



alan.hubbard@nationaltrust.org.uk
Direct line: +44 (0)161 234 9983
7th January 2016

National Trust

Chairman
Newbold Astbury & Moreton Parish Council
Black & White Cottage
Astbury
CONGLETON
Cheshire
CW12 4RQ

Dear Sir/Madam,

**Re: Newbold Astbury cum Moreton Neighbourhood Plan: Regulation 14
Consultation – response from National Trust**

Thank you for your e-mail notification of 30th November 2015 advising National Trust of the above consultation.

The response of the Trust to the consultation document is as set out below:

National Trust supports the initiative that has been taken locally to pursue the production of a Neighbourhood Plan. We welcome the statement that “*the local people are proud of the parish character and have a very strong desire to retain it*” and how that has influenced the Vision and subsequently the aims and policies of the Plan. It is re-assuring that local people take a special interest in the history and character of the places where they live and accordingly this initiative is generally welcomed and supported. The use of the final document to guide development and the preparation of planning applications in the plan area, and of the plan policies in the determination of planning applications for all development proposals in the area, is appropriate and agreed (Section 2, page 6).

The Trust’s specific interest in this matter relates to its ownership and management on behalf of the nation, in accordance with its statutory purposes, of Little Moreton Hall which is situated to the east side of the A34 about 0.6 kms to the south of the Parish boundary and Plan Area.

Little Moreton Hall is regarded as one of the finest, if not the finest, example of Domestic Tudor Architecture in England. The Hall is a Scheduled Ancient Monument as well as a

National Trust
North West Region
Stamford Estates Office
18 High Street
Altrincham
Cheshire WA14 1PH
Tel: +44 (0)161 928 0075
Fax: +44 (0)161 929 6819
www.nationaltrust.org.uk

President: HRH The Prince of Wales
Regional Chair: Dr Will Williams
Director of Region: Harry Howell
Registered office:
Heelis, Kemble Drive, Swindon, Wiltshire SN2 2NA
Registered charity number 205846

Grade I Listed Building and its grounds are unusual for having two prospect mounds. The National Trust owns 7 acres and a further 23 acres of land around the property are under restrictive covenants to help protect part of the immediate setting. Additional information about the Hall, including the Trust's Statement of Significance, can be provided on request.

It is agreed (Section 3) that the open countryside between settlements in this part of Cheshire is a key and defining characteristic. In this particular case it is also considered that the countryside in the southern part of the Parish, thereby including land within the area covered by the Neighbourhood Plan, forms part of the wider setting of Little Moreton Hall. As part of its work on "Conservation Performance" at Little Moreton Hall the Trust has identified that its wider visual setting is a key feature of the property and the related objective seeks to ensure that the setting is protected from adverse impacts – 'performance' in this regard is re-assessed on an annual basis.

Two plans are enclosed with this response identifying the assessed 'main' and 'wider' visual settings based upon work undertaken on site by Trust staff. Each plan has superimposed upon it the relevant part of the Parish Council boundary and the consequent areas of overlap between the Parish/Neighbourhood Plan area and the identified 'main' and 'wider' visual settings. It is considered that this work is of increasing importance in the context of existing planning policy and guidance, in particular in the context of the National Planning Policy Framework (especially Section 12 generally and specifically Paras 129 and 131-134).

It is considered that reference to parts of the Neighbourhood Plan area also being part of the main and wider visual settings of Little Moreton Hall should be added to Section 3 of the document.

(The Trust notes that a not dissimilar situation arose when the Smallwood Village Design Statement Supplementary Planning Document was prepared in 2009, as part of its area also coincided with part of the defined main visual setting of Little Moreton Hall. This was referred to in the text of the final document and in particular Policy L3 was added as follows: "*Where appropriate, development should:-...L3 Not detract from the wider setting of Little Moreton Hall, including views to and from the Hall*".)

The aims of the Draft Plan, as set out on page 8, are supported.

In the introductory paragraph to Section 4 (page 9) it is considered that the following sentence could usefully be added: "In addition parts of the Plan area have also been identified as forming part of the main and wider settings of Little Moreton Hall".

The overall approach to housing development, including development in the countryside, as set out in Policy P1 is supported.

Likewise the overall approach to the local economy as set out in Policy P6 is supported.

The introductory paragraphs to Section 6 (page 15) would be assisted by a specific reference to the contribution of parts of the landscape of the Plan area to the setting of Little Moreton Hall.

It is requested that Policy P11 is supplemented by the following wording:

“In addition new development should specifically avoid detracting from the main and wider visual settings of Little Moreton Hall, including views to and from the property.”

Policies P12 to P19 are supported by National Trust.

Policy P25 is supported by National Trust.

It is considered that Policy P26 should make specific reference to the main and wider visual settings of Little Moreton Hall and that the plans accompanying this response should be incorporated into the relevant Appendix to the Neighbourhood Plan.

Policies P27 to P29 are supported by National Trust.

