Historic Mobberley
Local Plan Objection

[redacted]

CFS26 467
CFS26 472
CFS26 477
CFS26 478
CFS26 480
CFS26 482

6 joined plots put forwards by Tatton Estates - Current green belt


CFS26 467
CFS26 472
CFS26 477
CFS26 478
CFS26 480
CFS26 482
Beech House Lane
New Mills
Small Lane
Wood Lane
Birkin Brook
Park Farm
Mobberley
Small Lane Brook
Ardes Cottage
Croft Lodge
Broadoak Lane

Listed and Historic buildings.

Mobberley Village dates back to the doomsday book 1086. It's historic centre is a jewel in Cheshire Easts crown. The 6 plots I am obhecting to are currently green belt and part of Tatton estates. It should be considered separately to the adjacent settlement area on town lane.

We believe it should be considered to be a heritage asset so that it can be enjoyed for it's contribution to the quality of life of existing and future generations.
Historic Mobberley is a visiting spot for a large number of people as it includes a 1300's church and numerous award winning traditional english pubs. We also have an icecream farm and a brewery house. There are also a number of published walks.

The buildings in this area are primarily of a heritage nature. There are several listed buildings sitting up against the boundaries of the fields that have been proposed.
There are also scores of buildings owned by Tatton Estates that have not been listed even though they were built in the 1700's. I have provided some images and dates to give an idea of the assets. This is not by any means all of them just a very small handful to give an idea.

Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the decision-maker has a statutory obligation to have 'special regard to the desirability of preserving the building or its setting. The proposal fails this statutory duty.

Plot CSF26 467 – Part of Waugh Brow Farm

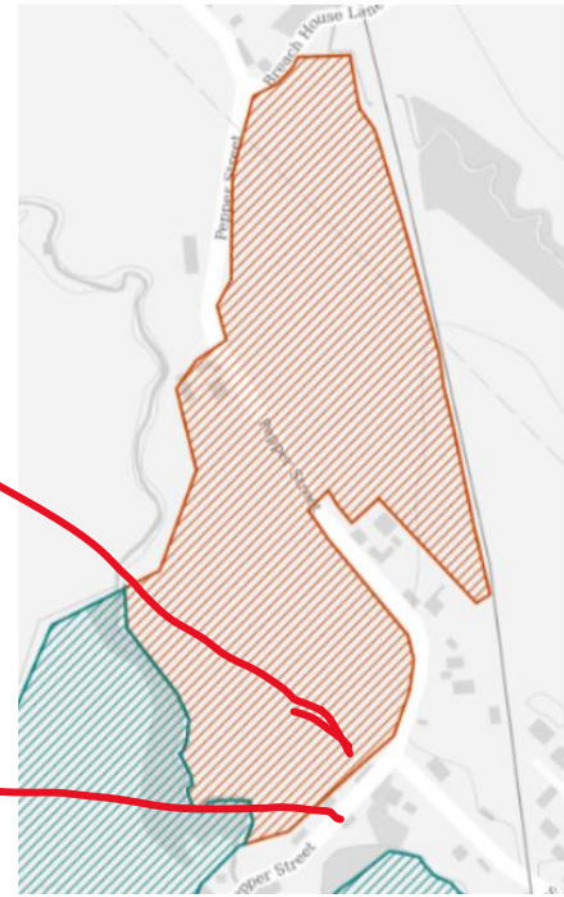
This plot is an undulating field currently used for sheep farming. It's used for sheep because its too hilly for farm machinery. I'm not sure how it could build on it without changing the landscape significantly. I'd suggest theres a 6-8m difference between the highest and lowest points. Could you get a survey? It is boarded by single track country lanes. I've attached some images of the herritage buildings that the plot sits up against.

