

# Cheshire East Local Plan

## Site Allocations and Development Policies Document

### Mobberley Settlement Report [ED 37]

August 2020

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# 1. Introduction

- 1.1 This report is the Mobberley Settlement Report (“MSR”) [ED 37]. It brings together several aspects of settlement-based work, carried out to inform the development of the Revised Publication Draft Site Allocations and Development Policies Document (“SADPD”) [ED 01]. The MSR is split into chapters detailing work carried out for Mobberley on the site selection process, retail planning, and the consideration of settlement boundaries.
- 1.2 Documents referenced with the ‘ED ’ prefix are available to view in the Revised Publication Draft SADPD consultation library.

## 2. Mobberley

### Introduction

- 2.1 Mobberley has a Green Belt inset boundary in the Macclesfield Borough Local Plan, adopted in 2004. It is identified as a Local Service Centre (“LSC”) in the adopted Local Plan Strategy (“LPS”), and has a 2018 mid-year population estimate of 3,100 people<sup>1</sup>.

### Neighbourhood Development Plan

- 2.2 Neighbourhood Planning was introduced with the Localism Act 2011 and gives communities new powers to write planning policies through Neighbourhood Development Plans (“NDPs”) and grant planning permission through Neighbourhood Development Orders. Neighbourhood planning provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 2.3 Mobberley, to date, has not embarked on a Neighbourhood Plan. Any future progress will be documented on the Cheshire East website.<sup>2</sup>

### Strategy for development in Mobberley

- 2.4 The vision for Local Service Centres in the LPS envisages some modest growth in housing and employment to meet locally arising needs and priorities, to reduce the level of out-commuting and to secure their continuing vitality.

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<sup>1</sup> Source: Office for National Statistics (ONS) 2012-17 mid-year population estimates for small areas (October 2018 release). ONS Crown Copyright 2018. ONS licensed under the Open Government Licence v. 3.0

<sup>2</sup> <https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-planning.aspx>

### 3. Development needs at Mobberley

- 3.1 The LPS identifies a borough wide requirement for a minimum of 36,000 homes and 380 hectares of employment land over the plan period, 2010 to 2030 (Policy PG 1 Overall Development Strategy).
- 3.2 LSCs are expected to accommodate in the order of 3,500 new homes and 7 hectares of employment land (Policy PG 7 Spatial Distribution of Development).
- 3.3 The approach to meeting development requirements in LSCs is set out in a separate paper entitled 'The provision of housing and employment land and the approach to spatial distribution' [ED 05]. This paper establishes that housing allocations are not necessary at the LSC tier of the settlement hierarchy and the residual LSC employment land should be provided in Holmes Chapel.
- 3.4 LPS Policy PG 4 sets the policy approach to safeguarded land, and notes that it may be necessary to identify further areas of safeguarded land in the SADPD. The 'Local service centres safeguarded land distribution report' [ED 53] considers the disaggregation of the remaining 13.6 ha requirement for safeguarded land across the relevant LSCs to meet the total of 200 ha identified and justified through the LPS evidence base. The initial disaggregated safeguarded land figure for Mobberley is 2.16 ha.

### 4. Site selection

- 4.1 This chapter documents the implementation of the site selection methodology ("SSM") for Mobberley, and should be read alongside the SADPD site selection methodology report [ED 07], the Revised Publication Draft SADPD Sustainability Appraisal ("SA") [ED 03], the SADPD Habitats Regulations assessment ("HRA") [ED 04], and the Revised Publication Draft SADPD [ED 01]. It documents all seven stages of the SSM<sup>3</sup>.

#### Stage 1: Establishing a pool of sites for Mobberley

- 4.2 In line with the SSM, a longlist of potential sites was established for Mobberley. This pool consists of all sites listed or submitted in the Urban Potential Assessment (August 2015); the Edge of Settlement Assessment (August 2015); the LPS Final Site Selection Reports (July 2016); the LPS examination hearing sessions (October 2016); the Call for Sites (June 2017); the First Draft SADPD consultation (October 2018); and the initial Publication Draft SADPD consultation (September 2019).

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<sup>3</sup> Stage 1 – establishing a pool of sites; Stage 2 – first site sift; Stage 3 – decision point; Stage 4 – site assessment, sustainability appraisal and Habitats Regulations Assessment; Stage 5 – evaluation and initial recommendations; Stage 6 – inputs from infrastructure providers / statutory consultees; Stage 7 – final site selection.

4.3 A total of 11 sites were identified at stage 1 and this pool of sites is listed and mapped in Appendix 1, with headline figures shown in Table Mobberley 1 below.

## Stage 2: First site sift

4.4 The first site sift was carried out to produce a shortlist of sites for further consideration in the site selection process. Sites were removed that:

- Can not accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside, as defined in the LPS and are not currently compliant with those policies
- are not being actively promoted
- have planning permission as at 31/03/20
- are in use (unless there is clear indication that this will cease)
- contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield)
- are LPS safeguarded land
- are allocated in the LPS

4.5 A total of 11 sites were included in stage 2 following the first site sift. These are listed and mapped in Appendix 1, with headline figures shown in Table Mobberley 1.

	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
<b>Stage 1</b>	10	913	1	4.57
<b>Stage 2</b>	9	908	1	4.57

**Table Mobberley 1: Mobberley sites considered in Stages 1 and 2 of the SSM**

## Stage 3: Decision point-the need for sites in Mobberley

4.6 Stage 3 of the SSM is a decision point whereby account was taken of the most up-to-date employment and housing land supply information in the LSCs (as at 31 March 2020),

4.7 As detailed in ¶3.1 – 3.4 of this report, housing allocations are not necessary at the LSC tier of the settlement hierarchy and the residual employment requirement is to be met in Holmes Chapel. However, there is a need to identify sites to meet the initial requirement for 2.16 ha of safeguarded land at Mobberley

It is recommended that the site selection process continues in order to identify sufficient sites to meet the 2.16 ha initial safeguarded land requirement at Mobberley.

## Stage 4: Site assessment, Sustainability Appraisal and Habitats Regulations Assessment

4.8 Table Mobberley 2 shows the remaining sites following the initial site sift (stage 2) which have been considered for safeguarded land in stage 4 of the SSM for possible inclusion in the Revised Publication Draft SADPD.

Option ref	Site name	Gross site area (ha)	Number of dwellings	Employment land (ha)	Saved Policy <sup>4</sup> designation
CFS168	Grove House	4.52	28	0	Green Belt / Conservation Area
CFS284	Land off Ryecroft Lane (larger site)	6.10	180	0	Green Belt
CFS354 / FDR2227	Iford Way Town Lane	17.0	300	The site has capacity for employment as part of a mixed-use scheme but as redevelopment of an existing employment site it would not count as new employment land	Existing Employment Area
CFS355	Argonaught Holdings Limited. Land North of Carlisle Close	9.08	165	Safeguarded land	Green Belt / Conservation Area
CFS388	Land off Ryecroft Lane (smaller site)	4.41	133	0	Green Belt
CFS598	Town Lane/ Smith Lane	5.89	100	4.57 ha	Green Belt
FDR2358	Land to the north of Pavement Lane Farm	1.50	50	0	Green Belt

<sup>4</sup> In the adopted LPS

Option ref	Site name	Gross site area (ha)	Number of dwellings	Employment land (ha)	Saved Policy <sup>4</sup> designation
FDR2401A	Ryecroft Lane (larger site)	3.40	85 (plus 75 bed care home plus 30 bed specialist care unit)	0	Green Belt
FDR2401B	Ryecroft Lane (smaller site)	0.90	0 (75 bed care home plus 30 bed specialist care unit)	0	Green Belt

**Table Mobberley 2: Mobberley sites considered in Stage 4 of the SSM**

4.9 These sites are considered in further detail in this chapter and are all thought to be in conformity with the LPS Vision and Strategic Priorities.

4.10 The sites were assessed in a consistent way:

- Site visits to all sites
- Green Belt site assessments for those sites in the Green Belt; and
- Red/amber/green traffic light assessment and site commentary, with non-Green Belt sites considered first; then Green Belt sites that have been previously-developed and/or are well-served by public transport; followed by those Green Belt sites making the lowest contribution to Green Belt purposes identified in the GBSAs.
- Sustainability Appraisal and Habitats Regulations Assessment of all sites for which a traffic light assessment was completed. Information on accessibility can be found in the accessibility assessments, which is also included as criterion 14 in the traffic light assessments

4.11 The Green Belt site assessments are shown in Appendix 2 and the traffic light assessments are shown in Appendix 3 of this report. The results of the sustainability appraisal can be found in the Revised Publication Draft SADPD Sustainability Appraisal [ED 03] and the results of the Habitats Regulations Assessment can be found in the SADPD Habitats Regulations Assessment [ED 04].



## Stages 5 to 7: Evaluation and initial recommendations; input from infrastructure providers/statutory consultees; and final site selection

- 4.12 Using the SSM, and the iterative<sup>5</sup> assessment approach, the following sections of this chapter evaluate and assess the candidate sites. The work from each of the stages 5 to 7 of the SSM is presented together for each site.
- 4.13 As set out in ¶¶3.1-3.4 of this report, housing allocations are not necessary at the LSC tier of the settlement hierarchy and the residual LSC requirement for employment land is to be met at Holmes Chapel. However, there is a remaining requirement to identify safeguarded land around Mobberley. Therefore, work undertaken at stages 5-7 of the SSM considers the suitability of sites for safeguarded land.
- 4.14 All but one of the potential sites being promoted around Mobberley are in the Green Belt. As set out in the SSM, sites are considered iteratively: non-Green Belt brownfield sites first; followed by other non-Green Belt sites; then Green Belt sites, with first consideration given to sites that have been previously-developed and/or are well-served by public transport, followed by other Green Belt sites in accordance with the contribution made to Green Belt purposes. All Green Belt sites have been subject to a Green Belt Site Assessment (“GBSA”) (Appendix 2) to determine the contribution they make to Green Belt purposes.

### Non-Green Belt sites

#### Brownfield sites

- 4.15 There is one brownfield site that has been put forward for potential development in Mobberley. This is site CFS354 Ilford Way Town Lane.
- 4.16 As defined in the LPS and NPPF, safeguarded land is “land between the urban area and the Green Belt”. This site is within the urban area and as a result, it is not considered further as it does not meet the definition of safeguarded land.
- 4.17 As all land outside of the existing Mobberley settlement boundary is in the Green Belt, safeguarded land can only be found from those sites currently in the Green Belt.
- 4.18 Following the iterative approach, the next category of sites to be considered is non-Green Belt (greenfield) sites.

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<sup>5</sup> Further details on the iterative assessment approach can be found in the SADPD Site Selection Methodology Report.

## Other non-Green Belt sites (greenfield)

- 4.19 There are no other potential sites being promoted in Mobberley that are not in the Green Belt.
- 4.20 As defined in the LPS and NPPF, safeguarded land is “land between the urban area and the Green Belt”. As all land outside of the existing Mobberley settlement boundary is in the Green Belt, safeguarded land can only be found from those sites currently in the Green Belt.
- 4.21 It is clear that Mobberley’s requirement for safeguarded land cannot be met from land that is currently outside of the Green Belt; and there is a need to consider Green Belt sites through the SSM.

## Green Belt sites

- 4.22 As required by NPPF (¶138), “where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport”. Whilst the safeguarding of land does not release it for development, it is nevertheless a potentially significant step towards that end. With that in mind, the implications of this national policy requirement have also been assessed in relation to the release of Green Belt land for safeguarding through the SADPD.
- 4.23 The site assessment criteria set out in the SADPD Site Selection Methodology includes consideration of the brownfield/greenfield status of the land, as well as the availability of public transport, enabling these factors to be fully considered in the site selection. Table Mobberley 3 below provides assessments of the brownfield/greenfield status and public transport availability for each site under consideration. These assessments have been carried out in accordance with the detailed traffic light criteria set out in Appendix 2 of the Site Selection Methodology.

Site ref	Site name	Brownfield/greenfield?		Public transport frequency	
		Category	Commentary	Category	Commentary
CFS168	Grove House	R	The site is greenfield land.	G	There is a commutable bus service 88 to Knutsford from the centre of Mobberley as well as trains from Mobberley Station to Knutsford, Stockport and Manchester.
CFS284	Land off Ryecroft Lane (larger site)	R	The site is greenfield land.	G	There are two commutable bus services to Knutsford, Wilmslow and Altrincham from the centre of Mobberley as well as trains from Mobberley Station to Knutsford, Stockport and Manchester

Site ref	Site name	Brownfield/greenfield?		Public transport frequency	
		Category	Commentary	Category	Commentary
CFS355	Argonaught Holdings Limited. Land North of Carlisle Close	R	The site is greenfield land.	G	There are two commutable bus services to Knutsford, Wilmslow and Altrincham from the centre of Mobberley as well as trains from Mobberley Station to Knutsford, Stockport and Manchester
CFS388	Land off Ryecroft Lane (smaller site)	R	The site is greenfield land.	G	There are two commutable bus services to Knutsford, Wilmslow and Altrincham from the centre of Mobberley as well as trains from Mobberley Station to Knutsford, Stockport and Manchester
CFS598	Town Lane/Smith Lane	R	The site is greenfield land.	G	There are two commutable bus services to Knutsford, Wilmslow and Altrincham from the centre of Mobberley as well as trains from Mobberley Station to Knutsford, Stockport and Manchester
FDR2358	Land to the north of Pavement Lane Farm	R	The site is greenfield land.	G	There are two commutable bus services to Knutsford, Wilmslow and Altrincham from the centre of Mobberley as well as trains from Mobberley Station to Knutsford, Stockport and Manchester
FDR2401 A	Ryecroft Lane (larger site)	R	The site is greenfield land.	G	There are two commutable bus services to Knutsford, Wilmslow and Altrincham from the centre of Mobberley as well as trains from Mobberley Station to Knutsford, Stockport and Manchester
FDR2401 B	Ryecroft Lane (smaller site)	R	The site is greenfield land	G	There are two commutable bus services to Knutsford, Wilmslow and Altrincham from the centre of Mobberley as well as trains from Mobberley Station to Knutsford, Stockport and Manchester

**Table Moberley 3 Brownfield/ greenfield status and public transport availability**

- 4.24 All of the available Green Belt sites are greenfield sites and they are all well-served by public transport. As a result, they cannot be differentiated based on these factors and they should all be given first consideration under NPPF ¶138 by virtue of being well-served by public transport.
- 4.25 All Green Belt sites have been subject to a Green Belt Site Assessment (Appendix 2). As they are all given first consideration under NPPF ¶138, those making the lowest contribution to the purposes of Green Belt are considered first, following the iterative approach set out in the Site Selection Methodology.
- 4.26 Table Mobberley 4 below shows the contribution that each site makes to the purpose of Green Belt

Site Ref	Site Name	GBSA contribution to Green Belt purposes
CFS168	Grove House	Significant contribution
CFS284	Land off Ryecroft Lane (larger site)	Major Contribution
CFS355	Argonaught Holdings Limited. Land North of Carlisle Close	Significant contribution
CFS388	Land off Ryecroft Lane (smaller site)	Major Contribution
CFS598	Town Lane/Smith Lane	Major contribution
FDR2358	Land to the north of Pavement Lane Farm	Major Contribution
FDR2401A	Ryecroft Lane (larger site)	Major contribution
FDR2401B	Ryecroft Lane (smaller site)	Major contribution

**Table Mobberley 4: Green Belt site assessments summary results**

## Sites making ‘no contribution’ to Green Belt purposes

- 4.27 None of the potential sites in the Green Belt around Mobberley have been assessed in the Green Belt Site Assessments as making ‘no contribution’ to the purposes of Green Belt.
- 4.28 A review of the Green Belt Assessment Update (“GBAU”) reveals that there are no Green Belt parcels of land around Mobberley that make ‘no contribution’ to Green Belt purposes and therefore, there is no potential for any further sites to be found that make ‘no contribution’ to Green Belt purposes.
- 4.29 Mobberley’s safeguarded land requirements cannot be met from the land that is currently outside of the Green Belt and Green Belt sites making ‘no contribution’ to Green Belt purposes. As a result, there is a need to consider Green Belt sites making a ‘contribution’ to Green Belt purposes.

## Sites making a ‘contribution’ to Green Belt purposes

- 4.30 None of the potential sites in the Green Belt around Mobberley have been assessed in the Green Belt Site Assessments as making only a ‘contribution’ to the purposes of Green Belt.

- 4.31 A review of the GBAU reveals that there are no Green Belt parcels of land around Mobberley that make a ‘contribution’ to Green Belt purposes and therefore no further potential sites can be identified from land that makes a ‘contribution’ to Green Belt purposes.
- 4.32 Therefore it is necessary to consider sites that make a “significant contribution” to Green Belt purposes.

## Sites making a ‘significant contribution’ to Green Belt purposes

- 4.33 There are two potential sites around Mobberley that have been assessed in the Green Belt Site Assessments (GBSAs) as making a “significant contribution” to the purposes of Green Belt. These are
- CFS168 Grove House;
  - CFS355 Argonaught Holdings Limited, Land North of Carlisle Close.
- 4.34 Given that the requirement for safeguarded land is 2.15 ha, this report considers these two sites in order of size, with the smallest first.

## Site CFS168 Grove House

### Introduction

- 4.35 This greenfield site is 4.52 ha in size and is being considered for safeguarded land.
- 4.36 The site selection findings are summarised in table Mobberley 9 (Stage 4 of the SSM).

CFS168 site selection findings	
<b>Achievability</b>	<ul style="list-style-type: none"> <li>• The site falls within charging zone 5 in the CIL Charging Schedule. It is a greenfield site</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>• An overview of the assessed ‘traffic light’ criteria highlights a mix of green (11), amber (8), red (1)</li> <li>• Those criteria assessed as being amber are considered to be matters that can be addressed using appropriate mitigation measures:               <ul style="list-style-type: none"> <li>○ Landscape impact;</li> <li>○ Settlement Character and Urban Form;</li> <li>○ Compatible Neighbouring Uses;</li> <li>○ Heritage Assets;</li> <li>○ Ecology;</li> <li>○ Minerals interest;</li> </ul> </li> </ul>

CFS168 site selection findings	
	<ul style="list-style-type: none"> <li>○ Agricultural land; and</li> <li>○ Contamination issues</li> <li>● There is one red criterion, which arises from being a greenfield site.</li> </ul>

**Table Mobberley 9 CFS168 site selection findings**

**Stage 5: Evaluation and initial recommendations**

- 4.37 Overall, it is considered that site CFS168 performs reasonably well through the site selection methodology, although there are a number of factors that would require mitigation and the extent of mitigation measures required are likely to prevent the site from being developed if allocated in the future.
- 4.38 The “traffic light” assessments of this site shows that it performs well, in relation to most of the criteria. It is in a sustainable location and the accessibility assessment shows that it meets the minimum standard in relation to most of the required services and facilities. It is outside of the recommended distance for four of the facilities, with access to a supermarket, secondary school, medical centre and leisure facilities scoring ‘red’ in the assessment.
- 4.39 Of the traffic light criteria assessed as being amber, it is considered that appropriate mitigation measures could be put in place. There would be a landscape impact although it is likely that a number of mitigation measures could be put implemented.
- 4.40 The site is located between the 54 and 60 dB  $L_{Aeq,16hour}$  (07:00-23:00) aircraft noise contours. The Aircraft Noise Policy Background Report [ED 15] recommends that residential development should be allowed in areas subject to daytime noise levels between 54 and 63 dB  $L_{Aeq,16hour}$  (07:00-23:00) where the applicant can demonstrate that suitable noise control measures can achieve the appropriate ambient internal and external noise levels evidenced in the Aircraft Noise Policy Background Report [ED 15] to be included in the Aircraft Noise policy (ENV 13) in the Revised Publication Draft SADPD.
- 4.41 The site is within the Mobberley Conservation area and includes the Grade II listed Grove House. It is also in close proximity to Forge Cottage and Beech Cottage (also both Grade II listed). The Heritage Impact Assessment concludes that with substantial mitigation measures in place, there would be a slight adverse impact on heritage assets. These mitigation measures include restricting development to the western part of the site and not allowing any vehicular access from the eastern part of the site. With these mitigation measures in place, it is difficult to see how the site could be accessed.
- 4.42 The site has a number of hedgerows and hedgerow trees. There is some potential for protected species to be present. Any impacts on protected species could probably be mitigated but existing trees and hedgerows should be retained. There is a possibility that some of the grassland habitats on site may be of sufficient value to warrant retention, but a detailed survey in the summer would be required to assess this.

- 4.43 The site is within 50-250m of a known landfill site and there may be potential for contamination issues.
- 4.44 The site is in a known mineral resource area for sand and gravel. The Council would require the applicant to submit a Mineral Resource Assessment (MRA) as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.. The agricultural land quality of this area is grade 3, but it is not known whether this is classed as best and most versatile agricultural land (grades 1, 2 and 3a).
- 4.45 The site scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead.
- 4.46 The traffic light assessments do not reveal any significant issues in relation to highways impact, flooding/drainage issues; TPOs; air quality; public transport frequency; employment land loss; or distance to existing employment areas. The traffic light assessment of highways access also does not reveal any significant issues. However, with the mitigation measures in place required to address the impacts on heritage assets, it appears that the site could not be accessed.
- 4.47 The initial HRA screening has identified that the site is within 2.8 km of Midland Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar. Identified impact pathways are increased disturbance through recreational pressures and hydrological impacts through changes in groundwater quality and levels. This would require further assessment and potential mitigation through any potential future allocation.
- 4.48 The Green Belt Assessment for the site is included in Appendix 2 of this document and a summary provided in table Mobberley 10 below:

Consideration	Summary
Potential area for Green Belt release	CFS168, 4.52 ha north of Town Lane, east of Mobberley's built up area, as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' <b>Significant contribution</b> ' to Green Belt purposes.
Resulting Green Belt boundary	For the most part, the new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent, but any site policy would need to detail appropriate boundary treatments where the boundary is not currently marked by physical features.
Surrounding Green Belt	Release of this area of land would have some impacts for surrounding Green Belt parcels but would not materially alter the function of the surrounding Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or "a contribution" to Green Belt purposes.

