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Planning Policy Team
Delamere House
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Crewe
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CW1 2LL

By email: localplan@cheshireeast.gov.uk

28th August 2026

Dear Planning Policy Team,

Nomination of Land at Pavement Lane, Mobberley, WA16 7EG for consideration through the emerging Cheshire East Local Plan

I write on behalf of the landowner to nominate Land at Pavement Lane, Mobberley for consideration as a potential residential allocation through the preparation of Cheshire East Council's emerging Local Plan.

We understand that Cheshire East Council has undertaken a call for sites process, prior to this Local Plan scoping consultation. However, we also wish to nominate this site for consideration as potential site allocation to help meet the future development needs of the county, including the delivery of new homes, affordable housing, infrastructure and sustainable growth.

The nominated land comprises approximately 1.36 hectares and is located to the South of Mobberley. The land is within ownership of our clients and is available for development within the emerging plan period, subject to allocation and the grant of the necessary planning permissions.

The site is considered capable of making a positive contribution to meeting Cheshire East's housing requirements. Subject to detailed masterplanning, technical assessment and engagement with the Council and relevant stakeholders. The land has the potential to deliver

approximately 50 dwellings, together with associated infrastructure, open space, and an appropriate proportion of affordable housing.
The land is promoted on the basis that it is suitable, available and achievable for residential development within the first 2 years of the Local Plan. In particular the:

Suitability: site is well-related to Mobberley adjoining the village settlement and has the potential to form a logical and sustainable extension to the existing built form, with access to local services, facilities and transport connections. It is also adjacent to a current site being promoted which collectively could bring wider benefits.

Availability: the land is available for residential development and there are no known ownership constraints that would prevent it from being brought forward within the plan period.

Achievability: the site is considered deliverable, subject to normal technical assessment, and could contribute to the Council's housing supply in a timely manner.

Infrastructure and mitigation: development would provide proportionate contributions towards local infrastructure, affordable housing and any necessary mitigation through the planning application process.

The site also provides an opportunity to plan positively for sustainable growth by delivering a well-designed residential scheme that responds to local character, landscape context, accessibility, biodiversity and infrastructure requirements. A future scheme would be shaped through early masterplanning and engagement to ensure that development is sensitively integrated and supports the long-term needs of the local community, informed by our local Housing Needs Assessment, undertaken in 2025 of the parish profile.

We would be grateful if Cheshire East Council would register this land as a promoted site and assess it through the Council's site assessment process as part of the evidence base for the emerging Local Plan.

We would also welcome the opportunity to engage with officers as the Local Plan progresses, including through any future consultation stages relating to spatial strategy, settlement growth options and draft site allocations.

A Site location plan showing the nominated land is include with this representation.

Yours faithfully,

[redacted]

Hannah Barter
BA(Hons), Dip T&CP, MAUD, MRTPI, FRSA
Managing Director/Partner

Enc:
Site Location Plan.

Pavement Lane Mobberley



Location

Feasibility Report