rural area. Mobberley is one of thirteen Local Service Centres designated. Local Service Centres are defined as small towns or large villages which provide a range of services and facilities to meet the needs of local people, including those living in nearby settlements. They typically have a range of shops, health and leisure facilities, and employment opportunities. In the Local Service Centres, small scale development to meet needs and priorities will be supported where they contribute to the creation and maintenance of sustainable communities.

2.17 The Local Plan identified a borough wide requirement for a minimum of 36,000 homes and 380 hectares of employment land over the plan period, 2010 to 2030. The thirteen Local Service Centres were expected to accommodate in the order of 3,500 new homes and 7 hectares of employment land.

2.18 In 2020, as part of the evidence base for the Local Plan Part Two - the Site Allocations and Development Policies Document (SADPD) Cheshire East Council prepared the Mobberley Settlement Report https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/ed37-mobberley-settlement-report.pdf

2.19 The approach to meeting development requirements in Local Service Centres was set out in a separate background paper entitled 'The provision of housing and employment land and the approach to spatial distribution'. This paper established that the strategic housing needs of the borough did not necessitate housing allocations at the Local Service Centre tier of the settlement hierarchy and the residual Local Service Centre employment land should be provided in Holmes Chapel.

2.20 The Local Plan noted that it may be necessary to identify further areas of safeguarded land in the SADPD. A further background report - the 'Local service centres safeguarded land distribution report' considers the disaggregation of the remaining 13.6 ha requirement for safeguarded land across the relevant Local Service Centres to meet the total of 200 ha identified and justified through the Local Plan Strategy evidence base. The initial disaggregated safeguarded land figure for Mobberley was 2.16 ha. The Mobberley Settlement Report considered and assessed sites which could be identified as safeguarded land for future development. Many of the sites were in the Green Belt, and taking into account and balancing a range of factors including aircraft noise, the report 'recommended that no sites should be allocated for safeguarded land in the SADPD at Mobberley.' The Settlement Report also concluded that there should be no change to the existing settlement boundary of Mobberley, nor to the Green Belt

2.22 The evidence base for the Local Plan therefore determined that there is no strategic need to allocate housing or employment land in Mobberley, nor to allocate safeguarded land. These conclusions were reiterated by the Planning Inspector following the examination into the SADPD in his post-hearing comments on key issues https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/INS-34-Inspectors-Post-Hearing-comments-on-Key-Issues-for-the-Examination-of-the-Cheshire-East-SADPD.pdf The Neighbourhood Plan does not therefore include any site allocations.

3. CONSULTATION

3.1 The Mobberley Neighbourhood Plan is a community plan and must derive its vision, objectives and policies from the community. From the outset the Parish Council were determined that the residents should be kept informed and given every opportunity to inform the Steering Group of their views. Communication and consultation, in various forms, have played a major role in formulating the Neighbourhood Plan.

3.2 It was therefore considered important to -

- Promote a high degree of awareness of the project
- Encourage everyone to contribute to the development of the Neighbourhood Plan
- Promote consultation events and provide regular updates on the status of the Neighbourhood Plan and its development

3.3 Key to this programme was publicity to gain residents engagement. This was gained via public meetings, surveys and electronic media via the Parish Council website at ²

3.4 Further information on consultation methods and the results from the consultations can be found in more detail in the Consultation Statement that will accompany the submitted version of the Mobberley Neighbourhood Plan.

3.5 An initial survey which included brief information on Neighbourhood Planning was delivered to all households in Mobberley in February 2022. The survey required responses from as many local people as possible, and information on the survey and Neighbourhood Planning was placed on the village website.³ The deadline for responses was 1st April 2022, so that individuals had two months to respond.

3.6 A total of 209 surveys were returned out of the 1550 distributed. This gave a response rate of 13.5%. The questionnaire was used as a basis on which to develop the vision, objectives and policies. The results and comments were analysed and used to help determine what issues to focus on and what further evidence might be required to help prepare the Neighbourhood Plan policies. The results of the questionnaire were placed on the Parish Council website.

3.7 The questionnaire was fairly extensive, and asked residents' questions on a number of topics. As well as asking respondents age, how long they had lived in Mobberley and their working status, residents were asked what they thought could be improved in Mobberley, what they liked most about living in Mobberley, and how they would like to see Mobberley described in 15 years' time. A number of questions were asked about housing need and housing development, along with questions on new employment development in the parish. Residents were asked about their travel to work, along with other questions on transport and parking. Questions were asked regarding agricultural land, the countryside and wildlife, along with questions on community facilities, broadband and utilities. Residents were also asked if they had any other comments regarding the Neighbourhood Plan.

3.8 The main issues for Mobberley that were apparent from the results of the questionnaire were: -

- The enjoyment of the peace and tranquillity of the parish and the village atmosphere

² www.mobberleyparishcouncil.co.uk

³ www.mobberleyparishcouncil.co.uk

- Access to the countryside
- The natural environment
- Community facilities
- Local shops
- Drainage and broadband
- Transport and parking
- Supporting the local economy
- The need for any new housing to address local needs and be sensitively designed and located

3.9 Following on from the survey, analysis was undertaken of the results, which were placed on the parish council website.

3.10 The Mobberley Neighbourhood Plan will be submitted to the list of statutory and other bodies provided by Cheshire East Council as required under Regulation 14, Town and Country Planning, England Neighbourhood Planning Regulations (General) 2012. The consultation will take place from 18 March to 3 May 2024.

4. VISION AND OBJECTIVES

4.1 The vision and objectives are based on the key issues raised by local people during the initial stages of the consultation process. They have been summarised and refined by the Steering Group to form the basis of the Neighbourhood Plan.

4.2 The vision for Mobberley is: -

In 2030 Mobberley will remain a friendly and welcoming community, where residents of all ages feel safe, valued and enjoy an excellent quality of life. Set within an attractive landscape and enjoying easy access to facilities and the countryside, Mobberley will have thriving amenities and vibrant local businesses. Any new development will be sustainable and meet the needs of residents, whilst conserving and enhancing the local character, heritage and the natural and built environment.

4.3 Following on from the vision, the following objectives have been identified, and the policies of the Neighbourhood Plan seek to deliver these objectives:

- To conserve and enhance Mobberley's natural environment, wildlife, biodiversity and local landscape character
- To conserve and enhance links and access to the open countryside
- To ensure that new development is well designed, sustainable, in keeping with local character and reflects local needs
- To conserve and enhance Mobberley's heritage assets
- To encourage and support a thriving local economy
- To encourage and support safe and sustainable transport
- To ensure that further development does not lead to an unacceptable increase in heavy goods traffic through the village
- To ensure that Mobberley remains a friendly place with a strong sense of community and thriving local amenities
- To support improvements to infrastructure, and ensure that the residents and businesses of Mobberley have access to high-speed internet and excellent telecommunications
- To ensure that levels of pollution are not exacerbated in Mobberley, and are, where possible, reduced.

5. NATURAL ENVIRONMENT POLICIES

5.1 The Mobberley Neighbourhood Plan has the following objectives: -

- To conserve and enhance Mobberley's natural environment, wildlife, biodiversity and local landscape character
- To conserve and enhance links and access to the open countryside

POLICY NAT1– WILDLIFE SITES, WILDLIFE CORRIDORS AND BIODIVERSITY

The local wildlife sites (Figure B), the areas of high distinctiveness habitat (Figure C) and the wildlife corridor network shown (Figure D) shall be protected from the harmful environmental impacts of new development unless it can be demonstrated that the social or economic benefits of development clearly outweigh the impact it is likely to have on the site and the wider network of sites. The enhancement of these sites will be supported.

Areas identified on Figure C as supporting high distinctiveness habitat shall be protected by at least a 15m buffer zone. Areas identified on Figure Cs supporting medium distinctiveness habitat will require a comprehensive ecological evaluation if they are put forward for development.

The wildlife corridor network shall also be protected by a 15m non-developable buffer zone. New developments must not create divisions between existing wildlife corridors (Figure D) and where possible should contribute to the creation of new or improved links.

Works that are required to conserve or enhance biodiversity will generally be supported.

New developments shall demonstrate a net gain in biodiversity of at least 10% using appropriate evaluation methodologies and avoidance/mitigation strategies. The provision of biodiversity net gain must be measured using the latest version of the DEFRA metric and be delivered in line with the British Standard for Biodiversity Net Gain (BS8683) and the Biodiversity Net Gain Good Practice Principles of Development (CIEEM, CIRIA and IEMA), including any future iterations or any superseding industry standard good practice guidance. Off-site biodiversity net gain should be delivered via Cheshire Wildlife Trust identified sites to ensure that off-site biodiversity is delivered within the parish.

Evidence and Justification

5.3 The conservation and enhancement of the natural environment is one of the core objectives of the planning system. The residents of Mobberley are keen to protect wildlife, the countryside and nature conservation interests, and was the most popular answer to the question of what people most liked about living in Mobberley in the Neighbourhood Plan questionnaire. Knowing the importance of the countryside to local residents, the Neighbourhood Plan steering group commissioned the Cheshire Wildlife Trust to undertake a study of Mobberley's natural environment, in order to inform and produce appropriate policies for the Neighbourhood Plan. The report 'Protecting and Enhancing Mobberley's Natural Environment' was published in June 2023 and can be viewed at ⁴

5.4 The report identified the core, high ecological value sites (high distinctiveness) for nature conservation in Mobberley which are recommended for protection, and medium value sites (semi natural habitat) which should be considered as biodiversity opportunity areas subject to further

⁴ www.mobberleyparishcouncil.co.uk

evaluation, and which should be subject to a full evaluation should they be proposed for future development. Additionally, the report identified key local and regional ecological networks within the Neighbourhood Plan area that should be protected through Neighbourhood Plan policies.

5.5 The study identified numerous major areas of high value (distinctiveness) habitat in the Neighbourhood Plan area which are recommended for protection, including 21 local wildlife sites.

5.6 Undesignated areas of 'medium habitat distinctiveness' were also identified as they provide important wildlife habitats in their own right as well as acting as ecological stepping stones. These include further woodlands and semi-natural rough grasslands which are invaluable for wildlife, supporting invertebrates, amphibians, reptiles, mammals and overwintering and breeding habitats for birds. There are also numerous scattered field ponds within the Parish, contributing to the permeability of the landscape for wildlife.

5.7 The report also identified areas that act as a wildlife corridor network (figure E) with high ecological connectivity within and beyond the Mobberley Neighbourhood Plan area. The key areas of wildlife are the corridor that occurs at Wood End to Lady Lane.