**Table Mobberley 10 CFS168 GBAU Summary**

- 4.49 Exceptional circumstances are required to release this site from the Green Belt, which could include the inability to meet Mobberley's needs without removing land from the Green Belt, and by not meeting those needs would result in unsustainable development or a site specific reason is identified that would justify altering the Green Belt Boundaries.
- 4.50 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). There are no alternative suitable sites in Mobberley that make a lower contribution to Green Belt purposes that could be released instead of CFS168.
- 4.51 Overall, it is considered that the site performs reasonably well through the site selection process. It lies adjacent to the settlement of Mobberley and is in an accessible location. However, the need for substantial heritage impact mitigation measures is likely to mean that the site cannot be accessed. There is a requirement of 2.16ha of safeguarded land required in Mobberley and development would need to be restricted to the western part of the site. In addition to the lack of access, the site is significantly larger than required and it is not clear where a logical boundary could be drawn to create a smaller site.
- 4.52 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should go forward to Stage 6 of the SSM notwithstanding the issues with access and site size.

#### **Stage 6: Input from infrastructure providers / statutory consultees**

- 4.53 The consultation responses are summarised below, with a list also provided in the Appendix 5 of this Report:
- NHS CCG: An increase in patient population may have an impact on the capacity of Annandale Medical Centre and branch surgery in Mobberley.
  - Natural England: no issues identified.
  - CEC public rights of way: all sites should have the requirement for provision of high quality walking and cycling routes where possible.
  - Historic England: will require a heritage impact assessment.
  - Environment Agency: landfill within 100m.



- 4.54 The NHS Clinical Commissioning Group highlight that there may be an impact on the capacity of surgeries but given the scale of development envisaged at this site, this would not preclude development.
- 4.55 A heritage impact assessment has been carried out and concluded that with substantial mitigation measures in place, the impact on the significance of the Mobberley Conservation Area and listed buildings would be slight. However, these mitigation measures are likely to mean that the site cannot be accessed.

**Stage 7: Recommendation for Site CFS168 Grove House**

- 4.56 Following the infrastructure providers’ consultation, the issues with access and site size still remain.

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

**Site CFS355 Argonaught Holdings Limited Land North of Carlisle Close**

**Introduction**

- 4.57 This site is located adjacent to the settlement boundary to the north of the properties on Carlisle Close. It is approximately 9 ha in size and is being considered for safeguarded land.
- 4.58 The site selection findings are summaries in table Mobberley 11 (Stage 4 of the SSM).

<b>CFS355 site selection findings</b>	
<b>Achievability</b>	<ul style="list-style-type: none"> <li>● The site falls within charging zone 5 in the CIL Charging Schedule. It is a greenfield site.</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>● An overview of the assessed ‘traffic light’ criteria highlights a mix of green (9), amber (8), red (3)</li> <li>● Those criteria assessed as being amber are considered to be matters that can be addressed using appropriate mitigation measures:               <ul style="list-style-type: none"> <li>○ Landscape impact;</li> <li>○ Settlement Character and Urban Form;</li> <li>○ Highway impact;</li> <li>○ Heritage Assets;</li> <li>○ Flooding/drainage issues;</li> <li>○ Ecology;</li> <li>○ Minerals interest; and</li> <li>○ Agricultural land.</li> </ul> </li> <li>● There are three red criteria, which are:               <ul style="list-style-type: none"> <li>○ Compatible neighbouring uses;</li> <li>○ Highways access; and</li> </ul> </li> </ul>

	<b>CFS355 site selection findings</b>
	o Brownfield/greenfield.

**Table Mobberley 11 CFS355 site selection findings**

**Stage 5: Evaluation and initial recommendations**

- 4.59 In some areas, this site performs reasonably well through the site selection methodology, but there are a large number of issues that would require significant mitigation measures and there are other issues that are likely to prevent the site from being developed.
- 4.60 It is in a sustainable location and the accessibility assessment shows that it meets the minimum standard in relation to most of the required services and facilities. It is outside of the recommended distance for four of the facilities, with access to a supermarket, secondary school, medical centre and leisure facilities scoring 'red' in the assessment.
- 4.61 Of the traffic light criteria assessed as being amber, it is considered that appropriate mitigation measures could be put in place. There would be a landscape impact although it is likely that a number of mitigation measures could be put implemented; however these are likely to reduce the number of dwellings that could be accommodated
- 4.62 Given the size of the site, a transport assessment would be needed to look at the traffic impact on the local highway network; however it is considered likely that appropriate mitigation measures could be provided for any issues identified.
- 4.63 The heritage impact assessment has concluded that there would be some adverse impacts on the heritage significance of the Mobberley Conservation Area but with some fairly substantial mitigation measures, these could be reduced to slight. Measures required would include retention of open landscaped buffer zones to the north and east, ensuring that vehicular access to the site is taken from the west or the south and ensuring that any development is low rise and low density.
- 4.64 There are some small areas of medium and high risk of surface water flooding but mitigation measures would be possible through appropriate layout of the site. The site is not within flood zone 2 or 3.
- 4.65 The 'Fields Near Mobberley Brook' Local Wildlife site is located just to the north of this proposed allocation. Provided a buffer of open space is provided to the north of the development there would not be any likely direct impacts on the Local Wildlife Site. There may be protected species present but impacts on these species could probably be mitigated. There is a possibility that some of the grassland habitats on site may be of sufficient value to warrant retention, but a detailed survey in the summer would be required to assess this.

4.66 The site is in a known mineral resource area for sand and gravel. The Council will require the applicant to submit a Mineral Resource Assessment (MRA) as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. The agricultural land quality of this area is grade 3, but it is not known whether this is classed as best and most versatile agricultural land (grades 1, 2 and 3a).

4.67 The site scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead.

4.68 In relation to the compatible neighbouring uses, the site is affected by aircraft noise from aircraft arriving and departing from Manchester Airport. The Aircraft Noise Policy Background Report [ED 15] recommends the use of average summer daytime noise levels to determine where residential development may be appropriate. It recommends:

**1. Dwellings (houses, flats, bungalows and maisonettes)**

i. Planning permission for new dwellings will not normally be granted within areas subject to aircraft noise levels above the Significant Observed Adverse Effect Level (SOAEL)<sup>6</sup>.

ii. Planning permission for new dwellings will be granted in areas subject to daytime aircraft noise levels between the Lowest Observed Adverse Effect Level (LOAEL)<sup>7</sup> and the SOAEL where it is demonstrated by the applicant that:

- the internal ambient noise levels under summertime conditions with windows closed (and with the necessary ventilation to prevent overheating and ensure good indoor air quality) shall not exceed the levels set out in BS8233:2014 (or any successor to this standard),

4.69 The site is located between the between the 57 and 63 dB  $L_{Aeq,16hour}$  (07:00-23:00) contours. Policy ENV 13 states that "Planning permission for new dwellings will be granted in areas subject to daytime aircraft noise levels between the Lowest Observed Adverse Effect Level (LOAEL)<sup>8</sup> and the SOAEL" where it is demonstrated by the applicant that the internal ambient noise levels, external amenity areas noise levels; and night-time individual noise events.

4.70 Therefore , suitable noise control measures would be required in the context of any residential development.

4.71 In addition to the noise issues, the assessment of compatible neighbouring uses also highlights that there is a sewage works adjacent to the northern

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<sup>6</sup> Currently considered to be 63 dB  $L_{Aeq,16hour}$  (07:00 -23:00).

<sup>7</sup> Currently considered to be 54 dB  $L_{Aeq,16hour}$  (07:00 -23:00).

<sup>8</sup> Currently considered to be 54 dB  $L_{Aeq,16hour}$  (07:00 -23:00).

boundary of the site. This is likely to mean that development would need to be located away from this part of the site. An odour impact assessment would need to be produced to demonstrate that an acceptable level of amenity could be achieved. This issue may also mean that dwellings in close proximity to the sewage works would need to be of a type where external amenity spaces do not form an intrinsic part of the overall design because opportunities to incorporate odour mitigation measures at external amenity spaces are limited.

- 4.72 Whilst safeguarded land is not identified for any particular use, it is identified so that the Green Belt boundary retains a degree of permanence beyond the plan period. As such, safeguarded land should be provided in locations where it is likely to be able to assist in meeting future development requirements, should it be required to do so. It is also likely that future development requirements will include requirements for residential development. As a result, the constraints to residential development arising from aircraft noise should be considered in the assessment of the site's suitability for safeguarded land.
- 4.73 Highways access has also been identified as an issue. Carlisle Close / Oldfield Drive are not considered suitable to serve a large development. This is also the access road to the waste water treatment works. United Utilities has warned against increased traffic on this access route.
- 4.74 The traffic light forms do not reveal any significant issues in relation to TPOs, public transport frequency, contamination issues, employment land loss or distance to existing employment areas.
- 4.75 The initial HRA screening has identified that the site is within 2.8km of Midland Meres and Mosses Phase 1 Ramsar and Rostherne Mere Ramsar. Identified impact pathways are increased disturbance through recreational pressures and hydrological impacts through changes in groundwater quality and levels. It is also within the Impact Risk Zone area for air pollution / combustion. This would require further assessment and potential mitigation through any potential future allocation.
- 4.76 The Green Belt Assessment for the site is included in Appendix 2 of this document and a summary provided in table Mobberley 12 below.

Consideration	Summary
Potential area for Green Belt release	CFS 355 9.08ha north of Carlisle Close, east of Argonaught Holdings, as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' <b>Significant contribution</b> ' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this area of land would have some impacts for surrounding Green Belt parcels but would not materially alter the function of the surrounding Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable

	alternatives that make “no contribution” or “a contribution” to Green Belt purposes.
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**Table Mobberley 12: CFS355 GBAU Summary**

- 4.77 Exceptional circumstances are required to release this site from the Green Belt, which could include the inability to meet Mobberley’s needs without removing land from the Green Belt, and by not meeting those needs would result in unsustainable development or a site specific reason is identified that would justify altering the Green Belt Boundaries.
- 4.78 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e) There are no alternative suitable sites in Mobberley that make a lower contribution to Green Belt purposes that could be released instead of CFS355.
- 4.79 Overall, it is considered that the site performs well in some aspects of the site selection methodology. It lies adjacent to the settlement of Mobberley and is in an accessible location but there are a number of issues identified that would require significant mitigation measures and there are other issues, such as compatible neighbouring uses and highways access that are likely to prevent development.
- 4.80 The site is significantly larger than the safeguarded land requirement for Mobberley, and if required for development in the future, many areas of the site are likely to be constrained by the requirements to provide mitigation measures for a number of factors, including aircraft noise issues, landscape impact, impact on heritage assets, flood risk, access, proximity to the sewage works, and impact on ecology. The site is large, has no internal boundaries and it is unlikely that it could be subdivided to create a smaller site for safeguarded land. There are no internal features to mark a future Green Belt boundary created by designating a smaller part of the site as safeguarded land. Whilst it might be possible to create a feature to mark the boundary as part of any development, safeguarded land is not identified for development. Consequently, it is difficult to see how the site would meet the requirement of NPPF ¶139(f), which requires plans to “*define boundaries clearly, using physical features that are readily recognisable and likely to be permanent*”.
- 4.81 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors

considered in the SSM and summarised above, it was considered that this site should go forward to Stage 6 of the SSM notwithstanding the issues identified above.

### **Stage 6: Input from infrastructure providers / statutory consultees**

4.82 The consultation responses are summarised below, with a list also provided in the Appendix 5 of this Report:

- NHS CCG: An increase in patient population may have an impact on the capacity of Annandale Medical Centre and branch surgery in Mobberley.
- Natural England: The site is located near Rostherne Mere SSSI, Cotterill Clough SSSI, The Mere SSSI and Tatton Meres SSSI. It has triggered various IRZs for Air Pollution for industrial/agricultural development; Combustion for general combustion processes; and for all planning applications in respect of Cotterill Clough SSSI.
- CEC public rights of way: all sites should have the requirement for provision of high quality walking and cycling routes where possible.
- Historic England: will require a heritage impact assessment.
- United Utilities: The site is adjacent to Mobberley Wastewater Treatment Works and access road. Residential uses should only be permitted close to the boundary when it can be demonstrated that end users will not be exposed to unacceptable odour and noise disturbance. The access road from Oldfield Drive is used by tankers and large vehicles, and we would not want to increase use over this road.
- United Utilities: landfill within 250m.

4.83 The NHS Clinical Commissioning Group highlight that there may be an impact on the capacity of surgeries but given the scale of development envisaged at this site, this would not preclude development. Natural England have noted that the impact risk zones for combustion and air pollution have been triggered in respect of a number of SSSIs however the types of development of concern are unlikely to be considered on this site.

4.84 The issue raised by United Utilities has already been considered and any proposals would need to include an odour impact assessment. In addition, the site should not be accessed via their access road.

4.85 A heritage impact assessment has been produced (Appendix 4) which concludes that some development could be acceptable with some extensive mitigation measures in place.

### **Stage 7: Recommendation for CFS355 Argonaught Holdings Limited Land North of Carlisle Close**

4.86 Following the infrastructure providers' consultation, the issues with compatible neighbouring uses; access and site size still remain.

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site should not be identified for

safeguarded land and should remain in the Green Belt.

## Sites making a 'major contribution to Green Belt purposes

- 4.87 There are six potential sites in the Green Belt around Mobberley that have been assessed in the GBSAs as making a 'major contribution' to Green Belt purposes. These are CFS284 Land off Ryecroft Lane (larger site); CFS388 Land off Ryecroft Lane (smaller site); CFS598 Town Lane/Smith Lane; FDR2358 Land to the north of Pavement Lane Farm; FDR2401A Ryecroft Lane (larger site); and FDR2401B Ryecroft Lane (smaller site).
- 4.88 The sites considered so far in this report (brownfield sites; non-Green Belt sites; 'no contribution' Green Belt sites; 'contribution' Green Belt sites; and 'significant contribution' Green Belt sites could not deliver the required 2.16 ha of safeguarded land at Mobberley.
- 4.89 Under the initial disaggregated figure for safeguarded land set out in the Local Service Centres Safeguarded Land Distribution Report ED 53], there is still a remaining requirement for 2.16 ha of safeguarded land to be found in Mobberley
- 4.90 The only remaining available sites in Mobberley make a 'major contribution' to Green Belt purposes, which put them in the highest category in terms of their Green Belt function. The GBSAs for these sites highlight that the exceptional circumstances required to release these areas of land from the Green Belt arise from the exceptional circumstances set out in general terms in the GBAU. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries.
- 4.91 These general exceptional circumstances will only apply to these areas of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make "no contribution", a "contribution" or a "significant contribution" to Green Belt purposes). There are no site-specific exceptional circumstances identified to assist with making a case for Green Belt release of these sites.
- 4.92 Given the importance attached to Green Belt through national planning policy and the LPS, it will be important to minimise the harm to the Green Belt by minimising the amount of land to be released as well as by releasing land that makes a lower contribution to the purposes of Green Belt wherever possible.
- 4.93 In most circumstances, the iterative approach to Green Belt site selection considers sites against the alternatives at the settlement level. However, given that the safeguarded land is not allocated for development and no site-specific exceptional circumstances have been identified to support the release of the remaining 'major contribution' sites in Mobberley, the Local Service Centres

Safeguarded Land Distribution Report [ED 53] has considered alternative options for providing Mobberley's initial safeguarded land apportionment.

- 4.94 The Local Service Centres Safeguarded Land Distribution Report [ED 53] concludes that the remaining safeguarded requirement for Mobberley could be met by either redistributing it to the other inset LSCs, or by re-distributing it to Chelford. The revised preferred option as set out in that report is to redistribute Mobberley's 2.16 ha safeguarded land requirement to Chelford. This means that the safeguarded land requirement for Mobberley under the revised preferred option is 0.00 ha.
- 4.95 As set out in the Chelford Settlement Report [ED 26], this redistributed safeguarded land can be accommodated on sites that make a 'significant contribution' to Green Belt purposes, i.e. a lower contribution than the remaining 'major contribution' sites in Mobberley.
- 4.96 As a result, the remaining 'major contribution' sites in Mobberley have not been considered further in the site selection process.
- 4.97 In summary under the iterative approach, the remaining Green Belt sites making a 'major contribution' to Green Belt purposes have not been considered further in Mobberley the site selection process.
- 4.98 In conclusion, there are no sites recommended for inclusion in the SADPD for Mobberley (Stage 7).

### **Recommendation regarding the allocation of sites for safeguarded land in Mobberley (Stage 7)**

Taking into account and balancing the range of factors considered in the SSM, it is recommended that no sites should be allocated for safeguarded land in the SADPD at Mobberley



## 5. Retail planning

### Introduction

- 5.1 The purpose of this chapter is to set out how the council's policy position on retail and town centre matters to support Part 2 of the Local Plan (the SADPD) has been derived, drawing from relevant evidence and ensuring consistency with national planning policy. The chapter should be read alongside the retail evidence prepared to support the SADPD, including most recently the WYG Retail Study Partial Update (2020) [ED 17].

### Retail Overview

- 5.2 Mobberley is a village just to the east of the Key Service Centre of Knutsford.
- 5.3 Mobberley is a Local Service Centre, as set out in Policy EG 5 in the LPS in the Retail Hierarchy, where there will be 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.
- 5.4 Mobberley is identified as a Local Centre in the Macclesfield Borough Local Plan ("MBLP") and therefore does not currently have a designated centre boundary, but is shown as an 'existing shopping area' on the MBLP proposals map. The centre contains a range of retail and other complimentary uses.

### Complementary Strategies and Parking Provision

- 5.5 There are no council owned car parks in Mobberley, however off street parking is provided outside the main shopping area on Main Road.

### Retail Health Indicators and Analysis

- 5.6 The WYG Retail Study (2016) and updates prepared, most recently in 2020 (WYG Retail Study Partial Update [ED 17]) have evaluated the vitality and viability of the two Principal Towns in Cheshire East (Crewe and Macclesfield) and the nine Key Service Centres in the Borough. The WYG retail work has also considered the retail health and function of the LSCs.
- 5.7 A full health check is included in Appendix 4 of the WYG Retail Study (2016) (pp35 – 38)<sup>10</sup> and has been updated in appendix C of the WYG Retail Study Partial Update (2020) [ED 17]. The health check assessments draw on a number of key indicators in accordance with national guidance.

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<sup>10</sup>[http://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/cheshire\\_town\\_centres\\_study.aspx](http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx)

- 5.8 Mobberley 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 were also no vacant units.
- 5.9 For more detailed information on the village centre health check assessment for Mobberley please see Appendix 4 of the CERS 2016 (pp47 to 50) and appendix C of the WYG Retail Study Partial Update (2020) [ED 17].

## Retail and Leisure Boundaries

- 5.10 Mobberley has a defined shopping centre in the Macclesfield Borough Local Plan. This includes the units as described below. In addition to these units, on the opposite side of Town Lane, at the entrance to Harman Technology there is also a dentist, Mobberley Parish Council rooms and the premises of Lakshmi Beauty. These do not directly adjoin the existing Local Centre.

<b>Town Lane Mobberley Local Centre</b>	
Location and Description (including current status in the legacy local plan)	This area was designated as S4(20) an existing Shopping Area in the Macclesfield Borough Local Plan 2004. The Centre is now more extensive than S4 (20)
Total number of units	8
Range of uses	Chinese Take Away Golden Flower Medical centre Annandale Hair studio ADT Cleaning service Molly Maid Pharmacy Well Bakery Mobberley Village Cake shop Quirkee cakes Groceries –Co-Op Veterinary Surgery Ark
Proximity to other centres	The closest other centre is Knutsford.
Accessibility	The shopping area is very accessible by foot or by vehicle and is on a bus route
Environmental Quality	Good
Recommendations	This area is recommended to be identified as a local centre.

**Table Mobberley 14: Town Lane Mobberley Local Centre**

- 5.11 Table Mobberley 15 justifies the proposed amendments to be made to the current Mobberley 'existing shopping area' boundary as defined in the MBLP and indicated on Map Mobberley 7 in Appendix 6.

<b>Current Centre boundary</b>	<b>No. on Map and amendment proposed</b>	<b>Justification for amendment</b>
The corner of Enfield Road and Town Lane, encompassing 91-101 Town Lane only.	1 – 2 Proposed to extend the shopping area to the east and west along Town Lane from 109-83 Town Lane	To incorporate the additional, adjacent commercial units along Town Lane

**Table Mobberley 15: Local Centre boundary justification**

## Impact test threshold

- 5.12 WYG have assessed the floorspace thresholds for planning applications for retail and leisure uses above for which an impact assessment is required. The impact test threshold evidence, initially prepared in 2017, has been re-assessed through the 2020 WYG Retail Study Partial Update [ED 17].
- 5.13 The report recommends that for LSCs (including Mobberley), the impact test should be applied to proposals of 200sq.m or more that are outside of the village centre boundary for convenience, comparison, service and leisure uses (use classes A1, A2, A3, A4 and A5)<sup>13</sup>.

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<sup>13</sup> The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No. 757) is due to come into force on the 1st of September 2020. This will replace the Use Classes Order quoted in this report. These Regulations will create a new broad 'Commercial, business and service' use class (Class E) which incorporates the previous shops (A1), financial and professional services (A2), restaurants and cafes (A3) and offices (B1) use classes. Uses such as gyms, nurseries and health centres (previously in use classes D1 Non-residential institutions and D2 Assembly and leisure) and some other uses which are suitable for a town centre area are also included in the class. This new class allows for a mix of uses to reflect changing retail and business models. It also recognises that a building may be in a number of uses concurrently.

## 6. Settlement boundaries

### Introduction

6.1 As set out in the LPS, settlement boundaries currently comprise the existing settlement boundaries as defined in the saved policies and proposals maps of the former districts’ local plans, as amended to include sites allocated in the LPS (excluding safeguarded land). The LPS includes a commitment that

*“settlement boundaries will be reviewed and defined through the production of the Site Allocations and Development Policies DPD and neighbourhood plans”.*

6.2 The Settlement and infill boundaries review [ED 06] sets out the methodology for reviewing settlement boundaries in each of the Principal Towns, KSCs and LSCs. This uses a three-stage approach to defining settlement boundaries:

- i) review boundary in light of site allocations (in the adopted LPS and made neighbourhood plans or proposed through the SADPD)
- ii) consider extant planning consents and the relationship of land to the built-up area
- iii) review the relationship of settlement boundaries to physical features

6.3 Green Belt boundaries should only be altered in exceptional circumstances and whilst exceptional circumstances have been identified to justify alteration of boundaries to accommodate development needs, these do not extend to a general review of Green Belt boundaries. Consequently, for those settlements inset within the Green Belt, the settlement boundary will continue to be the same as the Green Belt inset boundary. Therefore, for those settlements, (including Mobberley), the settlement boundary review is limited to stage 1 only.

### Settlement boundary overview

6.4 The existing settlement boundary is defined by the Green Belt inset boundary in the MBLP.

6.5 For the purposes of review, this existing boundary has been divided into sections as set out in Table Mobberley 16 below.

