Broxton and District Neighbourhood Plan

2015 to 2030

Made November 2016

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1. Introduction

The Localism Act introduced Neighbourhood Planning into the overall planning process in England and gave communities the right to have a say in shaping their future development at a local level.

A Neighbourhood Plan needs to be consistent with and sit below any Local Plan which, in the case of Broxton and District, has been produced by Cheshire West and Chester Council (CWaC).

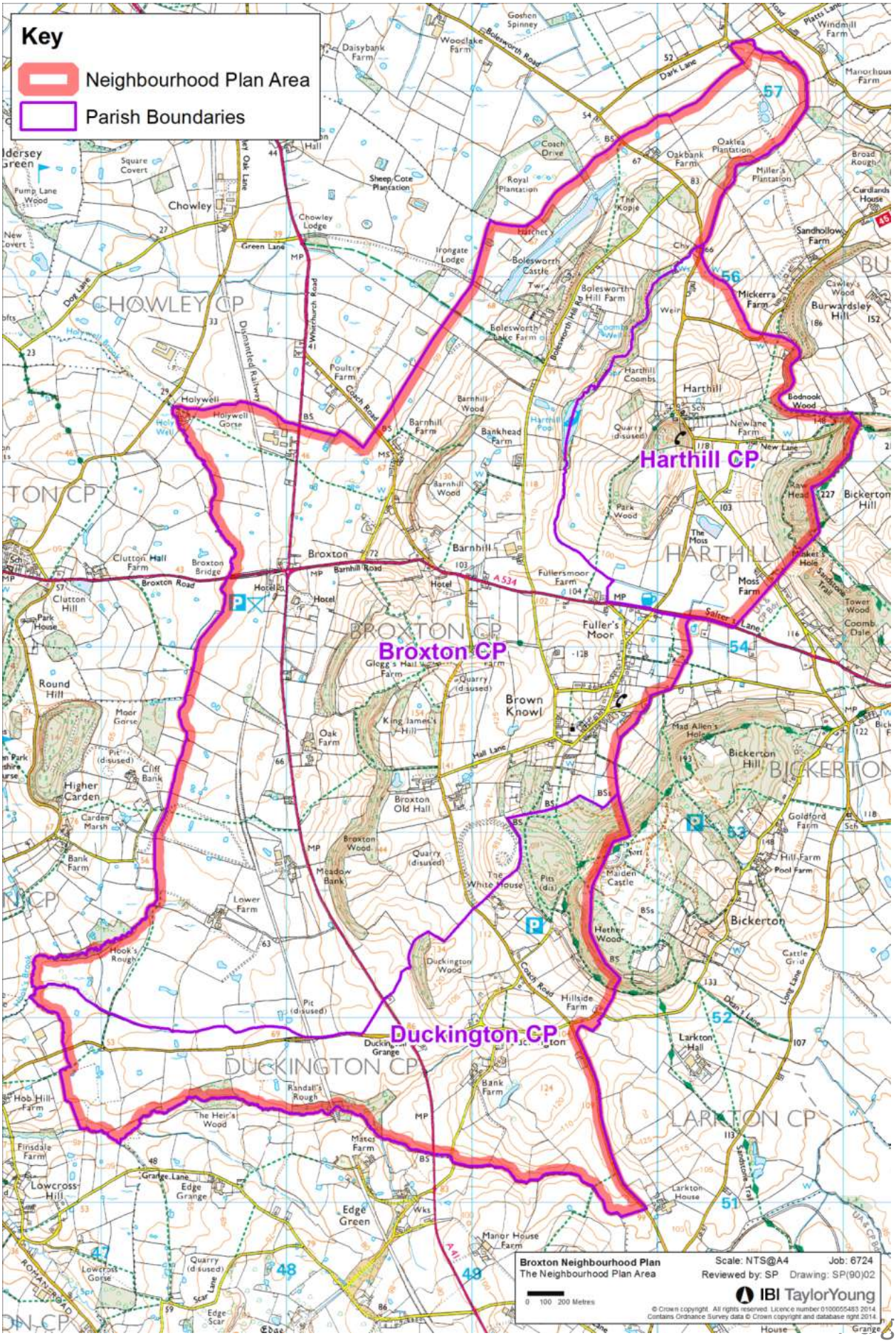
In response to the Localism initiative, the local community in Broxton and District Parish has produced a Neighbourhood Plan which covers the rural parishes of Broxton, Duckington and Harthill which have a total area of 1333 hectares. At the time of the last Census in 2011, there were 461 people living in 214 households.