5.8 The Cheshire Wildlife Trust report recommended that the indicative wildlife corridor network (figure D overleaf) should be identified in the Neighbourhood Plan and protected from development, so that the guidance relating to ecological networks set out in the NPPF may be implemented at a local level. This network includes a buffer zone of 15 metres in places to protect notable habitats. Additionally, any future development of sites which are adjacent to high distinctiveness habitat or a wildlife corridor should be able to demonstrate substantial mitigation and avoidance measures to lessen any potential impacts on wildlife.

5.9 The Cheshire Landscape Character Assessment 2018 https://www.cheshireeast.gov.uk/environment/heritage_natural_environment/landscape/landscape_character_assessment.aspx highlights the importance of creating and enhancing linkages between habitats to improve biodiversity function.

5.10 Providing 'net gain' for biodiversity is embedded in the guidance in the NPPF. In order to protect local natural assets, the Cheshire Wildlife Trust report has recommended that net gain policies form part of the Neighbourhood Plan. The community in Mobberley is keen to protect the natural environment and one of the key ways to achieve this is to ensure that new developments are appropriately located and do not cause a net loss of biodiversity. In recent revisions of the NPPF there has been a shift from 'no net loss policies', to policies that mandate a 'measurable net-gain in biodiversity', i.e., referring to the use of biodiversity net gain metric to measure biodiversity gains. The NPPF states that planning policies should identify, map and safeguard components of the local wildlife rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them, and should pursue opportunities for securing measurable net gains for biodiversity.

5.11 This policy accords with Schedule 7A of the Environment Act (2021). The British Standard for Biodiversity Net Gain (BS 8683: Process for designing and implementing biodiversity net gain – Specification), the Biodiversity Net Gain Good Practice Principles for Development and the Good Practice Principles for Development Practical Guide [1] produced by CIEEM, CIRIA and IEMA provide structured and best practice processes for designing and implementing Biodiversity Net Gain. All Biodiversity Net Gain delivered as a result of Policy NAT1 must accord with the good practice

principles set out in these guides (including any future iterations) or any superseding industry standard good practice guidance.

5.12 Figure B - Map of Local Wildlife Sites – from CWT report

5.13 Figure C - Map of Habitat Distinctiveness – from CWT report

5.14 Figure D - Map of Indicative Wildlife Corridors – From CWT report

POLICY NAT2 – TREES, HEDGEROWS AND WATERCOURSES

Hedgerows, trees and watercourses which make a significant contribution to the amenity, biodiversity and landscape character of Mobberley must be preserved, and development which would have a significant adverse impact upon them will not normally be permitted. In exceptional circumstances, where the benefits of development are considered to outweigh the benefit of preserving trees, hedgerows and watercourses, development will only be permitted subject to appropriate mitigation. The retention of trees, hedgerows and watercourses in situ will always be preferable.

Where the loss of mature, healthy trees, including those of moderate quality but which form a primary feature within the street scene, or hedgerows are unavoidable the loss must be compensated for with replacement tree planting to be commensurate with the amenity value of the tree or hedgerow lost and must secure an environmental net gain.

Any new developments will, where appropriate, be required to include suitable plantings of trees and hedgerows.

For the purposes of this policy, significant trees are oak, beech, ash and willow. They include the trees that are the subject of Tree Preservation Orders as illustrated on Figure E. Watercourses, lakes and ponds which make a significant contribution to the Neighbourhood Area include the numerous field ponds.

Evidence and Justification

5.16 The Cheshire Landscape Character Assessment 2018 classifies the parish as lying within the character types of Lower Wooded Farmland; Wooded Estate and Meres; and Mossland. The key characteristics of these character types include mosses, meres and marl ponds and peat bogs, a high density of coniferous, mixed and deciduous woodland found in blocks, coverts and along streams and rivers, along with mature trees (often oak, beech and sycamore) within fields and within hedgerows which contribute to the wooded character of the area, ancient woodland and specimen trees and veteran trees, and hedgerows which divide and enclose the ancient field patterns.

5.17 The trees and water courses add to the wooded character of the landscape and provide biodiversity, recreational and scenic value within the landscape. The hedgerows give the landscape structure and time-depth as well as providing important wildlife habitats, enclosing fields and giving a legacy of historic field patterns and a sense of history. Additionally, the woodland helps to filter views to surrounding settlements, and can be used to screen major transport routes to reduce their visual and audial impacts.

5.18 Issues affecting these landscape character type include a loss of trees and hedgerows and on-going decline in traditional woodland management practices leading to under management of

farm woodlands, coverts and copse leading to general deterioration. There is an issue with a loss of species rich hedgerows, a loss of ponds through drainage and in-fill and a loss of ancient woodland through inappropriate management, grazing, encroachment and erosion through informal recreation.

5.19 The Cheshire Landscape Character Assessment highlights that a loss of trees and hedgerows would be very noticeable. The assessment stresses the importance of protecting the wooded character of the area, restoring woodland with native species and replacing ageing specimen trees, and protecting woodland that provides a screening function to adjacent development and infrastructure. Additionally, the assessment highlights the need to protect and restore the hedgerow network both as field boundaries and to provide important links between habitats, and to ensure the protection of wetland habitats for flood alleviation, biodiversity and recreational purposes.

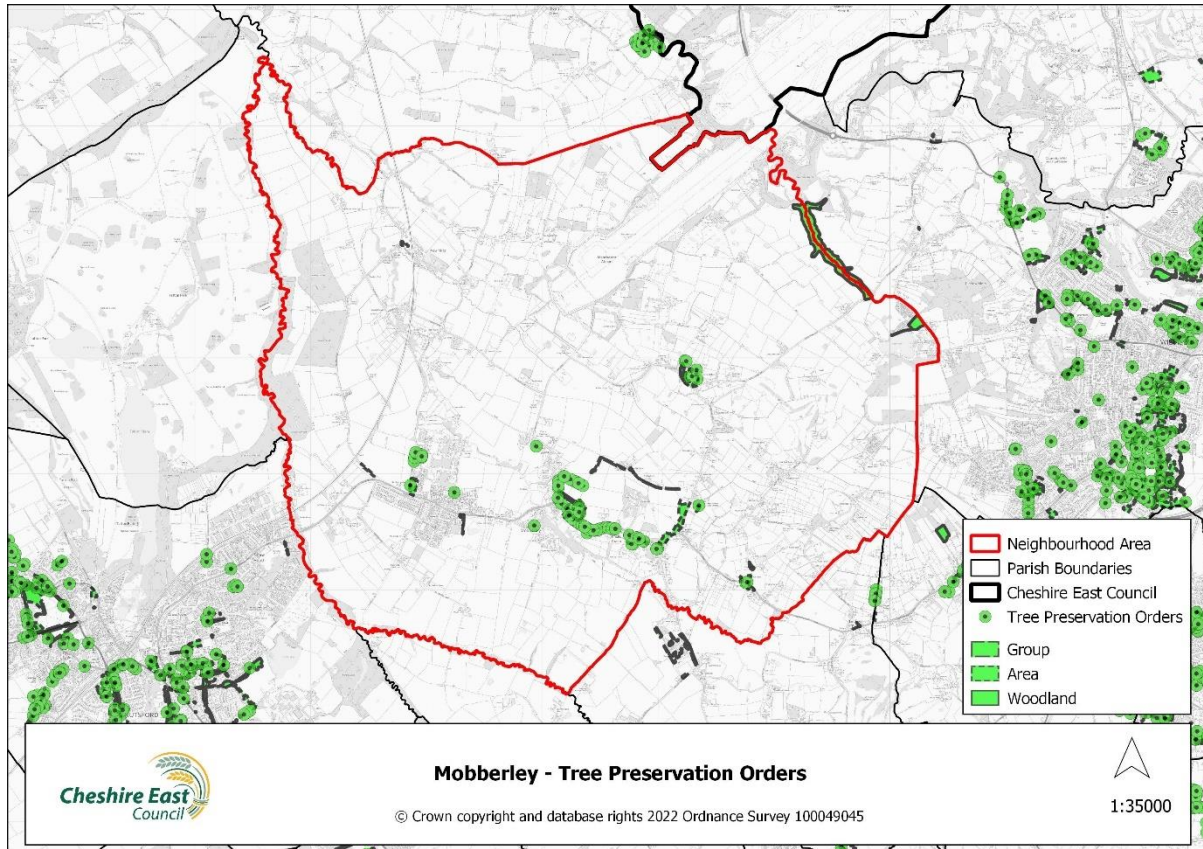
5.20 There are, however, a high number of trees and hedgerows apparent in the parish, which are a valued local characteristic, adding much to the rural feel of the parish, and which should be protected and enhanced. The Neighbourhood Plan questionnaire highlighted that the retention and planting of trees and hedgerows was an important issue to a number of residents. The Cheshire Wildlife Trust report "Protecting and Enhancing Mobberley's Natural Environment" highlights that there are many woodlands and watercourses of high distinctiveness, these are important landscape features, as well as being vital for wildlife. Along with their ecological value the hedgerows and trees contribute greatly to the landscape character and historical value of the area.

5.21 The 2006 Mobberley Conservation Area Appraisal <https://www.cheshireeast.gov.uk/pdf/environment/conservation-areas/mobberley-conservation-area.pdf> highlighted the importance of trees to Mobberley, stating that woodland and specimen trees are crucial to the character of Mobberley. The appraisal recognised that whilst much of this is on private land, but their effect is enjoyed by all residents and visitors. The report stressed that many of the trees established in Victorian planting plans are reaching maturity and will need to be replaced in time. As such the trees most "at risk" should be identified and a long-term strategy implemented for their ongoing care or future replacement.

5.22 The benefits of preserving trees and hedgerows in the parish are numerous, for example they: -

- Provide habitats for wildlife
- Provide pleasant scenery for walking and outdoor activities which help reduce stress.
- Produce oxygen and reduce carbon dioxide
- Are essential to maintain the landscape character of the parish
- Help reduce traffic noise and dust
- Help to reduce surface water runoff from roadways and buildings
- Help to screen intrusive development and infrastructure

5.23 Figure E – Tree Preservation Orders



POLICY NAT3 – FOOTPATHS AND BRIDLEWAYS

Access to the countryside will be promoted through protection and maintenance of the existing Public Right of Way (PROW) network (see Figure F - map of existing PROW), its enhancement where possible in order to ensure the safety of users of rural roads and lanes. The construction and appearance of any new tracks, paths or links between existing footpaths must be appropriate and sensitive to the character of the locality and the surrounding area and not impact on the natural environment.

Any development that leads to the loss or degradation of any PROW, or any cycleway, will not be permitted in other than very special circumstances, and then only if a suitable alternative can be provided. Proposals to divert PROWs or cycleways should provide clear and demonstrable benefits for the wider community.

Any new development must provide easy, accessible traffic-free routes for non-motorised users (to include pedestrians, disabled people, people with prams or baby-buggies, cyclists and where appropriate equestrians) to local facilities and the nearby countryside. The provision of any such additional routes that improve and better connect the route network will be supported.

