



Policy Proposals Survey Report

November 2014



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1.0 Introduction

This report presents the results of a survey to assess the opinion of the Ashton Hayes and Horton cum Peel community on the policy proposals of the Neighbourhood Plan. The policy proposals were prepared by the Ashton Hayes and Horton cum Peel Neighbourhood Planning Team in the light of previous consultations with the community and other evidence.

The survey was designed with the help of Cheshire Community Action, an independent charity supporting rural communities. Cheshire Community Action also collated and analysed responses to the survey.

This report is prepared by Cheshire Community Action on behalf of the Ashton Hayes and Horton cum Peel Neighbourhood Planning Team. All personal information that has been received as part of the survey is treated as confidential in order to comply with data protection laws.

2.0 Methodology

The survey set out the vision and then a series of objectives and policy proposals for five topics covered by the neighbourhood plan. A summary of evidence gathered to date, including from previous consultations was also presented under each topic. Individuals were asked to rate their response to the vision and each of the objectives and policy proposals from 1 to 5, where 5 = strongly agree and 1 = strongly disagree.

In designing the survey the intention was to provide the right balance between providing information so people could answer the questions on an informed basis and being succinct to keep the survey short so people would not be put off from responding.

The survey was delivered by hand with the October edition of Around Ashton newsletter to all households and businesses in the neighbourhood area, comprising the parishes of Ashton Hayes and Horton cum Peel. Individuals could either complete the hard copy of the survey or complete it on-line. Those filling in the survey by hand could return it to a collection box placed in the community shop or return it in a freepost envelope addressed to Cheshire Community Action. The on-line survey closed on 17th November 2014 and therefore households had over a month to respond.

Cheshire Community Action carried out data entry and analysis of responses. Hard copy responses were entered onto the same database as those already completed on-line, using Survey Monkey. This software was also used to analyse the responses.

3.0 Results

3.1 Overall response

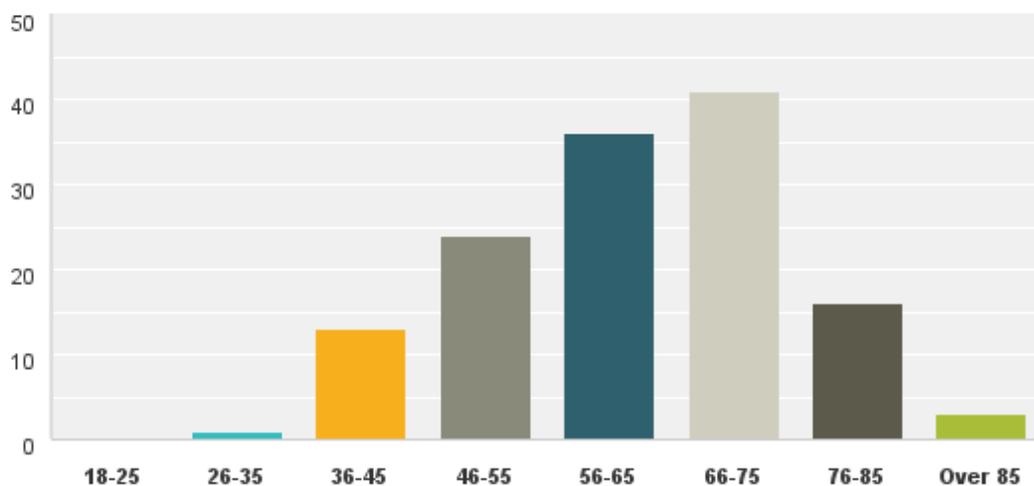
A total of 140 surveys were returned out of the 430 surveys distributed. More than one response was allowed per household so it is not possible to be exact about the response rate, however, this gives an approximate response rate of 33% which is a reasonable response for a community led plan.

3.2 Who responded to the surveys?

At the end of the survey people were asked to provide some basic information about themselves. There was almost an even split between the number of men and women responding to the survey: 65 and 67, respectively. About a third of respondents were aged over 65 which is to be expected given that Ashton has a relatively older population compared to the rest of the Cheshire West & Chester area and England. There was a relatively low response from young adults.