Ref	Boundary section	Description of existing boundary
1	From the junction of Town Lane and Smith Lane	The settlement boundary follows the rear curtilages of those properties located to the east of Smith Lane until it reaches the access road to Valewood Farm.
2	Smith Lane east to Mobberley Brook and the waste water treatment works	The settlement boundary heads east from Smith Lane across farm land to the north of the access road to Valewood Farm towards Mobberley Brook and the sewage works.
3	Land to the east of Harman	The settlement boundary runs south, down

Ref	Boundary section	Description of existing boundary
	Technology to the rear of houses on Carlisle Close	the eastern side of Harman Technology to the rear of curtilages of the houses on Carlisle Close.
4	From the rear of curtilages of the houses on Carlisle Close to Town Lane.	The settlement boundary follows the rear of the curtilages of the houses on Carlisle Close until it reaches Town Lane.
5	Town Lane south to the east of the properties on Field Side Close and to the rear of Town field Road, Edenfield Road Meadowsweet Road to Pavement Lane	The settlement boundary run south from Town Lane and to east of the properties on Field Side Close and to the rear of Town field Road, Edenfield Road Meadowsweet Road to Pavement Lane
6	Pavement Lane west to Rycroft Lane and Town Lane	The settlement boundary run west from Pavement Lane and south of the curtilages of the properties on Springfield Road and Mayfield Road to Rycroft Lane before returning north to Town Lane.

**Table Mobberley 16: existing settlement boundary**

## Settlement boundary review

6.6 Each section of the existing settlement boundary has been reviewed using the methodology set out in the Settlement and Infill Boundaries Review. As Mobberley has a Green Belt inset boundary, the review is limited to stage 1 only in accordance with the methodology. The assessments and recommendations for defining the new boundary are set out in Table Mobberley 17 below.

Ref	Stage 1 Criteria A, B, C (allocated sites)	Boundary recommendations
1	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
2	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
3	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
4	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
5	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
6	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.

**Table Mobberley 17: Boundary review and recommendations**

6.7 There are no changes recommended to the existing settlement boundary which is shown on Map Mobberley 8 in Appendix 7.

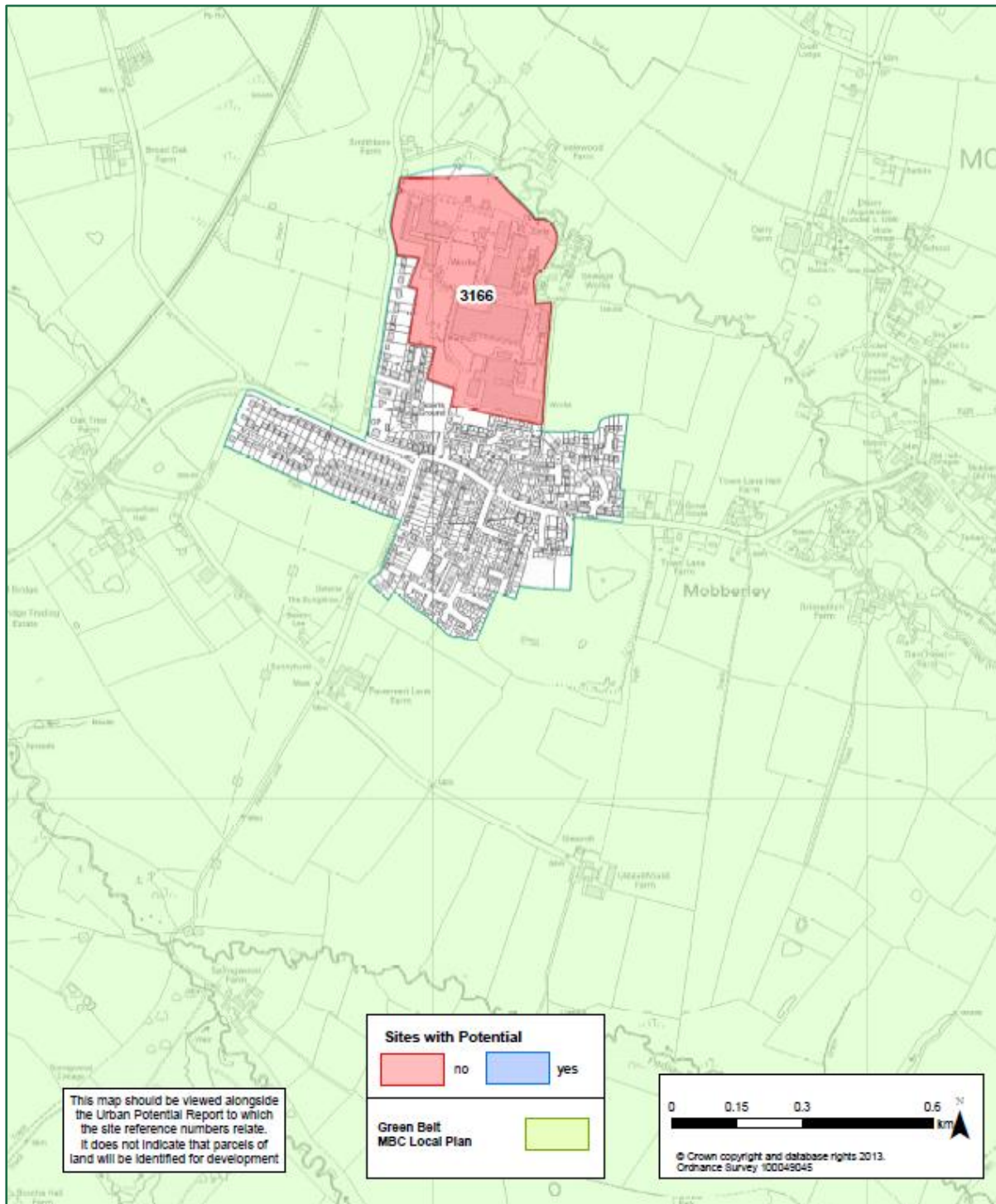
### **Green Belt boundary**

6.8 The recommended Green Belt inset boundary is also shown on Map Mobberley 8 in Appendix 7. This is the same as the settlement boundary.. Evidence to justify the extent of land proposed for release from the Green Belt in association with each site is included in the Green Belt Site Assessments in Appendix 2.

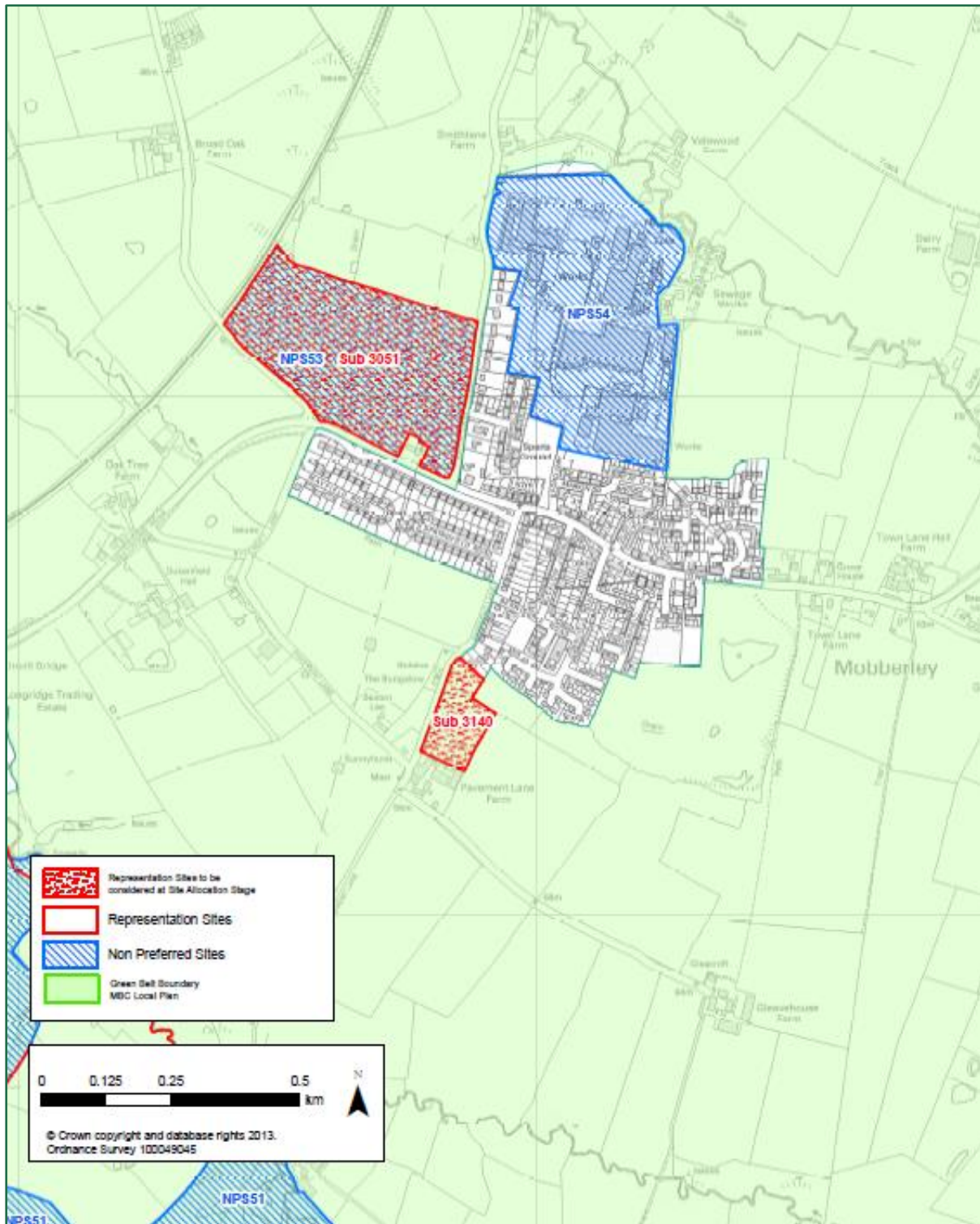
# 6 Appendices

## Appendix 1: Site selection maps and table

### Stage 1 site maps

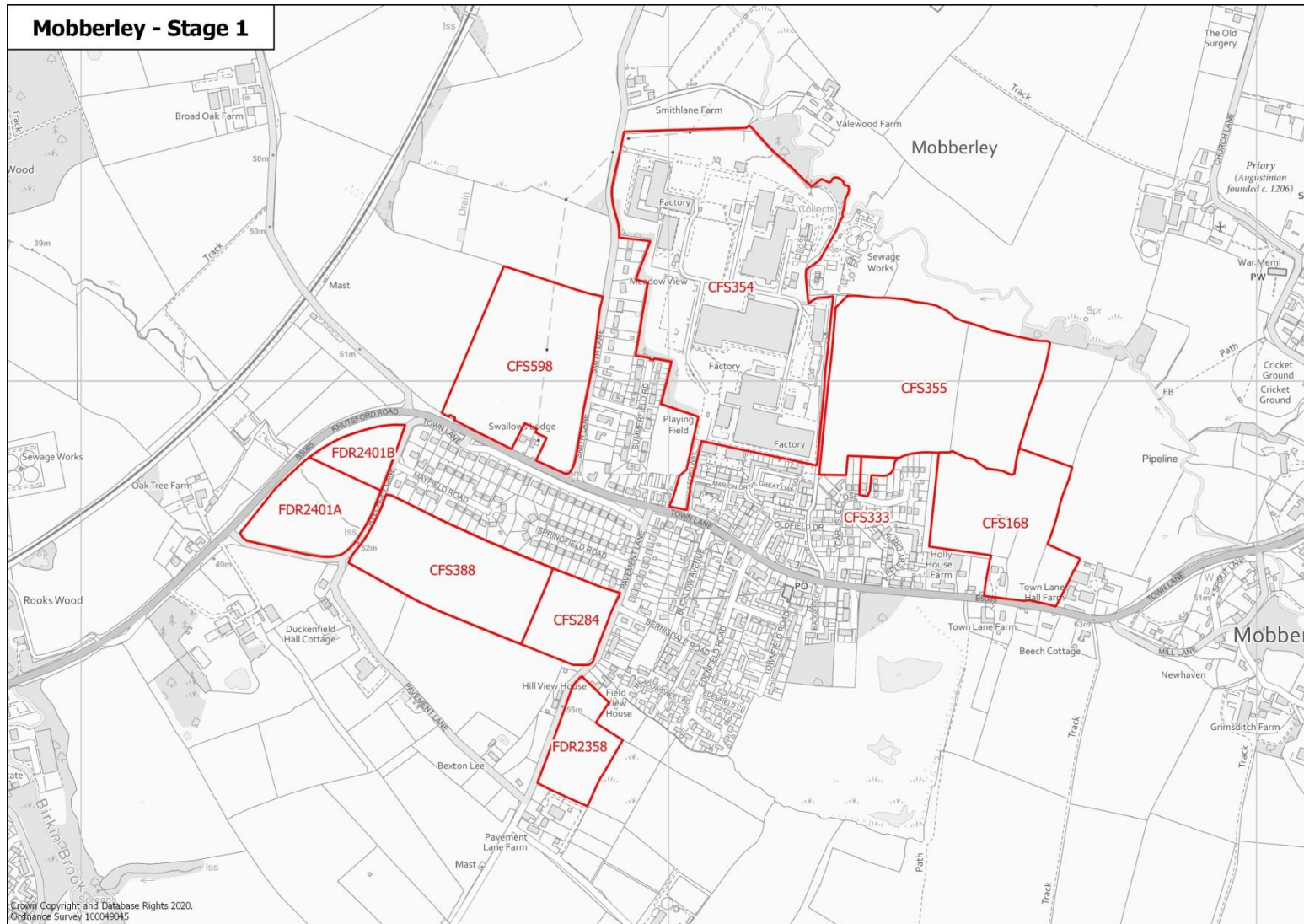


Map Mobberley 3: Urban Potential Assessment Sites (2015)



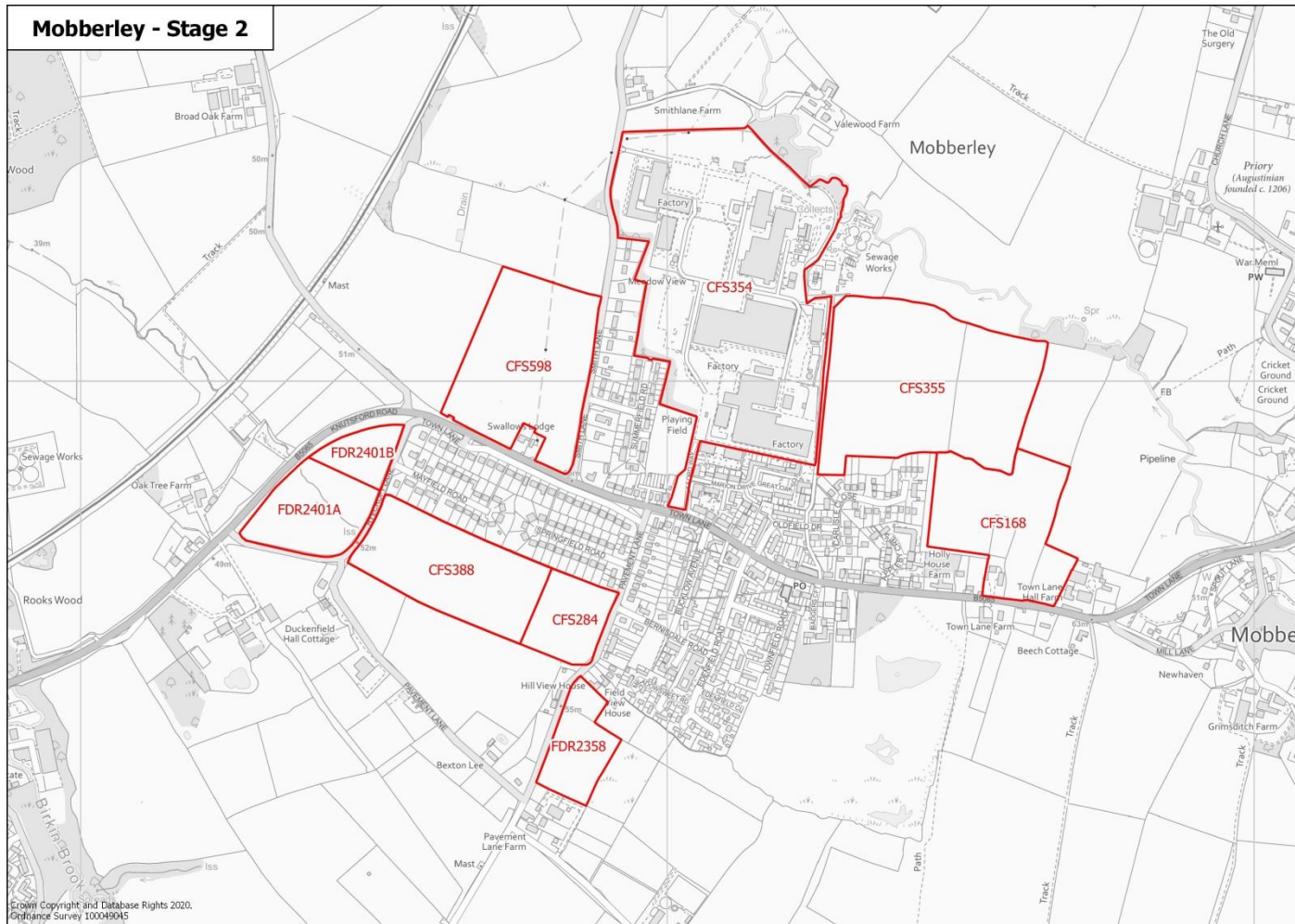
**Map Mobberley 4: Edge of Settlement Assessment 2015**





**Map Mobberley 5: Call for Sites (2017) First Draft SADPD consultation sites (2018) and initial Publication Draft SADPD consultation sites (2019)**

## Stage 2 sites map



Map Mobberley 6: Stage 2 sites

## C: Stage 1 and Stage 2 sites

Source <sup>14</sup>	Ref	Site name and address	Size (ha) <sup>15</sup>	No of dwgs <sup>16</sup>	Emp land (ha)	Retail (ha)	Other uses? <sup>17</sup>	Sifted out? (Y/N)	Comments
B	3166 / NPS54	Ilford's, Ilford Way, Mobberley	15.70	237	0 (the site has capacity for employment as part of a mixed-use scheme but as redevelopment of an existing employment site it would not count as new employment land)	0	0	Y	The site is now being promoted as 'Ilford Way /Town Lane' (ref CFS354) and is considered as such below.
C	SUB3140	Land to the north of Pavement Lane Farm	1.50	45	0	0	0	Y	The site was not being actively promoted and was therefore sifted out. It has now been resubmitted and is considered as site FDR2358 below

<sup>14</sup> A – LPS Final Site Selection Reports (July 2016), B – Urban Potential Assessment (August 2015), C – Edge of Settlement Assessment (August 2015), D – Call for sites (June 2017), E – LPS Examination Hearings (October 2016). ). F – First Draft SADPD consultation (October 2018).

<sup>15</sup> Numbers in brackets are the developable areas, when stated in the call for sites / first draft SADPD representation.

<sup>16</sup> Figure as stated in call for sites / first draft SADPD representation or estimated at 30 dwellings per hectare.

<sup>17</sup> Exclude sites that: can't accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside as defined in the LPS and are not currently compliant with those policies; are not being actively promoted; have planning permission as at 31/3/18; are in use (unless there is clear indication that this will cease); contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield); are LPS Safeguarded Land; are allocated in the LPS.