The unrecognised footpath that links Mobberley FP13, eastwards to Mobberley FP21 that follows Mobberley Brook and leads to the school is a well used route to the local Primary School, Cricket

Club and the Parish Church. Although this is used by the residents of Mobberley it is not recognised by Cheshire East Council. The formalisation of this route and its ongoing protection and maintenance will be supported.

The needs of non - motorised users (described above) must be taken into account in all traffic planning. Hazards arising from an increase in vehicle numbers where agricultural buildings are converted to residential or commercial use will need to be taken into consideration.

5.24 Evidence and Justification – see Cheshire Wildlife Trust report.

5.25 Access to the countryside is of great importance to the residents of Mobberley, and this was highlighted in the Neighbourhood Plan questionnaire, in which residents stated that it was one of the things that they valued about Mobberley.

5.26 There are many rights of way and footpaths throughout the Parish, which are well used for recreation and leisure. A comparatively extensive network of public footpaths serves Mobberley, arranged in an informal grid pattern and offering links with surrounding hamlets and countryside. There is limited opportunity for horse riding and cycling on public bridleways. The Cheshire Landscape Character Assessment 2018 highlights the importance of maintaining and promoting and seeking to link up existing rights of way.

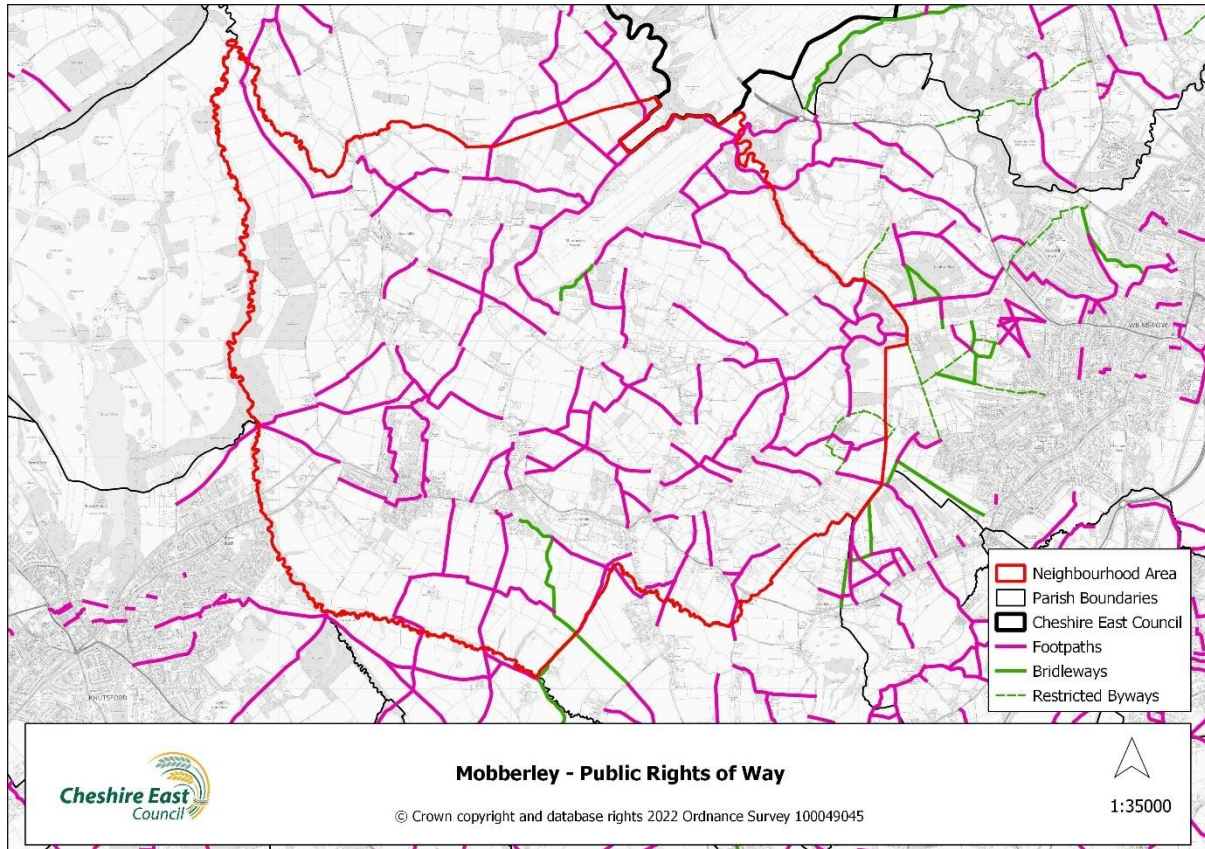
5.27 The policy seeks to deliver one of the NPPF's aims of conserving and enhancing the natural environment, and also of promoting healthy communities. The NPPF indicates that policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks.

5.28 The Cheshire East Local Plan Strategy policy 'SE6 Green Infrastructure' highlights that Cheshire East aims to deliver a good quality, and accessible network of green spaces for people to enjoy, and development should contribute to the creation of a good quality, integrated and accessible multi-functional network of green spaces.

5.29 There are approximately 100 footpaths in Mobberley. The community feel that all of these footpaths are important to the community. Part of the Bollin Valley Way runs through the parish and Lauren's Ride – two key walking routes in the area.

Footpath 21 links the village shops to Mobberley Primary School and is a particularly important linking path for the community.

5.30 Figure F – Map of Public Rights of Way



6. HOUSING, DESIGN AND LANDSCAPE CHARACTER POLICIES

6.1 The Mobberley Neighbourhood Plan has the following objective: -

- To ensure that new development is well designed, sustainable, in keeping with local character and reflects local needs

POLICY HDLC1 - DESIGN

Planning applications should demonstrate how they have delivered a mix which responds to the sites specific location, context and character through delivering appropriate densities and landscape treatment, especially when creating a new urban edge. This should be consistent with the relevant parts of the Cheshire East Design Guide.

Important characteristics and features of Mobberley buildings include: red brick, dappled brick and render, while slate is predominantly used for roofs. Buildings generally share a series of details, such as quoins, chimneys, lintels, roof crests and timber-framed porches

The Mobberley Design Guide is also a material consideration in the determination of all planning applications and clear justification should be provided as part of proposals in order to indicate how the relevant design guidelines contained within the guide have been incorporated. This includes the checklist of design guidelines for new development, as well as general design principles for all new development in Mobberley which are as follows:

- Settlements have well-defined street hierarchies providing variety and legibility
- 19th to 20th Century archetypes dominate but examples remain of early domestic architecture.
- Varied materials, although brick is predominant. Cheshire brick often used alongside standard red engineering brick for trim detailing and coursing.
- Strong, well enclosed street pattern.
- Full range of boundary treatments in evidence, although low sandstone walls with hedging are a strong streetscape element in some settlements.
- Mock Tudor elements seen in buildings of various styles and ages, predominantly in the form of black and white timber detailing to gables.
- Original features and detailing include sash windows, decorative barge boards, gabled dormer windows, decorative timber detailing and prominent chimney stacks.
- Views of surrounding countryside add to rural character and feel of settlements.
- The conversion of former farm buildings to residential use adds character and acts as a reminder of early settlement origins in many cases.
- Flight paths from Manchester Airport.

6.2 Evidence and Justification

6.3 Mobberley has prepared a report, 'Mobberley Design Guide and Codes. This can be accessed at ⁵.

6.4 Cheshire East Council has prepared a design guide. ⁶ The intention is to both guide and improve the quality of new development but to also provide a basis for Cheshire East to reject

⁵ www.mobberleyparishcouncil.co.uk/neighbourhood-plan

⁶ <https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/design-guide/cec-borough-design-guide-adopted-2-5-17-volume-1-lowres.pdf>

design that does not contribute in a positive way to Cheshire East as a place. The guide highlights that Cheshire East is a fantastic part of the country. It is a very special and unique place that should be protected. Its character and attractiveness underpin the quality of life enjoyed by the Borough and its residents.

6.5 Five settlement character areas have been identified, and Mobberley falls within the 'North Cheshire Fringe'. Design cues specific to the North Cheshire Fringe which should be considered for new developments include: -

- Settlements have well defined street hierarchies providing variety and legibility.
- 19th to 20th century archetypes dominate but examples remain of early domestic architecture.
- Varied materials, although brick is predominant. Cheshire brick often used alongside standard red engineering brick for trim detailing and coursing.
- Strong well enclosed street pattern.
- Full range of boundary treatments in evidence although low sandstone walls with hedging are a strong streetscape element in some settlements.
- Mock Tudor elements seen in buildings of various styles and ages, predominately in the form of black and white timber detailing to gables.
- Original features and detailing include sash windows, decorative barge boards, gabled dormer windows, decorative timber detailing and prominent chimney stacks.
- Views of surrounding countryside adds to rural character and feel of settlements.
- The conversion of former farm buildings to residential use adds character and acts as a reminder of early settlement origins in many cases.

6.6 The Cheshire Wildlife Trust report – Protecting and Enhancing Mobberley's Natural Environment, highlights the importance of incorporating dark corridors along watercourses, woodland edges and hedgerows into the environmental design of schemes; retaining and enhancing semi-natural habitats and key features for biodiversity; creating connections to the wider landscape; ensuring all lighting is directional, low spillage and wildlife friendly; and incorporating hedgehog friendly fencing, south facing banks for reptiles, butterflies and invertebrates, and bee bricks and bat or bird boxes.

6.7 The UK Parliament declared an environment and climate emergency in May 2019. As a result, Cheshire East Council developed an Environment Strategy and are committed to reducing emissions in Cheshire East and becoming carbon neutral by 2025. One of their goals was that new development will be sensitive and sustainable.

6.8 The design of new buildings is important to the local community. The Neighbourhood Plan questionnaire indicated that residents felt that the scale and character of new developments, along with the design, materials and impact on the open countryside and neighbouring properties were all of high importance. Respondents felt that the retention of the existing village characteristics was important, and that small traditional village dwellings should not be replaced with larger suburban type dwellings.

6.9 In order to reflect and enhance the character of Mobberley, the Cheshire East Design Guide must be consulted on all new development proposals.

POLICY HDLC2 – LANDSCAPE CHARACTER

Development adjoining open countryside should provide a sympathetic transition between the built environment and the countryside.

New developments should provide an appropriate level of landscaping which complements and enhances the rural character. Landscaping should not encroach upon existing wildlife habitats.

Existing landscape features, such as trees, hedgerows, historic field boundaries, water courses, ditches and ponds should be protected, retained and incorporated into the overall design of any development to enhance local biodiversity and preserve the landscape character.

The conversions of farm buildings to residential properties must ensure that any important characteristics and features of the original buildings are retained, that the urbanisation of the development is kept to a minimum, and that the development is kept to the footprint of the original buildings as far as possible.