The Chapel 1867



Built 1803





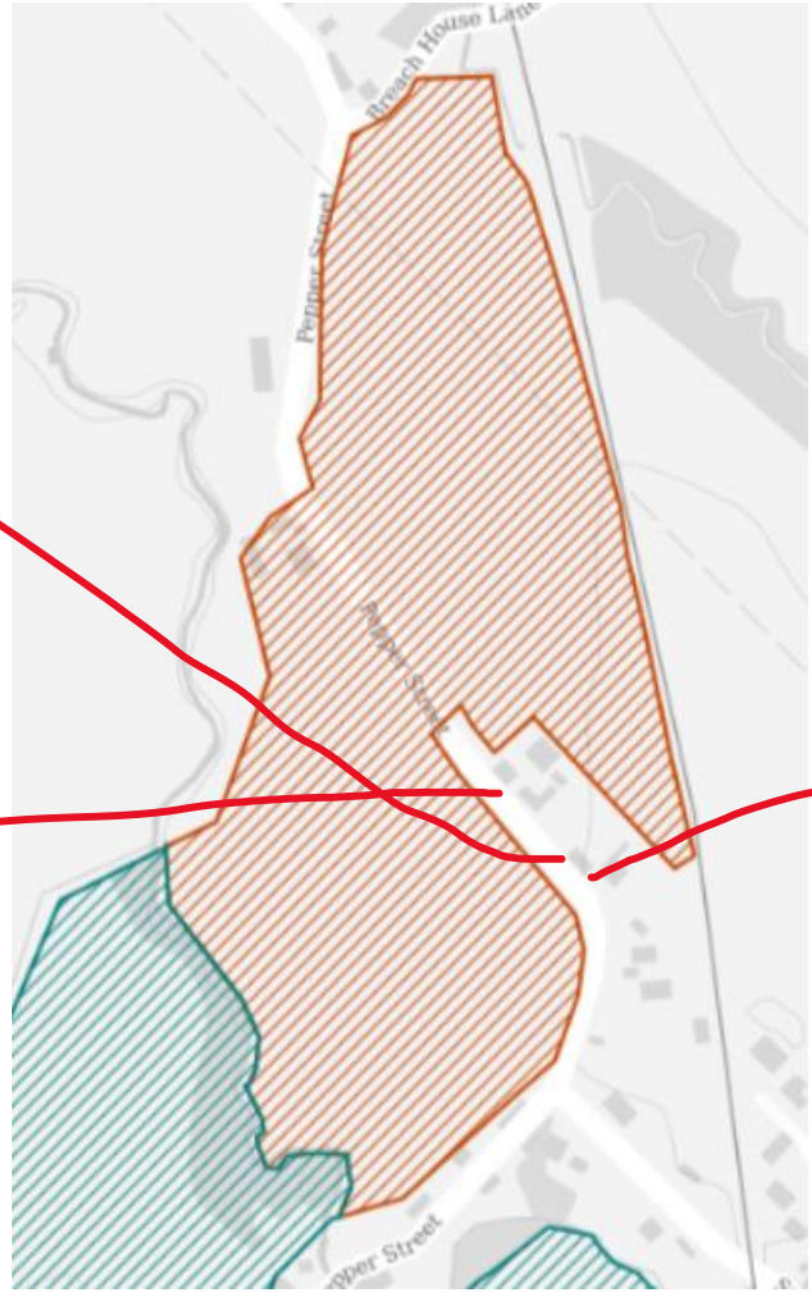
CFS26 467



Barnshaw Smithy 1757



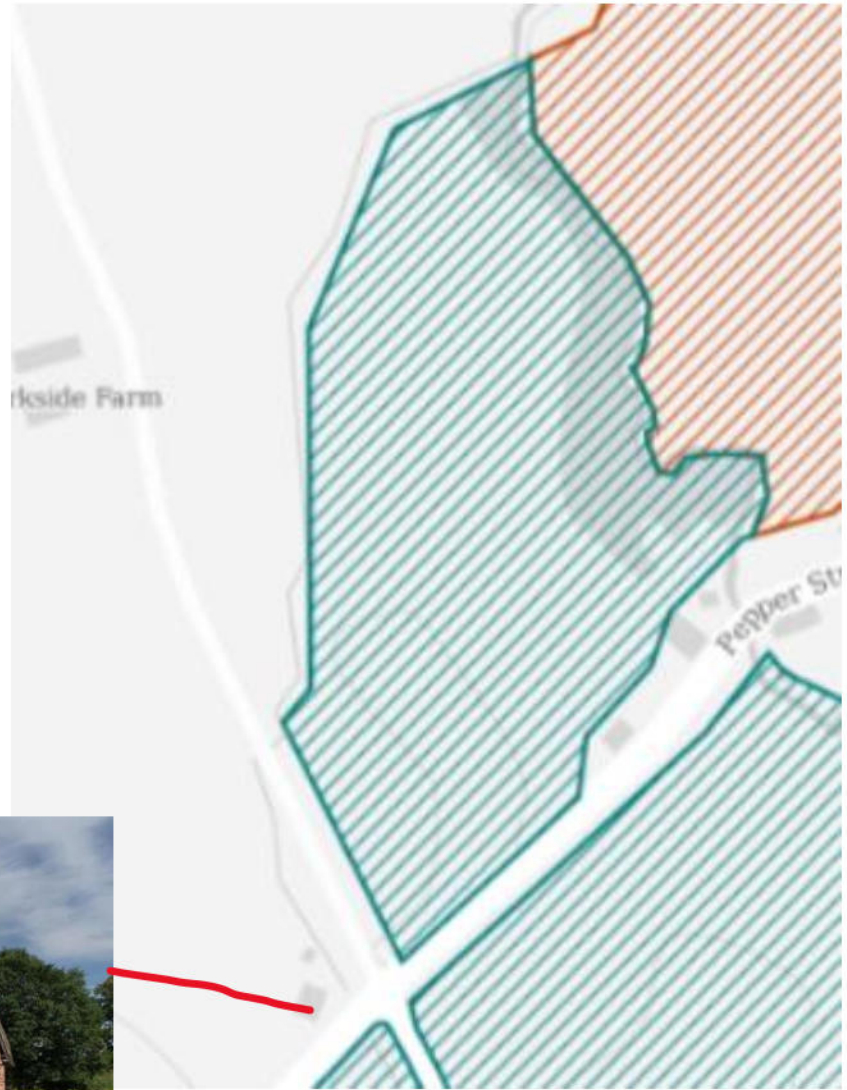
Barnshaw Cottage





Cottages 1757

CSF26 472



This Field is Farmed usually for wheat but sometimes we also have potatoes and corn.