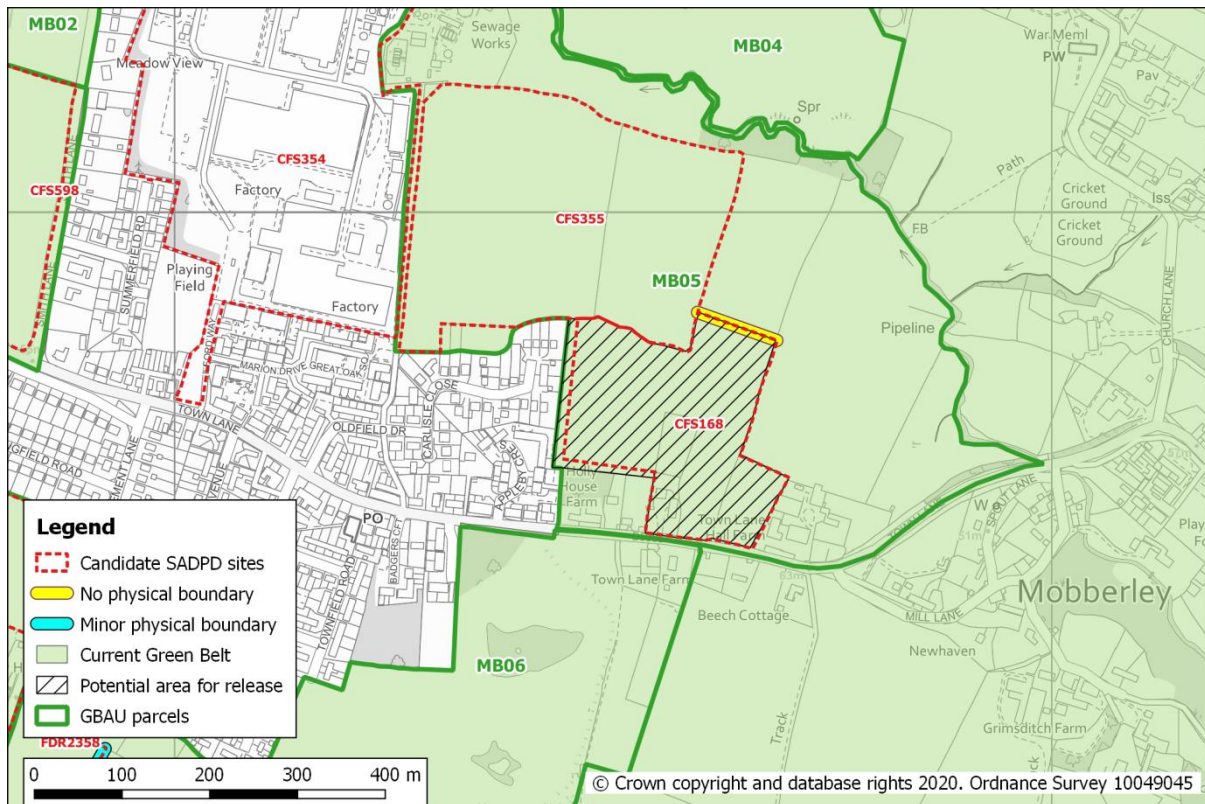
Source <sup>14</sup>	Ref	Site name and address	Size (ha) <sup>15</sup>	No of dwgs <sup>16</sup>	Emp land (ha)	Retail (ha)	Other uses? <sup>17</sup>	Sifted out? (Y/N)	Comments
C	SUB3051 / NPS53	Land between Town Lane, Smith land and the railway	11.75	200	0	0	0	Y	The site as a whole is not being actively promoted. Part of the site is now being promoted as 'Town Lane/Smith Lane' (ref CFS598) and is considered as such below.
D	CFS168	Grove House	4.52	28	0	0	0	N	
D/G	CFS284 PBD984	Land off Ryecroft Lane (larger site)	6.10	180	0	0	0	N	Site CFS388 also forms part of this site.
D	CFS333	Land to the north of 23 Carlisle Close	0.21 (0.15)	5	0	0	0	Y	The site is not being actively promoted .
D/F	CFS354 / FDR2227	Iford Way Town Lane	17.0 (15.0)  Residential c.10.6 ha	300	0 (the site has capacity for employment as part of a mixed-use scheme but as redevelopment of an existing employment site it would not count as new employment land)	0	Open Space c.3.6 ha Care home; commercial; and community uses.	N	
D/G	CFS355	Argonaught Holdings	9.08	165	0	0	Possible safeguarding /	N	

Source <sup>14</sup>	Ref	Site name and address	Size (ha) <sup>15</sup>	No of dwgs <sup>16</sup>	Emp land (ha)	Retail (ha)	Other uses? <sup>17</sup>	Sifted out? (Y/N)	Comments
		Limited. Land North of Carlisle Close PBD1566	Residential c. 5.5 ha				retention in the Green Belt as part of Mixed-use developments on Green Belt / Safeguarded Land		
D	CFS388	Land off Ryecroft Lane (smaller site)	4.41	133	0	0	0	N	This site forms part of the larger site CFS284
D	CFS598	Town Lane/ Smith Lane	5.89 (4.57)	100	Up to 4.57ha of B2 starter units	0	Community facilities e.g. Village Hall	N	
F/G	FDR2358	Land to the north of Pavement Lane Farm PBD1749	1.50	50	0	0	0	N	
F/G	FDR2401A PBD1629	Ryecroft Lane (larger site)	3.40	85	0	0	3 storey 75 bed care home, 30 bed specialist care unit, and club house.	N	
F/G	FDR2401B PBD1629	Ryecroft Lane (smaller site)	0.90	0	0	0	3 storey 75 bed care home and 30 bed specialist care unit.	N	This site is a smaller part of FDR2401A

**Table Mobberley 18: Stage 1 and Stage 2 sites**

## Appendix 2: Green Belt Site Assessments

### GBSA: CFS168 Grove House



**Map CFS168 Boundary and Potential Area of Release from the Green Belt**

#### Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt and is within GBAU Parcel MB05. The potential development site in question is a 4.52ha area of land within the southern section of the parcel proposed for 28 dwellings to the rear of Grove House, a Grade II listed building fronting onto Town Lane. The site and parcel boundaries differ.

#### Boundary Considerations / Area Considered for Removal from Green Belt

To avoid leaving a narrow finger of Green Belt between the site and the rear of properties on Carlisle Close / Appleby Crescent, this thin strip would also be removed.

For the most part, the new Green Belt boundary would be defined using physical features that are likely to be permanent. These are the western boundary of Town Lane Hall Farm along the route of the Public Right of way 210/FP21/1, and field boundaries on the northern and southern sides. There is a part of the northern boundary that would not be defined by a physical feature on the ground.

If this site is to be released from the Green Belt, the detailed site selection work must demonstrate that a new Green Belt boundary can be defined using physical features

that are readily recognisable and likely to be permanent. Any accompanying site policy would need to specify how the boundary would be defined.

### Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel MB05 within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
MB05: Area of land north of Town Lane, east of Harman Technology and south of Mobberley Brook	Located adjacent to an existing employment site and a residential area, this parcel is well contained by a local road network and Mobberley Brook. The majority of this land is relatively flat agricultural land lined with mature trees and hedging. There is also a sewage works and a cluster of residential, agricultural building located along Town Lane. Other than the area adjacent to Town Lane, the parcel remains open in character. The parcel has a major contribution to the purpose of preserving the historic settlement due to the conservation area being located within the parcel. The parcel has a limited contribution to assisting urban regeneration.	Significant contribution

### Green Belt Assessment of Potential Area for Release

The area to be released from the Green Belt is wholly within Green Belt parcel MB05, but comprises approximately a quarter of the parcel. Therefore it is necessary to assess the area for release against the five principles of Green Belt as set out in the table below. This assessment has been carried out in accordance with the methodology set out in sections 4.4 and 4.5 of the GBAU and relates to the potential area of land to be released from the Green Belt, as shown on the map.

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant Contribution: The site is directly to the north east of Mobberley village immediately north of Town Lane and west of Carlisle Close. Whilst development extends along Town Lane between the proposed site CFS168 and Mobberley village, the site is still important in preventing further ribbon development in this area. Whilst most of the boundaries are prominent tree and hedge lined field boundaries, there is a part of the northern boundary that would not be defined. The site is adjacent to the urban area but it is not well contained by it and would not represent rounding off of the settlement pattern.
2 Prevent neighbouring towns merging into one another	No Contribution: The site does not play a role in preventing Mobberley from merging with another settlement.
3 Assist in safeguarding the countryside from encroachment	Significant Contribution: Whilst most boundaries are prominent, there is a part of the northern boundary that is not defined which could allow further encroachment. The site includes mostly agricultural land; however urbanising influences are present adjacent along Town Lane. The area has no built form, no long-line views and low vegetation; therefore is has a major-

<b>Green Belt Purpose</b>	<b>Assessment</b>
	significant degree of openness. Whilst adjacent to the settlement the area has a strong relationship with the open countryside. There is a public footpath running along its eastern boundary which provides access to the countryside and is a beneficial use.
4 Preserve the setting and special character of historic towns	Major contribution: Mobberley is a historic town which is in the Domesday Book and has a designated Conservation Area. The Conservation Area encompasses a large section of the Green Belt including the whole of the proposed site CFS168. There is also a listed building, Grove House located within the site.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Mobberley has 0.1% brownfield urban capacity for potential development, therefore the site makes a limited degree of contribution to the purpose.
Overall evaluation	Located adjacent to an existing residential area, this site is not particularly well contained and would need boundary enhancements to the north. The majority of this land is relatively flat agricultural land lined with mature trees and hedging. Other than the area adjacent to Town Lane, the parcel remains open in character. The parcel has a major contribution to the purpose of preserving the historic settlement illustrated by its Conservation Area status and the presence of a listed building. The site has a limited contribution to assisting urban regeneration.
<b>Overall assessment</b>	<b>Significant contribution</b>

### Surrounding Green Belt

A review of surrounding GBAU parcels has been carried out to determine:

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential for release from Green Belt</b>	<b>Impacts on adjacent parcels of releasing this site</b>	<b>Impacts on this site of releasing additional adjacent land</b>
MB06	Significant Contribution	This parcel contains no sites being considered for release from the Green Belt.	Although adjacent, there is very limited visual connection between the site and parcel MB06 due to the presence of intervening development. Release of this site is unlikely to impact on the Green Belt function of MB06	No adjacent land considered for release.
MB05	Significant Contribution	This parcel contains no sites being considered for	Releasing Site CFS168 from the Green Belt would leave the	No adjacent land considered for release.



GBAU parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
		release from the Green Belt.	remainder of parcel MB05 to the north and east of the site, as well as a small parcel containing Grove House. There would be an increased urbanised influence to the south of the parcel; however boundary treatments would be needed along the northern edges of site CSF168 in order to ensure new recognisable boundaries that are likely to be permanent. In terms of preserve the setting and special character of Mobberley, this function of the Green Belt would be significantly lessened. .	

The area also sits within the GBAU General Area MO1 which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt would not undermine the overall Green Belt function of the wider area.

### Exceptional Circumstances

The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are; the need to allocate sufficient land for market and affordable housing development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

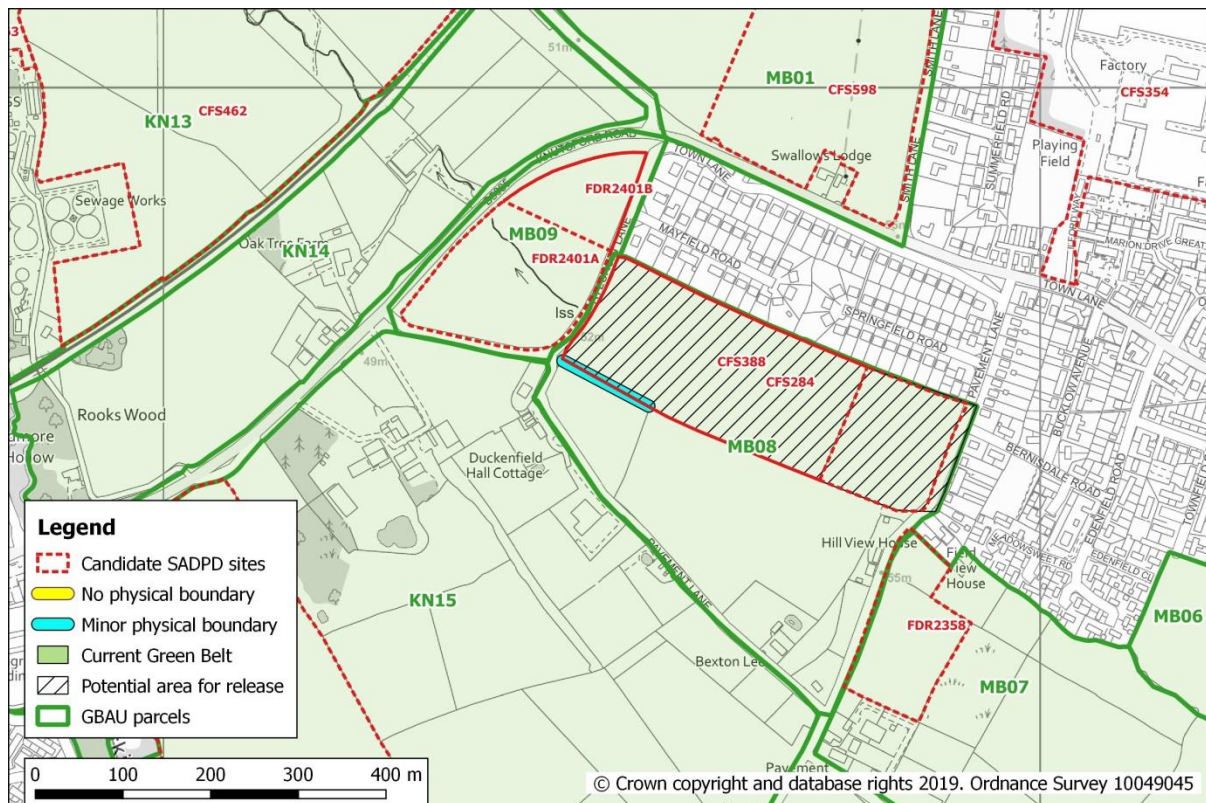
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” or a “contribution” to Green Belt purposes).

The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

## Summary

Consideration	Summary
Potential area for Green Belt release	CFS168, 4.52 ha north of Town Lane, east of Mobberley's built up area, as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' <b>Significant contribution</b> ' to Green Belt purposes.
Resulting Green Belt boundary	For the most part, the new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent, but any site policy would need to detail appropriate boundary treatments where the boundary is not currently marked by physical features.
Surrounding Green Belt	Release of this area of land would have some impacts for surrounding Green Belt parcels but would not materially alter the function of the surrounding Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or "a contribution" to Green Belt purposes.

## GBSA: CFS284 Land off Ryecroft Lane (larger site)



**Map CFS284: Boundary and Potential Area for Release from the Green Belt**

### Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt and it lies within GBAU parcel MB08. The site's eastern and western boundaries broadly correspond with the parcel boundaries, but the southern boundary is different.

### Boundary Considerations / Area Considered for Removal from Green Belt

In addition to the site itself, it would also be necessary to release the area of land east of the site boundary (highway land at Pavement Lane) to avoid leaving a narrow strip of Green Belt.

The new Green Belt boundary would be defined by physical features that are readily recognisable. These are Ryecroft Lane to the west and the existing field boundaries to the south. Whilst most of the southern boundary comprises a hedge and mature trees, its western end is defined by an unsubstantial post and wire fence. Consideration would need to be given to the appropriate boundary treatments required to ensure that this boundary endures over the longer term.

### Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel MB08 within which the site is located.

Parcel	Overall Evaluation	Overall Assessment
MB08: Area to rear of properties on Mayfield Road and Springfield Road, between Rycroft Lane and Pavement Lane	Contains Mobberley south and western urban edge and is bound by Pavement Lane, Rycroft Lane and the urban edge. Made up largely of agricultural land, development here would lead to encroachment and significant erode the already narrow gap between settlements. Also prevents ribbon development extending outwards into the open countryside. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.	Major contribution

### Green Belt Assessment of Potential Area for Release

The area to be released from the Green Belt is wholly within Green Belt parcel MB08, but comprises approximately half of the parcel. Therefore it is necessary to assess the area for release against the five principles of Green Belt as set out in the table below. This assessment has been carried out in accordance with the methodology set out in sections 4.4 and 4.5 of the GBAU and it relates to the potential area of land to be released from the Green Belt, as shown on the map.

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant Contribution: The site CFS284 adjoins the residential properties along Mayfield Road and Springfield Road and is relatively well connected to the urban settlement area, although it is not well-contained by it. Whilst the far eastern end of the site might be described as rounding off the settlement pattern, the majority of the site would not. The southern outer boundary of the site is not particularly strong to prevent future encroachment. The area plays a role in preventing ribbon development extending out from Mobberley along Rycroft Lane and Pavement Lane.
2 Prevent neighbouring towns merging into one another	Major Contribution: The site is within an essential gap between Knutsford and Mobberley which are less than 700m apart. Development here would significantly reduce the actual and perceived gap between the settlements.
3 Assist in safeguarding the countryside from encroachment	Significant Contribution: The southern outer boundary of the site is not particularly strong to prevent future encroachment. The site consists of two large fields lined with a ribbon of intermittent trees. It has no built form, very limited long line views and low vegetation, giving it a major-significant degree of openness. Although adjacent to the urban area, urbanising influences on the site are limited and it has a strong relationship with the open countryside.
4 Preserve the setting and special character of historic towns	No contribution: Mobberley is a historic town which is in the Domesday Book and has a designated Conservation Area however the Conservation Area is located on the eastern side of the Green Belt.

<b>Green Belt Purpose</b>	<b>Assessment</b>
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Mobberley has 0.1% brownfield urban capacity for potential development, therefore the site makes a limited degree of contribution to the purpose.
Overall evaluation	The site makes a significant contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment. Whilst its contribution to preserving the setting of historic towns and assisting in urban regeneration is more limited, it makes a major contribution to preventing neighbouring towns from merging. Due to the narrowness of the gap and visibility between the settlements, it is considered that the site makes a major contribution to Green Belt purposes overall.
<b>Overall assessment</b>	<b>Major contribution</b>

### Surrounding Green Belt

A review of surrounding GBAU parcels has been carried out to determine:

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential for release from Green Belt</b>	<b>Impacts on adjacent parcels of releasing this site</b>	<b>Impacts on this site of releasing additional adjacent land</b>
KN15	Major contribution	Parcel KN15 contains site CFS596 which is also being considered through the site selection methodology	The release of CFS284 would narrow the gap between Mobberley and Knutsford; meaning that parcel KN15 would play an even more vital role in the prevention of settlements merging than it already does. Release of CFS284 may also increase views of the urban area from KN15, potentially affecting its openness.	The release of CFS596 would significantly narrow the gap between Mobberley and Knutsford, meaning that CFS596 would play an even more vital role in preventing the settlements from merging.
MB08	Major Contribution	Parcel MB08 also contains site CFS388 which is being considered through the site selection methodology.	The release of CFS284 would make the role of MB08 even more important to preserve the gap between Mobberley and Knutsford. There is a strong visual connection between	Site CFS388 is a smaller part of this site CFS284 and would only be released instead of it (not in addition to it).

GBAU parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
			site CFS284 and the remaining part of parcel MB08 and its release may increase views of the urban area.	
MB09	Major Contribution	Parcel MB09 contains sites FDR2401A and FDR2401B which are also being considered through the site selection methodology.	The release of CFS284 would narrow the gap between Mobberley and Knutsford; meaning that parcel MB09 would play an even more vital role in the prevention of settlements merging than it already does. Release of CFS284 may also increase views of the urban area from MB09, potentially affecting its openness.	The release of FDR2401B would narrow the gap between Mobberley and Knutsford significantly. If this site were to be released from the Green Belt, then it might be argued that CFS284 would play a slightly reduced role in prevention of merging as it would not narrow the gap further than FDR2401B had done already.

The area also sits within the GBAU General Area MO1 which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt may undermine the overall Green Belt function of this General Area in terms of maintaining separation between Mobberley and Knutsford.

### Exceptional Circumstances

The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are; the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

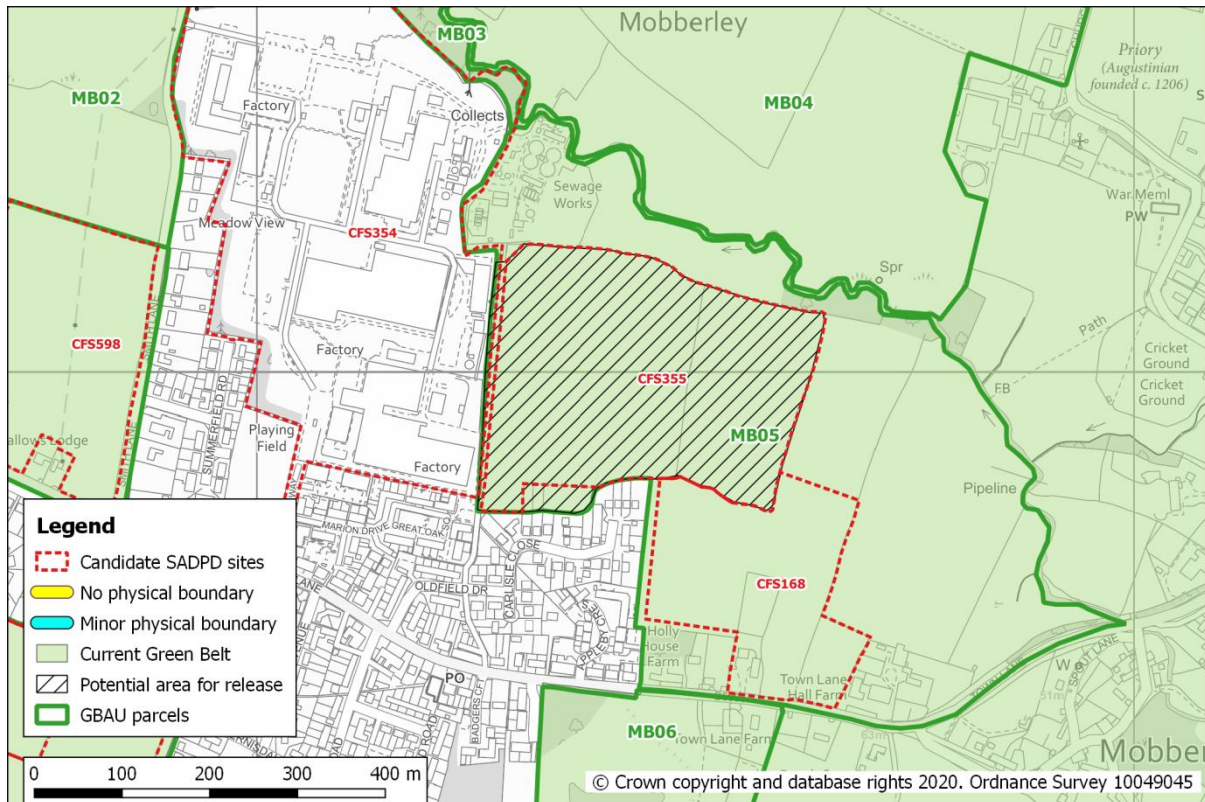
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, a “contribution”, or a

“significant contribution” to Green Belt purposes). The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

## Summary

Consideration	Summary
Potential area for Green Belt release	CFS284 land south of Ryecroft Lane, 6.1ha as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' <b>Major contribution</b> ' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable but any future site policy should give details of appropriate boundary treatments required to make sure they are likely to be permanent.
Surrounding Green Belt	Release of this area of land would have some impacts for surrounding Green Belt parcels and could undermine the overall Green Belt function of the General Area in terms of maintaining separation between Knutsford and Mobberley.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution”, a “contribution”, or “a significant contribution” to Green Belt purposes.

## GBSA: CFS355 Argonaught Holdings Limited Land North of Carlisle Close



Map CFS355 Site Boundary and Potential Area for Release from the Green Belt

### Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt and it lies within Green Belt Parcel MB05. The site boundaries and parcel boundaries are different.

### Boundary Considerations / Area Considered for Removal from Green Belt

If this site were to be removed from the Green Belt, it would also seem logical to remove the sewage works access track (between the site's western boundary and the existing inset boundary) to avoid leaving a very narrow strip of Green Belt.

The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent. These are the prominent tree and hedge-lined field boundaries at the site's edges.

### Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel MB05 within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
MB05: Area of land north of Town Lane, east of	Located adjacent to an existing employment site and a residential area, this parcel is well contained by a local road network and	Significant contribution



Harman Technology and south of Mobberley Brook	Mobberley Brook. The majority of this land is relatively flat agricultural land lined with mature trees and hedging. There is also a sewage works and a cluster of residential, agricultural building located along Town Lane. Other than the area adjacent to Town Lane, the parcel remains open in character. The parcel has a major contribution to the purpose of preserving the historic settlement due to the conservation area being located within the parcel. The parcel has a limited contribution to assisting urban regeneration.	
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### Green Belt Assessment of Potential Area for Release

The area to be released from the Green Belt is wholly within Green Belt parcel MB05, but comprises approximately a third of the parcel. Therefore it is necessary to assess the area for release against the five principles of Green Belt as set out in the table below. This assessment has been carried out in accordance with the methodology set out in sections 4.4 and 4.5 of the GBAU and it relates to the potential area of land to be released from the Green Belt, as shown on the map.