Development should not have a significant negative impact upon, nor inappropriately urbanise rural country lanes within Mobberley. These lanes are surrounded by beautiful open countryside. Station Road, Slade Lane, Pavement Lane, Small Lane, Wood Lane, Lady Lane and Davenport Lane are important rural lanes in Mobberley and contribute significantly to local landscape character.

Where appropriate, the visual and audible effects of new intrusive features that spoil the natural landscape should be screened appropriately, especially where the impact is clear from existing viewpoints and within long range vistas, including when viewed from the PROW network.

6.9 Evidence and Justification

6.10 The landscape character assessment highlights that one of the forces of change in the area is the erosion of built environment character through incremental development which may lead to the loss of historic buildings and vernacular character; the suburbanisation of rural properties and their curtilage; pressure for the expansion of the existing settlement; and inappropriate infill and ribbon development. The Character Assessment highlights that the overall vision and landscape strategy for the landscape is for to retain the strong rural character of the traditional working landscape. New land uses or development must be sympathetic to the existing landscape settlement form and character. The rural character should be preserved, as it has been lost in some places to suburbanisation and major transport corridors.

6.11 The landscape character assessment stresses that one of the threats to the area is a loss of historic field patterns. The assessment recommends that hedgerows should be replaced where they have been lost, and that in field ponds should be retained for their biodiversity and importance to the landscape.

6.12 A further threat to the area highlighted in the landscape character assessment is the likely pressure to widen roads which would diminish levels of tranquillity, erode the rural character and introduce inappropriate suburban influences. The assessment suggests that the character of the

narrow rural lanes should be retained within the rural landscape, and that new and changing land uses should not degrade from the traditional rural character of the area. In order to retain the sense of enclosure and tranquillity within the landscape, where possible the visual and audible effects of existing and new intrusive features within the landscape should be screened.

6.13 The Cheshire Landscape Character Assessment stresses the need to respect the setting, form and vernacular of existing settlements and Conservation Areas, and to ensure that any conversions of farm buildings to residences retain a rural character and do not introduce suburbanising features. Landscape mitigation should minimise impacts and plan for the improved integration of existing urban edges.

POLICY HDLC3– HOUSING MIX

In order to redress the imbalance of the current housing stock and ensure an appropriate mix of housing in Mobberley, new housing developments should comprise a mix of house types. Unless viability or other material considerations show a robust justification for a different mix of housing size and type, the majority of homes on new developments should be smaller homes, such as bungalows, apartments, terraced or semi-detached, particularly suitable for first time buyers or those wishing to downsize.

To meet the needs of an ageing population, developments within the settlement boundary will be supported that provide suitable, accessible homes for older people. Housing should be a suitable mix of tenures, including an element of affordable housing. New residential development which is not specifically designed for older people should ideally be designed in a way that is M4(2) compliant so that it could be adapted for future needs easily. This would create a flexible housing stock. M42 of the Building Regulations sets out the requirement for level or ramped approaches.

For proposals that would result in the loss or redevelopment of existing housing for older people, it should be demonstrated through an up-to-date Housing Needs Survey that the accommodation is no longer needed, or the need can be met elsewhere through the existing housing stock. If it is identified there is still a need through the supplied up-to-date Housing Needs Survey, proposals should seek to provide the equivalent number of existing units that will be lost as part of the redevelopment scheme.

Proposals to enhance and improve the quality or quantity of housing for older people or which include dementia friendly provisions (such as those contained within the Alzheimer’s Society Dementia-Friendly Housing Guide) within the settlement boundary will be supported.

6.14 Evidence and Justification

6.15 The Cheshire East Local Plan has not identified any strategic housing need in Mobberley, nor the need for housing allocations in Mobberley during the period of the Neighbourhood Plan (see paragraphs 2.15-2.22). However, there may be small scale windfall developments which come forward within the settlement boundary, or conversions of existing buildings to residential use. For any such developments, it is important that the new homes are of an appropriate size, mix and tenure to meet housing needs.

6.16 The 2011 census data indicated that detached properties account for 41.4% of Mobberley’s housing stock, which is higher than the Cheshire East average of 35.1% and significantly higher than the England average of 22.3%. There are also fewer smaller terraced, semi-detached properties and flats than the Cheshire East and England averages. This lack of smaller market homes limits the

opportunities for first time buyers to either locate or remain in the parish, compounding the demographic of an ageing population and lower proportions of younger age groups. It also does not give much opportunity for people to downsize, which would help to free up family homes.

6.17 The census information highlights that the proportion of the elderly population is greater than the Cheshire East and England average and it is likely that there will be a number of households who will become very elderly over the plan period.

6.18 The Neighbourhood Plan questionnaire asked respondents whether or not anyone from their household had had to move out of Mobberley, or stay living with them, due to a lack of alternative housing in Mobberley. 11.5% of respondents replied that they had. The main two reasons given were that there was no housing available, or that the available housing was too expensive. Respondents were asked what type of home they would want to move to if they were to stay in Mobberley. The top two answers were a bungalow (22%) and residential care (19.1%). Residents were asked what sort of housing they would like to see built in Mobberley. The largest answer was none, but starter homes and family homes scored highly. It was felt that any new housing should preferably be small scale, and be built on brownfield land or be conversions of farm buildings.

6.19 This policy seeks to provide an appropriate housing mix, and also to provide accommodation for the borough's older residents. The NPPF defines older people as people over or approaching retirement age, including the active, newly retired, through to the very frail elderly; and whose housing need can encompass accessible, adaptable general needs housing through to the full age of retirement and specialist housing for those with support or care needs.

6.20 Since 2010 there have been no affordable bungalows built in the designated Neighbourhood Area.

6.21 The requirement that the mix should consider the density, layout and landscaping to be delivered seeks to ensure that the smaller unit types prioritised by this policy, which are often delivered as higher density urban forms, are not delivered in inappropriate locations and do not have a negative impact on the character of Mobberley. For example, any development at the edge of the settlement should include dwellings with gardens, or bungalows to offer a softer and more suitable landscape edge, to create a sympathetic transition between the built form and wider countryside.

7. HERITAGE AND CONSERVATION POLICIES

7.1 The Mobberley Neighbourhood Plan has the following objective: -

- To conserve and enhance Mobberley's heritage assets

POLICY HER1 – HERITAGE

Proposals will be supported if they conserve and enhance Mobberley's designated and non-designated heritage assets and their setting whilst maintaining local distinctiveness, character and sense of place, particularly if the proposals would help retain the assets in active use. New buildings ancillary to heritage assets should not harm the significance of the asset itself, its setting, or the wider character of the area.

Proposals must take into account the scale of any possible harm or loss and the significance of any heritage assets and will only be supported where it can be demonstrated that substantial benefits will be achieved when weighed against the harm or loss. Measures should be put in place to avoid or minimise impact or mitigate damage.

The historic integrity of the landscape and component heritage features and assets within Mobberley should also be preserved, and the interpretation of these features will be promoted and supported where this would not be at odds with the conservation of these assets.

Mobberley's non-designated heritage assets consist of the Victory Hall, the Rajar Building, the Community Meadow. These assets will be protected and enhanced where possible in accordance with policy HER7 of the Cheshire East Site Allocations Development Policies Document.

7.2 Evidence and Justification

7.3 Mobberley is fortunate to have a rich and varied history and is mentioned, as Motburlege, in the Domesday Book of 1086. Evidence at St Wilfrid's Church indicates a Saxon settlement. There was also an Augustinian Priory founded in 1206. There is just one Scheduled Ancient Monument in Mobberley – the remains of a sandstone cross base in St Wilfrid's Churchyard. There are 43 listed buildings within the parish. Listed buildings include country houses and associated structures, farmhouses and farm buildings, parish stocks, smaller houses and cottages, a church with associated structures and the walls of the Quaker Graveyard. St. Wilfrid's Church is listed at Grade I, the highest grade and dates from circa 1245.

7.4 Dukenfield Hall dates from the late sixteenth/ early seventeenth century; Old Hall dates from the sixteenth century and Antrobus Hall dates from 1709. All are listed at Grade II*, the middle grade, and the other Listed Buildings are listed at Grade II. There is a Conservation Area within the village.

7.5 The Cheshire Landscape Character Assessment highlights the importance of protecting and appropriately managing the cultural heritage of the area along with the historic integrity of designed landscapes and their component heritage features, along with scheduled monuments, to preserve a sense of history. The assessment recommends promoting interpretation of heritage features where this would not be at odds with the conservation of the assets.

7.6 These heritage assets are an essential part of Mobberley's character and are highly valued by the community. It is important that they are protected from inappropriate development and, where possible, enhanced. One of the aims of the NPPF is to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

7.7 Local List of Non-Designated Heritage Sites:

The Victory Hall, Town Lane, Mobberley, WA16 7JQ

The Rajar Building, Town Lane, Mobberley, WA16 7ER

The Community Meadow, Town Lane, Mobberley, WA16 7FA

POLICY HER2 – MOBBERLEY CONSERVATION AREA

Development in Mobberley Conservation Area should demonstrate consideration of the Mobberley Conservation Area Appraisal (2006) or any updated version, as well as being in accordance with the Design Guidelines for Conservation Areas within the Mobberley Design Code.. In particular, new development within the Mobberley Conservation Area should:

- Respect its context in terms of scale, height and massing
- Respect the dispersed, rural character of the Mobberley Conservation Area by including spacious gardens and generous planting
- Retain existing landscape features, such as mature trees and hedgerows
- New boundaries should generally be marked by hedges, and not high walls and gates
- Materials should blend with or complement the materials used commonly in Mobberley including local brick and stone, Welsh slate or clay tiles
- Roofs will normally be symmetrically pitched
- Doors and windows should be made from timber, painted rather than stained, and set well into their reveals.

Extensions to existing buildings within the Mobberley Conservation Area should:

- Achieve a high standard of design
- Respect the height, bulk and general form of the original building
- Be secondary in character to the original building
- Roofs will normally be pitched, and covered using Welsh slate or clay tiles
- Chimneys should be provided where appropriate
- Matching materials must be specified
- External joinery details should match original features

Street signage, lighting and other street furniture, such as boxes for electrical switchgear should be kept to a minimum and be sited as unobtrusively as possible.

