

# **CHESHIRE LOCAL PLAN STRATEGY: ASSESSMENT OF THE URBAN POTENTIAL OF THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **CREWE**

### **1. Introduction**

Crewe is classed as a Principal Town in the Local Plan Strategy Submission Version. It has a population of 73,500 people (ONS mid year estimate 2013). It was formerly part of Crewe and Nantwich Borough prior to the establishment of Cheshire East. The town is a key focus for access to facilities and services for the surrounding Local Service Centres and rural area.

Crewe is situated in the south of the Borough and forms an important railway junction in the UK network. It was this that has seen Crewe grow over the last 170 years from a small village to the town that it is today. Therefore, the town has excellent railway links to most major cities and towns of the UK. It is also well served by bus routes to other local areas.

Crewe town centre has a wide range of local services and facilities, as well as the Grand Junction Retail Park approximately 0.5 miles away. To the south of the town centre lies Nantwich Road which has a range of facilities, shops and services to serve the surrounding residential area. On top of this Crewe can also boast the only Football League team in Cheshire in the form of Crewe Alexandra Football Club.

### **2. Key Policy Issues/Constraints**

The saved Local Plan for Crewe is the Borough of Crewe and Nantwich Replacement Local Plan 2011, which constrains the outward expansion of the current settlement boundary from the south west round to the north east by Green Gaps, between the Green Gaps to the east is the Registered Historic Park and Garden of Crewe Hall. To the north of the Crewe settlement boundary the land is designated as open countryside.

There are several Listed Buildings within Crewe, as well as a number that are locally listed.

Beyond the town centre Crewe is predominantly residential. Areas of employment are found off West Street with the Bombardier railway works site, which covers a larger area. This site used to be much greater in size, however several parts have been redeveloped over the years as the owners have consolidated their operations. Redevelopment has included leisure, commercial and residential uses such as those found along Dunwoody Way.

To the west of Bombardier, sandwiched between the railway line to the south and Pyms Lane to the north, is the home of the world famous Bentley Motors company, which is a major employer for the town. This site has grown since it was first opened in the 1930s, and there are plans afoot to increase the site further following the acquisition of land to the north of Pyms Lane.

To the south west of Bentley is the Marshfield Bank Employment Park, off Middlewich Road, which is home to a number of different companies and commercial/industrial uses.

Over on the eastern side of Crewe is the Crewe Gates Farm Industrial Estate and Crewe Business Park, which covers a large area and is home to a wide variety of business. To the south of this site is the Basford railway sidings, either side of which are the strategically important Basford East and West proposed developments which include land allocated for employment uses as well as residential.

All Change for Crewe: High Growth City, a strategy to support Crewe's economic growth of the next 20 years has been produced with the aim of the town becoming one of the leading centres for advanced engineering and manufacturing in England. The Council and its partners are committed to releasing the massive potential within Crewe, and delivering the vision for Crewe: High Growth City by making 5 key commitments to the future of Crewe:

- Achievable and sustainable growth
- A world class automotive and rail hub
- A market leader in renewable energy
- Connecting Crewe
- A UK centre of excellence for employer led skills

There is a new Town Council that has recently come into being which will have an increasing role in matters concerning Crewe.

### 3. Development Potential

The net dwelling completions for Crewe between 01/04/2010 and 31/12/2014 is 468.

The total number of housing commitments at 31/12/2014 is 3,422, this is split between sites with full permission, outline, awaiting s106 and under construction is shown in the table below. This figure also includes the Strategic Sites of Basford West (CS 2), Sydney Road (CS 5), Shavington Triangle (CS 6) and Land to the east of Crewe Road and Shavington (CS 7)

	<b>Brownfield</b>	<b>Greenfield</b>	<b>Mixed</b>	<b>Total Net dwellings</b>
<b>Full permission</b>	256	311	0	567
<b>Outline permission</b>	73	2156	4	2,233
<b>Awaiting s106</b>	0	251	0	251
<b>U/C</b>	180	180	11	371

<b>Total</b>	<b>509</b>	<b>2,898</b>	<b>15</b>	<b>3,422</b>
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The largest sites are the two greenfield sites at Coppenhall East (SHLAA 2895, 11/1643N – 650 units) and north of Parkers Road (SHLAA 3376, 11/1879N – 269 units).

The commitments are also comprised of a large amount of small sites (less than ten dwellings) a number of these being conversions of existing buildings (e.g. SHLAA 4810, 14/0113N – change of use of former public house to dental practice and 4 self contained apartments).

