

Photographic and Mapping Evidence

CFS26 358 - Blakelow Road / Buxton Old Road, Macclesfield

Purpose of this appendix

This appendix accompanies my representation opposing the removal of CFS26 358 from the Green Belt or its identification for housing. The photographs and maps show open, undeveloped and sloping countryside at the eastern edge of Macclesfield, together with grazing land, dry-stone boundaries, established vegetation, protected trees, Leadbeaters Reservoir and a mapped well. In my view, this land helps to check the outward sprawl of the built-up area and safeguards countryside from encroachment.

Evidence distinction

I took the ground photographs from my adjoining property and from Blakelow Road on 24 and 25 August 2026. They record the existing physical character of the land and its relationship with neighbouring homes. Council and Ordnance Survey mapping is included as documentary evidence. The Google 3D image is a user-annotated orientation aid only; the official submitted extent is shown separately in Figure 1. Together, this material shows why the site's openness, rural settlement-edge character and overlapping constraints should be assessed at the plan-making stage.

My request: Cheshire East Council should retain the existing Green Belt boundary and should not progress CFS26 358 as a housing allocation. The following evidence demonstrates the site's continuing value as open countryside at the edge of Macclesfield.

Official Call for Sites submission extent



Figure 1. CFS26 358 - official submitted-site boundary.

This Cheshire East Council map records the broad Call for Sites submission between Blakelow Road, Buxton Old Road and the existing settlement edge. The boundary crosses several fields and includes two narrow corridors towards Buxton Old Road. The Council states that submitted-site boundaries are indicative and have no planning status; the map nevertheless establishes the full extent that must be assessed. In my view, release would move Macclesfield's built edge outward into established countryside.

Council mapping and my planning argument

Orientation and the fall from Blakelow Road



Figure 2. User-annotated Google 3D orientation view.

This perspective screenshot is included only to orient the ground photographs and show the relationship between the sloping fields, existing homes and the wider built-up area. The red line is my approximate annotation; it is not a surveyed or official boundary and should not be used in place of Figure 1.



Figure 3. View downhill from Blakelow Road across grazing land, 25 August 2026.

This view from the upper side of the land shows the pronounced fall towards the existing houses, active sheep grazing, a dry-stone field boundary and substantial mature tree cover. It complements the views from the lower adjoining properties by showing the topography from the opposite edge.

Open countryside at the settlement edge



Figure 4. View approximately east (110 degrees) from adjoining property, 24 August 2026.

From my property, this view shows sheep-grazed pasture rising towards houses on higher ground, with mature vegetation and a dry-stone wall. The absence of built development and the continuity of open land demonstrate the site's present Green Belt openness and its role as countryside at the edge of Macclesfield.



Figure 5. Adjoining mature-tree and rear-boundary context, 24 August 2026.

The foreground sycamore stands within my garden and is protected by the 1961 Tree Preservation Order. Cheshire East required an arboricultural assessment and strict tree-protection measures when my home was extended. Together with the rear dry-stone wall, open field and substantial tree canopy beyond, it forms a strong green boundary between existing homes and the countryside.

Slope, openness and varied field character



Figure 6. View approximately south (200 degrees), 24 August 2026.

Looking south from my property, this view shows rough grassland and scrub in the lower field, sheep-grazed sloping pasture beyond, mature vegetation, houses at the upper edge and a dry-stone field boundary. This is active, open countryside with a clear rural field pattern; it is not previously developed or degraded land.



Figure 7. View from Blakelow Road across rough grassland, 25 August 2026.

This second upper-level view records rough grassland, scrub and mature trees on a visibly falling slope. Its different vegetation from the grazed land in Figure 3 confirms that the promoted area is not a uniform parcel and should be assessed in appropriately detailed parts.

Protected trees and mapped site constraints



Figure 8. Cheshire East Tree Preservation Order mapping - site context.

Council mapping shows a network of protected individual trees and groups in and around the land between South Acre Drive, Buxton Old Road, Blakelow Road and Leadbeaters Reservoir. These are established components of the landscape structure, not isolated features. In my view, their distribution and relationship with hedgerows, scrub and the settlement edge weigh against identifying this land for Green Belt release.

The map identifies TPO 22-080, the 1995 Macclesfield-Buxton Old Road/Blakelow Road Order. Its Ordnance Survey base also marks a 'W' well and a path/track descending towards Leadbeaters Reservoir. I rely on the dashed line only as a mapped physical feature, not as evidence of legal public-right-of-way status. Together, these mapped features reinforce the need for a complete site assessment before any allocation decision.