The right hand side of this plot is unusable because its Mobberley brook, the flooding area and desiduous woodland.

It is also incorrect because an area just above the P for Pepper st belongs to a private home. It needs to be re-mapped.

Grade 2 LISTED
Broad Oak Cottage 1600's



CSF26 477

This plot is **Waugh Brow Farm** which was built in the late 1700's.

It is shown on the 1841 census but is likely to be a similar age to Barnshaw smithy and the cottages next door which are dated 1757.

This is a working farm with an onsite butcher and coffee shop.

If they were to be protected and you were to take into account the Mobberley brook waterway the actual availability of land for building is very reduced. You can also see from the picture how sloped some of the land is. I don't think a lot of it could be built on without completely changing the landscape.

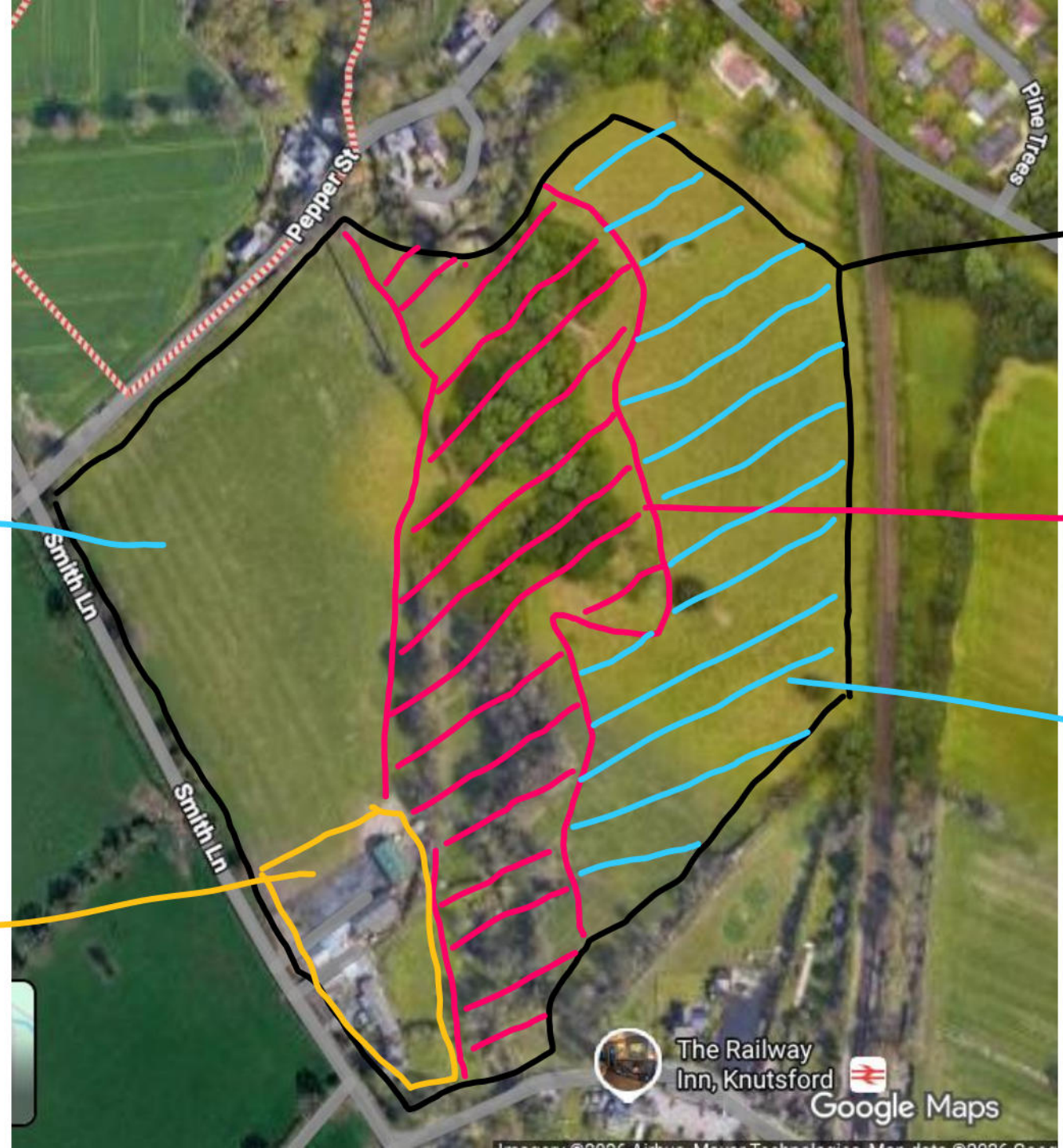






This Image Shows the extent of the slope down to Mobberley Brook. It renders a large proportion of the site unusable.I genuinely don't think this plot makes any sense. Once you have removed the land where the historic buildings are, the water way and surrounding steep drops that have the woodland, and the inaccessible land there is very little left.

Plot CFS26 477



Plot on interactive map

1/3 usable?