Q40 2. How old are you

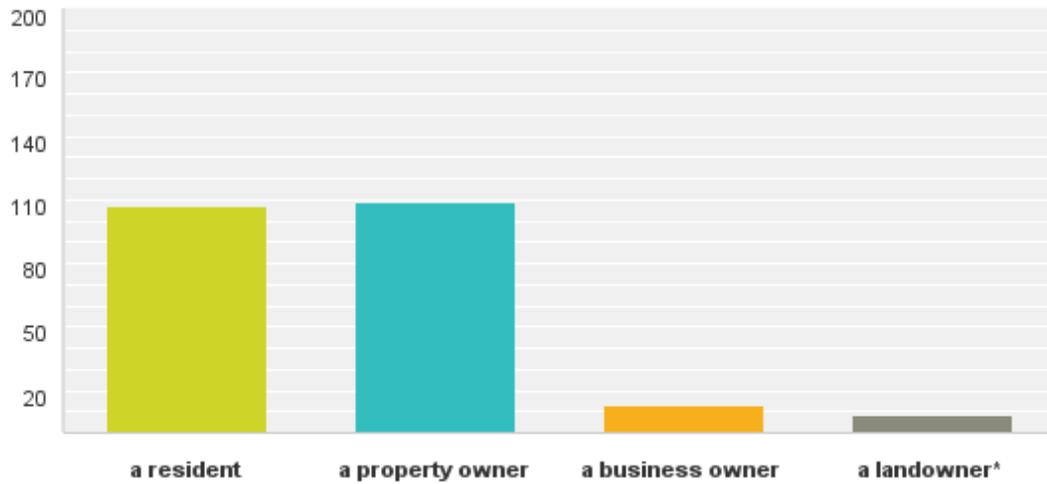
Answered: 134 Skipped: 6



The majority of respondents were both residents and property owners. 13 responses were from business owners and 8 from landowners (some of these were also residents).

Q41 3. In this area are you (please tick all that apply):

Answered: 133 Skipped: 7



48 people wished to be contacted via email at a later date to comment further on the draft neighbourhood plan. The email addresses of these individuals are supplied separately to the Ashton Hayes and Horton cum Peel Neighbourhood Plan Team.

3.3 Responses to the Policy Proposals

The tables that follow in this section show the **number** of responses to each question, remembering that people were asked to rate their response from 1 to 5, whereby 5 = strongly agree and 1 = strongly disagree. Objectives and proposals set out in the survey are summarised in this section. See Appendix A for the full text.

This section also refers to the comments received at the end of survey which are shown in full in Appendix B.

Vision

“In 20 years time Ashton Hayes will be a characteristic Cheshire village that retains its balanced and compact form. It will place value on its heritage, its sustainability and its commitment to carbon neutrality, all within a rural landscape setting. It will be a welcoming place where all can participate and influence the further developments of their community”.

5	4	3	2	1	Total
82	26	9	3	0	122

There was strong support for the vision with 90% of responses scoring the Vision 4 or 5.

There was just one specific comment on the vision which expressed the view that a commitment to carbon neutrality was too strong a term and that carbon neutrality may or may not be practical or desirable in the future.

Housing

	5	4	3	2	1	Total
Objective: rural exception sites meet the needs of the Plan Area	94	24	7	8	0	133
Proposals:						
1. Meet proper evidenced need of Plan Area	72	34	22	3	6	137
2. Market housing for local needs of elderly will be supported	77	34	21	3	1	136
3. New housing schemes to be led by the community	91	28	9	6	4	138

Nearly 90% of respondents rated the rural exception sites objective 4 or 5. The majority of respondents also supported the proposals for rural exception sites.

There were mixed comments relating to rural exception sites. Four respondents were opposed to any development in Green Belt. Five respondents felt strongly that that there should be more family homes with 3 or 4 bedrooms and that this would benefit the village eg one respondent commented:

“In my opinion Ashton Hayes is on a steady decline due to the lack of modern family housing and an aging population. The village is very popular and ideal for families with a good school and nursery. It is also very well placed for commuting to the cities and industrial sites of Merseyside and Manchester. Any new housing (3,4 5 bed) would be snapped up by young families and help redress the age imbalance and would use the local facilities. Giving a boost to the local shop and school. I know Ashton Hayes is washed over green belt but as the local policy says there are exceptions to this rule. With 50 new houses built over the next few years Ashton would begin to come alive again...”