Council mapping and my planning argument

Protected trees within and adjoining the land

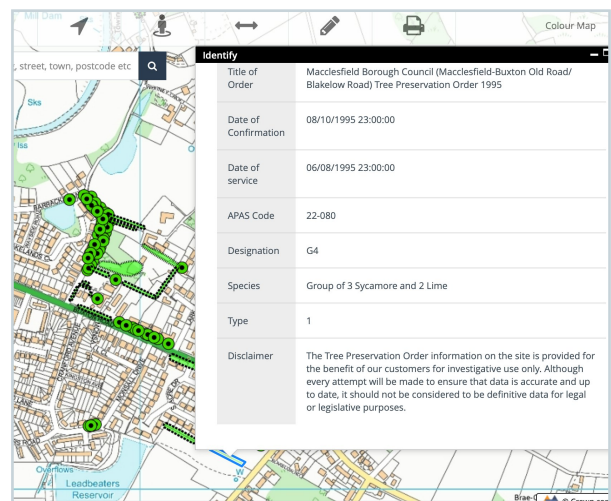


Figure 9. TPO 22-080 - protected group G4.

The Cheshire East record identifies G4 as three sycamore and two lime protected by the 1995 Order. Together with the other mapped groups and individual trees, this forms part of an established protected landscape structure across the promoted land.

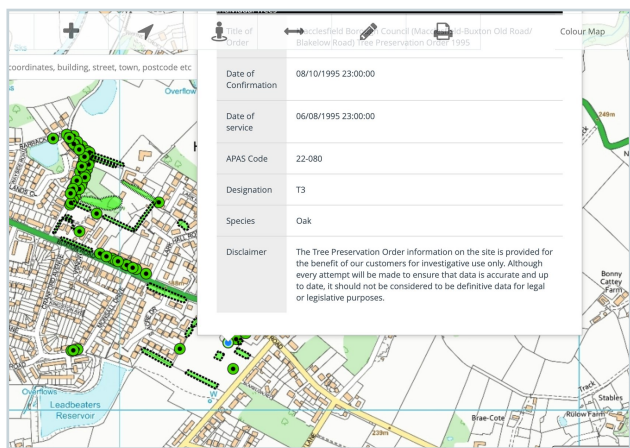


Figure 10. TPO 22-080 - individually protected tree T3.

The Cheshire East record identifies T3 as oak. Other supplied records identify T4 as sycamore and G3 as three sycamore and two oak. The number and distribution of protected trees demonstrate a significant arboricultural and landscape constraint.

In my view, Green Belt release should not proceed on an assumption that these trees can simply be designed around or removed. Their canopies, root-protection areas, landscape function and connections with adjoining vegetation should be assessed at the site-selection stage. This evidence weighs against treating CFS26 358 as unconstrained or low-quality land.

Mapped water context and conclusion

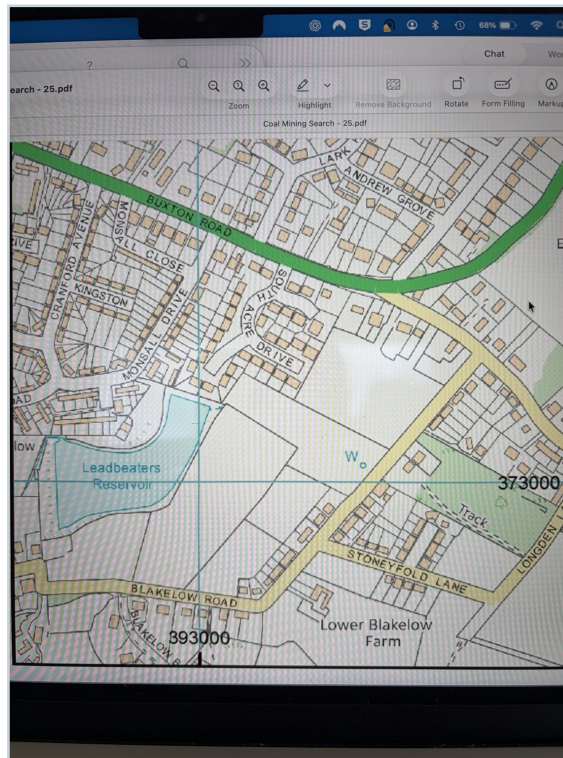


Figure 11. Historic/cartographic record of Leadbeaters Reservoir and mapped 'W' well.

The historic mapping and the current Ordnance Survey base beneath the Cheshire East TPO viewer both show a 'W' well uphill and east of Leadbeaters Reservoir. Together with the pronounced fall of the land towards the reservoir, this provides an objective basis for requiring hydrogeological, groundwater and surface-water investigation before any allocation decision, rather than deferring those questions to a later application.

Why I ask the Council to retain this land in the Green Belt

- open, undeveloped land at the settlement edge which checks outward urban sprawl
- active grazing and continuous countryside which should be safeguarded from encroachment
- rising, visually exposed topography rather than a flat or contained parcel
- dry-stone walls, mature vegetation and an established rural field pattern
- a network of protected trees and groups within and adjoining the promoted land
- a downhill relationship with Leadbeaters Reservoir and a well recorded on two mapping sources

Taken together, this evidence shows a functioning and defensible green edge, not low-quality or previously developed land. I ask Cheshire East Council to retain the existing Green Belt boundary and not progress CFS26 358 as a housing allocation.