Mobberly Brook Waterway – can't be built on.

No Access.

Bordered by private land, water way and railway.

Farmhouse and buildings 1700's



Corn Mill Cottage
GRADE 2 LISTED



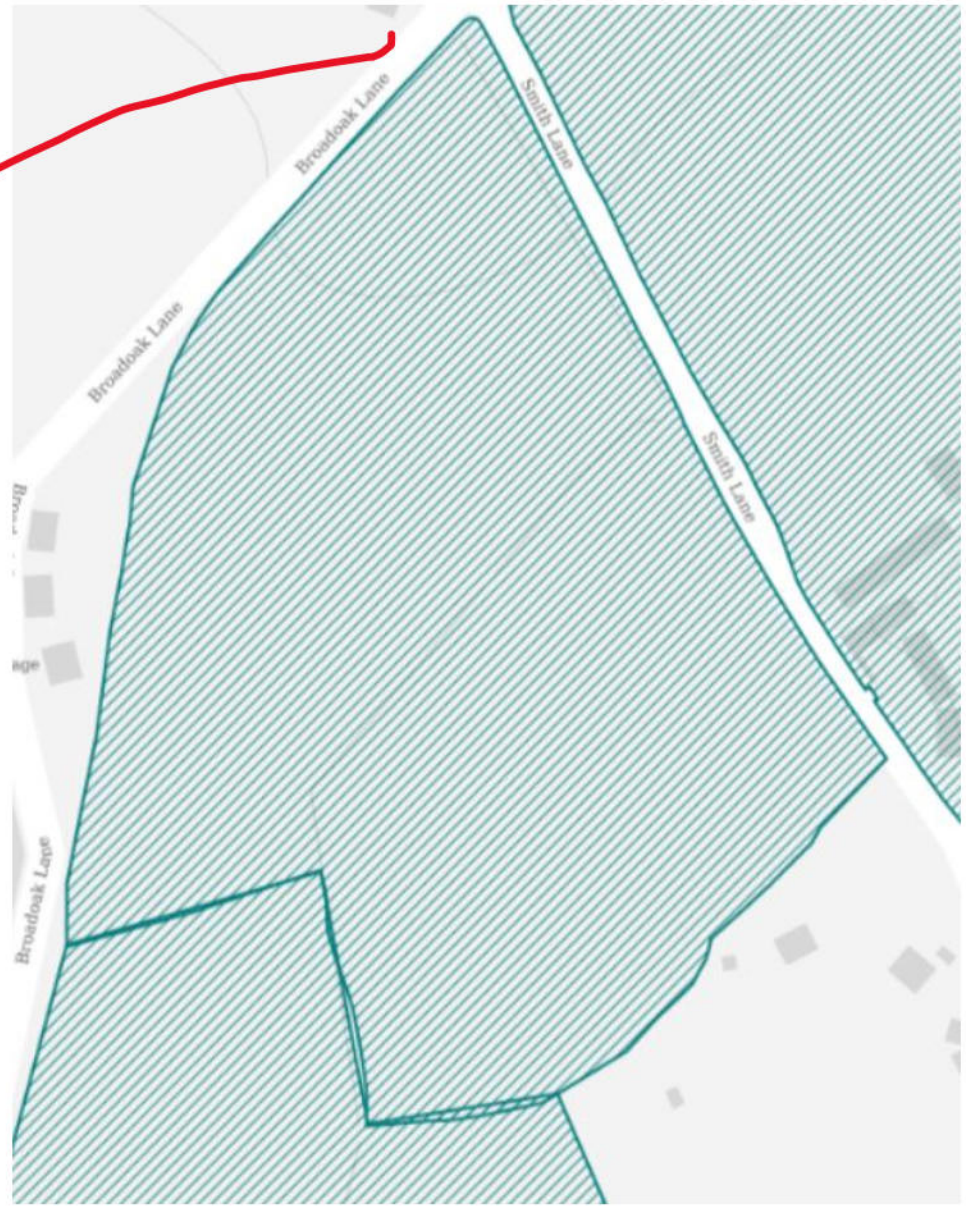
Plot 478

Is fields belonging to Waugh Brow Farm that are currently used for Cows



GRADE 2 LISTED

Broad Oak Cottage 1600's



CFS26 480









Rose Cottage Built 1798

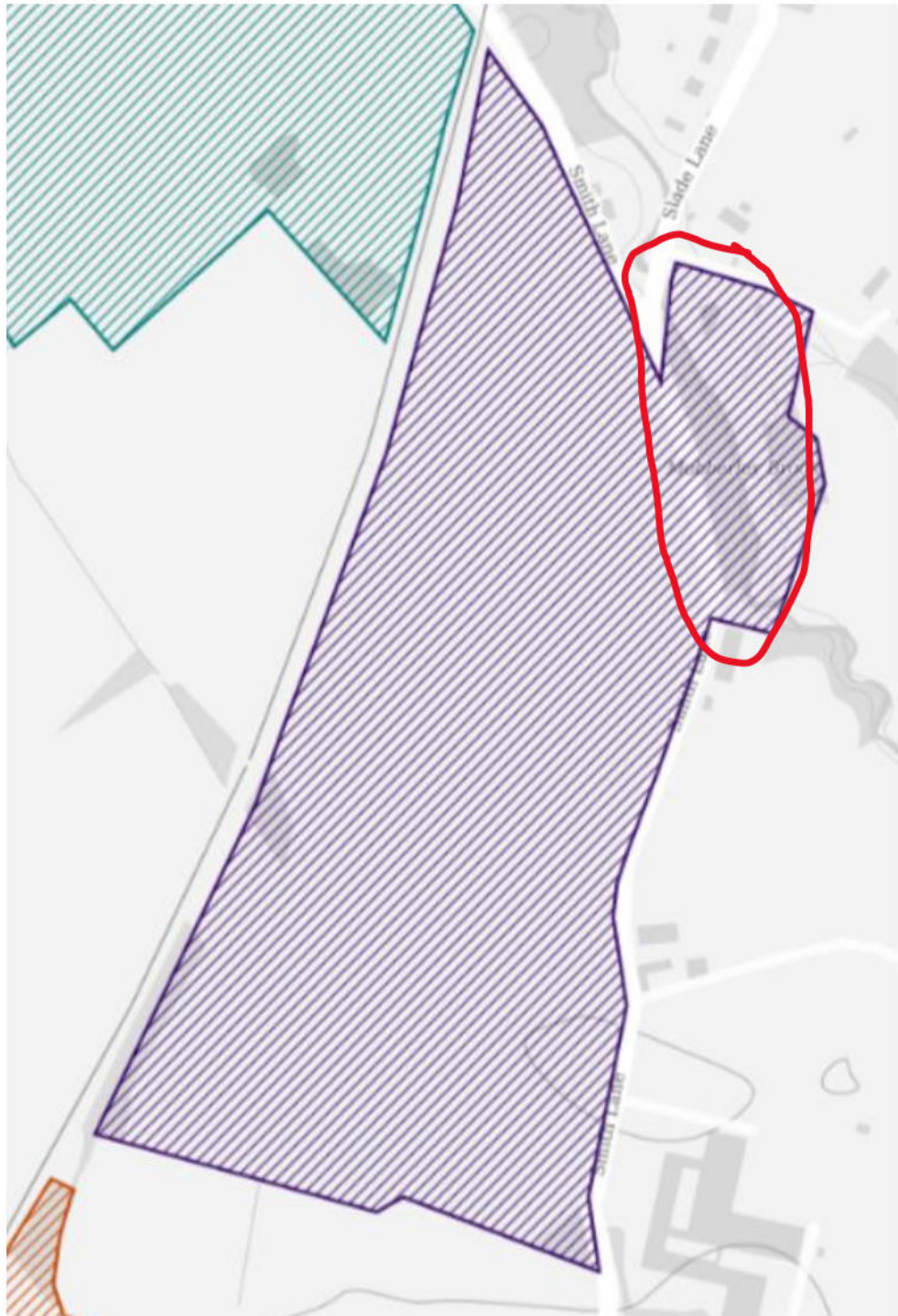
Plot 480

Is farming land but also includes an historic farm and barn ‘Key House Farm’. This is also owned by Tatton estates and likely to be of historic significance.

Rose cottage also sits at the edge of the plot and was built in 1798.

CFS26 482

Plot 482 is farming land but again contains quite a bit of unusable land. It overlays and includes the road and a patch of land on the right hand side which is the waterway with very steep drops on each side and deciduous woodland. This gives a false reading of the plot size.



