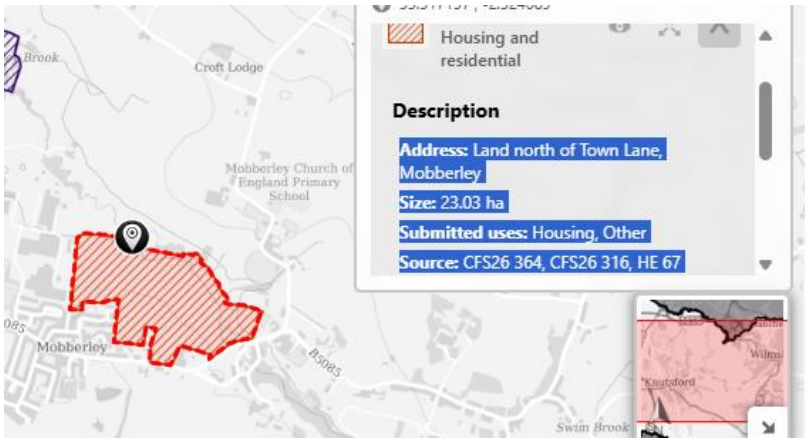
Land north of Town Lane, Mobberley



Basic overall comment

I object to the allocation of Land north of Town Lane, Mobberley for housing development. This site lies within a sensitive rural area where significant development would erode the village's character, openness and separation from surrounding settlements. The proposal would place additional pressure on already constrained local roads, increasing traffic, congestion and road safety concerns. Development of this scale risks harm to biodiversity, mature hedgerows and wildlife habitats that contribute to the local environment. Existing infrastructure, including schools, healthcare services and utilities, may be unable to accommodate further growth. Priority should be given to more sustainable brownfield locations before releasing countryside land.

Traffic based comment

I strongly object to the allocation of Land north of Town Lane, Mobberley for housing development. The site would generate a substantial increase in vehicle movements onto Town Lane and the surrounding local highway network. Town Lane is already heavily used by residents, agricultural vehicles and traffic associated with Manchester Airport and nearby employment areas. Additional housing would increase peak-hour congestion, particularly at junctions connecting to Knutsford Road and other local routes. Increased traffic would also raise concerns regarding pedestrian and cyclist safety, given the limited footway provision in parts of the village. The cumulative impact of this development, alongside other proposed growth in the area, could lead to unacceptable pressure on the local road network.

Green Belt focused comment

I object to the allocation of Land north of Town Lane, Mobberley for housing development. The site lies within the Green Belt and its release would conflict with the

fundamental purpose of Green Belt policy, which is to protect openness and prevent encroachment into the countryside. Development would harm the rural character of Mobberley and reduce the clear separation between settlements. The proposal would also increase traffic on narrow rural roads, creating additional congestion and road safety risks for pedestrians, cyclists, horse riders and other vulnerable users. Exceptional circumstances have not been demonstrated, and more sustainable brownfield sites should be prioritised instead.

Village Character and Identity comment

I strongly object to the allocation of Land north of Town Lane, Mobberley for housing development. This proposal would undermine the distinctive rural character and identity of Mobberley, a historic village whose appeal lies in its countryside setting and separation from surrounding settlements. Development on this scale would erode the Green Belt, reducing openness and contributing to the gradual urbanisation of the area. The loss of undeveloped land would alter the village's character, placing increasing pressure on local infrastructure and roads. Approving such development risks setting a precedent for further expansion, ultimately diminishing the unique character and independence of Cheshire's villages.

Site Topography Concerns comment

I strongly object to the allocation of Land north of Town Lane, Mobberley for housing development. The site's topography raises concerns regarding drainage and flood risk. Due to its elevated and undulating nature, development would increase the amount of hard surfacing, such as roofs, roads and driveways, reducing natural ground infiltration. Surface water could then flow more rapidly downhill towards lower-lying areas, increasing the risk of localised flooding and placing additional pressure on existing drainage infrastructure which will also affect neighbouring properties, roads and agricultural land. Given the increasing frequency of extreme rainfall events, the site's topography makes it less suitable for large-scale development and raises concerns about the long-term effectiveness and maintenance of drainage solutions.