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant Contribution: The site is directly north west of Mobberley's built form, adjacent to the Harman Technology site to the west and the rear of the properties on Carlisle Close. The boundaries are reasonable and would be likely to prevent further encroachment in the future. Whilst the western end of the site is adjacent to the urban area, the site overall is not well connected to the urban area and is not well contained by it. Other than the south-western corner, the site and would not represent rounding off of the settlement pattern. The site does not play a role in preventing ribbon development.
2 Prevent neighbouring towns merging into one another	No Contribution: In most respects this land is open in character. The site forms part of the wider Green Belt between Mobberley, Hale Barnes and Wilmslow. However, the nearest settlements are more than 2 miles apart.
3 Assist in safeguarding the countryside from encroachment	Significant Contribution: The boundaries are reasonable and would be likely to prevent further encroachment in the future. The site is adjacent to the urban area. It is relatively well-screened from existing development although there are some views of the adjacent industrial complex. The site itself is free from built development, has some open long line views and mainly low vegetation. Overall, it has a major degree of openness. It also enjoys a strong connection with the open countryside.
4 Preserve the setting and special character of historic towns	Major contribution: Mobberley is a historic town which is in the Domesday Book and has a designated Conservation Area. The Conservation Area encompasses a large section of the Green Belt including the whole of the proposed site CFS355.

<b>Green Belt Purpose</b>	<b>Assessment</b>
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Mobberley has 0.1% brownfield urban capacity for potential development, therefore the site makes a limited degree of contribution to the purpose.
Overall evaluation	The site makes a major contribution to preserving the setting and special character of historic towns and a significant contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment. It only plays a limited role in assisting with urban regeneration and no role in the prevention of settlements merging. Overall it is considered to make a significant contribution to Green Belt purposes.
<b>Overall assessment</b>	<b>Significant contribution</b>

### Surrounding Green Belt

A review of surrounding GBAU parcels has been carried out to determine:

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential for release from Green Belt</b>	<b>Impacts on adjacent parcels of releasing this site</b>	<b>Impacts on this site of releasing additional adjacent land</b>
MB04	Major contribution	This parcel contains no sites being considered through the site selection methodology.	There is very limited visual connection between this site and parcel MB04 due to the intervening treed field boundary and Mobberley Brook. Release of CFS355 would not impact on the Green Belt function of parcel MB04	No additional land being considered for release.
MB05	Significant Contribution	In addition to this site, parcel MB05 contains sites CFS168 which is also being considered through the site selection methodology.	Releasing Site CFS355 from the Green Belt would leave the remainder of parcel MB05 to the south and east of the site. There may be some increased views of the urban area from the remaining parcel although the treed field boundaries would help to minimise the visual impact to an extent. Release of this site would also remove	Release of CFS168 would not impact on the potential to also release CFS355.

GBAU parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
			part of the open nature of the Mobberley Conservation Area.	

The area also sits within the GBAU General Area MO1 which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt would not undermine the overall Green Belt function of the wider area.

### Exceptional Circumstances

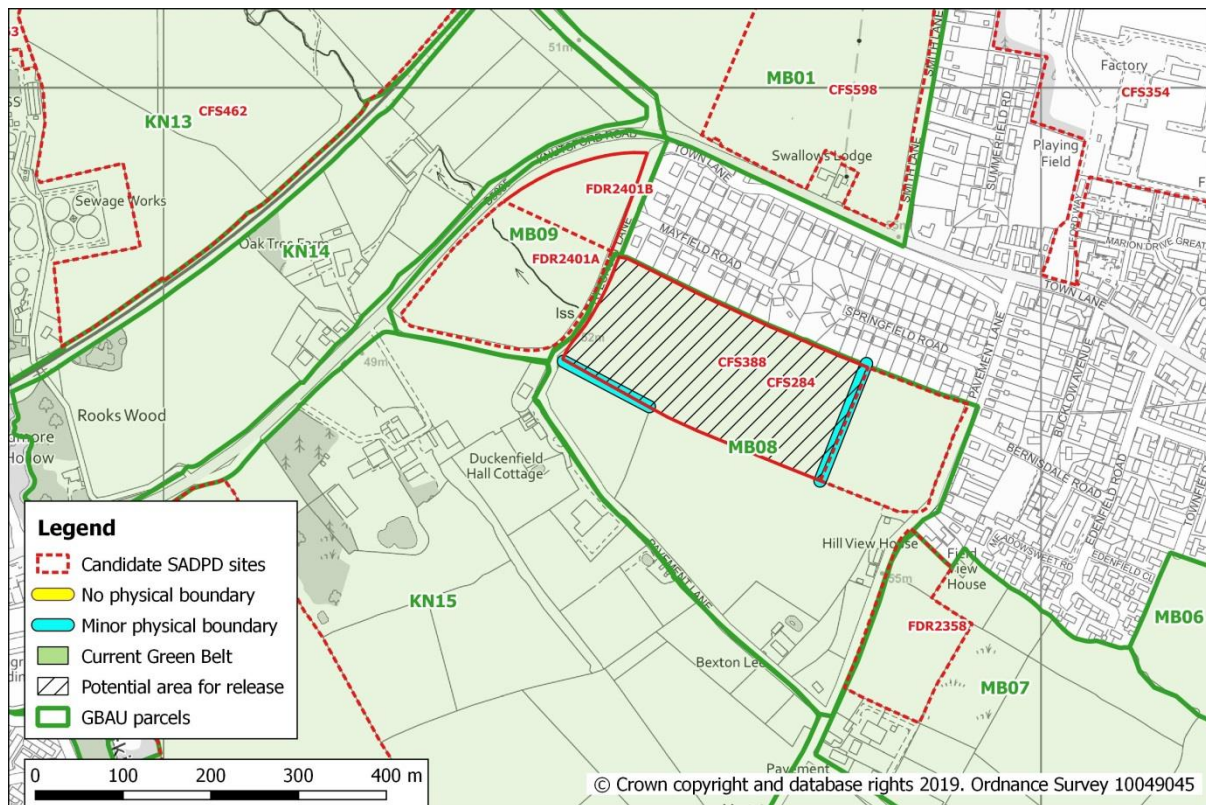
The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS.. These are; the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, or a “contribution” to Green Belt purposes). The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

### Summary

Consideration	Summary
Potential area for Green Belt release	CFS355 9.08ha north of Carlisle Close, east of Argonaught Holdings, as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ‘ <b>Significant contribution</b> ’ to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this area of land would have some impacts for surrounding Green Belt parcels but would not materially alter the function of the surrounding Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” or “a contribution” to Green Belt purposes.

## GBSA: CFS388 Land off Ryecroft Lane (smaller site)



**Map CFS388: Site Boundary and Potential Area for Release from the Green Belt**

### Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt and it lies within GBAU parcel MB08. The site's western boundary broadly corresponds with the parcel boundaries, but the southern and eastern boundaries are different.

### Boundary Considerations / Area Considered for Removal from Green Belt

The new Green Belt boundary would be defined by physical features that are readily recognisable. These are Ryecroft Lane to the west and the existing field boundaries to the south and east. Whilst most of the southern boundary comprises a hedge and mature trees, its western end is defined by an unsubstantial post and wire fence, as is the eastern boundary. Consideration would need to be given to the appropriate boundary treatments required to ensure that these boundaries endure over the longer term.

### Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel MB08 within which the site is located.]

Parcel	Overall Evaluation	Overall Assessment
MB08: Area to rear of properties on Mayfield	Contains Mobberley south and western urban edge and is bound by Pavement Lane, Ryecroft	Major contribution

Road and Springfield Road, between Ryecroft Lane and Pavement Lane	Lane and the urban edge. Made up largely of agricultural land, development here would lead to encroachment and significant erode the already narrow gap between settlements. Also prevents ribbon development extending outwards into the open countryside. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.	
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### Green Belt Assessment of Potential Area for Release

The area to be released from the Green Belt is wholly within Green Belt parcel MB08, but comprises approximately a third of the parcel. Therefore it is necessary to assess the area for release against the five principles of Green Belt as set out in the table below. This assessment has been carried out in accordance with the methodology set out in sections 4.4 and 4.5 of the GBAU and it relates to the potential area of land to be released from the Green Belt, as shown on the map.

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant Contribution: The site CFS388 adjoins the residential properties along Mayfield Road and Springfield Road and is relatively well connected to the urban settlement area, although it is not well-contained by it. The site would not represent rounding off of the settlement pattern. The southern and eastern outer boundaries of the site are not particularly strong to prevent future encroachment. The area plays a role in preventing ribbon development extending out from Mobberley along Ryecroft Lane.
2 Prevent neighbouring towns merging into one another	Major Contribution: The site is within an essential gap between Knutsford and Mobberley which are less than 700m apart. Development here would significantly reduce the actual and perceived gap between the settlements.
3 Assist in safeguarding the countryside from encroachment	Significant Contribution: The southern and eastern outer boundaries of the site are not particularly strong to prevent future encroachment. The site consists of a large field. It has no built form, very limited long line views and low vegetation, giving it a major-significant degree of openness. Although adjacent to the urban area, urbanising influences on the site are limited and it has a strong relationship with the open countryside.
4 Preserve the setting and special character of historic towns	No contribution: Mobberley is a historic town which is in the Domesday Book and has a designated Conservation Area however the Conservation Area is located on the eastern side of the Green Belt.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Mobberley has 0.1% brownfield urban capacity for potential development, therefore the site makes a limited degree of contribution to the purpose.
Overall evaluation	The site makes a significant contribution to checking unrestricted sprawl and safeguarding the countryside from

	encroachment. Whilst its contribution to preserving the setting of historic towns and assisting in urban regeneration is more limited, it makes a major contribution to preventing neighbouring towns from merging. Due to the narrowness of the gap and visibility between the settlements, it is considered that the site makes a major contribution to Green Belt purposes overall.
<b>Overall assessment</b>	<b>Major contribution</b>

## Surrounding Green Belt

A review of surrounding GBAU parcels has been carried out to determine:

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential for release from Green Belt</b>	<b>Impacts on adjacent parcels of releasing this site</b>	<b>Impacts on this site of releasing additional adjacent land</b>
KN15	Major contribution	Parcel KN15 contains site CFS596 which is also being considered through the site selection methodology	The release of CFS284 would narrow the gap between Mobberley and Knutsford; meaning that parcel KN15 would play an even more vital role in the prevention of settlements merging than it already does. Release of CFS388 may also increase views of the urban area from KN15, potentially affecting its openness.	The release of CFS596 would significantly narrow the gap between Mobberley and Knutsford, meaning that CFS596 would play an even more vital role in preventing the settlements from merging.
MB08	Major Contribution	Parcel MB08 also contains site CFS284 which is being considered through the site selection methodology	The release of CFS388 would make the role of MB08 even more important to preserve the gap between Mobberley and Knutsford. There is a strong visual connection between site CFS388 and the remaining part of parcel MB08 and its release may increase views of the urban area.	Site CFS284 is a larger part of this site CFS388 and would only be released instead of it (not in addition to it).
MB09	Major Contribution	Parcel MB09 contains sites FDR2401A and FDR2401B	The release of CFS388 would narrow the gap between Mobberley and Knutsford; meaning that parcel MB09 would play	The release of FDR2401B would narrow the gap between Mobberley and Knutsford

		which are also being considered through the site selection methodology.	an even more vital role in the prevention of settlements merging than it already does. Release of CFS388 may also increase views of the urban area from MB09, potentially affecting its openness.	significantly. If this site were to be released from the Green Belt, then it might be argued that CFS388 would play a slightly reduced role in prevention of merging as it would not narrow the gap further than FDR2401B had done already.
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The area also sits within the GBAU General Area MO1 which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt may undermine the overall Green Belt function of this General Area in terms of maintaining separation between Mobberley and Knutsford.

**Exceptional Circumstances**

The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS.. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

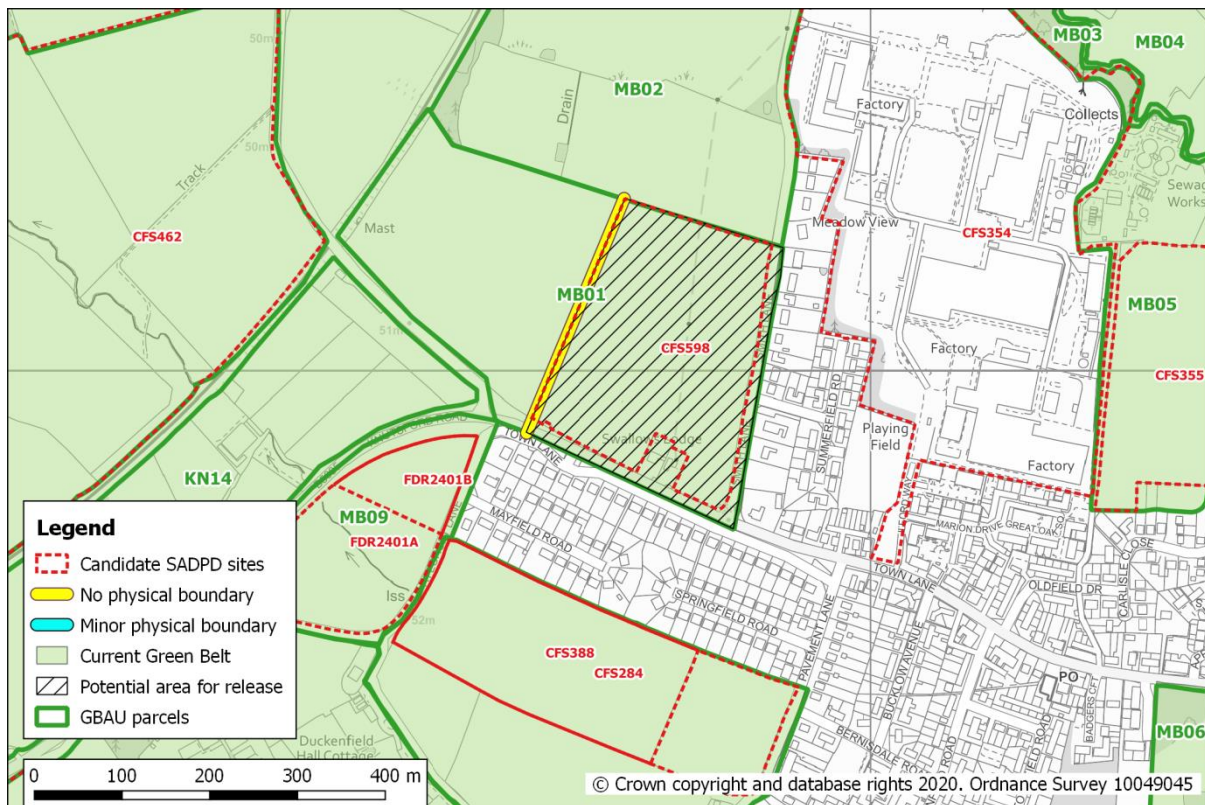
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, a “contribution”, or a “significant contribution” to Green Belt purposes).The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

## Summary

Consideration	Summary
Potential area for Green Belt release	CFS388 land south of Ryecroft Lane, 7.44ha as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' <b>Major contribution</b> ' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable but any future site policy should give details of appropriate boundary treatments required to make sure they are likely to be permanent.
Surrounding Green Belt	Release of this area of land would have some impacts for surrounding Green Belt parcels and could undermine the overall Green Belt function of the General Area in terms of maintaining separation between Knutsford and Mobberley.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make 'no contribution', a 'contribution', or "a significant contribution" to Green Belt purposes.



## GBSA: CFS598 Town Lane/ Smith Lane



**Map CFS598 Site Boundary and Potential Area for Release from the Green Belt**

### Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt and lies within Green Belt Parcel MB01. The site is within the eastern part of this parcel. The northern, eastern and southern boundary are similar but the western boundaries differ.

### Boundary Considerations / Area Considered for Removal from Green Belt

To avoid leaving a narrow fender of Green Belt between the site boundary and the existing inset boundary, it would also be logical to remove the area of land within the highway land of Town Lane and Smith Lane as shown on the map. To avoid leaving a small isolated pocket of Green Belt, it would also be necessary to remove Swallows Lodge and the adjacent electricity sub station from the Green Belt.

The new northern Green Belt boundary would be defined using a physical feature that is readily recognisable and likely to be permanent. This is the prominent tree and hedge lined field boundary. The western boundary is not defined by any physical features on the ground. If this site is to be released from the Green Belt, the detailed site selection work must demonstrate that a new Green Belt boundary can be defined using physical features that are readily recognisable and likely to be permanent. Any accompanying site policy would need to specify how the boundary would be defined.

## Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel MB01 within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
MB01: Land between the railway line and Smith Lane, north of Town Lane	The parcel has a major contribution to the Green Belt due to the contribution to preventing urban sprawl. The parcel is well connected to the urban settlement of Mobberley however has prevented urban sprawl due to its boundaries. The parcel has a significant degree of openness and therefore has a significant contribution to safeguarding the countryside. The parcel has limited contribution to assisting urban regeneration however no contribution to the prevention of merging or preserving the historic settlement.	Major contribution

## Green Belt Assessment of Potential Area for Release

The area to be released from the Green Belt is wholly within Green Belt parcel MB01, but comprises approximately half of the parcel. Therefore it is necessary to assess the area for release against the five principles of Green Belt as set out in the table below. This assessment has been carried out in accordance with the methodology set out in sections 4.4 and 4.5 of the GBAU and relates to the potential area of land to be released from the Green Belt, as shown on the map.

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Major contribution: The site is well connected to Mobberley and development in the south eastern corner might be argued to represent rounding off of the settlement pattern. However, the western boundary is not defined and development would not be contained by physical features. The Green Belt is important in preventing ribbon development extending along Town Lane, Broadoak Lane and Smith Lane.
2 Prevent neighbouring towns merging into one another	Significant contribution: The area within which the site is located is an essential gap between Knutsford and Mobberley. Whilst development of this site would not encroach into the narrowest part of this gap, its location alongside the main route between the settlements means that it is important in maintaining the perception of a gap.
3 Assist in safeguarding the countryside from encroachment	Major contribution: The western boundary is not defined and would therefore not contain development and prevent encroachment in the long term. Although next to the urban area, adjacent development is low density and the site is well screened by mature vegetation. The site has a much stronger relationship with the open countryside. The built form is less than 10% with some long-line views and low vegetation, giving it a major degree of openness.
4 Preserve the setting and special character of historic towns	No contribution: The site has no contribution to preserving the historic setting of Mobberley as the parcel is not located near Mobberley Conservation Area.

<b>Green Belt Purpose</b>	<b>Assessment</b>
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Mobberley has 0.1% brownfield capacity therefore has a limited contribution to the purpose.
Overall evaluation	The site has a major contribution to the Green Belt due to the contribution to preventing urban sprawl and safeguarding the countryside from encroachment. It also plays an important role in the prevention of towns from merging, particularly given its location along the route connecting Knutsford with Mobberley. It has a limited contribution to assisting urban regeneration however no contribution to preserving the historic settlement.
<b>Overall assessment</b>	<b>Major contribution</b>

### Surrounding Green Belt

A review of surrounding GBAU parcels has been carried out to determine:

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential for release from Green Belt</b>	<b>Impacts on adjacent parcels of releasing this site</b>	<b>Impacts on this site of releasing additional adjacent land</b>
MB02	Major Contribution	This parcel contains no sites being considered for release from the Green Belt.	Although some screening is provided by the field boundary, there is a visual connection between the site and parcel MB02. There could be an impact on the openness of MB02 by increasing views of the urban area.	No adjacent land considered for release.
MB09	Major Contribution	Sites FDR2401A and FDR2401B are also being considered through the site selection methodology.	There is a very limited visual connection between the site and parcel MB09 due to intervening development and vegetation. Release of this site would not significantly affect the Green Belt function of MB09.	The release of either FDR2401A or FDR2401B would significantly reduce the gap between Knutsford and Mobberley.
KN14	Major Contribution	This parcel contains no sites being considered for release from the	There is a limited visual connection between the site and KN14, although	No adjacent land considered for release.

GBAU parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
		Green Belt.	release of this land would serve to highlight the importance of KN14 in maintaining the gap even further.	

The area also sits within the GBAU General Area MO1 which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is not likely to undermine the overall Green Belt function of the wider area.

### Exceptional Circumstances

The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS.. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

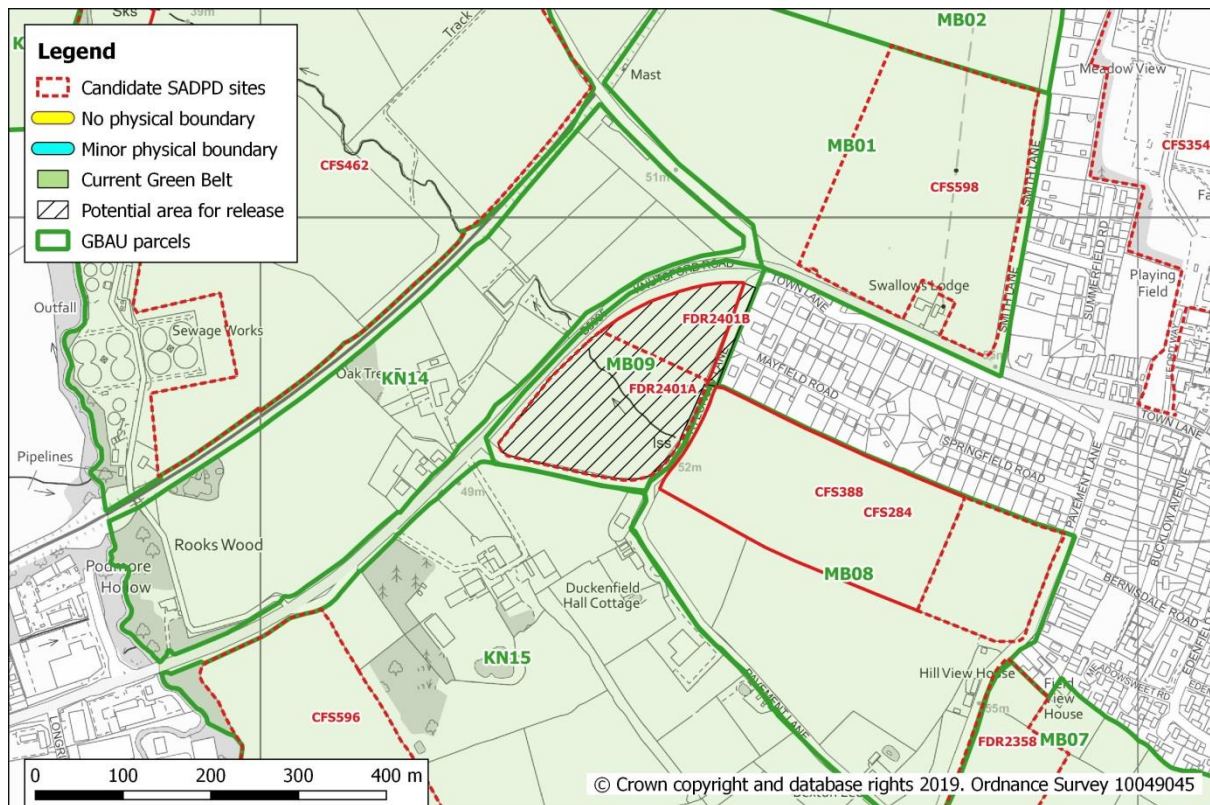
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, a “contribution”, or a “significant contribution” to Green Belt purposes). The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

### Summary

Consideration	Summary
Potential area for Green Belt release	CFS598, 4.57 ha north of Town Lane, west of Mobberley’s built up area, as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ‘ <b>Major contribution</b> ’ to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would not be defined using physical features and any site policy would need to detail appropriate boundary treatments
Surrounding Green Belt	Release of this area of land would have some impacts for surrounding Green Belt parcels but would not materially alter the function of the surrounding Green Belt.

Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution”, “a contribution” or a “significant contribution” to Green Belt purposes.
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## GBSA: FDR2401A Rycroft Lane (larger site)



**Map FDR2410A Site Boundary and Potential Area for Release from the Green Belt**

### Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt lies within GBAU parcel MB09. The site is broadly consistent with the parcel boundaries.

### Boundary Considerations / Area Considered for Removal from Green Belt

To avoid leaving a thin strip of Green Belt between the site and the existing inset boundary, it would also be necessary to remove the small area of land within the highway boundary at Rycroft Lane.

Removing this site from the Green Belt would result in new recognisable boundaries that are likely to be permanent. These would follow Knutsford Road and Rycroft Lane which enclose the whole parcel.

### Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel MB09, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
MB09: Area of land between Knutsford Road	A small parcel of land contained by Knutsford Road, the urban edge, and Rycroft Lane. The topography of the land is relatively flat and consists of agricultural land	Major contribution

and Ryecroft Lane	and a pond and is bound by fencing hedging and mature trees creating an open and rural character. This parcel serves an essential function in preventing the merge of Mobberley with Knutsford. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.	
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### Green Belt Assessment of Potential Area for Release

The boundaries of the potential area of land to be released from the Green Belt broadly correspond with the boundaries of GBAU parcel MB09 and it is considered that the GBAU assessment for parcel MB09 is applicable to this area of land, which makes a **“major contribution”** to the purposes of Green Belt.

### Surrounding Green Belt

A review of surrounding GBAU parcels has been carried out to determine:

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

GBAU parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
KN14	Major Contribution	This parcel contains no sites being considered for release from the Green Belt.	There is a visual connection between the site and KN14. Development would potentially affect the openness of KN14 by increasing views of the urban area. In addition, development of FDR2401A would mean that KN14 serves an even more vital role in preventing the settlements from merging.	No adjacent land considered for release.
KN15	Major Contribution	Site CFS596 is also being considered in the Knutsford report.	There is a visual connection between the site and KN15. Development would potentially affect the openness of KN15 by increasing views of the urban area. In addition, development of FDR2401A would	The release of CFS596 would seriously erode the narrow gap between Knutsford and Mobberley. The release of FDR2401A as well would mean the

GBAU parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
			mean that KN15 serves an even more vital role in preventing the settlements from merging.	gap would be reduced to only 250m.
MB08	Major Contribution	Sites CFS284 and CFS388 are also being considered through the site selection methodology.	The release of FDR2401A would somewhat enclose parcel MB08 meaning its Green Belt function of restricting urban sprawl would be reduced, and would also be likely to reduce its openness.	The release of either CFS284 or CFS388 would not impact the potential for FDR2401A to be released.

The area also sits within the GBAU General Area MO1 which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt may undermine the overall Green Belt function of this General Area in terms of maintaining separation between Mobberley and Knutsford.

### Exceptional Circumstances

The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

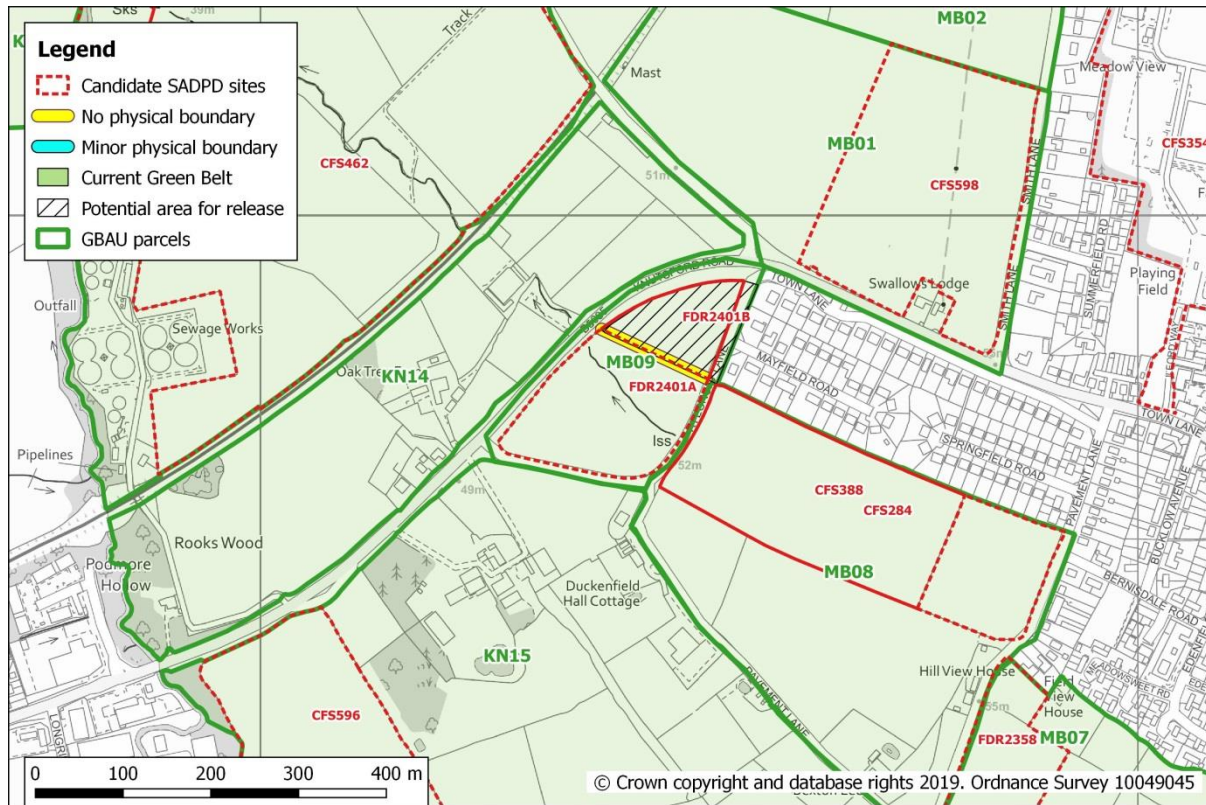
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, a “contribution”, or a “significant contribution” to Green Belt purposes). The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.



## Summary

Consideration	Summary
Potential area for Green Belt release	FDR2401A Rycroft Lane as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' <b>Major contribution</b> ' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this area of land would have some impacts for surrounding Green Belt parcels and could materially alter the function of the wider Green Belt area.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution", "a contribution", or a "significant contribution"+ to Green Belt purposes.

## GBSA: FDR2401B Rycroft Lane (smaller site)



**Map FDR2410B Site Boundary and Potential Area for Release from the Green Belt**

### Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt and lies within GBAU parcel MB09. The site is within the northern part of the parcel and its southwestern boundary is different.

### Boundary Considerations / Area Considered for Removal from Green Belt

To avoid leaving a thin strip of Green Belt between the site and the existing inset boundary, it would also be necessary to remove the small area of land within the highway boundary at Rycroft Lane.

Removing this site from the Green Belt would result in new recognisable boundaries along Knutsford Road but the proposed boundary running west to east across the site does not follow any recognisable features on the ground.

### Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel MB09, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
MB09: Area of land between	A small parcel of land contained by Knutsford Road, the urban edge, and Rycroft Lane. The topography of the	Major contribution

Knutsford Road and Ryecroft Lane	land is relatively flat and consists of agricultural land and a pond and is bound by fencing hedging and mature trees creating an open and rural character. This parcel serves an essential function in preventing the merge of Mobberley with Knutsford. The parcel has no contribution to preserving the historic setting as the parcel is not located near a conservation area. The parcel has a limited contribution to assisting urban regeneration.	
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### Green Belt Assessment of Potential Area for Release

The area to be released from the Green Belt comprises the northern section of parcel MB09. Therefore it is necessary to assess the area for release against the five principles of Green Belt as set out in the table below. This assessment of has been carried out in accordance with the methodology set out in sections 4.4 and 4.5 of the GBAU and relates to the potential area of land to be released from the Green Belt, as shown on the map.

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Major Contribution: The southwestern boundary would not be defined by physical features and would therefore not firmly contain future development. Whilst adjacent to the urban area, the site feels detached from it and extends outwards into the open countryside. It is not contained by the urban areas and would not be rounding off of the settlement pattern. This area provides a vital function in preventing ribbon development and unchecked sprawl from forming along Knutsford Road between Mobberley and Knutsford.
2 Prevent neighbouring towns merging into one another	Major Contribution: This area provides a crucial function in preventing the reduction of an already narrow gap and merging of Knutsford with Mobberley. The reduction in the perceived gap would be particularly pronounced given the site's location alongside the main route between the settlements.
3 Assist in safeguarding the countryside from encroachment	Significant Contribution: The southwestern boundary would not be defined by physical features to contain development and prevent encroachment in the long term. The site is free from built form, has low vegetation and some long line views and therefore it has a major degree of openness. It is not well connected to the settlement and has a strong relationship with the open countryside.
4 Preserve the setting and special character of historic towns	No contribution: Mobberley is a historic town which is in the Domesday Book and has a designated Conservation Area however the Conservation Area is located on the eastern side of the Green Belt.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Mobberley has 0.1% brownfield urban capacity for potential development, therefore the parcel makes a limited degree of contribution to the purpose.
Overall evaluation	This site makes a major contribution the checking unrestricted sprawl and preventing merging. It also makes a significant contribution to safeguarding the countryside from encroachment. The area has no contribution to preserving the historic setting as the site is not located near a conservation area. It has a limited contribution to assisting urban regeneration

<b>Green Belt Purpose</b>	<b>Assessment</b>
<b>Overall assessment</b>	<b>Major contribution</b>

### Surrounding Green Belt

A review of surrounding GBAU parcels has been carried out to determine:

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential for release from Green Belt</b>	<b>Impacts on adjacent parcels of releasing this site</b>	<b>Impacts on this site of releasing additional adjacent land</b>
KN14	Major Contribution	This parcel contains no sites being considered for release from the Green Belt.	There is a visual connection between the site and KN14. Development would potentially affect the openness of KN14 by increasing views of the urban area. In addition, development of FDR2401B would mean that KN14 serves an even more vital role in preventing the settlements from merging.	No adjacent land considered for release.
KN15	Major Contribution	Site CFS596 is also being considered in the Knutsford report.	There is a visual connection between the site and KN15. Development would potentially affect the openness of KN15 by increasing views of the urban area. In addition, development of FDR2401B would mean that KN15 serves an even more vital role in preventing the settlements from	The release of CFS596 would seriously erode the narrow gap between Knutsford and Mobberley. The release of FDR2401B as well would mean the gap would be reduced to only 450m.

			merging.	
MB08	Major Contribution	Sites CFS284 and CFS388 are also being considered through the site selection methodology.	The release of FDR2401B would not significantly affect the Green Belt function of MB08.	The release of either CFS284 or CFS388 would not impact the potential for FDR2401A to be released.

The area also sits within the GBAU General Area MO1 which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt may undermine the overall Green Belt function of this General Area in terms of maintaining separation between Mobberley and Knutsford.

### Exceptional Circumstances

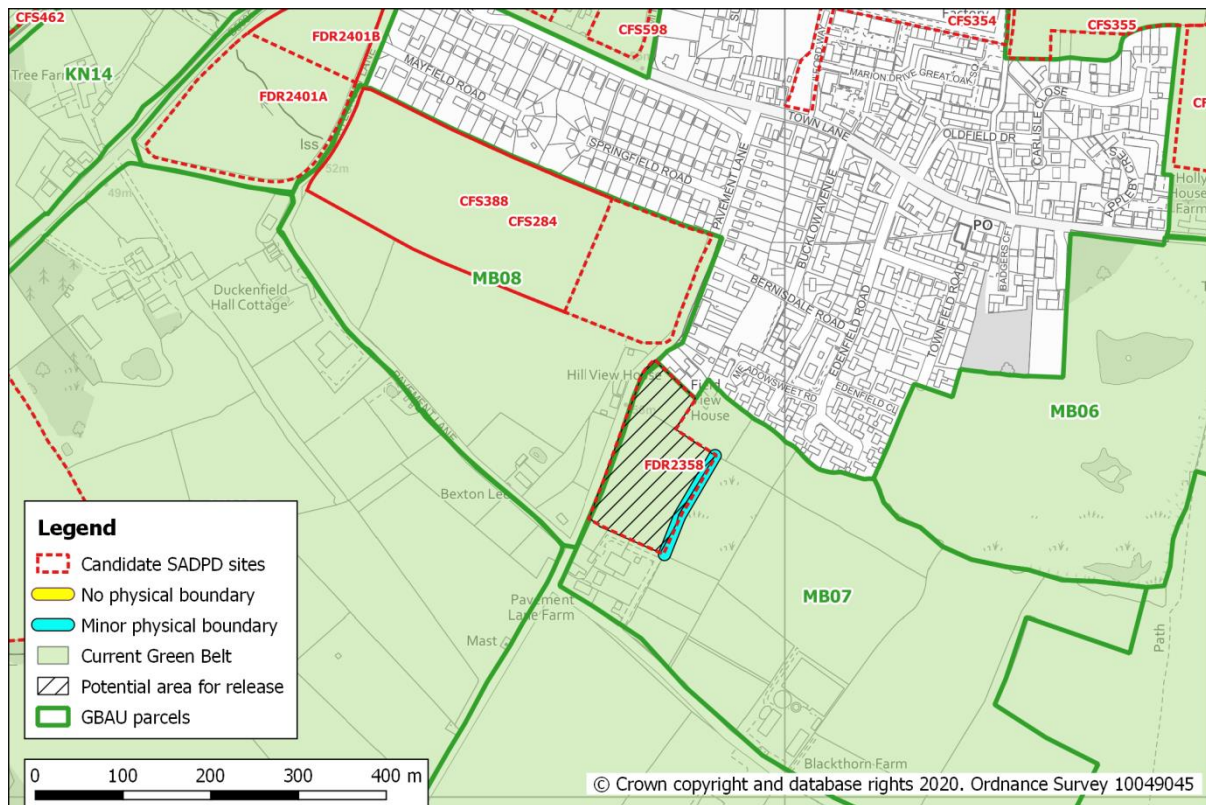
The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, a “contribution”, or a “significant contribution” to Green Belt purposes). The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

## Summary

Consideration	Summary
Potential area for Green Belt release	FDR2491B Rycroft Lane as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' <b>Major contribution</b> ' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would not be defined using physical features that are readily recognisable and likely to be permanent. Any site policy must detail appropriate boundary treatments
Surrounding Green Belt	Release of this area of land would have some impacts for surrounding Green Belt parcels and could materially alter the function of the wider Green Belt area.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution", "a contribution", or a "significant contribution" to Green Belt purposes.

## GBSA: FDR2358 Land to the north of Pavement Lane Farm



Map FDR2358: Site Boundary and Potential Area for Release from the Green Belt

### Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt and lies within GBAU parcel MB07. The site’s western boundary corresponds with the parcel boundaries but the others differ.

### Boundary Considerations / Area Considered for Removal from Green Belt

Removing this site from the Green Belt would result in new recognisable boundaries. These are field and curtilage boundaries, mostly comprising hedges and mature trees. Consideration would need to be given to the eastern boundary which is not so prominent and intermittent in places. If released from the Green Belt, any site policy should give details of the boundary treatments required to make sure the boundaries are readily recognisable and likely to be permanent.

### Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel MB07 within which the potential area of release is located.

Parcel	Overall Evaluation	Overall Assessment
MB07: Land to the east of Pavement	The parcel has a major contribution to the purposes of the Green Belt. It has a major contribution to the prevention of urban sprawl and due to the large nature of the parcel	Major contribution

Lane	there is a major degree of openness therefore the parcel has a major contribution. The parcel has a significant contribution to preserving the historic setting of Mobberley. The parcel has a limited contribution to assisting urban regeneration however no contribution to the preventing of merging.	
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### Green Belt Assessment of Potential Area for Release

The area being considered for release from the Green Belt is wholly within Green Belt parcel MB07, but comprises approximately an eighth of the parcel. Therefore it is necessary to assess the area for release against the five principles of Green Belt as set out in the table below. This assessment has been carried out in accordance with the methodology set out in sections 4.4 and 4.5 of the GBAU and relates to the potential area of land to be released from the Green Belt, as shown on the map.

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Major contribution: The site's eastern boundary is fairly minor and future development would not be firmly contained by physical features. The site is not well connected to the built-up area, is not well contained by it and would not represent rounding off of the settlement pattern. It plays an important role in preventing ribbon development extending southwards along Pavement Lane.
2 Prevent neighbouring towns merging into one another	Major contribution: The site is within the narrow gap between Knutsford and Mobberley. Whilst it is not within the narrowest part of the gap, development here would still lead to a reduction in the gap.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: The site's eastern boundary is fairly minor and may not contain development and prevent encroachment in the long term. The site is fairly detached from the urban area and enjoys a strong relationship with the open countryside. It is free from built development, has some long line views and low vegetation giving it a major degree of openness.
4 Preserve the setting and special character of historic towns	No contribution: The site has no contribution to preserving the historic setting of Mobberley as it is not located near Mobberley Conservation Area.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Mobberley has 0.1% brownfield capacity therefore has a limited contribution to the purpose.
Overall evaluation	This site overall makes a major contribution to the purposes of the Green Belt. It makes a major contribution to the prevention of urban sprawl and preventing neighbouring towns merging. It makes a significant contribution in assisting to safeguard the countryside from encroachment. The site has no significant contribution to preserving the historic setting of Mobberley. The site makes a limited contribution to assisting urban regeneration.
<b>Overall assessment</b>	<b>Major contribution</b>



## Surrounding Green Belt

A review of surrounding GBAU parcels has been carried out to determine:

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

GBAU parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
MB07	Major Contribution	No additional sites are being considered in this area.	Release of FDR2358 would leave the majority of parcel MB07 remaining in the Green Belt. The intermittent eastern boundary of the site means that there is a visual connection and development could increase views of the urban area from the remaining Green Belt, reducing its openness.	No additional land being considered for release.
MB08	Major Contribution	Sites CFS284 and CFS388 are also being considered through the site selection methodology.	The release of FDR2358 could increase views of the urban area from MB08, potentially impacting on its openness.	The release of either CFS284 or CFS388 would not impact the potential for FDR2358 to be released.

The area also sits within the GBAU General Area MO1 which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt may undermine the overall Green Belt function of this General Area in terms of maintaining separation between Mobberley and Knutsford.

## Exceptional Circumstances

The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing

and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, a “contribution”, or a “significant contribution” to Green Belt purposes). The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

## Summary

Consideration	Summary
Potential area for Green Belt release	FDR2358 land north of Pavement Lane Farm, 1.68ha as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a <b>‘Major contribution’</b> to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable but any site policy would need to detail appropriate boundary treatments to make sure they are likely to be permanent.
Surrounding Green Belt	Release of this area of land would have some impacts for surrounding Green Belt parcels and could materially alter the function of the wider Green Belt area.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution”, a “contribution”, or a “significant contribution” to Green Belt purposes.

## Appendix 3: Traffic light forms

### TL: CFS168 Grove House

Grove House, Mobberley, CFS168 GREEN BELT	Gross site area 2.43 ha, 28 dwgs
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Criteria	Category	Commentary
1. Economically viable?	G	The site falls into charging or Zone 5 for residential development in the CIL Charging Schedule.
2. Landscape impact?	A	The site provides a visual break between the eastern edge of Mobberley and the Town Lane Farm to the east. The site is generally flat but prominent from the road and a public right of way 210/FP21/1 along the eastern edge of the site. A prominent site with FP21 running along the eastern boundary. Number of residential receptors to the south and west. No landscape designations. Numbers may need to reduce to allow adequate mitigation.
3. Settlement character and urban form impact?	A	The site is adjacent to a single large listed detached property to the west (Grove House) and Town Lane Farm to the east. To the south there are residential dwellings opposite and to the north is open countryside.
4. Strategic Green Gap?	G	The site is not located in the Strategic Green Gap.
5. Compatible neighbouring uses?	A	The site adjoins residential development to the south and west and a farm to east. There is an issue with aircraft noise on all sites in Mobberley due to the noise contours of the Manchester Airport flight path. The site lies between the 54 and 60 dB $L_{Aeq,16hour}$ (07:00-23:00) noise contours.
6. Highways access?	G	Existing field gate access to Town Lane will need improvements.
7. Highways impact?	G	No known issues that would prevent a development of 28 dwellings in this location
8. Heritage assets impact?	A	The site is within the Mobberley Conservation Area. Grove House is a Grade II listed building within the site and Forge Cottage is also Grade II listed immediately adjacent to the site, whilst

Criteria	Category	Commentary
		Beech Cottage is in close proximity to the site and is also Grade II Listed. The setting of these buildings would be affected. The site is also adjacent to several buildings of townscape merit, as identified in the Mobberley Conservation Appraisal. The heritage impact assessment has concluded that the west half of the site could potentially accommodate some residential development with a number of mitigation measures in place.
9. Flooding/drainage issues?	G	There is a very small area at risk of surface water in the south-eastern corner but otherwise are no known flooding or drainage issues and the site is not within flood zone 2 or 3.
10. Ecology impact?	A	The site is greenfield with hedgerows and hedgerow trees. Some potential for protected species to be present. Any impacts on protected species could probably be mitigated. Existing trees and hedgerows should be retained. There is a possibility that some of the grassland habitats on site may be of sufficient value to warrant retention, but a detailed survey in the summer would be required to assess this
11. TPO's on/immediately adjacent?	G	There are no TPOs on the site.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for sand and gravel. The Council will require the applicant to submit a Mineral Resource Assessment (MRA) as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
14. Accessibility?	G	The site meets the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment.
15. Public transport frequency?	G	Mobberley Station is 1.6 km from the site. The 88 bus service runs every 30 minutes to Mobberley, Altrincham and Knutsford

Criteria	Category	Commentary
		with an hourly Saturday service.
16. Brownfield/greenfield?	R	The site is a greenfield site.
17. Agricultural land?	A	The agricultural land quality of the site is grade 3. It is not known whether this is grade 3a or grade 3b.
18. Contamination issues?	A	Within 50 – 250m of a known landfill site. Agricultural use and buildings on part of the site.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	G	There are employment sites within Moberley which is less than 500 metres or in Knutsford which is 2.5km.