The Neighbourhood Plan forms part of the statutory development plan for the area, against which all planning applications are assessed. The Neighbourhood Plan confirms with existing national and local planning policies. It adds important new policies and detail to tailor development to the needs of the area and to ensure that the distinctive local character is treasured and preserved.

Broxton and District Parish Council formed a Working Group to lead the Neighbourhood Plan process and engaged planning consultants IBI Taylor Young to provide specialist advice and assistance. Working closely with CWaC, and with the wider local community, the Group has led on the preparation of the Neighbourhood Plan from its inception through to referendum.

The Neighbourhood Plan is supported by the separate Evidence Base Summary and Character Assessment documents, which have informed the policy-writing and should be referred to for further detail. In particular, the Broxton and District Character Assessment explains exactly what is special and distinctive about the local character.

Figure 1 Neighbourhood Plan Area



2. Developing the Neighbourhood Plan

A Working Group was set up by Broxton and District Parish Council in Spring 2012 and was mandated to develop the Neighbourhood Plan. Throughout the exercise it was seen as essential to involve the local community at each stage and to seek advice from CWaC and to keep them informed of progress.

Preparation and adoption of the Neighbourhood Plan followed the formal stages set out by the Government in the Localism Act (2011); a diagram of these stages is included in Figure 2. As a basis for discussion and developing the Neighbourhood Plan, the Working Group collected the data and evidence that describes the area and its issues. These are summarised in the Evidence Base and a Character Assessment which describes the distinctive character of the area.

Figure 2

from 'How to Shape Where You Live: A Guide to Neighbourhood Planning', CPRE (2013)

The key stages in developing the Plan were:

- Gaining approval of the Neighbourhood Plan area from CWaC - see Figure 1.
- An initial public meeting in July 2012 when the key issues were identified by the community.
- Further public meetings were held in Dec 2012 and May 2013 at which the Vision and Objectives for the Plan were developed from the key issues and views sought.

The objectives were tested and feedback sought from the community through a questionnaire completed during Nov and Dec 2013. There was a good response with 27% of the local population responding. This was seen as a meaningful result. There was overwhelming support for all of the objectives with over 80% agreement in all cases. The most important item was seen to be **"maintain the rural character, protect the landscape and encourage nature conservation"**

It was considered that the feedback from the consultation and the objectives which were derived from them formed a firm basis for developing the detailed Plan.

- A draft version of the plan was prepared and subject to public consultation during August/September 2015.
- Responses to consultation were reviewed and a revised version of the plan was submitted to Cheshire West and Chester Council in December 2015.
- The plan was subject to independent examination in May/June 2016. The examiner concluded that, subject to some modifications, the plan meets the legal requirements.
- A referendum was held on 13th October 2016. 88.5% of those who voted agreed that the plan should be used as a basis for deciding planning applications in the area.
- The plan was formally 'made' by Cheshire West and Chester Council on 30th November 2016.

A summary of the consultation feedback is provided in the Evidence Base.

Each of the objectives and their associated policies are detailed in the following sections.

3. Planning Context and Key Issues

Following the community consultation, a number of key issues were identified with Issue 1 being regarded as the most significant:

1. **The rural character, landscape and nature conservation value of the area.**
2. **The local economy and local businesses.**
3. **Local tourism and recreation.**
4. **The scale and type of future development.**
5. **Infrastructure and access to facilities.**

CWaC have advised that Broxton and District is designated as Countryside in Policy STRAT 9 of the Cheshire West and Chester Local Plan (Part One) and it is not anticipated that any Local Service Centres will be designated within the Neighbourhood Plan area through the Local Plan (Part Two) which is in preparation. Policy STRAT9 is intended to protect the intrinsic character and beauty of the Cheshire Countryside. This is done by restricting development to that which requires a countryside location and cannot be accommodated within identified settlements. Acceptable forms of development include the reuse of existing rural buildings and those which relate to a local agricultural activity. Thus any further housing developments would not be considered sustainable, or in line with the Local Plan (Part One).