7.7 Evidence and Justification

7.8 The Mobberley Conservation Area was designated in 1976 and an appraisal was undertaken in 2006 <https://www.cheshireeast.gov.uk/pdf/environment/conservation-areas/mobberley-conservation-area.pdf> Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

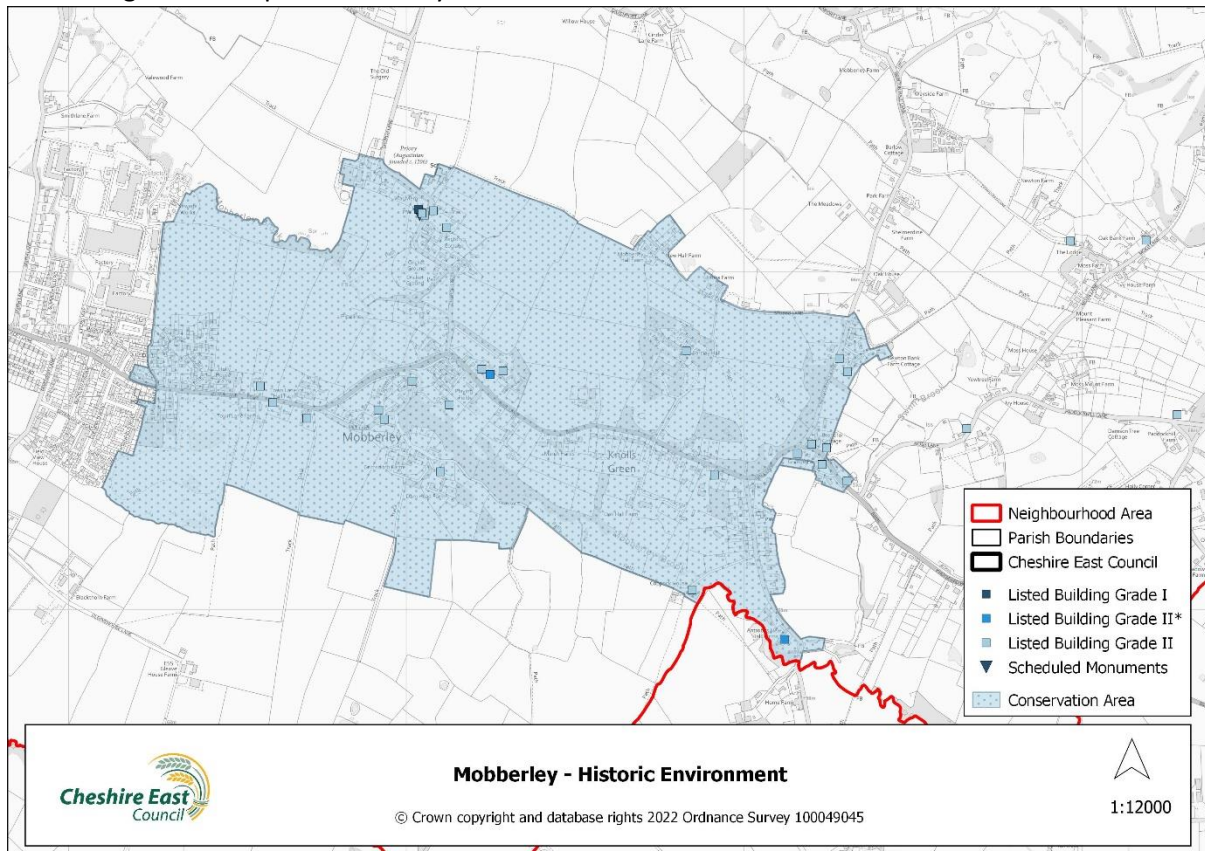
7.9 The Mobberley Conservation Area appraisal details how in addition to the medieval church with its Saxon origins, the Conservation Area is notable for the survival of so many buildings from the 17th century and from a later building boom in the late-18th century. The appraisal highlights how the confident scale of Mobberley Old Hall, Newton Hall and Antrobus Hall is offset by numerous farmhouses and cottages. 27 of the Listed Buildings fall within the Conservation Area.

7.10 The Mobberley Conservation Area is notable for its strongly rural character despite its location so close to Knutsford. This derives from a low-density dispersed pattern of settlement in which open fields are constantly apparent and buildings are often hidden by trees. Roads tend to be narrow and winding with soft edges formed by grass verges and hedges.

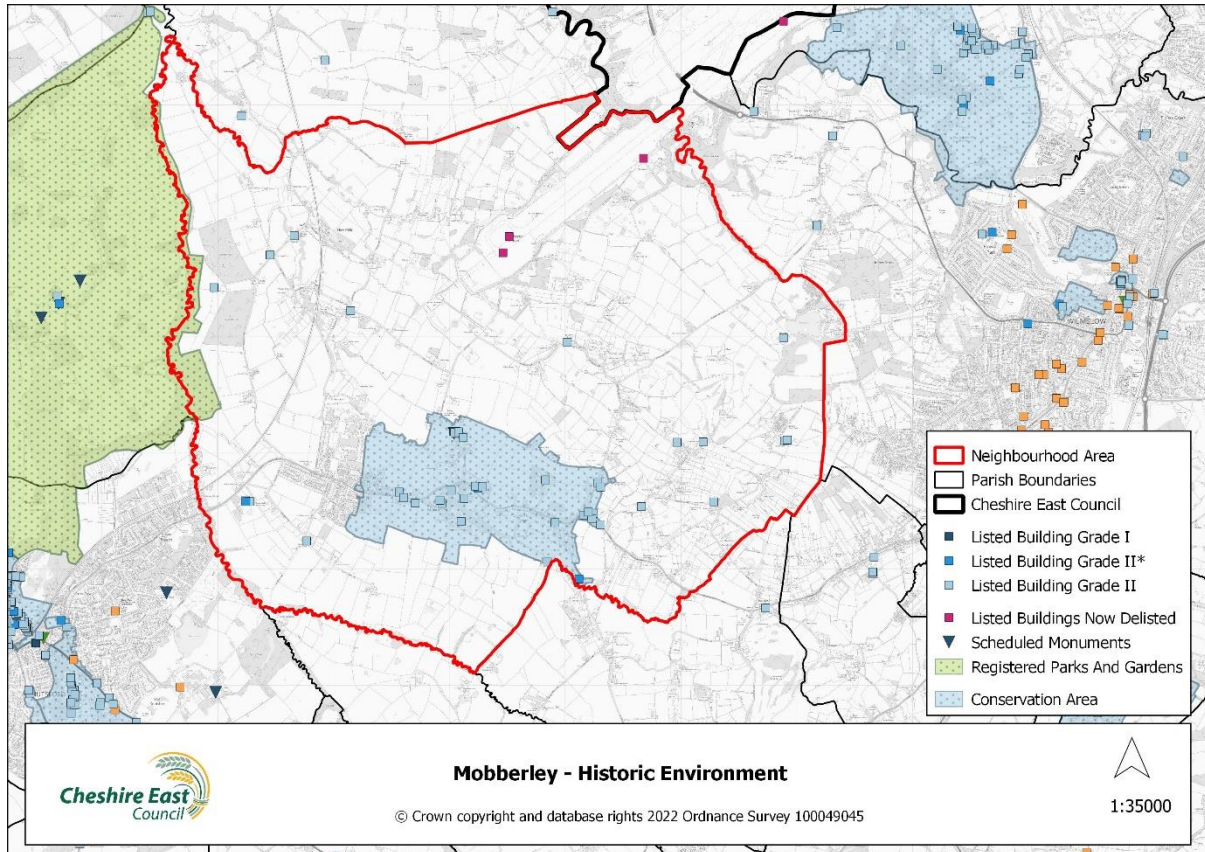
7.11 The Cheshire East Landscape Character Assessment recommends that development should respect the setting, form and vernacular of Conservation Areas.

7.12 The buildings, streetscape, landscape and setting of Mobberley Conservation Area add to Mobberley's character and sense of place, and it is essential that any development does not detract from the elements of the Conservation Area that make it so special.

7.13 Figure G - Map of Mobberley Conservation Area



7.14 Figure H - Map of Heritage Assets



8. LOCAL BUSINESS AND ECONOMY POLICIES

8.1 The Mobberley Neighbourhood Plan has the following objective: -

- To encourage and support a thriving local economy

POLICY LBE1 – LOCAL ECONOMY

Subject to respecting Mobberley's built and landscape character, and environmental and residential amenity impacts being acceptable, the following will be supported:

- a) The development of new small businesses and the expansion (to an appropriate local scale) of existing businesses, particularly on brownfield sites
- b) Proposals that promote or provide facilities for home working and businesses operating from home
- c) The sympathetic conversion of existing buildings for business and enterprise
- d) The diversification of farms and rural businesses
- e) Agricultural and horticultural enterprises

Examples of these include small businesses such as Barnshaw Smithy and Mobberley Ice Cream which have been recently established within Mobberley and represent local enterprise that the Council is keen to promote.

New and expanded employment facilities should ensure that adequate cycle storage facilities are provided, that there is adequate parking for staff and visitors, in line with Cheshire East Parking Standards.

8.2 Evidence and Justification

8.3 Mobberley is classed as a Local Service Centre in the Cheshire East Local Plan. In order to help inform the policies of Part Two of the Local Plan, a Settlement Report for Mobberley was produced <https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire-east-local-plan/site-allocations-and-policies/sadpd-examination/documents/examination-library/ed37-mobberley-settlement-report.pdf> The report confirmed that the Local Service Centres were expected to accommodate 7 hectares of employment land between them. A separate paper 'The provision of housing and employment land and the approach to spatial distribution established that the residual employment land should be provided in Holmes Chapel. There was no strategic need to provide an employment allocation in Mobberley.

8.4 The 2011 census information indicated that 71.4% of residents aged 16-74 were economically active, slightly higher than the England average of 69.9%. Mobberley has a higher-than-average proportion of people aged 16-74 who work from home 8.6% compared to the average in England of 3.5%, although this is likely to have risen as a result of the COVID pandemic, with 25% of respondents to the Neighbourhood Plan questionnaire stating that they worked from home); who work more than 49 hours a week (19% compared to the England average of 13.3%) and/or who are self-employed (16% compared to the England average of 9.8%). Additionally, only 2.1 % of working residents use public transport to get to work compared to the England average of 11%.

8.5 Many villagers seek to pursue work further afield, with only 10.7 % of working residents travelling less than 2km to work, compared to the average in England of 20%. The existing

businesses and employment opportunities in Mobberley therefore help the sustainability of the community.

8.6 The local economy and existing small businesses are a vital part of village life, and any opportunities to improve the capability for residents to work from home, develop existing businesses, or that would enable the start-up of new small businesses appropriate to the parish would be supported.

8.7 The Neighbourhood Plan questionnaire asked respondents if new business should be encouraged in Mobberley. 84.7% of respondents said that it should, or that they didn't mind either way. Respondents felt that a wide range of businesses would be acceptable, including small businesses, start-up businesses, offices, artisan units, farming, retail and home-based businesses. Respondents to the questionnaire were not keen on the development of heavy industry, businesses that would generate a lot of traffic, manufacturing, haulage, high rise businesses, businesses that would generate pollution or large corporate businesses.