	5	4	3	2	1	Total
Objective: new development to be located to respect character	109	17	5	1	1	133
Proposals:						
1. Rural exception sites to respect valued characteristics	103	20	8	3	1	135
2. Rural exception sites to be selected on basis of least impact	84	29	12	10	2	137
3. Housing for the elderly to be located close to village centre	91	33	10	3	1	138

95% of respondents rated the objective on the location of new development 4 or 5. The majority also highly rated the three proposals on the location of new development.

There were not many comments on the location of development but one respondent felt that compactness of the village was less important than other issues such as traffic whilst another was concerned that the plan was over protecting the south side of the village.

	5	4	3	2	1	Total
Objective: new development must contribute to character and carbon neutral aspirations	94	21	14	3	1	133
Proposals:						
1. New housing must meet various design standards	108	19	8	1	1	137
2. Contemporary designs will be allowed an as exception	64	28	23	13	9	137

The majority of respondents rated the objective on new development contributing to the character and community's carbon neutrality aspirations as 4 or 5. 11% of respondents rated this objective as 3 which implies that either they were neutral about the objective or that they had mixed views on the two elements of this objective eg one respondent explained *"I agree with the main parts of the questions I refer to but not the carbon neutrality highest energy efficiency add ons."*

Although the majority of respondents were in favour of the proposal on contemporary designs a sizeable minority were opposed to it. One respondent commented as follows:

"The two final proposals seem to be contradictory as I cannot foresee any scenario in which a house of contemporary design might 'contribute positively to the appearance of the area'."

Environment & Landscape

	5	4	3	2	1	Total
Objective: to protect and maintain the local character of the area	118	12	3	0	0	133
Proposals:						
1. New development must be sensitive to the built environment and rural setting	114	18	4	0	0	136

Respondents were strongly in favour of the objective and proposal relating to protecting the character of the area. There was no opposition to the objective and proposal.

There was only one specific comment on design: *"The village does not have an overall style as there have been several phases of development. Development should be restricted to brick or stone."*

	5	4	3	2	1	Total
Objective: to reach the community goal of achieving carbon neutrality	65	35	19	9	3	131
Proposals:						
1. Allow up to 3 acres of Green Belt for community renewable energy facilities	52	31	27	12	10	132
2. Criteria for renewable energy facilities	68	30	22	10	4	134

75% of respondents rated the carbon neutrality objective as 4 or 5. The majority of respondents supported the proposals for renewable energy facilities. However, nearly 18% were opposed to the proposal to allow up to 3 acres of Green Belt for renewable energy facilities. Looking at comments on this issue, it appears that

some respondents thought there was too little information on the proposal, for example *“The question regarding renewable energy is too vague. I need examples before I can commit to this. Would anaerobic digesters be included with waste being brought in from outside?”*

There were also comments and suggestions from those supporting the renewable energy proposals:

“In respect of renewable energy developments, whilst the caveats are sensible, these may risk putting too many barriers in front of projects that should otherwise be encouraged.”

“To reduce CO2 levels, Ashton Hayes GCH should look at 50v systems and disconnections from the national grid with a move away from mass power generation centres towards local generation ie biomass.”

	5	4	3	2	1	Total
Objective: to ensure existing pollution levels do not increase	91	28	14	0	0	133
Proposal:						
1. Development must not expose people to increased pollution levels	108	20	7	0	1	136

There was strong support for the objective and proposal to control pollution levels. There were no specific comments on this issue.