4. Vision and Objectives

The Vision for the Neighbourhood Plan was developed by the Working Group after consultation with the community.

The Vision

Broxton and District will continue to be an attractive place, where distinctive and traditional buildings sit comfortably within a beautiful landscape. It will be seen as an excellent place to live, to visit and to work; people will come to enjoy the scenery, the views and to enjoy walking, cycling and horse riding.

The larger centres of Tattenhall, Malpas, Farndon and Holt are close at hand and will continue to provide a range of services for local residents.

Employment in the area will continue to be in farming, the wider economy in the rural area and local businesses.

Following consultation with CWaC and having regard to the Local Plan (Part One), the objectives outlined below were developed:

1. **Maintain the rural character, protect the landscape and encourage nature conservation.**
2. **Support the local economy and local businesses.**
3. **Support local tourism and recreation.**
4. **Ensure that development conforms to Countryside status.**
5. **Improve infrastructure and access to facilities**
6. **It is important that all activities are sustainable and reduce carbon dependency whilst recognising the special challenges that the rural location brings. This should inform all policy-making.**

5. The Policies

The Neighbourhood Plan Policies:

- Will be used to inform decisions on planning applications.
- Must be land-use and development related.
- Must conform to the 'basic conditions' set out in Government legislation on Neighbourhood Plans.
- Must follow existing policy set out nationally and by CWaC.

5.1 Maintain the rural character, protect the landscape and encourage nature conservation

The following section contains

Policies RC1 Landscape Character

RC2 Landscape Views

RC3 Community Green Spaces

RC4 Design of Buildings

RC5 Conservation

Policies

RC1. Landscape Character

Any development seeking approval should, where appropriate, contribute positively to the established landscape character. This should include consideration of the scale and position of buildings, and their relationship to topography, natural features and roads. Existing hedgerows and good quality mature trees should be retained wherever possible.

Explanation

Broxton and District has a very special landscape character that should not be compromised by new development. Whilst CWaC have existing policies that ensure landscape character is protected (i.e. Policy ENV2 of the Local Plan Part One) it is important that the characteristics of Broxton's landscape character are fully understood and considered when responding to and applying planning policy.

An assessment of the existing landscape character should form the first stage in the development of any new proposal. The Broxton and District Character Assessment provides a reference to the existing character and should be consulted.

RC2. Landscape Views

Any development for which approval is sought must complement, respect and protect significant views as delineated on the Proposals Map and not detract from them. Where a proposal impacts on an identified 'significant view' a Landscape Visual Impact Assessment or similar study should be carried out to ensure that the landscape is not compromised.

Explanation

The Broxton Character Assessment highlights the importance of views to the landscape character of the area. The area is fortunate to have many fine views and parts are designated as an Area of Special County Value. The significant views that contribute most strongly to landscape character are described on Figure 5 of the Character Assessment. These form the basis for the views identified on the Proposals Map. These significant views include:

- **Major panoramic views** from high vantage points (i.e. parts of the Sandstone Ridge). These overlook much of the Neighbourhood Plan area and often range much further afield to Liverpool and the Welsh hills.
- **Medium range views across the open fields** of the lowland parts of the area, taking in mature trees, hedgerows, green fields, farms and development nestled within this landscape. These are very common across the area.
- **Views from the lowland to the Sandstone Ridge and other hillsides**. These are characterised by the dramatic skyline of the ridge and by the wooded hillsides (some ancient woodland).

These views should be protected and any development assessed with regard~~s~~ to its impact upon them.

Any development for which approval is sought **must** complement, respect and protect existing views in the area and not detract from them and should be demonstrated in applicants' submission. It is proposed that a Landscape and Visual Impact Assessment or similar study should be prepared to support any planning applications and this should refer to significant views.

RC3. Community Green Spaces

The Community Green Spaces, identified on the Proposal Map and listed below, are regarded as important by the local community and have amenity value. Development that results in the partial or total loss of Green Spaces, or their settings, will not be permitted.