Further to the above figures the Strategic Sites of Basford East (CS 1), Leighton West (CS 3), Crewe Green (CS 4), South Cheshire Growth Village (CS 37) and the Strategic Locations of Central Crewe (SL 1) and Leighton (SL 2) have the potential to provide another 3,450 dwellings. However, planning applications have not been submitted for these sites at this moment in time.

#### **4. Key Findings**

The site size threshold for sites to be included in this study is 10 dwellings or more.

The 'Cheshire East Local Plan Strategy Urban Potential Study April 2015 Crewe' map shows all the sites considered for the Urban Potential Study in Crewe. The 'Draft Crewe Town Strategy Potential Development Sites Crewe Area (Diagram 2)' map has been included for reference.

Of the 17 sites assessed 9 were from the SHLAA and 8 were added following a desk based assessment and site visits. These 17 sites could potentially accommodate the following (see summary spreadsheet and pro-formas for the detail):

	<b>Greenfield dwellings/units</b>	<b>Brownfield dwellings/units</b>	<b>Total Net Dwellings</b>
<b>Sites that have the potential to come forward in the plan period</b>	35	488	523
<b>Sites that have been screened out at present</b>	165	78	243
<b>Totals</b>	<b>200</b>	<b>566</b>	<b>766</b>

It is considered that 523 dwellings (on 13 sites/areas) have the potential to be developed in the Plan period, although there are still possible obstacles such as conversion to other uses. The summary spreadsheet provides a summary

conclusion for each site and the pro-formas give details including any site constraints.

The remaining 4 sites (potential for 243 dwellings) are not currently considered to have potential for development in the Local Plan period at present, however some could come forward as potential windfall sites through the planning process and through various brownfield initiatives that the Council is pursuing.

Some of the edge of town centre sites, town centre sites, sites in the high density housing areas or bordering the town centre will probably deliver higher densities than initially indicated in these figures; where this is the case it has been flagged up on the proformas for the sites concerned. For consistency the site total is generally based upon 30 dwellings per hectare.

With regards to windfall sites, Crewe does have potential for small sites (1-9 dwellings) within the urban area (conversion of small empty/closed public houses or offices, demolition and re-building of dwellings and use of underused floor space). Therefore there are opportunities within the urban area of Crewe for the conversion of existing buildings to a residential use. There have also been recent smaller applications for conversion of existing buildings to a residential use, for example conversion of the former Cumberland Arms Public House to 8 apartments, plus a further application to extend and add another 9 apartments (ref 13/5258N & 14/2329N respectively), and the conversion of the New Burton public house to a dental surgery and 4 apartments (14/0113N). There are also examples of large brownfield sites being developed within Crewe, for example residential development is also taking place on land adjacent to Bombardier, West Street where 143 dwellings (Ref 13/3102N) are under construction and the former Sir William Stanier School, where 107 dwellings (Ref 13/4382N) are under construction, both by Housing Associations.

Further to the above, it is important to note that the Crewe Lifestyle Centre is currently under construction and is due to open in 2016, which will become home to several Council run facilities and organisations. This will lead to several buildings/sites in and around Crewe becoming vacant and opening up the possibility of potential residential development in the future on additional sites, thereby increasing the supply of brownfield land for development.

The sites included in the 523 figure that have the potential to come forward are a range of sites: vacant buildings and land, sites with active or previous developer interest for housing or underused buildings with the potential to accommodate residential uses. There are also some sites in the screened out list that have had interest in the past regarding potential residential development. However, these sites have not come forward due to existing Policy constraints and do not have the potential to contribute to the future housing needs of Crewe at this moment in time.

Cheshire East Council is committed to bringing forward brownfield land for development. At the Council's Cabinet meeting on the 16<sup>th</sup> September 2014 the following brownfield initiatives were agreed:

- Cheshire East Council to be at the forefront in the development of Local Development Orders by establishing a cross departmental Task Group to develop a pilot within Macclesfield, identifying and working with the owners of brownfield sites.
- Work with Government to explore the creation of a fund to build capacity to develop knowledge and understanding of smaller sites likely to be beneficiaries of Local Development Orders.
- Explore the potential for the development of an Equity share or grant schemes, delivered through a public/private partnership approach.
- Work with the Government on the development of tax incentives targeted at brownfield sites that were identified within the Local Development Order sites or in existing town centre boundaries.