	5	4	3	2	1	Total
Objective: to protect and maintain the local green environment and access to it	113	14	7	0	0	134
Proposal:						
1i. Designate sites of value as open space as Local Green Space	106	18	4	1	6	135
1ii. Designate sites of value for nature conservation as Local Green Space	112	19	5	0	0	136
1iii. Designate sites of recreational value as Local Green Space	104	12	11	0	7	134
2. New development must include full site and surrounding area surveys	109	21	3	0	0	133
3. New developments and changes of land use must take opportunities to enhance existing habitats and biodiversity	100	24	9	2	0	135

There was agreement with the objectives and proposals for the green environment from the majority of respondents. However, there was some opposition to the

proposals relating to sites of value as open space and sites of recreational value. Three comments, including one in the form of a letter, pointed out that in the future the recreational field may need new facilities such as changing rooms, toilets, floodlights etc so the Local Green Space designation would be a barrier to such proposals.

There was a suggestion for an additional area of Local Green Space. The Brines Brow picnic area and woodland area was suggested on the basis of its value as open space.

Community Facilities & Services

	5	4	3	2	1	Total
Objective: to protect sites and/or buildings and secure freedom to establish new facilities	88	23	10	8	2	131
Proposals:						
1. Designate sites or buildings as Assets of Community Value	100	17	8	6	4	135
2. Resist loss of community facilities	96	21	9	6	2	134
3. New facilities must meet needs of community and other criteria	101	21	11	1	0	134
4. Limited Greenfield land may be used for community facilities under Community Right to Build Orders	65	32	21	5	12	135

The majority supported the objective and proposals for community facilities.

In comments, a few respondents expressed a wish to see the Golden Lion pub re-opened. One view was that it should be purchased by the community. There were a couple of supportive comments about the new pavilion café, with one respondent suggesting it should be larger to cater for functions.

Three respondents were of the view that there were already sufficient community facilities. For example:

“Do we need a venue that holds 100+ people? Do we need a new communal centre as we already have village hall, school and Pavilion. Is the parish room required. The W.I. Hall closed because it was not used enough.”

Business & Employment

	5	4	3	2	1	Total
Objective: Support existing and new businesses that create local employment and have a sustainability ethos	82	35	11	2	3	133
Proposals:						
1. Conversion of farm buildings for office rather than residential	40	32	37	14	11	134
2. Support home and garden offices	82	39	12	1	1	135
3. Encourage development proposals that provide local employment	77	35	17	1	4	134

88% of respondents scored the business and employment objective 4 or 5. However, there was a mixed response to the proposal to give preference to convert farm buildings for office purposes. There were not many comments on this issue so the reasons are not clear. One comment against the proposal was: *“As there is no demand for business premises, barns and other redundant farm buildings can be converted for housing.”*

A couple of respondents felt that there was already sufficient support for existing businesses in the community. For example: *“Given the evidence that few locals work in the 2 local businesses I would not want the community to go overboard to support them. They make hundreds of £000s each year and do very little for the community.”* Another added that despite this view they would support new businesses.

Transport & Infrastructure

	5	4	3	2	1	Total
Objective: reduce reliance on private cars by improving public transport and access to it	84	28	17	2	2	133
Proposals:						
1. Development should contribute towards improvement of pedestrian safety and access to public transport	94	25	13	2	0	134
2. Improve public safety and comfort of pedestrians crossing to the A54 to get to Chester bound buses	95	25	11	1	0	132

	5	4	3	2	1	Total
Objective: improve the safety of residents and road users by managing the traffic	96	24	10	1	1	132

The majority of respondents agreed with the transport and infrastructure objectives. There were a lot of comments about transport with most of them stemming from a concern about the speed of traffic through the village. Traffic calming measures were particularly welcomed. There was also support for the continuation of the community bus service from Ashton to Chester.

Other comments

There were also comments relating to other matters, including implementation of the plan and the quality of the survey itself.

One respondent was concerned about the plan being run by a 'village elite' and another that the new powers would not be used responsibly. Another respondent was not clear how residents would be able to object to future development proposals if they were part of the plan.

A few respondents were concerned with the phrasing of the proposals, either that they were too biased or covered too many aspects, and therefore that it was difficult to rate the proposals.

5.0 Conclusions

Overall there was strong support for the vision, objectives and proposals set out in the survey.

Particular issues where there were a number of comments and concerns were:

Type of housing

Some felt that there was a particular need for market family housing, particularly 3 or 4 bedroomed properties.

Contemporary designed housing

This was one of the least popular proposals.