1. **The Green, Harthill**
2. **Brown Knowl Green**
3. **"Football Field" (end of Sandy Lane)**
4. **Duckington Green**

"Football Field", Sandy Lane

Duckington Green

Explanation

The Community Green Spaces are based on the green spaces identified as being particularly important to local character within the Broxton Character Assessment. The three greens (1, 2 and 4) all have value for both the character and identity of each Settlement. The "football field" (3) has value as an informal sports and play space within a woodland setting.

RC4. Style of Buildings

Permanent development must reflect the prevalent local styles and distinctive architecture. Additionally any temporary development, if possible, must reflect the prevalent local styles and distinctive architecture. Where possible developments will be expected to incorporate features beneficial to wildlife.

Explanation

Policy ENV 6 in the CWaC Local Plan (Part One) requires development to respect local character. Policy RC4 here provides further local guidance on how this should be achieved and assessed within the Neighbourhood Plan area, in order to conserve its specific character.

The Broxton Neighbourhood Plan Character Assessment describes the importance that local buildings contribute to local character. This includes both vernacular buildings with distinctive features and specific examples of past architectural styles. Some of the main building types in the area include:

- **Local vernacular buildings** - typically of rough-cut sandstone, shallow depth/wide frontage and traditional-pitched slate roofs.
- **Georgian style buildings** - with typical Georgian proportions and traditional pitched slate roofs.
- **Victorian farmhouses and farm-workers' accommodation** – typically red brick with decorative brickwork, steeper roof pitches, vertical windows and tall chimneystacks.
- **Arts and Crafts style houses** – typically with steep roof pitches, front gables, horizontal windows and mock timber detailing.
- **Post War - b**uildings characterised by a mixture of styles but using traditional materials.

Examples of each type are provided on the following pages.

Policy RC4 seeks to ensure that development does not compromise the built character that existing historical buildings contribute to the local area. Any development for which approval is sought should respect and complement existing buildings. Existing features do not necessarily need to be replicated but they do require an appropriate design response. Original architectural details such as cornices, fenestration, architraves, etc. are important to the character of the area and preservation or restoration of these features will be encouraged. Designers should demonstrate an understanding of the existing building styles and should refer to the Neighbourhood Plan Broxton Character Assessment. Where a planning application requires a formal Design and Access Statement, then this or similar should set out the designers' understanding of the existing built form and their design response.

Additionally the conservation and the attraction of wildlife to the area is significant in maintaining the rural character of the area and as such any development should seek to incorporate features to support this. For example the installation of nesting boxes for birds.

Existing Built Form in Broxton – Distinctive Features

Local vernacular buildings

Georgian style buildings

Victorian farmhouses and farm-workers' accommodation

Arts and Crafts style houses

Post War Houses

RC5. Nature Conservation

Proposals for development should conserve and enhance biodiversity and geodiversity including :

- **Existing wildlife species and sites**
- **Hedgerows and mature trees and woodland**
- **Existing ponds and water courses**
- **SSSI, specifically Raw Head SSI**
- **Any Nature Improvement Areas (NIA)**
- **Soil resources**
- **The conservation and enhancement of natural habitats should be accompanied by new habitat creation and careful management measures where appropriate**

Explanation

CWaC will need to be satisfied that proposals will not have an unacceptable impact on environmentally sensitive areas, including safeguarding habitat for bird species protected by national and international designations.

Maintaining the rural character, protecting the landscape and encouraging nature conservation was considered to be the most important issue for inclusion in the Neighbourhood Plan. It is the physical landscape, flora and fauna and farm animals that make this area so unique.
Since the Neighbourhood plan area is designated "countryside", development in accordance with Strat 9 will be permitted. It is therefore essential that any such development is in accordance with paragraphs 109 to 125 of the National Planning Policy Framework (NPPF) and specifically:

- Supports and enhances Nature Improvement Areas (NIAs) since the plan area includes part of the Meres and Mosses Nature Improvement Area.

- Supports the conservation and management of soils since the plan area includes grades 2 and 3a "best and most versatile agricultural land" This will assist in ensuring that the unique character of the Area is safeguarded.

- Ensures that developments outside but adjacent to statutory sites or within their catchments will not have an adverse impact on them.