## TL: CFS354 Ilford Way, Town Lane

Ilford Way Town Lane, CFS354	Gross site area 15.96ha Mixed development
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Criteria	Category	Commentary
1. Economically viable?	A	The site falls into charging zone 3 for residential development in the CIL Charging Schedule and employment development attracts a zero CIL charge. Following a refusal and unsuccessful appeal of hybrid application 14/0114M for alternations to redundant employment buildings and outline permission for B1 offices and dwellings, the viability of the site for housing is unclear. The single area of dispute at the appeal in 2016 was noise impact and its significance in relation to outside residential amenity space. However the proposed noise policy ENV 13 Aircraft Noise does not rule out residential development that can achieve an acceptable level of noise amenity.
2. Landscape impact?	G	The site is an existing employment site. Assuming there would be no increase in building heights, there would be no adverse landscape impact from redevelopment mixed use.
3. Settlement character and urban form impact?	G	The site is a redevelopment site within the existing settlement
4. Strategic Green Gap?	G	The site is not located in the Strategic Green Gap.
5. Compatible neighbouring uses?	R	The site adjoins residential development to the south and east. The site is impacted by aircraft noise due to the noise contours of Manchester Airport flight path. The majority of the site lies between the 60 and 66 dB $L_{Aeq,16hour}$ (07:00-23:00) noise contours. There is a waste water treatment works to the north of the site. Residential uses would require Odour and Noise Impact Assessments appropriately scoped in liaison with United Utilities and Environmental Health to demonstrate an acceptable level of amenity could be achieved in line with Paragraph 182 of the NPPF.
6. Highways access?	G	Existing points of access to Town Lane

Criteria	Category	Commentary
		and Smith Lane.
7. Highways impact?	A	A Transport Assessment will be needed to assess the traffic impact on the local highway network. Traffic impact may not be significant when offset against the existing on-site industrial use.
8. Heritage assets impact?	G	The site is adjacent to the Mobberley Conservation Area. However a Heritage Impact Assessment shows that development could be acceptable provided that the mitigation measures are implemented such as minimising the loss of trees and hedges currently screening the site from the Conservation Area. The development could then have a Minor/Moderate beneficial impact on the setting and significance of the Conservation Area.
9. Flooding/drainage issues?	A	A small part of the north eastern corner of the site is within Flood Zone 2 and Flood Zone 3. There are also areas of the site at medium and high risk of surface water flooding. There are large areas of the site unaffected by flooding and drainage issues and it is very likely that any identified issues could be mitigated through site layout.
10. Ecology impact?	A	The allocation site is close to <b>Rostherne Mere SSSI and Tatton Mere</b> which form a nationally important series of open water and peatland sites. <b>It has triggered the Impact Risk Zone (IRZ) for Air Pollution - 4.</b> Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m <sup>2</sup> , slurry lagoons > 750m <sup>2</sup> & manure stores > 3500t). <b>Combustion - 3.</b> General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion The HRA records CFS354 is within 2.8km of Midlands Meres and Mosses Phase 1 Ramsar (Tatton Meres SSSI). Identified

Criteria	Category	Commentary
		<p>impact pathways are increased disturbance through recreational pressure and hydrological impacts through changes in groundwater quality and levels.</p> <p>CFS354 is also within 5km of Rostherne Mere Ramsar so there may therefore be recreational impact pathways for these sites.</p>
11. TPO's on/immediately adjacent?	A	There are some TPO trees immediately adjacent to the western boundary but these could be readily accommodated with sensitive design / layout
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	Within 250m of known mineral resource area for sand and gravel. A large mineral resource area is located on the north eastern edge of the site. The Council will require the applicant to submit a Mineral Resource Assessment (MRA) as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
14. Accessibility?	G	The site meets the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment.
15. Public transport frequency?	G	Mobberley Station is 1 km from the site. The 88 bus service runs every 30 minutes to Mobberley, Altrincham and Knutsford with an hourly Saturday service.
16. Brownfield/greenfield?	G	The site is a brownfield site.
17. Agricultural land?	G	The site is not agricultural land
18. Contamination issues?	R	The application area has a history of industrial use and therefore the land may be contaminated. Residential properties are a sensitive end use and could be affected by any contamination present or brought onto the site. Further investigation would be required prior to an application for residential development.
19. Employment land loss?	R	There would potentially be a loss of employment land area if this site was redeveloped for mixed use. .



Criteria	Category	Commentary
20. Distance to existing employment areas?	G	There are employment sites within Mobberley itself as well as less than 500 meters or in Knutsford which is 2.5km.

## TL: CFS355 Argonaught Holdings Ltd. Land North of Carlisle Close

<b>Argonaught Holdings Ltd, land north of Carlisle Close, Mobberley, CFS355 GREEN BELT</b>	<b>Gross site area 9.08ha, 165 dwellings</b>
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Criteria	Category	Commentary
1. Economically viable?	G	The site falls into charging or Zone 5 for residential development in the CIL Charging Schedule.
2. Landscape impact?	A	The site is a green field site in the open countryside, with views in and out of the site from the adjacent footpaths. No landscape designations. Footpath 9 Mobberley runs along northern boundary. Mitigation measures are likely to reduce the number of dwellings that could be accommodated on this site but the landscape impact could be significant.
3. Settlement character and urban form impact?	A	The site is immediately adjacent to the built form and partly enclosed on two sides.
4. Strategic Green Gap?	G	The site is not located in the Strategic Green Gap.
5. Compatible neighbouring uses?	R	The site adjoins residential development to the south and employment land to the east. The site is impacted by aircraft noise due to the noise contours of Manchester Airport flight path. The site lies between the 57 and 63 dB L <sub>Aeq,16hour</sub> (07:00-23:00) noise contours. There is a waste water treatment works to the north of the site. Residential uses would require Odour and Noise Impact Assessments appropriately scoped in liaison with United Utilities and Environmental Health to demonstrate an acceptable level of amenity could be achieved in line with Paragraph 182 of the NPPF.
6. Highways access?	R	No existing access, the redline boundary indicates the possible formation of an access to Carlisle Close/Oldfield Drive which are not considered to be suitable to serve a large development. This is also the access road to the waste water treatment works. United Utilities has

Criteria	Category	Commentary
		warned against increased traffic on this access route.
7. Highways impact?	A	A Transport Assessment will be needed to assess the cumulative traffic impact on the local highway network.
8. Heritage assets impact?	A	The site is within the Mobberley conservation area. The heritage impact assessment shows that mitigation measures would be required which may reduce the potential number of residential units which could be accommodated on the site.
9. Flooding/drainage issues?	A	There are some small areas of medium and high risk of surface water flooding but mitigation measures would be possible through appropriate layout of the site. The site is not within flood zone 2 or 3.
10. Ecology impact?	A	<p>The site is greenfield site edged by hedges and is likely to result in significant effects but mitigation might be possible.</p> <p>The 'Fields Near Mobberley Brook' Local Wildlife site is located just to the north of this proposed allocation. Provided a buffer of open space is provided to the north of the development there would not be any likely direct impacts on the Local Wildlife Site.</p> <p>There may be protected species present but impacts on these species could probably be mitigated/compensated for.</p> <p>There is a possibility that some of the grassland habitats on site may be of sufficient value to warrant retention, but a detailed survey in the summer would be required to assess this.</p> <p>Existing hedgerows and mature trees should be retained.</p> <p>The site is located 4800m from <b>Rostherne Mere SSSI</b> which form a nationally important series of open water and peatland sites. <b>It has triggered the Impact Risk Zone (IRZ) for Air Pollution - 4.</b> Any industrial/agricultural development that could cause AIR POLLUTION</p>

Criteria	Category	Commentary
		<p><b>Combustion - 3.</b> General combustion processes &gt;50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>The site allocation is located 4000m from <b>Cotterill Clough SSSI</b> which is designated for woodland with associated stream habitat and is the most diverse clough woodland on base rich soils in Greater Manchester. <b>It has triggered the IRZ for all planning applications.</b></p> <p>The site allocation is located 5000m from <b>The Mere SSSI</b> which form a nationally important series of open water and peatland sites. <b>It has triggered the IRZ for Combustion - 3.</b> General combustion processes &gt;50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>The site allocation is located 3000m from <b>Tatton Meres SSSI</b> which form a nationally important series of open water and peatland sites. <b>The IRZ is triggered for Air Pollution - 4.</b> Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock &amp; poultry units with floorspace &gt; 500m<sup>2</sup>, slurry lagoons &gt; 750m<sup>2</sup> &amp; manure stores &gt; 3500t).</p> <p><b>Combustion - 3.</b> General combustion processes &gt;50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p>
11. TPO's on/immediately adjacent?	G	There are no TPOs on the site.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of	A	Within 250m of known mineral resource

Criteria	Category	Commentary
mineral interest?		area for sand and gravel. Large mineral resource areas are located to the north and south of the site. The Council will require the applicant to submit a Mineral Resource Assessment (MRA) as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development proceeds and the and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
14. Accessibility?	G	The site meets the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment.
15. Public transport frequency?	G	Mobberley Station is 1.34km form the site. The 88 bus service runs every 30 minutes to Mobberley, Altrincham and Knutsford with an hourly Saturday service.
16. Brownfield/greenfield?	R	The site is a greenfield site.
17. Agricultural land?	A	The site is grade 3 agricultural land. It is not know whether this is grade 3a or grade 3b.
18. Contamination issues?	G	Part of site considered under 15/5407M previously. No apparent issues for this site.
19. Employment land loss?	G	There would not be a loss of employment land.
20. Distance to existing employment areas?	G	There are employment sites within Mobberley itself as well as less than 500 metres or in Knutsford which is 2.5km.

## Appendix 4 Heritage Impact Assessments

### HIA: CFS168 Grove House

Heritage asset	Contribution that this site makes to the significance of the heritage asset	Impact that the loss of this site and its subsequent development might have upon the significance of the asset.	How might any harm be removed or reduced?	Impact that the loss of this site and its subsequent development might have on the significance of the asset with mitigation measures in place.	Conclusions.
<p><u>Mobberley Conservation Area</u> (Designated 1973) A Conservation Area Appraisal was prepared in 2006. It summarises the significance of the CA: "Mobberley is a rural village some two miles or three kilometres east of Knutsford on the main road to Wilmslow and Alderley Edge. It is a dispersed settlement with three centres: one at the parish church of St Wilfrid; one, to the S, at the site of a former mill on the Mobberley Brook, and one at Knolls Green to the E..."</p> <p>"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-18<sup>th</sup> century..."</p> <p>"The rural character of pastoral parkland landscapes and mature woodland has endured</p>	<p>The site wholly within the CA. It is part of an extensive area of open farmland and parkland in the CA which is an essential part of the character, appearance and significance of the CA, as a historic settlement, partly based on agriculture. The CAA states:</p> <p>"Further houses (on N side of Town Lane), including one dated 1729, establish the characteristic low density of Mobberley before a brick wall and a dramatic copper beech tree announce Grove House, a substantial late 18<sup>th</sup> century house set in extensive gardens. E of Grove House, the road is fronted by hedgerows as fields provide an important gap before Church Lane".</p> <p>The site thus contributes substantially to the open agricultural setting of the</p>	<p>The development of the whole site would entail the loss of the open setting of the historic agricultural buildings and farmworkers dwellings and would cause <b>moderate</b> adverse impacts on their significance as examples of rural buildings and the open agricultural character of the CA.</p> <p>Any development on the W half of the site would be partially screened from view from Town Lane by the existing buildings on the N side of Town Lane and would cause <b>Minor</b> adverse impacts on the significance of the CA but any development on the E half of the site, including the provision of a vehicular access, would be especially prominent and harmful and might also destroy the strong visual link to the tower of St Wilfrid's from Town Lane.</p>	<p>Harm to the significance of the CA could be reduced by: a) avoiding any development within the immediate curtilage of Grove House and on the land in the E half of the site (including avoiding the provision of a vehicular access on that part); b) restricting the development to the rear (N and NW) of Grove House to retain the openness and prevailing open character of the CA, as seen from Town Lane; c) ensuring that any vehicular access to the site is from the W and does not affect the immediate curtilage of Grove House or Forge Cottage d) ensuring that any layout takes advantage of the long-range view of St Wilfrid's; e) ensuring that the layout of the development is informed by and</p>	<p>With these mitigation measures in place, the impact of the development of the site would be: <b>Minor</b> adverse on the significance of that part of the CA comprising the historic agricultural buildings and farmworkers dwellings on the N side of Town Lane, but would have negligible adverse on: the setting and significance of Town Lane Hall Farm and the dispersed character of the settlement in the CA and; the historic field boundaries.</p>	<p>The W half of the site could accommodate some residential development with the mitigation measures in place and although the development would still have a slight harmful effect on the significance of the CA, it would be much reduced. With mitigation measures in place, the development of the W half of the site would have: a <b>Slight</b> adverse impact on the open character of the CA and its heritage significance. This impact would at the lower end of the spectrum of "Less than substantial" and should be weighed against any public benefits. The mitigation measures would reduce the potential number of residential units which could be satisfactorily built on the site.</p>

Heritage asset	Contribution that this site makes to the significance of the heritage asset	Impact that the loss of this site and its subsequent development might have upon the significance of the asset.	How might any harm be removed or reduced?	Impact that the loss of this site and its subsequent development might have on the significance of the asset with mitigation measures in place.	Conclusions.
<p>due to the residual patronage of landed estates and the presence of working farms.” It identifies that: - Mobberley is a dispersed settlement in a rural area within the flattish plain of North Cheshire, characterised by winding streams, meres, and open fields....</p> <p>- Trees are important to the setting of Grove House</p>	<p>built-up historic part of the CA on the N side of Town Lane, from Town Lane Hall Farm in the E to the converted barn and cottages adjacent to Holly House Farm in the W. The site can be seen from Town Lane and the footpath which runs N from Forge Cottage. The openness of the site enables mid-range and long-range views between those buildings on Town Lane and the group of historic buildings around St Wilfrid’s Church (a Grade I Listed Building). The openness, use and hedges on the site thus make a considerable contribution to the significance of the CA.</p>	<p>The development of the site might destroy historic field boundaries at the rear of Grove House and the trees around Grove House and cause <b>Moderate</b> adverse impacts on its contribution to the significance of the CA.</p>	<p>strengthens historic field pattern at the rear of Grove House and other boundaries as far as possible; f) providing a wide landscape buffer zone of undeveloped land along the E boundary of any development site and; g) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i> and the guidance at Para 8.7 of the <i>Mobberley CAA</i></p>		
<p>1. <u>Grove House, Town Lane (Grade II Listed Building)</u>. An elegant mid-status country house. Late C18 with C19 additions. Red Flemish and English garden wall bond brick with slate roof. 2 storeys. 3-bay symmetrical entrance front of Flemish bond with vitrified headers. Doorway with ¾</p>	<p>The immediate visual setting of Grove House comprises the front and rear garden, walls, trees and coach house and contributes much to its significance. The historic maps are not conclusive regarding its historic functional associations with the site, but Plots 123 and 93 (on Tithe Map)</p>	<p>The development of the whole site would entail the loss of the open setting of the listed buildings, especially that of Grove House, and would cause <b>Moderate</b> harm to their significance as examples of rural buildings. Historically, a track has crossed the site from opposite Forge Cottage</p>	<p>Harm to the setting of the listed buildings could be reduced by: a) avoiding any development within the immediate curtilage of Grove House and the land in the E half of the site; b) restricting the development to the rear (N and NW) of Grove House to retain the openness and principal</p>	<p>The impact of the development of the site with these mitigation measures in place would be: <b>Minor</b> adverse on the setting and significance of Grove House, but would have <b>Negligible</b> adverse impact on the setting and significance of Forge Cottage and Beech Cottage.</p>	<p>The W half of the site could accommodate some residential development with the mitigation measures in place but the development would still have an effect on the setting of the heritage assets albeit it would be much reduced. With mitigation measures in place, the development of</p>

Heritage asset	Contribution that this site makes to the significance of the heritage asset	Impact that the loss of this site and its subsequent development might have upon the significance of the asset.	How might any harm be removed or reduced?	Impact that the loss of this site and its subsequent development might have on the significance of the asset with mitigation measures in place.	Conclusions.
<p>Roman Doric columns supporting entablature pieces with open pediment above.</p> <p>2. <u>Forge Cottage, Town Lane (Grade II Listed Building)</u> House (formerly village forge and blacksmith's house), 1775. Red Flemish bond and English garden wall bond brick with slate roof. 2 storeys. Road frontage of Flemish bond with vitrified headers. Central slightly projecting bay with rubbed brick basket arch to carriage doorway with keystone and stone skewbacks.-now bricked in. datestone inscribed ID 1775.</p> <p>3. <u>Beech Cottage, Town Lane (Grade II Listed Building)</u> Vernacular low status farm worker's cottage. Late C17 with early C18, C19 and C20 additions. Timber framed (with whitewashed brick infill) and whitewashed brick.</p> <p><b>All Medium Heritage Significance</b></p>	<p>were probably part of Grove House's holding and thus part of its wider associative setting. The whole site is still open rural land which makes an appropriate and strong contribution to the rural character and significance of: Grove House as a refined mid-status gentry house; Forge Cottage, as an exceptionally elegant village forge and blacksmith's house and; Beech Cottage, as an evolved vernacular farm-worker's cottage, albeit separated from the site. Grove House was designed with an articulated E elevation to provide views over the fields and to be seen from the E. The openness of the field to the E enables appreciation of the views both ways and contributes to its visual setting. The openness of the site enables long-range views between Town Lane/the site and the highly significant St Wilfrid's Church to the NE.</p>	<p>but the formation of an access road for the development of the site would be of an entirely different scale and would cause further <b>Moderate</b> harm to its setting, albeit it would make the building more prominent. The development of the site might destroy historic field boundaries and the strong visual link to the tower of St Wilfrid's from Town Lane and cause further <b>Moderate</b> harm</p>	<p>setting of the listed buildings; c) ensuring that the vehicular access to the site is from the W; d) orientating the road through the W part of the site o take advantage of the long-range view of St Wilfrid's; e) ensuring that the layout of the development is informed by and strengthens historic field patterns and boundaries as far as possible and; e) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i> and the guidance at Para 8.7 of the <i>Mobberley CAA</i></p>		<p>the NW part of the site would have: a <b>Slight</b> adverse impact on the setting and significance of Grove House and; <b>Neutral/Slight</b> adverse impact on the setting and significance of Forge Cottage and Beech Cottage. This impact would at the lower end of the spectrum of "Less than substantial" and should be weighed against any public benefits. The mitigation measures would reduce the potential number of residential units which could be satisfactorily built on the site.</p>



## HIA: CFS354 Ilford Way Town Lane

Heritage asset	Contribution that this site makes to the significance of the heritage asset	Impact that the loss of this site and its subsequent development might have upon the significance of the asset.	How might any harm be removed or reduced?	Impact that the loss of this site and its subsequent development might have on the significance of the asset with mitigation measures in place.	Conclusions.
<p><u>Mobberley Conservation Area</u> (Designated 1973) A Conservation Area Appraisal was prepared in 2006. It summarises the significance of the CA: “Mobberley is a rural village some two miles or three kilometres east of Knutsford on the main road to Wilmslow and Alderley Edge. It is a dispersed settlement with three centres: one at the parish church of St Wilfrid; one, to the S, at the site of a former mill on the Mobberley Brook, and one at Knolls Green to the E... 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 rural character of pastoral parkland landscapes and mature woodland has endured due to the residual patronage of landed estates and the</p>	<p>The site is outside the CA but is immediately adjacent to its W boundary, where there is a single carriage-way track from Oldfield Drive to the sewage works. The site is currently occupied by several large industrial buildings, including a very tall chimney and tall cylindrical tanks. Although there are mature hedges on both sides of the track to the sewage works and several mature trees inside the E boundary of the site, the industrial buildings still dominate the view from the E and detract considerably from the character, appearance, setting and significance of the CA and have a major adverse impact on its setting. The main access to the site is from Ilford Way, off Town Lane, although the site has a long W boundary on to Smith Lane, where there is a secondary access. Apart from the CA, there are no other heritage assets in the</p>	<p>The loss of the industrial buildings on the site would have no adverse impact on the significance of the CA and would in fact have a <b>Moderate</b> Beneficial impact on the visual setting of the CA. The residential development of the site would replace the industrial buildings with dwellings but these are likely to have less visual impact. The site is partially screened from the E (and the W) by trees and hedges and the development might entail the loss of some of them. The development would then have a <b>Minor/ Moderate</b> Beneficial impact on the setting and significance of the CA.</p>	<p>The potential harm which might be caused by the loss of trees and hedges could be removed by requiring an arboricultural survey of the whole site and ensuring that any new development avoids the root protection areas of healthy trees and hedges and ensuring that healthy mature trees are retained and incorporated into the layout, together with additional planting of indigenous species of trees and shrubs, especially on the E boundary of the site. The integration of the new development into the setting of the CA could be ensured by requiring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i> and para 8.7 of the Mobberley CAA and that the layout is at least partially informed by the historic field pattern.</p>	<p>With these mitigation measures in place, the residential development of the site would have a <b>Moderate Beneficial</b> impact on the setting and significance of the Mobberley CA.</p>	<p>There are no heritage grounds for resisting residential development on this site. Provided that the mitigation measures are implemented, the development should enhance the setting and significance of the CA.</p>