Following on from the above Cheshire East Council has secured funding to explore the development of Local Development Orders. The Department for Communities and Local Government has confirmed a grant – expected to be about £100,000 – to help make two sites in Macclesfield ready for development. The money is from a £5m fund set up to enable planning authorities to establish Local Development Orders (LDOs) on brownfield land. LDOs streamline the planning process and save time and money. Macclesfield is the Borough's pilot area for projects to create more housing in or close to town centres and this forms part of the Council's overall town vision.

Alongside efforts to get more houses built on brownfield land, grants to convert unused floors above shops into modern, affordable apartments are available under a Town Living Initiative run by the Council in conjunction with the Homes and Communities Agency and social landlord Contour Homes.

In terms of facilitating the development of brownfield sites in Crewe, Cheshire East Council is carrying out some initial work, in partnership with FSL Consulting (who are also working in partnership with Cheshire East Council on the Macclesfield Brownfield Land Initiative), with the aim of establishing a Delivery Toolkit, to enable Housing Officers to work with owners of brownfield land, to find ways of assisting them to bring forward their sites.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] sites that are located within urban Crewe, could have issues regarding viability, particularly in relation to the development of brownfield sites.

In practice, it is not considered that this is preventing the development of such sites, as there are other mechanisms in place that are assisting bringing sites forward, such as funding from the Homes and Communities Agency that is assisting the development of a number of sites within urban Crewe by Registered Providers. There are also a number of developments currently under construction in urban Crewe. A list of the developments that were under construction in Crewe, as at 31 December 2014 can be found in the updated housing commitments list that has been produced for the Local Plan Examination.

Crewe is generally a popular place to live with good access to a range of facilities and services, whether these are found within Crewe town centre or along Nantwich Road. The town is surrounded by countryside, much of which is accessible via a network of public rights of way. With all this in mind there are unlikely to be any significant viability and deliverability issues with the vast majority of the sites.

Many of the brownfield sites within the Crewe settlement boundary are in a sustainable location within walking distance of either the town centre or Nantwich Road.

## 6. Conclusion

Crewe is a Principal Town in a desirable area of the Borough with good public transport and excellent railway links towards Manchester and other towns and cities of the UK.

In summary Crewe has commitments for 3,422 dwellings and potential for another 523 dwellings (35 greenfield, 488 brownfield) (13 sites) within the plan period (see tables below). Other sites have been screened out as they do not have the potential to come forward for residential development during the Local Plan period.

The various brownfield initiatives that the Council is adopting will also generate more dwellings on brownfield sites.

Further to the above, the opening of the Crewe Lifestyle Centre in 2016 is likely to lead to other Council owned sites becoming available for development within the urban area of Crewe.

### *Commitments*

	<b>Brownfield</b>	<b>Greenfield</b>	<b>Mixed</b>	<b>Total Net dwellings</b>
<b>Total</b>	509	2,898	15	3,422

### *Urban Potential*

	<b>Greenfield units</b>	<b>Brownfield units</b>	<b>Total Net Dwellings</b>
<b>Sites that have the potential to come forward in the plan period identified in the 'Urban Potential Study'</b>	35	488	523