Noise

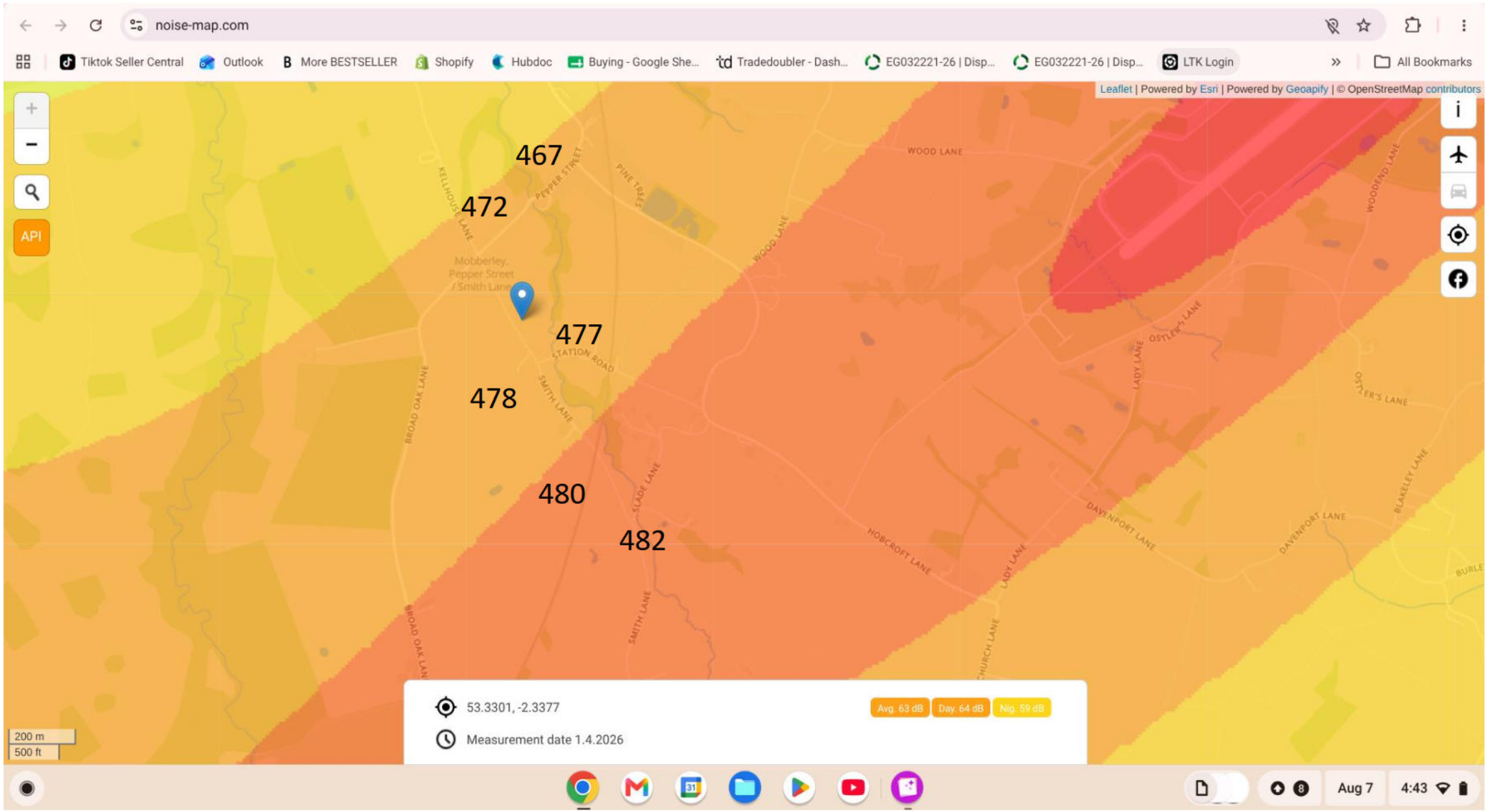
These plots are at the end of the Manchester Runway.
In this row of 6 plots, the airport noise level averages around 59 at night and 64 in the day.
This means that Cheshire East says would not normally be granted planning in its policy ENV13.

Cheshire easts published levels considered for planning are;
54 db (LOAEL) (lowest observed adverse effect level)
and 63 db (SOAEL) (significant observed adverse effect level)

CFS26 467 Ave 61, Day 63, Night 57
CFS26 472 Ave 63, Day 64, Night 58
CFS26 477 Ave 65, Day 66, Night 60
CSF26 478 Ave 64, Day 65, Night 59
CFS26 480 Ave 67, Day 68, Night 62
CFS26 482 Ave 67, Day 68, Night 62

(Taken from https://noise-map.com/ measurment data 24/08/26)

In addition, advice published by the World Health Organisation states (WHO) that aircraft noise levels averaging above 45db, and above 40db specifically at nighttime, are respectively associated with adverse health effects and effects on sleep.


noise-map.com
Tiktok Seller Central
Outlook
More BESTSELLER
Shopify
Hubdoc
Buying - Google She...
Tradedoubler - Dash...
EG032221-26 | Disp...
EG032221-26 | Disp...
LTK Login
All Bookmarks
Leaflet | Powered by Esri | Powered by Geoapify | © OpenStreetMap contributors
API
467
472
477
478
480
482
Mobberley, Pepper Street / Smith Lane
WOOD LANE
PEPPER STREET
PINE TREE
KELLHOUSE LANE
STATION ROAD
SMITH LANE
BROAD OAK LANE
SLADE LANE
HOBCROFT LANE
LADY LANE
OSTLER'S LANE
DAVENPORT LANE
BLAKELEY LANE
WOODEND LANE
CHURCH LANE
53.3301, -2.3377
Avg. 63 dB
Day. 64 dB
Nig. 59 dB
Measurement date 1.4.2026
200 m
500 ft
Aug 7
4:43

For precedent; a nearby site was declined permission partly due to noise.
This site is slightly further away than the sites I am opposed to.

Appeal A: APP/R0660/C/21/3268914 In March 2022
Land on the south side of Broadoak Lane, Mobberley, Knutsford, Cheshire
WA16 7PR
Roy Merrett Bsc(Hons) DipTP MRTPI
an Inspector appointed by the Secretary of State said;

Nose levels at this site were
between the 63 and 66 dB LAeq contours for average daytime noise, and
between the 57 and 60dB LAeq contours for average nighttime noise.