8.8 One of the aims of the NPPF is to support sustainable economic development and build a strong competitive economy. As a local service centre, the Cheshire East Local Plan strategy supports employment development in the Parish in principle. Additionally, planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. The Designated Neighbourhood Area includes a number of farms and the NPPF supports the re-use of existing rural buildings, particularly for economic purposes, and promotes the development and diversification of agricultural and other land based rural businesses.

ASPIRATION – RETAIL AND EATING/DRINKING ESTABLISHMENTS

Mobberley sustains a small but highly important base of retail, eating and drinking establishments which serve the local community. The neighbourhood plan aspires to retain these uses wherever possible, and the parish council will commit to working with local businesses within these sectors in order to ensure they remain viable and feasible over the long-term, avoiding the loss of these services wherever possible.

In addition, the Council supports the introduction of new retail, food or drink premises within existing clusters of service provision within the plan area.

8.9 Evidence and Justification

8.10 Mobberley is designated as a Local Service Centre in the Local Plan. The Local Plan has a retail hierarchy, and in local service centres there is a focus on convenience and comparison retailing of an appropriate scale, plus opportunities for service users and small-scale independent retailing of a function and character that meets the needs of the local community.

8.11 Mobberley local centre is small but has a good diversity of uses and is represented by all of the retail service sectors excluding the financial and business service sector. There are no vacant units. The shopping area is accessible by foot and is on a bus route.

8.12 Mobberley is therefore fortunate to be home to a number of pubs, eateries and retail units. Many members of the local community value these local businesses, and having them within the parish means that there is less need to travel out to other areas, adding to traffic congestion and

pollution. These local businesses add to the vitality and vibrancy of Mobberley, and contribute to a sustainable community.

8.13 The Neighbourhood Plan asked what businesses respondents would like to see encouraged in Mobberley, and many residents mentioned that they would like to see small shops, independent shops and cafes being encouraged in the Parish.

8.14 It is important that in order to maintain Mobberley's position as a thriving and vibrant local service centre, that existing local shops, eateries and pubs are able to flourish, and that any losses of such amenities are discouraged.

8.15 An active and realistic marketing exercise will include:

- a) On site display of visible, prominent signage, including contact details;
- b) A website detailing the sale;
- c) Viewing and negotiating opportunities;
- d) A record of enquires and outcomes;
- e) An asking price in line with similar properties in the region.

8.16 The National Planning Policy Framework states that planning policies should plan positively for the provision and use of community facilities (such as local shops and public houses) to enhance the sustainability of communities and residential environments, and guard against their loss.

9. SUSTAINABLE TRANSPORT

9.1 The Mobberley Neighbourhood Plan has the following objectives: -

- To encourage and support safe and sustainable transport
- To ensure that further development does not lead to an unacceptable increase in heavy goods traffic through the village
- To ensure that levels of pollution are not exacerbated in Mobberley, and are, where possible, reduced.

POLICY TRAN1 – SUSTAINABLE TRANSPORT

In order to improve transport and safety and to facilitate cycling and walking, applicants for new development or for conversions which lead to an increase in vehicle numbers must, where appropriate, demonstrate:

- a. That any vehicular access arrangements will not be detrimental to the character of rural lanes maintaining verges, trees and hedgerows wherever possible.
- b. That the needs of children, horse riders, those with disabilities and the elderly have been positively considered; especially in relation to rural lanes and roads. Measures to be taken to ensure this may include, for example, separation of pedestrians/cyclists from vehicular traffic where possible, improvements to signage, or means of speed reduction.

Proposals that promote better integration between different modes of transport including links to local facilities and Mobberley Railway Station, and / or to improve bus routes, services and passenger facilities will be supported.

9.2 Evidence and Justification

9.3 The Neighbourhood Plan questionnaire highlighted that traffic issues are a major concern to many residents, who commented that they would like to see less traffic, safer routes, less speeding traffic, and improvements to parking and public transport. Residents wished to see safer pedestrian routes and improved footpaths, along with dedicated cycle routes. Many found traffic speed, noise and volume to be a problem, along with air pollution from traffic. Residents mentioned that some roads were unsuitable for HGVs, leaving them feeling unsafe. It was commented that the traffic made it unrealistic and unsafe for children to walk or ride their bikes and scooters to school. It is therefore important to seek to improve road safety, walking and cycling routes.

9.4 In Mobberley private car ownership and usage constitute the predominant method of transport, with approximately 54.4% of all homes owning at least 2 or more cars (census 2011). Only 7.4% of households do not have a car, compared to the England average of 26%. Whilst cars are essential for many people, the provision of public transport and the encouragement of walking and cycling routes is vital in order to help to address the issues of climate change, reduce pollution, congestion and parking problems, improve air quality and provide equality of opportunity. Currently, public transport is not adequate for people who work, which is reflected in the fact that only 2.1 % of people use public transport to get to work, compared to the national average of 11% (Department of Transport data 2011).

9.5 Developments in the neighbouring key service centres of Wilmslow and Knutsford are likely to see increased traffic flows through the parish, and this is likely to have a growing and negative impact in terms of congestion, noise, air quality and safety.

9.6 There is one bus an hour that runs from 7.30am to 7.15pm, Monday to Friday. The buses finish at 5pm on a Saturday and there are no buses on a Sunday. The route goes between Macclesfield, Knutsford, Mobberley and Wilmslow. Mobberley has a train station which runs on the Manchester Piccadilly, Chester line. There is one train an hour from the station. The train station is a 30-minute walk out of the village, down a narrow, rural lane. There is no bus service between the village and the train station.

9.7 Whilst a Neighbourhood Plan cannot influence bus routes and timetables, should any development come forward leading to developer contributions being sought, the Parish Council will work with Cheshire East Council and the developer to see if any improvements can be made to improve public transport facilities and services. Contributions may also be sought, where appropriate, for sustainable transport links such as cycleways and facilities, and for any necessary highway safety improvements.

9.8 The Cheshire East Landscape Character Assessment stressed the importance of retaining the character of narrow rural roads and avoiding the over engineering of roads which could create an urbanising influence within the rural landscape. The assessment highlights the importance of conserving and maintaining the characterful lanes and where relevant, the accompanying avenues of trees.

9.9 The promotion of sustainable transport is one of the aims of the NPPF, which highlights the importance of walking, cycling and public transport.

POLICY TRAN2 – VEHICULAR ACCESS TO AND THROUGH THE PARISH

Applications for developments that would lead to a significantly harmful increase in traffic and / or significantly increase the volume of Heavy Goods Vehicle traffic to and through the parish and village of Mobberley shall be accompanied by a Transport Assessment and, where appropriate, a Travel Plan consistent with the provisions of Policy CO 4 of the Cheshire East Local Plan Strategy.

Any Transport Statement / Assessment or Travel Plan shall include measures to mitigate the impact of increased trips generated on the highway network. Such mitigation may include provision of, or financial contributions to improvements in road safety and road improvements, following the approach set out in the Cheshire East Local Plan Policies IN 1 & IN 2.

In determining a planning application, decisions will take account of whether:

- opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure;
- safe and suitable access to the site can be achieved for all people; and
- improvements can be undertaken within the transport network that effectively limit the significant impacts of the development.

Development will be prevented or refused only on transport grounds where the residual cumulative impacts of the development are severe.

Specific areas within the parish possess particular issues in relation to highways and transport. Development within proximity to these locations should be assessed individually from the perspective of whether a further negligible impact is likely as part of the development.

Broadoak Lane has a continual problem with flooding under the railway bridge.
Hall Lane, at the Church Lane junction, has a very narrow section of road on a tight bend where lorries struggle to pass where there is a vehicle coming in the opposite direction.

Town Lane opposite Forge Cottage, the road narrows considerably, this can cause a hazard to pedestrians.

Egertons Recovery is based on Moss Lane and their large vehicles cause an increase in traffic on this rural lane.

9.10 Evidence and Justification

9.11 As detailed above, the Neighbourhood Plan questionnaire highlighted that traffic issues are a major concern to many residents. Residents mentioned that some roads were unsuitable for HGVs, leaving them feeling unsafe. Residents also had concerns regarding air quality and noise and air pollution.

9.12 The roads are widely regarded by the community as inadequate to service the existing residents, services and businesses. A number of roads have significant bottlenecks and most are narrow, winding, have dangerous stretches and junctions. HGV intensive businesses create significant numbers of HGV's that utilise the narrow lanes, many without passing places. Traditional agriculture has intensified, resulting in increasing numbers of HGV deliveries and collections and progressively larger farm machinery using the narrow lanes. Given the lack of passing places verges are regularly churned up which results in the drainage becoming blocked and / or connecting pipework crushed. This creates many areas of regular flooding, leading to highway degradation, potholes, icing issues and ultimately significant safety issues. The poor condition of the highways leads to increased damage and excessive wear and tear reported by local garages servicing resident's vehicles. The high frequency of large vehicles on the lane network also results in frequent damage to highway signage, bridges and private property.

9.13 The Cheshire East Landscape Character Assessment detailed the issues with a likely increase in traffic levels, particularly on narrow rural lanes, suggesting that this would diminish levels of tranquillity and add pressure to widen and standardise roads which would erode the rural character and introduce suburbanising influences.

ASPIRATION – PARKING

Proposals that are likely to generate an increased level of vehicle parking demand should provide dedicated and allocated parking spaces without the reliance on on-street parking.

Developments which would assist with the alleviation or elimination of existing parking problems in Mobberley will be supported.

New residential, retail, commercial and business developments must have adequate parking facilities to avoid or minimise 'on street' parking.

9.15 Evidence and Justification

9.16 There are no council owned car parks in Mobberley, although some off-street parking is provided outside the main shopping area on Town Lane. In response to the main Neighbourhood Plan questionnaire, over 40% of respondents highlighted that car parking was a problem. The main

areas where people had experienced parking difficulties were outside the shops, the Co-op, and the pharmacy. It was noted that residents parking on the streets was leading to the destruction of some of Mobberley's grass verges.

9.17 Provision of parking spaces can help to reduce traffic obstructions, increase road safety and provide convenience for householders, businesses and visitors.

10. COMMUNITY FACILITIES

10.1 The Mobberley Neighbourhood Plan has the following objective: -

- To ensure that Mobberley remains a friendly place with a strong sense of community and thriving local amenities

POLICY COM1– COMMUNITY FACILITIES .

Community facilities that are to be protected and enhanced in Mobberley are:

The Victory Hall

The Rajar Building

The Scout Hut

Mobberley Cricket Club

St Wilfrid’s Church Hall

Mobberley Methodist Church community facilities

Development resulting in the loss of community buildings currently providing a community facility will not normally be permitted, unless any replacement use will provide equal or greater benefits to the community, the facility is replaced elsewhere, or it is demonstrated that the facility is no longer required.