**CHESHIRE EAST LOCAL PLAN STRATEGY: CREWE; ASSESSMENT OF URBAN POTENTIAL SITES: SUMMARY OF SITES WITH POTENTIAL FOR DEVELOPMENT DURING THE PLAN PERIOD**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land at 35 Mabllins Lane, Crewe, Cheshire, CW1 3RF	<b>Cre 1.</b> Application 15/0149N.	The site lies along Mabllins Lane to the north of the Crewe Settlement Boundary and is considered to be in a sustainable location close to a range of local services. To all four sides of the site lies existing residential development. The actual site consists of a two storey dwelling and garden with various outbuildings, sheds and storage buildings plus an area of hard standing.	0.38	17	0	Site is a small greenfiled site within the Settlement Boundary of Crewe. It is surrounded by existing residential development.
Bombardier, West Street/Dunwoody Way, Crewe	<b>Cre 8.</b> Crewe Town Strategy, Development Strategy, Non Preferred Site 12, SHLAA 4406	The site is found within the Crewe Settlement Boundary with residential development to the north and south, industrial uses to the west and commercial to the east. The site is bounded to the north by West Street and Dunwoody Way and a railway line to the south.	6.88	0	300	The site is situated in a sustainable location and is accessible to Crewe town centre. The surrounding land uses are predominantly residential with some commercial and industrial development nearby. The site is for sale for residential/mixed use development.
Former Manweb depot, Electricity Street, Crewe, CW2 7EW	<b>SHLAA 2967</b>	The site is found off Electricity Street in a highly sustainable location within walking distance of a wide range of town centre services, and within the Settlement Boundary for Crewe. A band of mature trees lines the site on three sides with allotments to the west. These are protected by a group Tree Preservation Order. The main part of the site is relatively flat with a steep back up to the passing Edleston Road to the east and a slope down to Valley Brook to the north. The site is currently occupied by empty single storey buildings and associated hard standing.	0.65	0	20	Site is vacant and situated in a predominantly residential area. In a sustainable location within walking distance of Crewe town centre.
Ethel Elks/Hilary Centre, Salisbury Avenue, Crewe, CW2 6JW	<b>Cre 2</b>	The site is found off Salisbury Avenue within the Settlement Boundary for Crewe, and is in a sustainable location within walking distance of a range of local services. The site currently comprises two single storey buildings and car parking area, formerly home to the Ethel Elks Centre. At present the site is still occupied. Residential development lies on all sides of the site.	0.37	0	10	Site will become vacant approx 2016. The site is surrounded by existing residential development and is in a sustainable location in terms of the services and facilities on Nantwich Road. It is also accessible to public transport links.
Junction of Heathfield Avenue and Hightown, Crewe, CW1 3BU	<b>SHLAA 3030.</b> Application P09/0014	The site is found to the north west of Crewe town centre at the junction of Heathfield Avenue and Hightown. The surrounding area is a mixture of residential development and commercial properties. The site has been partially cleared of previous buildings, however work has now ceased.	0.18	0	14	The site is situated in a sustainable location close to Crewe town centre. The surrounding area is predominantly residential. The site has been partially cleared and is the subject of a planning application.
Imperial Chambers, Albert Street, Crewe, CW1 2DX	<b>SHLAA 5027</b>	The site comprises a two storey building situated on Prince Albert Street in Crewe town centre. The surrounding area is made up of office, retail and municipal uses. The site is located in a sustainable location within easy walking distance of a wide range of town centre services.	0.06	0	12	Building is vacant and is located in a sustainable location within Crewe town centre. The surrounding land uses are mainly commercial with others such as a library and public house.