5.2. Support the Local Economy and Businesses

This section includes

Policies LE1 Renewable Energy

LE2 New Employment Development

LE3 Home Working

LE1. Renewable Energy

Proposals to develop renewable energy sources in the Neighbourhood Plan area will be supported unless there are:

- **Unacceptable adverse impacts on landscape character and views;**
- **Unacceptable adverse impacts on the character of the built environment;**
- **Unacceptable adverse impacts on heritage assets (including below ground archaeology) and their settings;**
- **Unacceptable adverse impacts on the amenity of residential areas (including visual impacts and noise, distance, traffic, pollution and odour);**
- **unacceptable adverse impacts on local population, for example:**
  - **unacceptable shadow flicker and electro-magnetic interference;**
  - **non-conformity with established safety distances to bridleways and public footpaths.**

Or the proposal would harm underground water sources or protected / priority species or habitats

In all cases, application of these criteria should be considered in response to specific conditions of the site and its surroundings, including landscape, topography and land-uses.

The impacts on landscape character and built character should be assessed with reference to other relevant policies in the Neighbourhood Plan.

Explanation

It is recognised that Broxton and District has a special landscape character and that this should not be negatively affected by inappropriately sited renewable energy sources, such as wind turbines and fracking installations.

The CWaC Local Plan (Part One) in Policy ENV 7 supports renewable energy where there are no unacceptable impacts on landscape, visual and residential amenity or biodiversity and the natural and historic environment. This policy (LE1) provides further detail on the criteria that should be applied to such development within the Neighbourhood Plan area. This policy is fully within the spirit of ENV 7 and amplifies it with additional guidance. Additionally only development that conforms to the Local Plan policy ENV4 Biodiversity and Geodiversity will be considered

LE2.Employment Development

Rural diversification schemes of a suitable scale, the reuse of existing buildings for economic purposes and the limited expansion of local businesses will be supported where this does not have an unacceptable adverse impact on landscape character, heritage assets or residential amenity.

Explanation

Broxton and District is not regarded as an optimum location for significant new employment development and Local Plan policy does not direct development here. This is set out in CWaC Local Plan (Part One) policies: STRAT 8, STRAT 9 and ECON 1 and The National Planning Policy Framework (NPPF) paragraph 28 provides similar direction as does policy ENV 2 and ENV 6, and policies RC1 and RC4 of this Neighbourhood Plan. The existing adjacent employment sites at Hampton, Chowley Oak, Tattenhall and Gatesheath, all of which lie outside, but are close to, the Neighbourhood Plan area, should provide the sites for more significant new employment development due to their more sustainable locations. Additionally only development that conforms to the Local Plan policy ENV4 Biodiversity and Geodiversity will be considered.

There are a number of businesses within the Neighbourhood Plan area which provide local jobs and ensure that Broxton and District remains a place to work and not just somewhere to live or visit.

LE3. Home Working

Small businesses operating from home, will be supported provided there are no unacceptable adverse impacts on residential amenity, landscape character.

Explanation

The area is relatively remote and providing the opportunity to work from home reduces the need to travel, which will improve sustainability. This is supported by the Connecting Cheshire improvement of broadband services and the CWaC Local Plan (Part One) by Policy STRAT 9 which permits the type of development described above in the countryside.

5.3. Support Local Tourism and Recreation

This section contains

Policies LT1 Local Tourism Development

Policies

LT1. Local Tourism Development

Applications for tourism related uses must be designed to prevent unacceptable adverse impacts on landscape character, significant views as delineated on the Proposals Map and local infrastructure.

Explanation

The area is popular with walkers, cyclists and horse riders. The local community supports small-scale tourism and recreation. However, the rural character and the relative lack of major infrastructure makes the area unsuitable for any new large-scale tourism use. In particular, most roads within the Plan area are single lane and are without footpaths. All proposals for expansion of tourist activities should include consideration of any negative impact on traffic and pedestrian numbers and safety. Development should also conform to the Local Plan policy ENV4 Biodiversity and Geodiversity.