10.2 There is a strong sense of community and there is a need to keep and maintain these important facilities.

10.3 Mobberley has a number of community facilities which are highly valued by residents. The Victory Hall was built in 1921 as a World War I memorial and was officially opened on 30 December 1921, and refurbished in 1992. It is home to many village organisations including Mobberley Pre-School and it is a regular place for celebrations, weddings, antiques fairs, the Rose Queen dance practise and meetings. Other community facilities in the village are The Rajar Building, Scout Hut, Mobberley Cricket club, the Beacon, St Wilfrid’s Church Hall, Mobberley Methodist Church community facilities.

10.4 Local community facilities within walking distance of home reduce car usage, encourage social cohesion and support local businesses. These are all key indicators of sustainable development. In order to ensure the continued vibrancy and vitality of Mobberley, to reflect its status as a Local Service Centre, and to ensure that the Parish remains an attractive place in which to live and work and to visit, it is essential that the loss of facilities is resisted where possible, and that the improvement and enhancement of facilities is supported. Any proposals for further community facilities which would benefit the residents of Mobberley will be encouraged and supported.

10.5 The National Planning Policy Framework states that planning policies should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments, and guard against their loss.

POLICY COM2 – LOCAL GREEN SPACES

The following areas are designated as Local Green Spaces:

LGS1 – Hall Bank Playing Field

LGS2 – Jane Taylor Playing Field

LGS3 – Ilford’s Playing Field
LGS4 - Mobberley Cricket Pitch
LGS5 – Crown Green Bowling Green at Victory Hall
LGS6 – Community Meadow off Town Lane
LGS7 – Church Inn Bowling Green
LGS8 – Community Orchard
LGS9 – Bowling Green at Bulls Head Public House
LGS10 – Beech Hill
LGS11 – Quaker Burial Ground
LGS12 – Newton Hall Woods
LGS13 – Ross Mere
LGS14 – Ancient woodland off Broadoak Lane
LGS15 – Ancient woodland off Broadoak Lane
LGS16 – Davenport Lane Woods
LGS17 – Common Ground at Paddock Hill
LGS18 – Land to the South of St Wilfrid’s Parish Church
LGS19 – Land to the South West of St Wilfrid’s Parish Church

Other than proposals that support the role and function of the designated Local Green Spaces, development will only be permitted where very special circumstances can be demonstrated.

10.6 Evidence and Justification

10.7 The National Planning Policy Framework highlights that local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances or as otherwise provided for by national policy.

10.8 The Neighbourhood Plan questionnaire highlighted the importance of green spaces to residents, with many mentioning their enjoyment of community meadows, and their use of the cricket grounds and bowling green. The 2012 Cheshire East Open Spaces Report <https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/open-spaces-assessment-2012/2012-02-06%20lsc%20report.pdf> highlights that there is a 0.8ha shortage of children’s play space; a shortage of 2.9ha of outdoor sports facilities (although those that do exist, the cricket ground and bowling greens are of a high quality); limited access to green corridors and only average or poor natural and semi-natural urban greenspace at Fieldside Close and off Church Lane. There are no allotments in Mobberley. The green spaces and play areas that do exist are therefore of much importance.

10.8 Local Green Space designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

10.9 The table in Appendix 2 provides information about how the Local Green Spaces meet the criteria in the National Planning Policy Framework. The Local Green Spaces are identified in Appendix 1.

11. INFRASTRUCTURE ASPIRATION

11.1 The Mobberley Neighbourhood Plan has the following objective: -

- To support improvements to infrastructure, and ensure that the residents and businesses of Mobberley have access to high-speed internet and excellent telecommunications

ASPIRATION – TELECOMMUNICATIONS AND BROADBAND

The development of advanced high-quality communications infrastructure, including high speed broadband and improved mobile network coverage will be supported, subject to minimising the visual and other impacts of the installation, consistent with the efficient operation of the network.

11.2 Evidence and Justification

11.3 Mobberley is slightly further away from key services such as a job centre, secondary school, GP practice, a bank and a Post Office than the England average. It is therefore considered important that Mobberley has high quality communications infrastructure. Superfast broadband is encouraged so that everyone can have greater access to opportunities and services which are available on the world wide web.

11.4 The need to improve broadband and mobile phone signals was one of the concerns raised during Neighbourhood Plan consultations. The Neighbourhood Plan questionnaire highlighted that 90% of respondents felt that broadband access was very important to them. 91% of respondents used it for domestic purposes, with 27% using it for business purposes and 45% of respondents using it for working from home. The need for improved broadband was mentioned when respondents were asked what could be improved in Mobberley, with comments stating that the broadband provision was 'dreadful' and constantly dropping in and out. A larger than average percentage of Mobberley residents work from home. The 2011 census information indicates that 8.6% of 16–74-year olds' work from home, which is notably higher than the average in England of 3.5%, and this figure is likely to have risen following the COVID pandemic. Indeed, the Neighbourhood Plan questionnaire asked whether respondents worked from home, and 25% of respondents replied that they did. There is also an increasing demand by business for employees to be able to communicate on a global basis in the evening from home. Having a high-quality communications infrastructure is therefore important to help sustain and develop the businesses of these residents. The importance of high-quality communications became even more apparent during the lockdowns caused by the COVID-19 pandemic, where residents had to rely on the internet to work from home, home school, shop and keep in touch with loved ones.

11.5 The poor mobile phone signals in the Parish were also mentioned in the Neighbourhood Plan questionnaire, with some residents detailing how they have to stand in the street to try to get a signal. Again, high quality telecommunication infrastructure is essential for many businesses and those people who work from home.

11.6 New infrastructure should be designed and located with regard to its context and immediate surroundings so as to avoid, or if not practical, minimise, any adverse effects on visual or residential amenity.

ASPIRATION – SURFACE WATER MANAGEMENT AND SEWERAGE

Surface water drainage and sewerage should be secured and managed in line with Cheshire East policies. On-site drainage solutions should also have consideration towards the visual amenities of the area and their suitability within the wider character of the street scene.

11.7 Evidence and Justification – see Cheshire Wildlife Trust report.

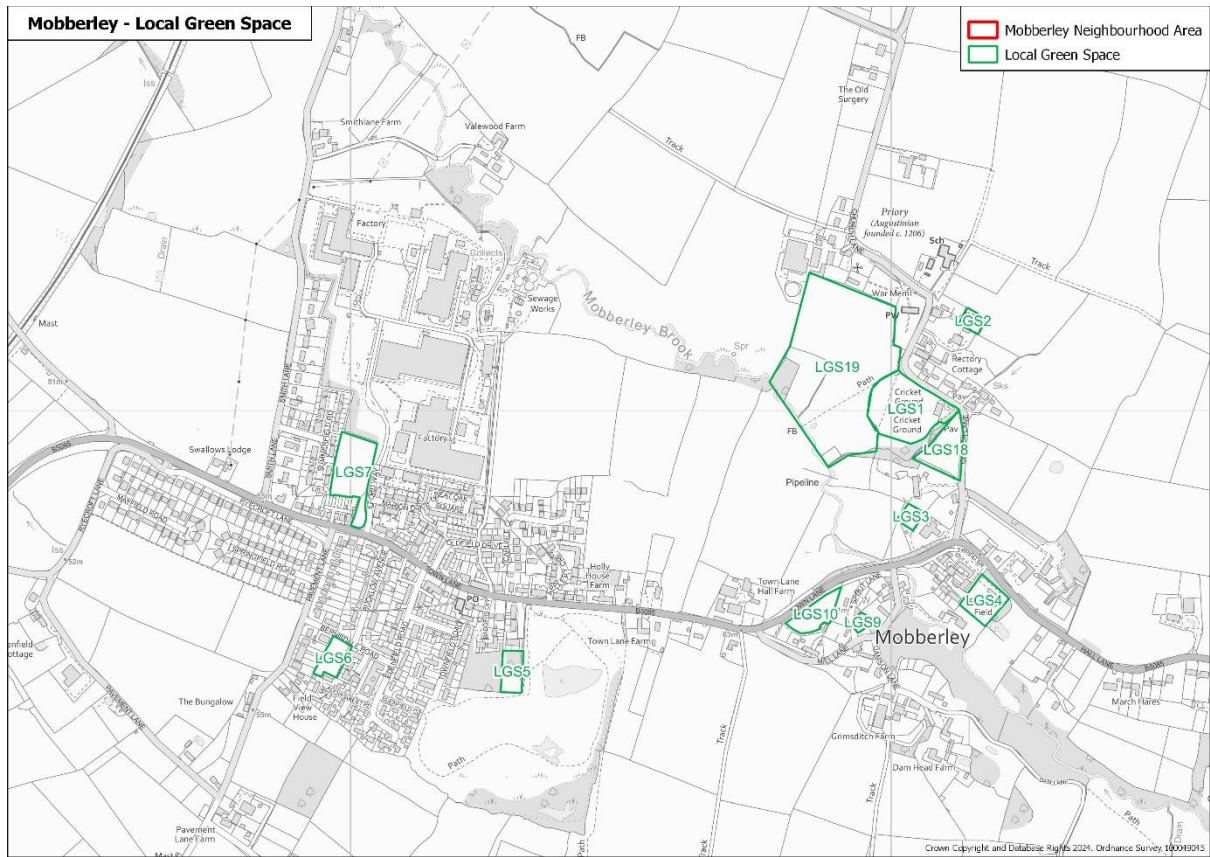
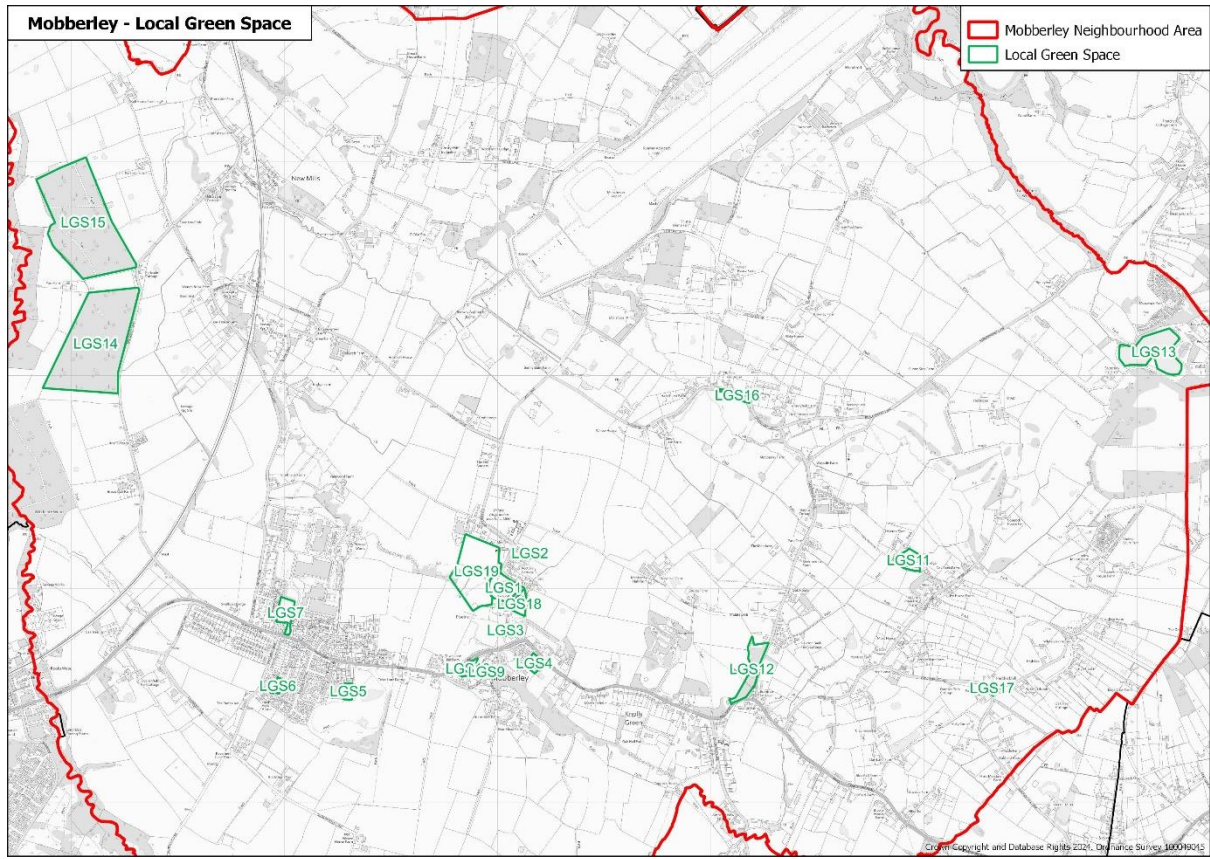
11.8 Poor drainage was another issue that was raised by residents during Neighbourhood Plan consultations, with the need for better drainage being mentioned by respondents when asked what they would like to see improved in Mobberley. Approximately 75% of respondents replied that they had experienced difficulties with drainage. Some houses in Mobberley are not on mains drainage and have septic tanks.