Land Adjacent the Bridge Inn, Broad Street, Crewe, CW1 4JQ	<b>SHLAA 2001</b>	The site is generally flat and found within the Settlement Boundary for Crewe, and consists of overgrown land and pub beer garden. Residential development lies on all three sides of the site with a railway line passing by to the west. The Bridge Inn lies adjacent to the site in the north west corner.	0.43	0	19	The site is located adjacent to a public house and is in a sustainable location in terms of local services and facilities. The site is also accessible to Crewe town centre and local public transport links.
Land west of Chester Bridge, Crewe	<b>Cre 13.</b>	The site is generally flat and found to the west of (below) Chester Bridge on what was once offices and a railway line running into Crewe Works. The site is now over grown scrub land with retail properties to the north and south and the Phoenix Leisure Park to the west. Directly to the east stands Chester Bridge, which has had its arches filled in.	0.12	0	44	Any potential development would likely involve apartments. The site is located within Crewe town centre and is in a sustainable location close to local services and facilities.
Manor Way Centre, Manor Way, Crewe, CW2 6JS	<b>Cre 3.</b> Application 14/4165N.	The application site covers 0.39ha and is found along Manor Way towards the south of the Crewe Settlement Boundary. The site is bound on all sides with existing residential development, to the east and west are the relatively long rear gardens of the dwellings along Manor Way, which lie on either side of the proposed access to the development. The site is currently occupied by a two storey former nursing home, which is now empty.	0.39	0	14	This is an ideal brownfield site with the former use having ceased and full permission having been approved. The site is in an existing residential area and is in a sustainable location in terms of local services and facilities along Nantwich Road. The site is also accessible to public transport links.
Merlin Pub, Bradfield Road, Crewe, CW1 3RH	<b>Cre 4.</b>	The site lies off Bradfield Road to the north west of the Crewe Settlement Boundary and encompasses a two storey public house with a large car park and a beer garden/yard to the rear. To the east and west is existing residential development with protected open space to the rear. There is also residential development to the north. The site is in a sustainable location close to a range of local services. The pub is currently closed and has been for some time.	0.17	0	15	Site is currently vacant. Sustainable location close to local services. Also adjacent to the Crewe Greenway and cycle way which links the site to the town centre.
Nantwich House, Nantwich Road, Crewe, CW2 6EA	<b>Cre 5.</b> Application 13/2580N.	The site is occupied by a three storey former office building situated on Nantwich Road, within the Settlement Boundary for Crewe. The building fronts onto Nantwich Road to the north with the passing railway to the east, Railway House to the south and Gresty Road running past to the west. A small area of hard standing serves as a car park to the rear of the building. The immediate area is a mixture of residential and commercial uses.	0.04	0	20	Site is sustainable in terms of access to public transport, especially the railway network. The services and facilities of Nantwich Road are within walking distance. There are also bus routes to Crewe town centre.
Frank Webb Ave/Brooklands Grove – north of Timbrell Avenue, Crewe	<b>Cre 6.</b>	The site is found to the north of Timbrell Avenue within the Settlement Boundary for Crewe. There is existing residential development to the west with the dwellings of Frank Webb Avenue running perpendicular to the site. The properties of Brooklands Grove stand to the east, while to the north lies public open space.	0.6	18	0	The site is located in an existing residential area and is close to local services and facilities. The site also has public transport links to Crewe town centre.
Rear of Jubilee Gardens, St Pauls Street, Crewe	<b>SHLAA 2961.</b>	The site is found to the rear of Jubilee Gardens to the west of Crewe town centre. The surrounding land uses are predominantly residential and commercial, with a large car park to the east and north. The actual site forms the rear part of a town centre garden area that has seen better days.	0.12	0	20	This site has previously had interest regarding the construction of apartments. The site is located adjacent to Crewe town centre and is within walking distance of the various town centre services and facilities and public transport links.
<b>TOTALS</b>			<b>10.39</b>	<b>35</b>	<b>488</b>	