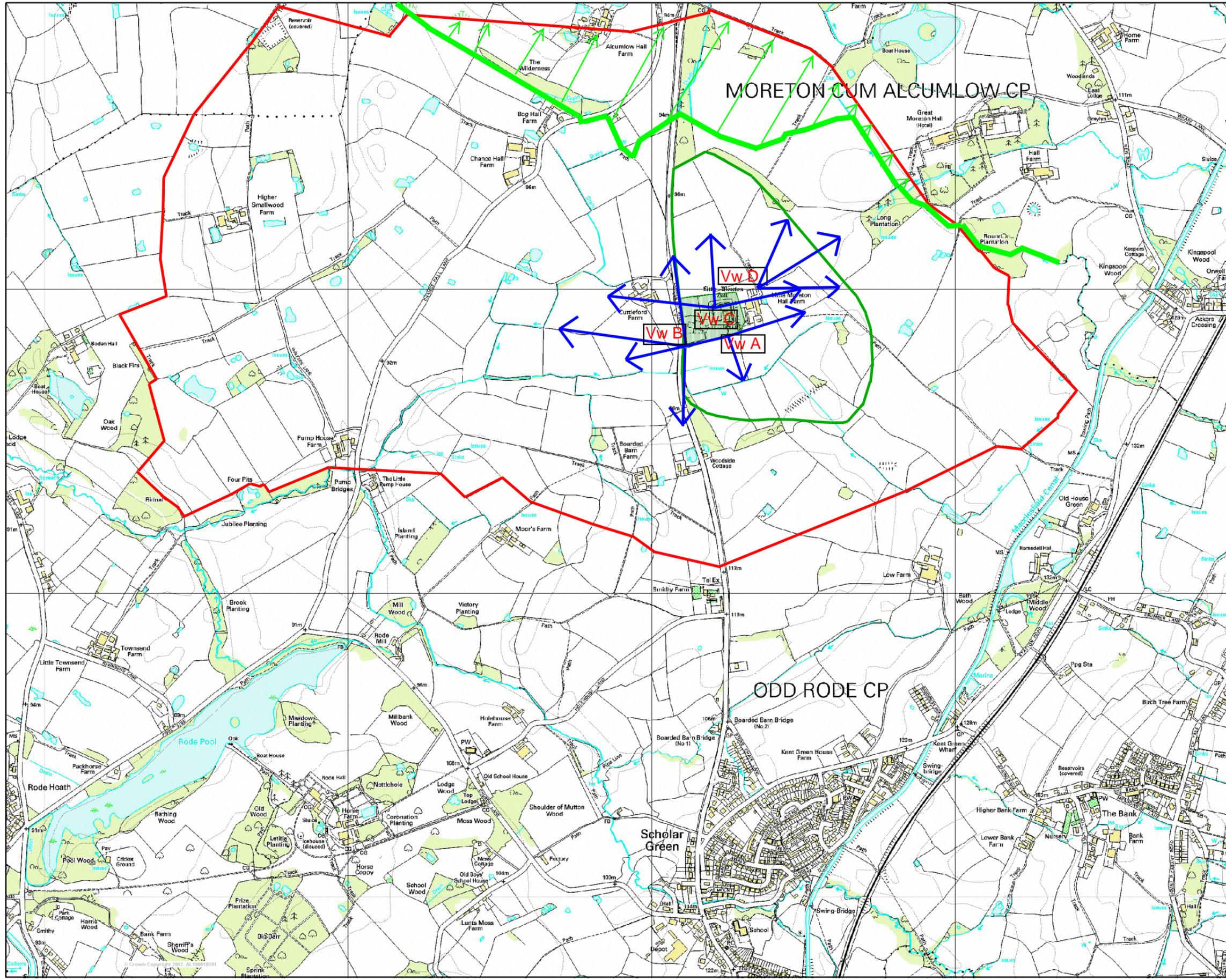
Should you require any clarification of the National Trust’s response please contact me accordingly.

It is requested that the National Trust continues to be notified, at the above address, of the key future stages as the Plan moves towards adoption.

Yours sincerely,

Alan Hubbard

Alan Hubbard BA(hons) MRTPI
Planning Adviser



THE NATIONAL TRUST

NORTH WEST
REGION

Title: Little Moreton Hall
Main setting

Scale 1/12500
Date 11/12/2009
Centre = 382889 E 358338 N
User Alan Hubbard



- Approximate extent of land historically associated with Little Moreton Hall
- Extent of main setting of Little Moreton as identified on site 10th December 2009
- Vw = Viewpoints A - D - three arrows for each, showing the centreline of the view and the extremities to both sides.
- Boundary of Astbury cum Moreton Parish Council
- General extent of area within Parish Boundary and also forming part of the main setting of Little Moreton Hall

Reproduced by permission of Ordnance Survey. © Crown Copyright and database right 2005. All rights reserved. Ordnance Survey Licence number AL100018591



THE NATIONAL TRUST

NORTH WEST
REGION

Title: Little Moreton Hall
Main and wider setting

Scale 1/32000
Date 11/12/2009
Centre = 385998 E 360551 N
User Alan Hubbard



Extent of the wider setting showing additional areas where larger scale development could also have some visual impact from Little Moreton Hall

Approximate line of the main setting - see separate plan for more precision

Boundary of Astbury cum Moreton Parish Council

General extent of area within Parish Boundary and also forming part of the wider setting of Little Moreton Hall