Carbon neutral aspirations

Some respondents did not support the carbon neutral aspirations of the plan and this was reflected in responses to some of the housing and environment proposals. In particular, there was some opposition to the proposals for renewable energy facilities on 3 acres of Green Belt. For some, this was a problem of lack of information on the sort of renewable energy facilities proposed.

Designation of sites as Local Green Space

There was some opposition to the designation of recreational grounds as Local Green Space on the basis that recreational grounds may require development to provide better facilities.

New community facilities

The need for new community facilities was questioned by some.

Conversion of farm buildings for offices

This was one of the least popular proposals but the reasons are not clear.

Traffic speeds

The need for traffic calming measures was mentioned by many.

The results of the survey provide a good basis for preparing the next stage of the plan, the draft plan stage. It is recommended that the Neighbourhood Planning Team reviews the results of the survey, takes on board the comments made and considers how the issues above should be addressed in the draft plan. In addition, it is recommended that when feeding back results of the survey the Team reminds members of the community of how the neighbourhood plan will be implemented once it is made.

Appendix A. Comments

<p>I am not in favour of building on Green Belt land. Ashton Hayes is a pleasant, rural village and I would hope that it can remain so. In my opinion 'it ain't broke, so why fix it!' and I see little need to make changes for the 'sake of it'. Any expansion of the village will I fear reduce the quality of life that its residents currently enjoy.</p>
<p>Road safety: (30% of residents are elderly and likely to increase!) (i) speed limits not observed, few checks, timing does not catch peak times (work journeys) (ii) pedestrians at risk, danger spots "golden lion" - no road signs for traffic approaching on B5393 from Mouldsworth, and Junction of B5393 & A54 - how can people cross the road to catch a bus to Chester? Bus service: vital to maintain the good service provided by integrated bus service - many elderly people & non drivers would feel trapped in Ashton without this.</p>
<p>I am concerned that installing traffic lights at the junction of B5393/A54 will increase traffic through the village.</p>
<p>B5393 intersection A54 = DEATH TRAP. Resolution = traffic lights. Sign at end of west end points Chester down towards west end. Make west end access only since the creation of that playground there have been several near fatal incidents thanks to non locals driving too fast or the wrong way.</p>
<p>1. A negative political slant runs through the document ie how do we stop development rather than encourage it. There has been little growth for many years and evidence that a boost in housing is required. 2. Whilst many support the ideal of carbon neutral, there is some disquiet that no evidence in terms of figures is given. 3. Given the evidence that few locals work in the 2 local businesses I would not want the community to go overboard to support them. They make hundreds of £000s each year and do very little for the community.</p>
<p>1. I do not agree that there should be formal designation of "Local Green Space" for the Recreational Field. This conflicts with its purpose being Sport & Recreation for which there should/may be development at different stages. There may need to be another building for example or all-surface/multi-purpose areas and lights. 2. We are hearing too much that the village should have the shape of a Rugby Ball. Yes, compact within reason, but there are other important issues like the traffic needs to get away, drainage good, away from narrow lanes from the areas in the village which creates traffic eg school/nursery.</p>
<p>Most of the proposals are biased ie ask what guidelines should be followed for development. Most people in the village do not want any development. Many of the proposals include several proposals in one. Answers to the proposals do not reflect on all the content ie could answer strongly agree and strongly disagree to one proposal.</p>
<p>As I fill in this survey I feel I am being made a hostage to fortune of carbon neutrality. Section A Vision - all this is fine BUT a "commitment" to carbon neutrality is too strong a term. Aiming for carbon neutrality may or may not be practical or desirable in the future. Similarly on Page 5 (housing continued) carbon neutrality and "highest" energy efficiency</p>