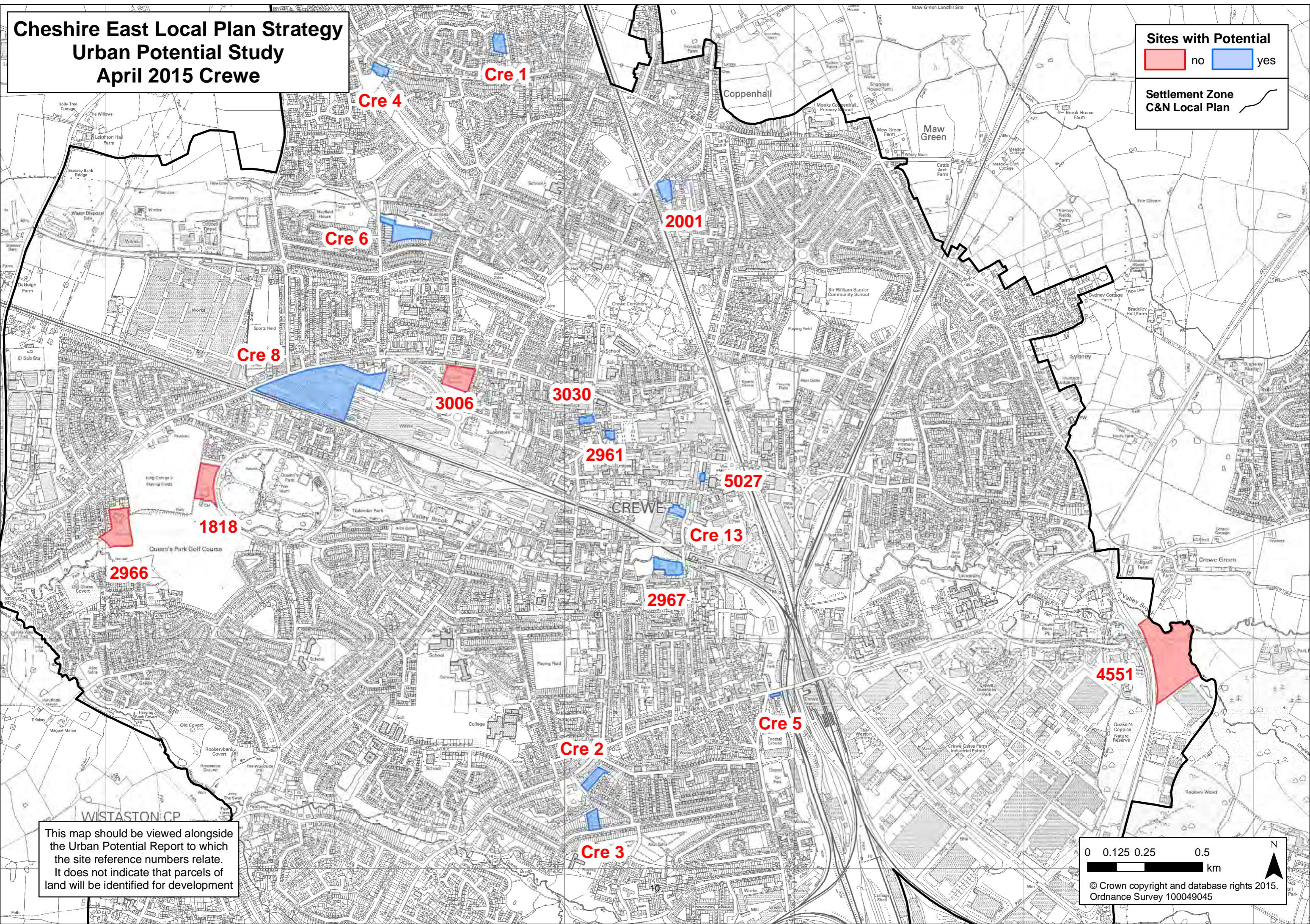


CHESHIRE EAST LOCAL PLAN STRATEGY: CREWE; ASSESSMENT OF URBAN SITES; SUMMARY OF SITES NOT CONSIDERED TO HAVE THE POTENTIAL AT THE DATE OF THE STUDY						
Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Former tennis courts and bowling green, Queens Park Drive, Crewe	SHLAA 1818	The site is located to the north west of the settlement boundary for Crewe and is in a sustainable location within walking distance of a range of local services. To the north of the site is existing residential development, to the west is the King George V Playing Fields, to the east is Queens Park (Registered Historic Park & Garden), while to the south part of the site is a disused/derelict/overgrown bowling green, beyond this is Queens Park Golf Course. The majority of the site is hard standing with scrubby bushes and trees around the perimeter.	0.69	0	68	Issues with a long term lease and possibly contributions regarding the loss of the bowling green. Not likely to come forward in the foreseeable future.
Land off University Way, Crewe	SHLAA 4551. NPS 4. Possible Additional Site E	The site is a greenfield site off University Way, adjacent to the eastern edge of the Crewe Settlement Boundary. The site is bordered by mature trees with University Way forming the western boundary and Crewe Road the north. The surrounding land uses are mainly industrial/commercial with open fields to the north and east.	4	120	0	Site is detached from existing residential areas and is allocated for employment uses within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
Lodgefields School, Lodgefields Ave	SHLAA 2966	The site is formerly the home to Lodgefields Primary School, which has now been demolished and the site cleared. The site is generally flat with trees and hedgerows to the eastern and southern boundaries. To the west and north is existing residential development. The southern parcel of the site is still designated as Protected Open Space as it comprises the school playing fields.	0.6	10	10	Site unlikely to come forward for residential use.
LMR Sports Ground, Goddard Street	SHLAA 3006	The site lies within the settlement boundary of Crewe to the west of the town centre. It is surrounded by residential development on all sides. The actual site has been in use as a football pitch for many years as part of the LMR Sports Club and Institute. However, the pitch has not been used for some time and is now over grown with the associated club buildings having been demolished. Due to the historic use of the site it is designated within the Replacement Borough of Crewe and Nantwich Local Plan as Formal Open Space. The site is in a sustainable position located within walking distances of local services and facilities including those along Dunwoody Way. As well as these the site is also within an acceptable distance of Crewe town centre.	1.14	35	0	Site unlikely to come forward for residential use due to current Policy designation, as protected open space and is therefore screened out of the study.
<b>TOTALS</b>			<b>6.43</b>	<b>165</b>	<b>78</b>	

# Cheshire East Local Plan Strategy Urban Potential Study April 2015 Crewe


**Sites with Potential**  
 no  yes

**Settlement Zone  
C&N Local Plan**





This map should be viewed alongside the Urban Potential Report to which the site reference numbers relate. It does not indicate that parcels of land will be identified for development

0 0.125 0.25 0.5 km



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## Cheshire East Local Plan Strategy: Urban Potential Study of the Principal Towns; Key Service Centres and Local Service Centres: Site Assessment Proforma