“I conclude that the development would result in harm to the living conditions of the site occupiers in terms of the effect of transport noise within external and internal parts of the site. On the basis of the evidence before me I find that this impact is relevant both now, as airport activity continues to expand in the wake of the pandemic, and inevitably as the airport returns to full operating capacity, which I have no reason to doubt will be in the near future.
Accordingly there is conflict with the Framework, the NPSE, Policy SE 12 of the CELP; with Saved Policies DC14 and T18 of the Macclesfield Borough Local Plan 2004 and with Policy ENV 13 of the Council’s Draft Site Allocations and
Development Policies Document (SADPD) insofar as they seek to safeguard living conditions and avoid the adverse impact of noise pollution where adequate mitigation cannot be provided.”

Airport public safety zone

Mobberley station sits in line with the east sides of the plots. It is under 1500m from the end of the runway so falls within the PSZ. Its likely that areas of the plots are in the PSZ.

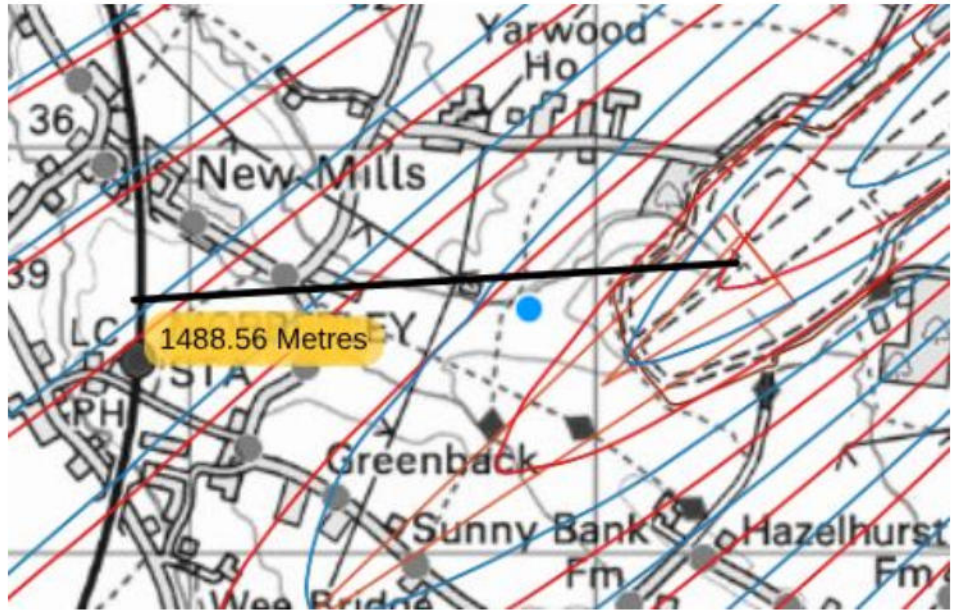
3.31 Public safety zones are designated areas of land at the end of runways at major airports, in which development is restricted so that there should be no increase in the number of people living, working or congregating in public safety zones and that, over time, the number should be reduced as circumstances allow. Public safety zones have been defined at the ends of Manchester Airport's runways and consist of an inner public safety restricted zone and an outer public safety controlled zone.

3.32 Within the public safety zones, there is a general presumption against development unless it is an exception specified in the Department for Transport policy paper 'Control of development in airport public safety zones'. Within the inner public safety restricted zones, the airport operator is also expected to purchase and remove residential and commercial properties.



CFS26 477

Around 15m of this site sits in the PSZ



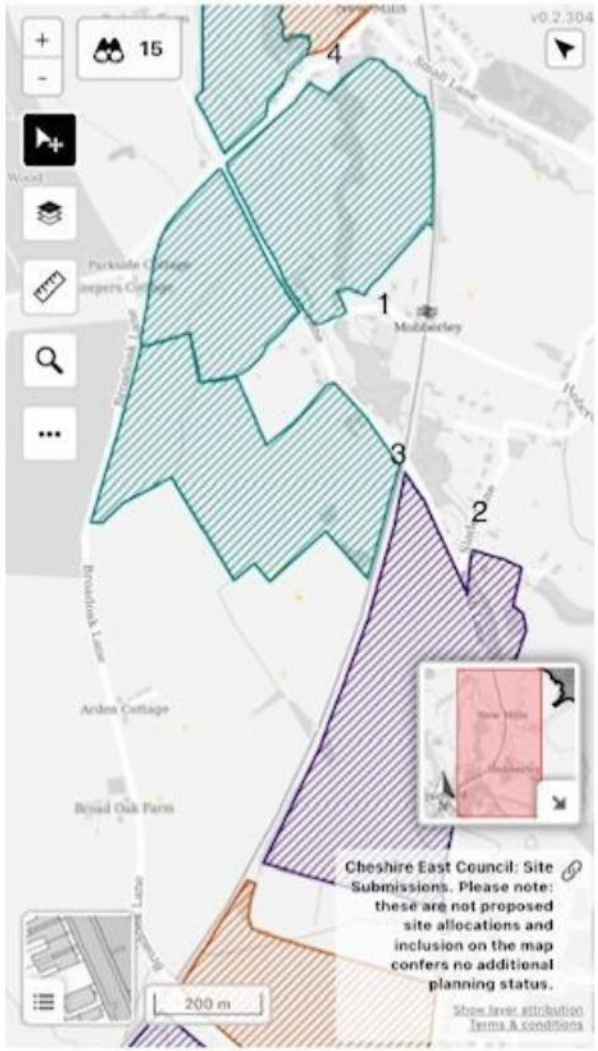
Transport, Traffic & Road safety

Bus routes. There are no bus routes that run down Smith lane or Broad Oak Lane.