Heritage asset	Contribution that this site makes to the significance of the heritage asset	Impact that the loss of this site and its subsequent development might have upon the significance of the asset.	How might any harm be removed or reduced?	Impact that the loss of this site and its subsequent development might have on the significance of the asset with mitigation measures in place.	Conclusions.
<p>presence of working farms.”</p> <p>It identifies that:</p> <ul style="list-style-type: none"> <li>- Mobberley is a dispersed settlement in a rural area within the flattish plain of North Cheshire, characterised by winding streams, meres, and open fields....</li> <li>- Trees are important to the setting of Grove House</li> </ul> <p><b>Medium Heritage Significance</b></p>	<p>site or in sight of the site. The CAA states: “6.2.2 On the north side, there is a series of brick cottages with semi-circular arches over the front doors, which, it is suggested, should be included in the conservation area. Then a row of 18th century cottages and other houses are set behind front gardens before the infill housing site of the former Ivy Bank Trading Estate.”</p>				

## HIA: CFS355 Argonaught Holdings Ltd. Land north of Carlisle Close

Heritage asset	Contribution that this site makes to the significance of the heritage asset	Impact that the loss of this site and its subsequent development might have upon the significance of the asset.	How might any harm be removed or reduced?	Impact that the loss of this site and its subsequent development might have on the significance of the asset with mitigation measures in place.	Conclusions.
<p><u>Mobberley Conservation Area</u> (Designated 1973) A Conservation Area Appraisal was prepared in 2006. It summarises the significance of the CA: “Mobberley is a rural village some two miles or three kilometres east of Knutsford on the main road to Wilmslow and Alderley Edge. It is a dispersed settlement with three centres: one at the parish church of St Wilfrid; one, to the S, at the site of a former mill on the Mobberley Brook, and one at Knolls Green to the E... 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 rural character of pastoral parkland landscapes and mature woodland has endured due</p>	<p>The site is a large area (c.9 Ha) of open agricultural land, entirely within the Mobberley CA but adjacent to its W boundary and the Harman technology site - Site 7. It is also immediately N of Sites 5 and 6. It is mostly flat but slopes down gently towards the Mobberley Brook beyond its N boundary, which is marked by a line of trees and which forms the N boundary of the CA. The site itself has no special landscape features other than: its openness, which enables long range views over it to St Wilfred’s Church to the NE and; a hedge and a few trees around its W and S boundaries. Even so, it is part of the agricultural land which bears witness to the primary agricultural origins of the settlement of Mobberley and therefore</p>	<p>The residential development of the site would radically change it from an open rural character to a suburban character, especially in the long/mid distance views from the E and N. However, despite its large size, the site is substantially screened from view from the W by Site 7 and slightly less so from the S by the buildings on the N side of Town Lane. The development of the site and the consequent loss of openness and agricultural use would have a <b>Moderate/Major</b> adverse impact on the character, appearance and significance of the CA. The site is partially screened by trees and hedges around parts of the boundary and the development might entail the loss of some of them. That would have a further <b>Moderate/Major</b> adverse impact on the character, appearance and significance of the CA. Any</p>	<p>The harm could be partially reduced by: a) retaining undeveloped and open landscaped buffer zones along the N and E boundaries of the site; b) ensuring that existing mature hedges around the boundaries of the site are retained as far as possible and; c) ensuring that any development is low-rise and low density; d) ensuring that vehicular access to the site from the N and E is avoided and; e) ensuring that the layout of any development and its detailed design and materials are informed by The Cheshire East Borough Design Guide and para 8.7 of the Mobberley CAA and d) requiring that the layout is at least partially informed by the historic field pattern.</p>	<p>The impact of the development of the site with these mitigation measures in place would be <b>Minor Adverse</b>.</p>	<p>The development of the site would necessarily have some adverse impact on the heritage significance of the Mobberley CA, as a CA with partly agricultural origins. With mitigation measures in place, the development of the site would have a <b>Slight</b> adverse impact on this heritage significance of this heritage asset. This impact would be “Less than substantial” and should be weighed against any public benefits. The impact should also be considered in the context of the potential development of other similar open agricultural sites around the edges of the CA (including Sites 5 and 6) and the potential cumulative erosion of the agricultural setting of the built up parts of the CA. The mitigation measures may reduce the potential number of residential units</p>

Heritage asset	Contribution that this site makes to the significance of the heritage asset	Impact that the loss of this site and its subsequent development might have upon the significance of the asset.	How might any harm be removed or reduced?	Impact that the loss of this site and its subsequent development might have on the significance of the asset with mitigation measures in place.	Conclusions.
<p>to the residual patronage of landed estates and the presence of working farms.” It identifies that: - Mobberley is a dispersed settlement in a rural area within the flattish plain of North Cheshire, characterised by winding streams, meres, and open fields.... - Trees are important to the setting of Grove House <b>Medium Heritage Significance</b></p>	<p>contributes to its heritage significance.</p>	<p>vehicular access to the site from the N or E would further erode the open agricultural character and appearance of the CA.</p>			<p>which can be satisfactorily built on the site.</p>

Further information on Heritage Impact Assessments, including a full methodology is set out in the ‘Heritage Impact Assessments for Local Plan Site Selection’ report [PUB 48]

## Appendix 5: Infrastructure providers/statutory consultees responses

Consultee	CFS168: Grove House
NHS East Cheshire CCG	An increase in patient population may have an impact on the capacity of Annandale Medical Centre, which is the nearest GP practice and the proposed houses would fall within their practice boundary. This practice also has a branch surgery in Mobberley, which would impact on the capacity of this site. Depending on timescales there may be for a request for funding for premises development.
Historic England	Potentially developable but will require a Heritage Impact Assessment due to the conservation area/heritage assets.
Natural England	<u>Designated Sites:</u> Non triggered <u>Best and Most Versatile Land:</u> Unknown <u>Priority Habitat:</u> None
CEC Public Rights of Way	Each site should have detailed the requirement for high quality routes for active travel (walking and cycling), set within green infrastructure corridors where possible, to connect the site with key destinations or other routes. In addition, housing development sites should include local options of high quality routes for local leisure walking wherever possible.
Environment Agency	Landfill within 100m. Mains foul and surface sewer appears possible

Consultee	CFS354: Ilford Way Town Lane
NHS East Cheshire CCG	An increase in patient population may have an impact on the capacity of Annandale Medical Centre, which is the nearest GP practice and the proposed houses would fall within their practice boundary. This practice also has a branch surgery in Mobberley, which would impact on the capacity of this site. Depending on timescales there may be for a request for funding for premises development.
Natural England	<u>Designated Sites:</u> The allocation site is close to <b>Rostherne Mere SSSI</b> which form a nationally important series of open water and peatland sites. <b>It has triggered the IRZ for Air Pollution</b> - 4. Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m <sup>2</sup> , slurry lagoons > 750m <sup>2</sup> & manure stores > 3500t). <b>Combustion</b> - 3. General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion. The site allocation is close to <b>The Mere SSSI</b> which form a nationally important series of open water and peatland sites. <b>It has triggered the IRZ for Combustion</b> - 3. General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

	<p>The site allocation is close to <b>Tatton Meres SSSI</b> which form a nationally important series of open water and peatland sites. <b>The IRZ is triggered for Air Pollution - 4.</b> Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock &amp; poultry units with floorspace &gt; 500m<sup>2</sup>, slurry lagoons &gt; 750m<sup>2</sup> &amp; manure stores &gt; 3500t). <b>Combustion - 3.</b> General combustion processes &gt;50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p><u>Best and Most Versatile Land:</u> Unknown  <u>Priority Habitat:</u> None</p>
CEC Public Rights of Way	<p>Each site should have detailed the requirement for high quality routes for active travel (walking and cycling), set within green infrastructure corridors where possible, to connect the site with key destinations or other routes. In addition, housing development sites should include local options of high quality routes for local leisure walking wherever possible.</p>
United Utilities	<p>We have concerns when new housing is in close proximity to our wastewater treatment works (WwTW). It is important to explain that there should be two significant considerations for sites proposed next to a WwTW. These are:</p> <ol style="list-style-type: none"> <li>1. WwTW are key infrastructure for the borough which may need to expand in the future to meet growth needs or respond to new environmental requirements. Maintaining a buffer is therefore desirable to respond to any requirements.</li> <li>2. As a waste management facility, it is an industrial operation which can result in emissions. These emissions include odour and noise. A wastewater treatment works can also attract flies. The wastewater treatment works is also subject to vehicle movements from large tankers which need to access the site, in this case from Oldfield Drive.</li> </ol> <p>We are therefore disappointed to note that CFS 354 and CFS 355 are adjacent to Mobberley Wastewater Treatment Works (WwTW). Whilst we can appreciate that CFS 354 is a preferable housing site from the council's perspective as it is a brownfield site, our concerns regarding this site is that on the basis of the draft allocation boundaries, new housing will be within very close proximity to our treatment works and access road. Residential uses should only be permitted close to the boundary when it can be demonstrated that end users will not be exposed to unacceptable odour and noise disturbance. We would therefore urge the Local Planning Authority to reconsider the boundaries of the allocations if you are looking to pursue them both further.</p> <p>As stated above, the wastewater treatment works is subject to vehicle movements which access the site from Oldfield Drive. It is important to note that we would expect CFS 354 and CFS 355 to not have any linkage between them as this would result in a crossing over our access road. This access road is used by tankers and large vehicles, and we would not want to increase use over this road due to the increased risk. It is therefore important that both CFS 354 and CFS 355 are delivered independently.</p> <p>We believe that when new housing is proposed adjacent to existing industrial operations and sources of emissions, like a wastewater treatment works, the site promoter should demonstrate through an impact assessment, in particular an odour impact assessment, that any proposed development will have an acceptable level of amenity. This is a technical matter that should be considered before this allocation progresses further as the outcome of the assessment will subsequently affect</p>

	the layout of development and the deliverability of dwelling numbers on the proposed site. It is best practice for future proposals that are within close proximity of such works to submit sufficient assessments to mitigate the issues of odour and noise, which is in line with Paragraph 182 of the NPPF that highlights that new development near to existing sources of emissions should be carefully considered by the applicant and integrated effectively with existing uses. It is important that the approach to any impact assessment is appropriately scoped in liaison with United Utilities and your Environmental Health colleagues.
Environment Agency	An 8m Buffer Zone might be required from the river. As it is a Former Works there may be contaminated land issues. Within the secondary B Aquifer. The site is in a Vulnerable Groundwater Zone. Mains foul and surface sewer appears possible.

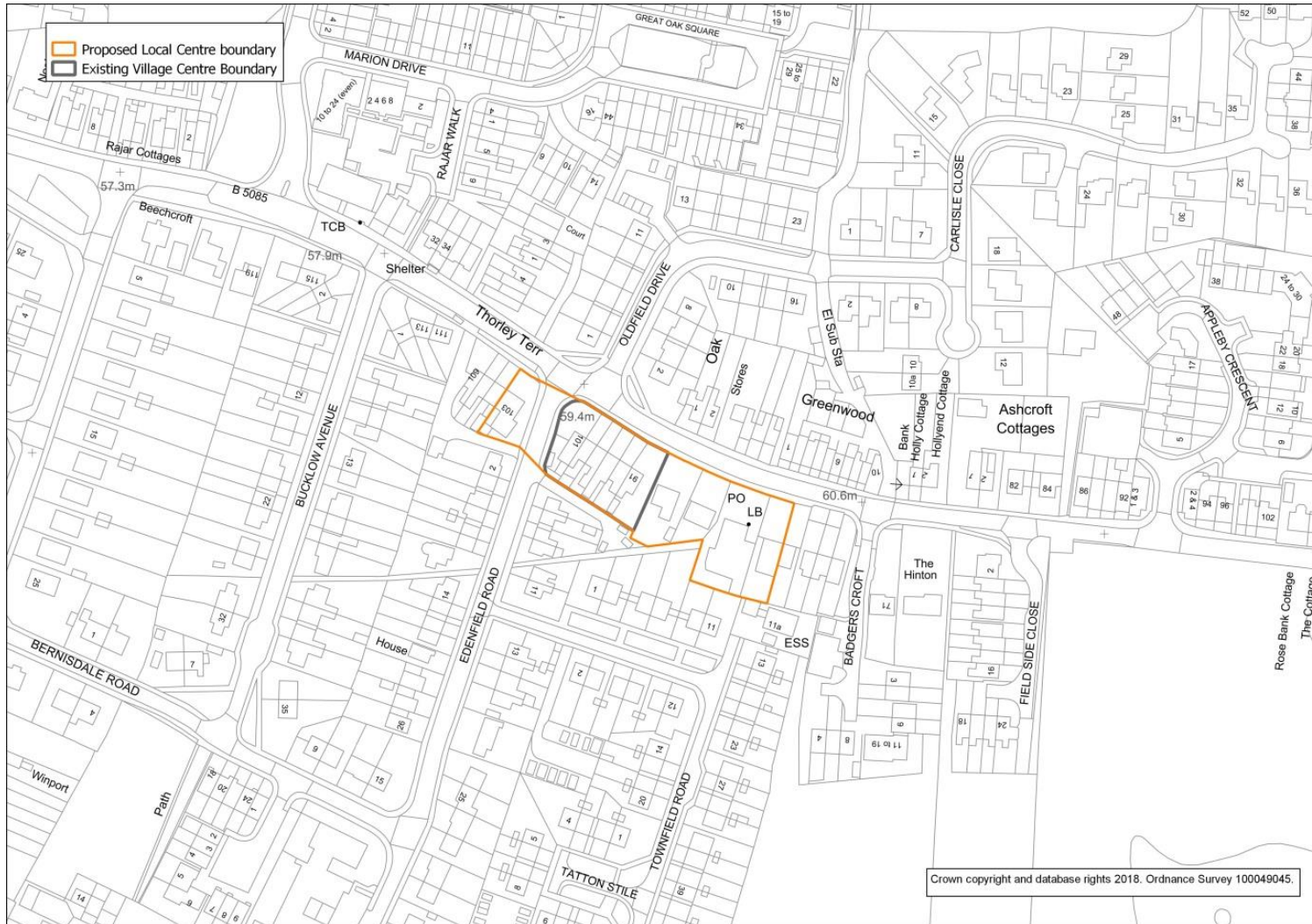
Consultee	CFS355: Argonaught Holdings Limited Land North of Carlisle Close
NHS East Cheshire CCG	An increase in patient population may have an impact on the capacity of Annandale Medical Centre, which is the nearest GP practice and the proposed houses would fall within their practice boundary. This practice also has a branch surgery in Mobberley, which would impact on the capacity of this site. Depending on timescales there may be for a request for funding for premises development.
Historic England	Potentially developable but will require a Heritage Impact Assessment due to the conservation area/heritage assets.
Natural England	<p><u>Designated sites:</u> The site allocation is located 4800m from <b>Rostherne Mere SSSI</b> which form a nationally important series of open water and peatland sites. <b>It has triggered the IRZ for Air Pollution - 4.</b> Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock &amp; poultry units with floorspace &gt; 500m<sup>2</sup>, slurry lagoons &gt; 750m<sup>2</sup> &amp; manure stores &gt; 3500t).</p> <p><b>Combustion - 3.</b> General combustion processes &gt;50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>The site allocation is located 4000m from <b>Cotterill Clough SSSI</b> which is designated for woodland with associated stream habitat and is the most diverse clough woodland on base rich soils in Greater Manchester. <b>It has triggered the IRZ for all planning applications.</b></p> <p>The site allocation is located 5000m from <b>The Mere SSSI</b> which form a nationally important series of open water and peatland sites. <b>It has triggered the IRZ for Combustion - 3.</b> General combustion processes &gt;50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p>The site allocation is located 3000m from <b>Tatton Meres SSSI</b> which form a nationally important series of open water and peatland sites. <b>The IRZ is triggered for Air Pollution - 4.</b> Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock &amp; poultry units with floorspace &gt; 500m<sup>2</sup>, slurry lagoons &gt; 750m<sup>2</sup> &amp; manure stores &gt; 3500t).</p> <p><b>Combustion - 3.</b> General combustion processes &gt;50MW energy input. Incl: energy from waste incineration, other</p>

	<p>incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.</p> <p><u>Best and Most Versatile Land:</u> Unknown</p> <p><u>Priority Habitat:</u> None</p>
CEC Public Rights of Way	<p>Each site should have detailed the requirement for high quality routes for active travel (walking and cycling), set within green infrastructure corridors where possible, to connect the site with key destinations or other routes. In addition, housing development sites should include local options of high quality routes for local leisure walking wherever possible.</p>
United Utilities	<p>We have concerns when new housing is in close proximity to our wastewater treatment works (WwTW). It is important to explain that there should be two significant considerations for sites proposed next to a WwTW. These are:</p> <ol style="list-style-type: none"> <li>1. WwTW are key infrastructure for the borough which may need to expand in the future to meet growth needs or respond to new environmental requirements. Maintaining a buffer is therefore desirable to respond to any requirements.</li> <li>2. As a waste management facility, it is an industrial operation which can result in emissions. These emissions include odour and noise. A wastewater treatment works can also attract flies. The wastewater treatment works is also subject to vehicle movements from large tankers which need to access the site, in this case from Oldfield Drive.</li> </ol> <p>We are therefore disappointed to note that CFS 354 and CFS 355 are adjacent to Mobberley Wastewater Treatment Works (WwTW). Whilst we can appreciate that CFS 354 is a preferable housing site from the council's perspective as it is a brownfield site, our concerns regarding this site is that on the basis of the draft allocation boundaries, new housing will be within very close proximity to our treatment works and access road. Residential uses should only be permitted close to the boundary when it can be demonstrated that end users will not be exposed to unacceptable odour and noise disturbance. We would therefore urge the Local Planning Authority to reconsider the boundaries of the allocations if you are looking to pursue them both further.</p> <p>As stated above, the wastewater treatment works is subject to vehicle movements which access the site from Oldfield Drive. It is important to note that we would expect CFS 354 and CFS 355 to not have any linkage between them as this would result in a crossing over our access road. This access road is used by tankers and large vehicles, and we would not want to increase use over this road due to the increased risk. It is therefore important that both CFS 354 and CFS 355 are delivered independently.</p> <p>We believe that when new housing is proposed adjacent to existing industrial operations and sources of emissions, like a wastewater treatment works, the site promoter should demonstrate through an impact assessment, in particular an odour impact assessment, that any proposed development will have an acceptable level of amenity. This is a technical matter that should be considered before this allocation progresses further as the outcome of the assessment will subsequently affect the layout of development and the deliverability of dwelling numbers on the proposed site. It is best practice for future proposals that are within close proximity of such works to submit sufficient assessments to mitigate the issues of odour and noise, which is in line with Paragraph 182 of the NPPF that highlights that new development near to existing sources of emissions should be carefully considered by the applicant and integrated effectively with existing uses. It is important that</p>



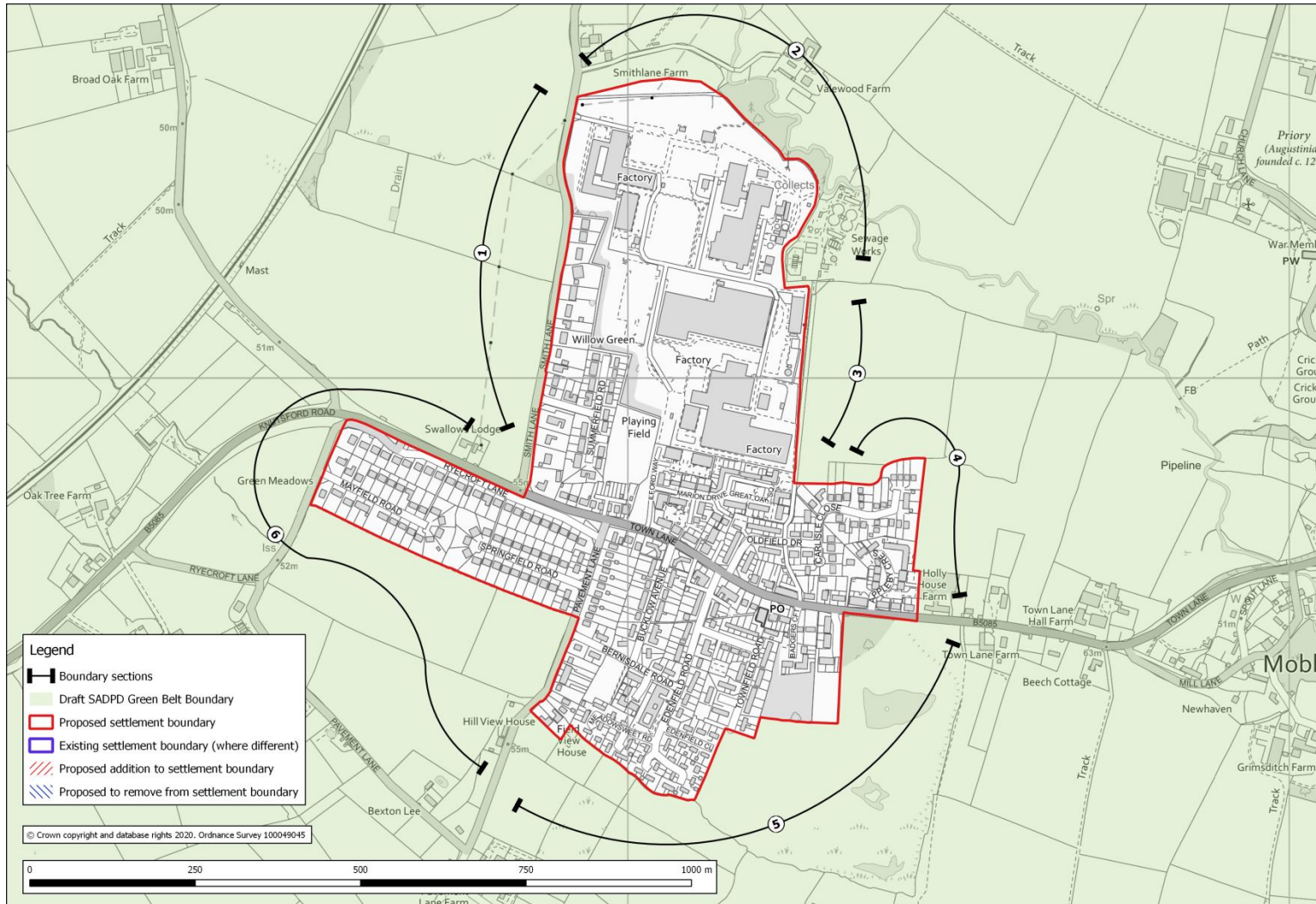
	the approach to any impact assessment is appropriately scoped in liaison with United Utilities and your Environmental Health colleagues.
Environment Agency	Landfill within 250m. Mains foul and surface sewer appears possible.

## Appendix 6: Retail boundary map



Map Moberley 7: Existing and proposed Local Centre boundary

# Appendix 7 Settlement Boundary Map



Map Moberley 8: Proposed settlement boundary