5.4 Improve Infrastructure and access to facilities

This section contains

Policies IF1 Community Facilities

IF2 Former Harthill Church

IF3 Road Safety for pedestrians

IF4 Communications Infrastructure

IF1. Community Facilities

Applications for community facilities will be supported if they:

- **Meet local need**
- **Improve sustainable access to facilities**
- **Do not have unacceptable adverse impacts on landscape character and local amenity**
- **Are appropriate to the area**
- **Provide local employment**
- **Do not have an unacceptable adverse impact on nearby Key or Local Service Centres**

Explanation

Broxton and District is not a Local Service Centre and as such residents will continue to use the Key Service Centres of Tattenhall, Malpas and Farndon. The two public houses and other services that do exist in the Neighbourhood Plan area have a local role and their loss should be avoided. Proposals for new community facilities should be located so as not to have unacceptable impacts on landscape and local amenity. New community facility should be located within or close to existing settlements and be accessible by walking and cycling.

IF2. All Saints Harthill Church

Retain Harthill Church as a facility that will continue to support the community and local enterprise.

Explanation

This historic asset plays a significant role in defining local character. Any conversion that accompanies its re-use must not have a significant negative impact on its heritage value. Future proposals for reuse should ensure there are no unacceptable adverse impacts on its heritage value.

IF3. Road Safety for Pedestrians

Road improvements and development will be permitted if they ensure safe pedestrian movement and will be allowed provided there is no unacceptable adverse impact on local landscape character.

Explanation

There are no footpaths or street lighting on the network of narrow country lanes and by-ways across the area. This is seen as a characteristic of the landscape in many parts of the Neighborhood Plan area. The Sandstone Inn is situated on the A534 and the Egerton Arms is situated on the A41. The pedestrian routes along these roads are potentially hazardous.

The A534 and A41 carry a significant amount of fast moving traffic. In many places along these roads pavements do not exist but where they do they are narrow, some are overgrown and some lost.

The garage shop and services located at the Broxton roundabout at the intersection of the A534/A41 have no safe pedestrian access for the communities of Harthill, Brown Knowl, Duckington and Fullers Moor.

Realistically we would not expect there to be any major improvements to pedestrian acces

IF4. Communications Infrastructure

Development that will improve virtual connectivity in the area will be supported provided it does not have an unacceptable adverse impact on landscape character, heritage assets or residential amenity.

Explanation

In rural areas, where public transport accessibility is limited, virtual communications are important to maintain connections and promote sustainability. Improvements will also support small businesses in the area, many of which operate from homes.

The Connecting Cheshire project has provided Superfast Broadband and it is hoped that this initiative will benefit all of the Neighbourhood Plan area.

Mobile telephone signal is not present for all networks throughout the area and improving reception for networks should be a priority.

It is important that virtual connectivity provision in the area continues to respond to technological advances. Development should also conform to the Local Plan policy ENV4 Biodiversity and Geodiversity.

6. After Adoption

The adopted Neighbourhood Plan forms part of the statutory development plan for the area. Planning applications will be assessed against the Plan together with existing CWaC and national policies. The Parish Council will refer to the Neighbourhood Plan when they are consulted on planning applications and ensure that their responses are consistent with its policies. Work should not stop now that the Neighbourhood Plan is adopted. The Plan will need to be regularly reviewed and updated (for example every 5 years). The effectiveness of the policies can be judged against the vision and objectives. The Evidence Base will also need to be kept updated as various elements change over time.

Appendix A: Glossary of Terms

Basic Condition Statement: a document that is formally required in support of Neighbourhood Plans to explain how it complies with relevant national and local regulations and policies.

Biodiversity: the degree of variation of life, i.e. the number of species of plant or animal life.

Built character: the distinctive qualities of a place as derived from its buildings.

Community Green Spaces: Areas of open space and landscape features that have been identified as having value for local character, amenity or recreation.

Consultation Statement: a document that is formally required in support of Neighbourhood Plans to explain the community consultation that has been carried out and how this has informed the plan-making process.

CWaC: Cheshire West and Chester Council

Design and Access Statement: a document that is formally required to support certain planning applications. It must explain the design context, process, concept and describe the design proposals and access implications.

ENV 4 This policy in the Local Plan safeguards and enhances biodiversity /geodiversity through the identification and protection of sites/features of international, national and local importance. Development should not result in any net loss of natural assets, and should seek to provide net gains. Where there is unavoidable loss or damage to habitats, sites or features because of exceptional overriding circumstances, mitigation and compensation will be required to ensure there is no net loss of environmental value.