Train station. The Train station is very small and only has 7 parking spaces. The building and land have been sold. There are no pavements to the station and it is approached by single track lanes.
It should also be noted that the train station is very minor and only has 1 service per hour. This runs Stockport to Chester and DOES NOT go to Manchester.
This stretch of railway is used daily for freight and is very noisy. Approximately 1050-1200 scheduled freight movements per month.
There is a whistle board sign that means all trains are legally required to blow their horn at this location until midnight and after 6am. That's around 40 –50 horn blasts per day!

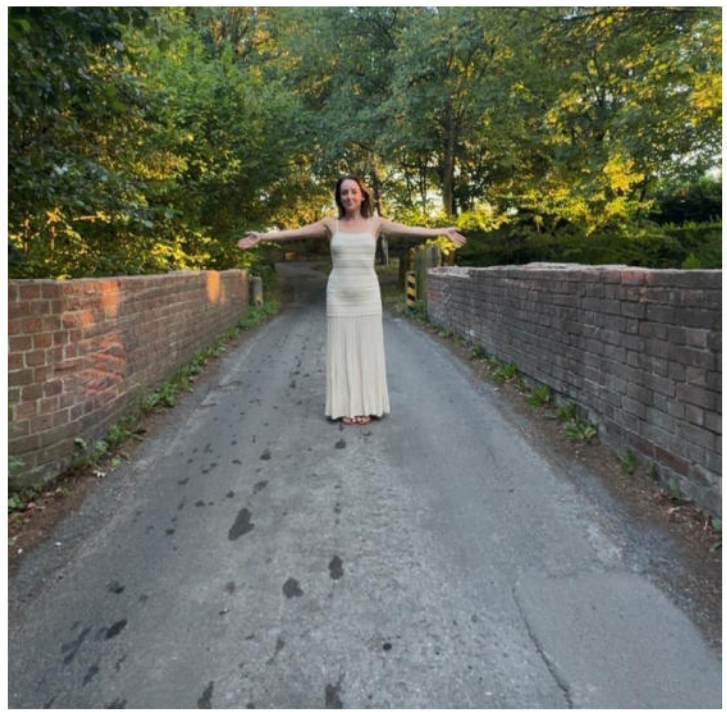
Walking Safety. It is not safe to walk down These roads as there are no pavements or lighting.

Traffic. Car access to these plots is via Mobberley rd, Broad Oak Lane, Pepper street and Smith Lane
These roads has significant narrowing in areas. This would make construction very difficult as they are impassable by heavy goods vehicles. Increased traffic from new housing estates would also cause gridlock.





1. Bridge at Station road



2. Bridge at Slade Lane

There are an unusually high number of points in the road where traffic must stop and reverse to allow cars to pass coming from the opposite directions. This is due to the historic nature of the area.

- There is a narrow bridge on Station road - too narrow for trucks (1)
- There is a narrow bridge on slade lane - too narrow for trucks. (2)
- There is a low bridge on Smith Lane which makes it unsuitable for heavy goods vehicles. (3)
- The is a narrow bridge on Mobberley rd which often floods and becomes inpassable (4)

Local services

Sewerage
This area has a problem with the sewers. It may be worth getting a report from united utilities. There has been alot of work due to some a large section of collapse over the last 6 months and for the last 4 months we have had 3 lorries simultaneously with tanks pumping the sewerage 24/7. Its likely that the sewers cannot support additional houses.

Gas
There is no access to gas. The local properties are on oil.

Employment
This land is currently tenant farmed. Jobs would be directly lost if these sites were accepted.
Tatton Estates have not notified the farmers that their farmland has been put forwards in this call for sites.

Accessibility of amenities
There is no access by foot or public transport to shops, schools, doctors etc.

Protected wildlife

Badger sets

Because these sites are a number of very small, hilly fields separated by copps of woods, streams and hedges the impact to wildlife would be significant.
We have larger than usual number of badger sets. It is likely that much of the land would fall into these areas rendering it unusable.

Under the Protection of Badgers Act 1992, it is an offense to intentionally or recklessly damage, destroy, or obstruct a sett, or to cause a disturbance while badgers are inside.

- 30 metres: Standard exclusion zone for general and heavy construction activities.
- 20 metres: Limit where light machinery can operate.
- 10 metres: Closest approach allowed, restricted strictly to hand tools.
- 100 metres: Required buffer for high-vibration or loud operations like pile-driving and blasting.

There a badger sets on location CFS26 472 and CFS26 477. Can I please request a survey.

Barn Owls

There are barn Owls often in the old Oak Trees on Broad Oak Lane at postcode WA166JT.
They are thought to nest in the deciduous woodland that lines Mobberley brook in between sites 472, 477 and 482.
We request an ecological assessment. As they are schedule 1 birds it is likely that this would make it difficult to develop the land without committing an offence.