### CREWE

<b>Site Address</b>	<b>Land at 35 Mabllins Lane, Crewe, Cheshire, CW1 3RF</b>
<b>SHLAA Ref/Site Ref number</b>	Urban Potential Study map ref Cre1
<b>Site visit date</b>	March 2015
<b>Site description</b>	<p>The site lies along Mabllins Lane to the north of Crewe town centre and is considered to be in a sustainable location close to a range of local services. To all four sides of the site lies existing residential development.</p> <p>The actual site consists of a two storey dwelling and garden with various outbuildings, sheds and storage buildings plus an area of hard standing.</p> <p>This site has been included in the study as it is the subject of a planning application (15/0149N).</p>
<b>Site area and dwelling capacity</b>	Application: 0.38Ha – 17 dwellings (see below)
<b>Constraints</b>	None known.
<b>Current policy designation i.e. GB/Open space/NPS/ Strategic Site, safeguarded, Town Strategy</b>	The site is situated within the Settlement Boundary of Crewe as designated by the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	Partially (dwelling) however most of the site is greenfield (curtilage to the dwelling).
<b>Background site history &amp; Current apps</b>	<b>15/0149N:</b> Outline application has been amended to 17 dwellings from the original 19. Approved 22 April 2015.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A

<b>Is the site viable/deliverable?</b>	<p>The site is located in an existing residential area and is sustainable in relation to public transport and local services and facilities.</p> <p>The current planning application seeks approval for residential development; this would point to the fact that the site is potentially deliverable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The current planning application seeks approval for residential development, this would point to the fact that the site is available, and potentially deliverable in the Plan period.</p>
<b>Infrastructure issues (including highways)</b>	<p>None known</p>
<b>HRA considerations</b>	<p>N/A</p>
<b>SA considerations</b>	<p>The site is situated in a relatively sustainable location within a reasonable distance of local services and facilities. These include a primary school, playing fields/play area, public house, petrol station and local shopping area within walking distance of the site.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site lies within the Settlement Boundary of Crewe where there is a presumption in favour of sustainable development. The site lies within a popular established residential area and there are no major constraints on the site that would prevent its development. A planning application (15/0149N) has been made on the site, indicating that it is available, viable and deliverable. This application was approved on 22 April 2015.</p> <p>Therefore, it is considered that this site could contribute to the future housing needs of Crewe within the Plan period.</p>

<b>Site Address</b>	<b>Bombardier (part of larger site), West Street/Dunwoody Way, Crewe</b>
<b>SHLAA Ref/Site Ref number</b>	Draft Crewe Town Strategy – within West Street Key Zone Development Strategy Crewe Site 2 Non Preferred Site 12 SHLAA 4406 (part) A representation (SUB 3023) has been to the Local Plan Strategy Submission Version received on behalf of Bombardier. Urban Potential Study map ref Cre 8
<b>Site visit date</b>	March 2015
<b>Site description</b>	<p>The site is found within the Crewe Settlement Boundary with residential development to the north and south, industrial uses to the west and commercial to the east.</p> <p>The site is bounded to the north by West Street and Dunwoody Way and a railway line to the south.</p> <p>The existing industrial development of Bombardier covering most of the site with the north east corner having already been developed for a residential use. The site is split up into 4 distinct areas by the site promoter: 1, 2, 3 and Retained Area.</p> <p>The site lies close to existing services, e.g. Morrisons super market, doctor's surgery and leisure facilities on Dunwoody Way. Further to this the site is ideally located to access the shops and facilities along West Street which include public houses, convenience stores and a petrol station.</p> <p>Looking further afield the site is also within walking distance (approximately 1.2 miles), and has public transport access, to Crewe town centre.</p> <p>The site is currently being marketed as a residential/mixed use redevelopment opportunity (as at March 2015), by Preston O'Herlihy.</p>
<b>Site area and dwelling capacity</b>	SHLAA: 6.88Ha – potential 300 dwellings
<b>Constraints</b>	Contaminated land – given historical uses of the site. Current employment site – still in use. Listed Buildings adjacent to the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Settlement Boundary of Crewe as designated by the Borough of Crewe and Nantwich Replacement Local Plan 2011.