Evidence Base: the body of data, documents and local information that presents an understanding of the current characteristics of the area which is summarised in the Evidence Base .

Character Assessment the body of data that describes the features that demonstrate the special character of the area and includes both man-made and natural features. It explains how the character derives from both the topography and wider landscape context; and from the local history of the area. It also defines a series of 'character areas' that enable this to be more accurate

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2012)

Infill: the filling of a small gap (up to 2 dwellings) in an otherwise built-up frontage in a recognised settlement (from Local Plan Part One, CWaC).

Infrastructure: the facilities required to support an active, functioning community: including roads, footpaths, medical services, schools, shops, sports facilities etc.

Key Service Centre: settlements defined by CWaC as providing a good range of facilities and services (see Local Plan Part One, CWaC).

Listed Building: A building statutorily protected for its architectural or historic interest. Protection includes the interior as well as the exterior of the building, and may also include any buildings or permanent structures attached to or within its curtilage.

Local Service Centre: settlements defined by CWaC as providing a range of facilities and services (see Local Plan Part One, CWaC).

Landscape character: the distinctive qualities of an area, as derived from its landscape.

Landscape Visual Impact Assessment (LVIA): a formal process undertaken by chartered landscape architects that is sometimes required to support planning applications. LVIA identifies important views and considers the impacts of the proposed development upon them.

National Planning Policy Framework (NPPF) The National Planning Policy Framework , published in March 2012 sets out the Government's overarching planning policy and guidance for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities. The paragraphs 109 – 125 relate to conserving and enhancing the natural environment

Renewable Energy: energy from a source that is not depleted when used (e.g. solar panels, wind turbines, ground source heat pumps, biomass).

Superfast broadband: broadband internet connection that uses fibre optic cables to deliver much improved connection speeds and data capacity.

Sustainability: the ability or capacity of something (e.g. a development, a process) to sustain itself into the future, and to not compromise the ability of future generations to meet their own needs (e.g. burning of fossil fuels is *not* sustainable).

Sustainability Appraisal (or SEA): a prescribed process, derived from European Union regulations that assesses the impact of a proposed policy document (e.g. a Neighbourhood Plan) on sustainability.

Sustainability Appraisal Screening Assessment: a formal process that establishes whether a policy document (e.g. a Neighbourhood Plan) or a development requires a Sustainability Appraisal. This is formally required in support of Neighbourhood Plans.

Sustainable development: development that enables the needs of the present to be met without compromising the ability of future generation to meet their own needs (United Nations General Assembly Resolution 24/187).

Vision: a statement that outlines the place that the local community aims to maintain or create through successful application of the Neighbourhood Plan.

Wildlife corridor: an area of green space that acts as a habitat corridor, connecting wildlife populations.

Appendix B

Cheshire West and Chester Local Plan (Part One)

Policy STRAT 9 – Green Belt and Countryside

The intrinsic character and beauty of the Cheshire countryside will be protected by restricting development to that which requires a countryside location and cannot be accommodated within identified settlements

Within the countryside the following types of development will be permitted

- Development that has an operational need for a countryside location such as for agricultural or forestry operation
- Replacement buildings
- Small scale and low impact rural/farm diversification schemes appropriate to the site, location and setting of the area
- The reuse of existing rural buildings, particularly for economic purposes, where buildings are of permanent construction and can be reused without major reconstruction
- The expansion of existing buildings to facilitate the growth of established businesses proportionate to the nature and scale of the site and its setting