<p>standards, though laudable may not be practical or appropriate. But this survey (like previous surveys) forces one to imply acceptance through association with the other points. I agree with the main parts of the questions I refer to but not the "carbon neutrality", "highest" energy efficiency add ons. If my crossings out on the form invalidate your counting process please pass me another!</p>
<p>The most important to me is traffic management through the village - we need more traffic calming measures and safe places to cross the road as a pedestrian.</p>
<p>Hope the integrated transport bus continues to come to Ashton three times a week to take passengers to Chester, it is mainly supported by pensioners that are none drivers.</p>
<p>I know much work goes into producing a Neighbourhood Plan and would like to thank you very much for your efforts so far and sincere good wishes for a successful conclusion in July 2015. My husband and I are due to move into the village soon and are very much looking forward to becoming part of the community.</p>
<p>As a car user on a daily basis I believe people drive too fast through the village and particularly along Peel Crescent. I would welcome traffic calming.</p>
<p>Many too ? and copious to be included.</p>
<p>There is considerable concern that the new powers will not be used responsibly. This needs to be checked by someone in authority. NP has ensured that there is protection from planning on the south side of the village where the planning people live!</p>
<p>I had an issue with only one proposal: "An element of market housing will be supported if it is appropriate for the needs of the elderly in the Plan Area" - I would like to comment that it is not only the elderly who have housing needs in Ashton - there are also families seeking family-sized houses which are currently prohibitively expensive in Ashton. We also need affordable, family sized houses and/or a willingness to extend some of the bungalows into larger family homes (eg adding a 2nd floor).</p>
<p>Would have been useful to have room for comment to explain our scoring in relation to some of the Q's</p>
<p>In my opinion Ashton Hayes is on a steady decline due to the lack of modern family housing and an aging population. The village is very popular and ideal for families with a good school and nursery. It is also very well placed for commuting to the cities and industrial sites of Merseyside and Manchester. Any new housing (3,4 5 bed) would be snapped up by young families and help redress the age imbalance and would use the local facilities. Giving a boost to the local shop and school. I know Ashton Hayes is washed over green belt but as the local policy says there are exceptions to this rule. With 50 new houses built over the next few years Ashton would begin to come alive again. At present most of the larger properties are being lived in by fairly well off retired couples who can afford to live where they are but would like to down size to a well designed modern</p>

<p>property in Ashton but there are non. So they are happy to continue living where they are therefore stopping these large family houses from going on the housing market. So we also need quality housing for the retired to either buy or rent.</p>
<p>Documents such as this should be better proofread to eliminate typographical errors.</p>
<p>Ashton Hayes is on a steady decline due to an aging population and a lack of suitable modern family homes (3,4, beds) At the moment the village alone is unable to support a shop a school or a pub. In my opinion we need to encourage more 30 to 40 year olds with families to move into Ashton by providing the modern accommodation that they require. I would suggest a planned building programme based on the principals of the Neighbourhood Plan. Perhaps a 10 year plan to build 50 new houses of mixed design and size starting with 20 spread discreetly around the village. I am sure that a good argument could be made to convince the local planners that the plan would be considered a special exception to allow for free market housing on green belt land, especially if it was combined with special housing for the elderly and one or two affordable units.</p>
<p>My concern with a Neighbourhood Plan is that it would completed and then controlled by a 'Village Elite' who would influence development decisions without providing full consultation opportunities to all residents and members of the local community. There must be statutory safeguards in the local plan to ensure full consultation is guaranteed for all in the future.</p>
<p>I am against building on green belt, but if this approach has to be then I am in favour of the overall plan. I cannot understand that there is a need for housing for the young and elderly, the current mix is adequate and there is no given right that one's relatives should be able to live in cheaper housing in the village. I am against any commercial development in the village, the current balance seems to me to be satisfactory.Finally I do not understand how a resudent / house owner can object to future developments if they are part of the Community Plan, this should be explained.Many thanks</p>
<p>There is a limit on the number/amount of community facilities which a population of our size can sustain. There are facilities for 100+ in Tarvin and Kelsall. In D4 Greenfield is taken to mean "undeveloped".Ref E1 there is an implied preference for economic(assumed to mean employment)use in the local Plan (STRAT9). Suggest light industry could also be acceptable subject to conditions relating to noise , hours of use etc</p>
<p>In respect of renewable energy developments, while the caveats are sensible, these may risk putting too many barriers in front of projects that should otherwise be encouraged.</p>
<p>C. Environment & Landscape. The question regarding renewable energy is too vague. I need examples before I can commit to this. Would anaerobic digesters be included with waste being brought in from outside???</p>
<p>B Housing. The two final proposals seem to be contradictory as I cannot foresee any scenario in which a house of contemporary design might 'contribute positively to the</p>