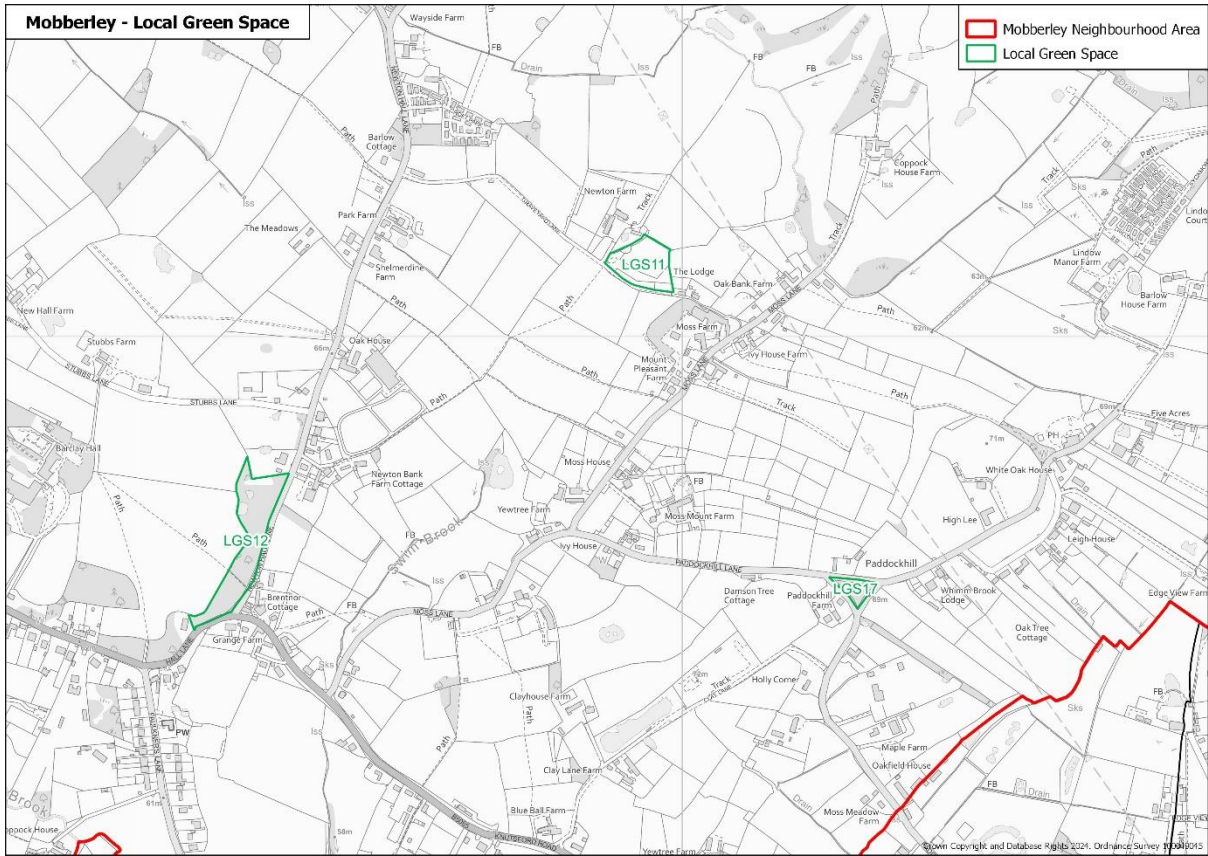
11.9 Local roads are subject to regular flooding impeding pedestrian and vehicle access as well as impacting upon property. Continued “concreting over” of the natural drainage systems will inevitably lead to increased surface water. Further developments may increase the risk of flooding. There are regular flooding areas currently at Tipping Brow, Broadoak Lane and Pavement Lane.

11.10 The Cheshire Wildlife Trust report ‘Protecting and Enhancing Mobberley’s Natural Environment’ stresses that surface drainage water from developed areas should always be directed away from sensitive areas due to the risk of pollution unless the source of the water is clean, such as rainwater collected from roofs. Sustainable Drainage Schemes (SuDS) are useful in providing additional wildlife habitat and preventing flooding, but they may still hold polluted water so should not drain directly into existing wildlife habitat or watercourses feeding into wildlife habitat unless the filtration system is extensive. This policy aims to reduce the risk of flooding whilst also improving the water quality of the Parish’s watercourses, helping to create havens for wildlife.

11.11 One of the aims of the National Planning Policy Framework is to meet the challenge of climate change and flooding. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change.

APPENDIX 1 – LOCAL GREEN SPACES





Appendix 2 – Local Green Space Justification Table

Open Space	Criteria 1: Proximity to the Community	Criteria 2: Special Character Beauty Historic Significance Recreational Value Tranquillity Rich in Wildlife	Criteria 3: Not being extensive tracts of land
Hall Bank Playing Field	Located within the village	Recreational value. This is situated in the heart of the village and not only provides a play area for local residents but also provides a space for the Scouts, Cubs, Brownies and Guides to use as their Scout Hut is located next to the playing field.	Reasonable in scale for the nature of the provision.
Jane Taylor Playing Field	Located within the village	Recreational value. The facilities at the Jane Taylor Playing Field are regularly used by children who enjoy the play equipment. This is a well-loved area that families in the village benefit from.	Reasonable in scale for the nature of the provision.
Ilford Playing Field	Located within the village	Recreational value. A lot of family housing is located close to the Ilford Playing Field and the play area is used by families in the village. This is also the site for Mobberley Football Club who hold their practises and matches on the football pitch.	Reasonable in scale for the nature of the provision.
Mobberley Cricket Pitch	Located within the village	Recreational value. Mobberley Cricket Club is located a short walk from the centre of the village. This is a thriving club which holds regular community events, as well as providing cricket coaching and matches for all ages.	Reasonable in scale for the nature of the provision.

Crown Green Bowling Green at the Victory Hall	Located within the village	Recreational value. This is a thriving bowling club located in the heart of the village. All are welcome to join the club which provides a welcome social space for its users.	Reasonable in scale for the nature of the provision.
Community Meadow off Town Lane	Located within the village	Rich in wildlife. This vast space is located in the centre of the village and is a wonderful haven for wildlife. The space is used by the whole community and is a treasured asset.	Reasonable in scale for the nature of the provision.
Church Inn Bowling Green	Located within the village	Recreational value. The Bowling Green at the Church Inn is a valued community asset with a thriving club.	Reasonable in scale for the nature of the provision.
Community Orchard	Located within the village	Rich in wildlife. The Community Orchard is situated in the heart of the village and houses a large collection of fruit trees. This is maintained by a group of volunteers who work tirelessly to keep the orchard at its best. This is a treasured site that the whole community are lucky to benefit from.	Reasonable in scale for the nature of the provision.
Bulls Head Bowling Green	Located in the village.	Recreational value. The Bowling Green is a valued community asset.	Reasonable in scale for the nature of the provision.
Beach Hill	Located in the village within the Conservation Area.	Benches and memorial statue. A valued community asset.	Reasonable in scale for the nature of the provision.
Quaker Burial Ground	Located off Graveyard Lane in the village.	Mobberley's second most historic site. Grade II listed walls.	Reasonable in scale for the nature of the provision.

Newton Hall Woods	Located off Newton Hall Lane in the village.	Recreational value. Paths and seating areas for the community use.	Reasonable in scale for the nature of the provision.
Ross Mere	Located off Burleyhurst Lane in the village.	Wildlife asset.	Reasonable in scale for the nature of the provision.
Ancient woodland off Broadoak Lane	Located off Broadoak Lane in the village.	Wildlife asset	Reasonable in scale for the nature of the provision.
Ancient woodland off Broadoak Lane	Located off Broadoak Lane in the village.	Wildlife asset	Reasonable in scale for the nature of the provision.
Davenport Lane Woods	Located close to the junction with Blakeley Lane in the village.	Wildlife asset	Reasonable in scale for the nature of the provision.
Common Ground at Paddock Hill	Located at Paddock Hill Lane in the village.	Common Ground, wildlife asset	Reasonable in scale for the nature of the provision.
Land to the South of St Wilfrid's Parish Church	Located in the village.	Historic asset. This was the site of an Augustinian Priory around 1206.	Reasonable in scale for the nature of the provision.
Land to the South West of St Wilfrid's Parish Church	Located in the village.	Historic asset. This was the site of an Augustinian Priory around 1206.	Reasonable in scale for the nature of the provision.