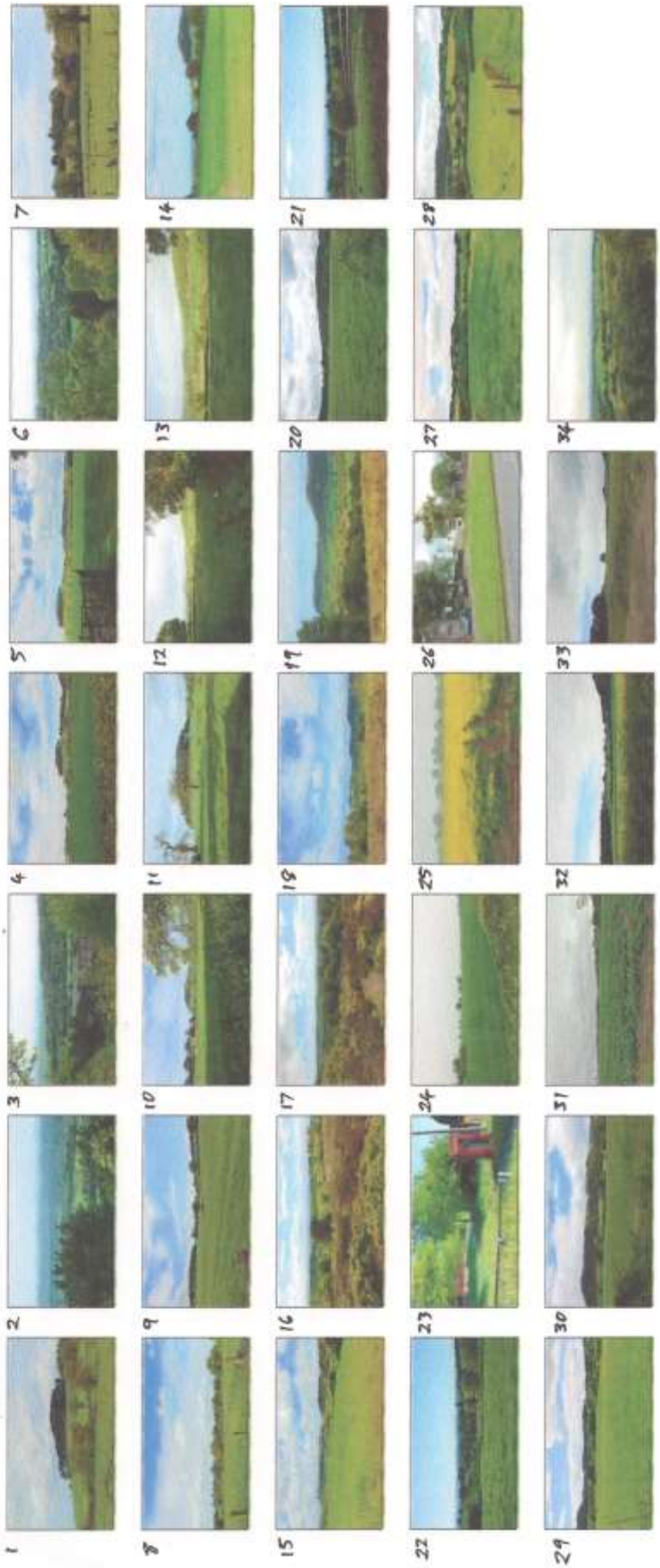
Development must be of an appropriate scale so as not to harm the character of the countryside.

Appendix C Location of Significant Views

Photograph Locations

Number	Location and Direction
1	A534 N
2	Raw Head NW
3	Raw Head SW
4	A534 N
5	A534 NE
6	Raw Head SW
7	Hill Lane W
8	Ivy Farm Lane N
9	Hill Lane SW
10	A534 NE
11	Bolesworth Road NE
12	Bolesworth Road E
13	Bolesworth Road E
14	Hall Lane N
15	Old Coach Road E
16	Cuckoo Rock SW
17	Cuckoo Rock S
18	Path junction near Cuckoo Rock NNE
19	Path junction near Cuckoo Rock NNE
20	Harthill Lane SE
21	Park Wood NW
22	Park Wood NW
23	Reading Room Lane N
24	A534 West of Broxton Roundabout N
25	A534 West of Broxton Roundabout S
26	Harthill Green W
27	Park Wood at Harthill SW
28	Stile at corner of Park Wood Harthill S
29	Moss Lane S
30	Harthill Lane near A534
31	Tilston Road by railway bridge S
32	Tilson Road looking NE
33	A41 looking NE
34	SW of Maiden Castle by log seat

Photographs of Significant Views



Broxton and District Neighbourhood Plan Proposals Map

- Neighbourhood Plan Area
- Parish Boundaries
- Significant Views
- Community Green Spaces

Cheshire West and Chester

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