appearance of the area'.
Some wording of the proposals/objectives seem biased/prejudiced or vague. Examples include: page 3 A "characteristic"? Page 5 "New housing must be of a good design"? Page 8 "Resist the loss of...". Page 9 "Preference given to conversion...". More 'neutral' language/less obviously prejudicial statements/ clearer definitions would produce more accurate responses on the "1 to 5" scales.
Make the pavilion larger to cater for functions etc
Section C (Green Environment objective) para 1(i) is not sufficiently well defined (correctly defined?) to give an answer.
Pavilion cafe and field good. Public transport needs to improve. Opening of Golden Lion PH desirable.
Pavilion cafe and field good. Public transport needs to improve. Opening of Golden Lion PH desirable
The Brines Brow picnic area and woodland should be included in 'sites of value in open green spaces'
3/4 bed family houses in preference to affordable houses
There appears to be a conflict of interest in trying to create "Local Green Space" in areas where development may be desirable in the future such as the Recreation Field. Recreation does require development in the shape of changing facilities, toilets etc and in the future there may be a need for equipment store, flood-lights, caretaker quarters etc etc. AHSRA own the facilities so have control over what is done -it would be silly (and possibly illegal) to put hurdles in the way to prevent development.
The village does not have an overall style as there have been several phases of development. Development should be restricted to brick or stone.I do not object to smallhousing developments such as next to the Methodist chaapel especially if providing affordable housing. As there is no demand for business premises, barns and other redundant farm buildings can be converted for housing. Do we need a venue that holds 100+ people? Do we need a new communal centre as we already haveVillage Hall, School and Pavilion. Is the Parish Room required. The W.I. Hall closed because it was not used enough.
I found the questions were phrased in a way that prevented me saying what I thought. An example is the support to business and employment. I would wish the community to support new businesses as it has in the past. The two businesses mentioned are well established and they both make very considerable profits and the community has helped them to expand. I think these two businesses should not expect to be supported all the time -I really think they should themselves do much more for the communityand not "play the business card" all the time.Neither business employs many in the community and so I

would say, with respect that we should not support them any more. But I would want NEW businesses to be supported. "
I am not sure there is enough incentive for a landowner/developer to subscribe to the proposals.
The parish council should take a lead by pushing for nationalisation of all public transport. To reduce CO2 levels, Ashton Hayes GCH should look at 50v systems and disconnections from the national grid with a move away from mass power generation centres towards local generation ie biomass.
Consider compulsory purchase of vacated properties which may become derelict and detract from the village character.
C. Environment and Landscape - the proposals do not include for designs taking account of 'flooding risk'. F. Transport and Infrastructure - this section deals with access to public transport links to Moudsworth Railway Station and the A54 bus route. However taking account of the number of 65+ (29%), the plan should seek to maintain the public transport provision into the village such as the present community transport provision.
No property new build, no social housing, one way traffic around Shay Lane, greater support for elderly, floodlights for play area, compulsory purchase of public house.
Rural exception sites should not be dictated to the village by CWAC. We should be able to support or refuse. Some of the community facilities should be closed and not replaced ie parish rooms and WI Hall.
For us two things are vital. The reduction of traffic speeds through the village and in the village (speeding by local residents on side roads). Noise from surrounding areas (the pub, if it comes into use and functions on AH playing fields) should be minimised.
Too many typos!
If we are in partnership with Cheshire Police could they please attempt to enforce speed limits through the village*, use of mobile phone whilst driving and vehicles parking partially ot totally on pavements including on estate roads. Is the (very poor) mobile phone reception being addressed - remember many of us were 'isolated' for 8 weeks earlier this year! *particularly early morning and late afternoon, please.
That the Parish Council/Working Group put the Community purchase of the Golden Lion at the top of its priority list.
Shay lane a mile long natural walking amenity needs a LOT of TLC and will cost a lot of LSD. That is my 'Pipe Dream'
I would like to see the greenway extended from Mickle Trafford to Ashton Hayes



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