<p><b>Previously developed land? (PDL)</b></p>	<p>Yes</p>
<p><b>Background site history &amp; Current apps</b></p>	<p><b>On adjacent parts of the greater Bombardier site:</b>  <b>P07/0173:</b> Mixed use development – withdrawn 2010  <b>10/1659N:</b> Care home – approved with conditions 2010  <b>13/3102N:</b> 119 dwellings – approved with conditions 2013. This development is under construction.</p> <p>This site was included in the document – A Development Strategy for Jobs and Sustainable Communities as a potential site for housing and employment uses (Crewe Site 2 West Street/Dunwoody Way). Development would take place on redundant parts of the site no longer required by Bombardier.</p> <p>The site was not progressed in the Core Strategy because Bombardier confirmed that the whole site is currently no longer available.</p> <p>The Non-Preferred Sites Document states that the site relates well to the Vision and Strategic Priorities and has good access to local services and infrastructure. The site could support the future vitality and prosperity of Crewe.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised</b></p>	<p>A representation (SUB 3023) has been made to the Local Plan Strategy Submission Version on behalf of Bombardier. This states that the site (area 3) should be re-instated as a Local Plan Strategy Site for the following reasons:</p> <ul style="list-style-type: none"> <li>• Site is available</li> <li>• Brownfield site has the potential to make a significant contribution to the housing needs of Crewe</li> <li>• Site is sustainable</li> <li>• Site is suitable, achievable, and achievable and deliverable.</li> <li>• No insurmountable constraints</li> </ul>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] as this site is located within urban Crewe, it is considered that there could be issues regarding viability, particularly in relation to the development of brownfield sites. Further information in this respect is included in the covering summary report for Crewe.</p> <p>The site is within easy walking distance of the services and facilities available on West and Dunwoody Way, and is within a reasonable walk of Crewe town centre. Public</p>

	<p>transport links are also good. Therefore, this site is in a highly sustainable location and offers the chance for edge of town centre residential accommodation.</p> <p>The submitted representation states that area 3 is deliverable within 5 years and the plan period.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The submitted representation states that area 3 is deliverable within the Local Plan period.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The Sustainability Appraisal [SD0003] concluded that the site:</p> <ul style="list-style-type: none"> <li>• Scored very highly in terms of SA Objectives 5 (vibrant rural communities), 17 (sustainable, competitive and low-carbon economy) and 20 (education, training, jobs and employment opportunities)</li> <li>• Overall positive in terms of SA Objective 2 (sustainable access to jobs, services and facilities), 9 (water quality, quantity and flood risk) 10 (pollution), 12 (heritage, landscapes and townscape) and 16 (natural resources, green infrastructure and previously developed land).</li> </ul>
<b>Conclusions &amp; recommendations</b>	<p>The Non-Preferred Sites Justification Paper (SD 016) concludes that if the site were to come forward then it could contribute to the future housing needs of Crewe. However, the site was not progressed at the time in the Local Plan Strategy because the owner/occupier confirmed that the whole site is no longer available.</p> <p>The site is currently being marketed as a residential/mixed use redevelopment opportunity, by Preston O’Herlihy (as at March 2015).</p> <p>There are concerns regarding potential contamination of the site following the historical uses connected to the railways.</p> <p>There is uncertainty as to whether the site will come forward or not within the Plan period; much of it is still in use however as it is being marketed as a residential/mixed use redevelopment opportunity and is in a sustainable location</p>

	in respect of access to local services and facilities, it is considered to have the potential to be developed during the Plan period.
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<b>Site Address</b>	<b>Former Manweb depot, Electricity Street, Crewe, CW2 7EW</b>
<b>SHLAA Ref/Site Ref number</b>	2967
<b>Site visit date</b>	February 2015
<b>Site description</b>	<p>The site is occupied by derelict empty buildings and is generally over grown. The site is found off Electricity Street in a highly sustainable location within walking distance of a wide range of town centre services, and within the Settlement Boundary for Crewe. A band of mature trees lines the site on three sides with allotments to the west. These are protected by a group Tree Preservation Order.</p> <p>The main part of the site is relatively flat with a steep slope back up to the passing Edleston Road to the east and a slope down to Valley Brook to the north.</p> <p>The site is currently occupied by empty single storey buildings and associated hard standing. There is a for sale sign advertising that the site is for sale,].</p>
<b>Site area and dwelling capacity</b>	SHLAA 2967: 0.65Ha; 20 dwellings Previous Application: 145 units (apartments)
<b>Constraints</b>	Group Tree Preservation Order covering the east and north edges of the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Settlement Boundary for Crewe as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	<p><b>P07/0951</b>: full planning for two five storey apartment blocks comprising a total of 145 dwellings – withdrawn 2007.</p> <p>It would appear that the application was withdrawn for viability reasons following a fall in property prices, a failure to relax proposed Section 106 contributions and the delay (and subsequent collapse) of the Crewe town centre redevelopment scheme.</p>
<b>Reps received Matter Statement No.'s &amp; summary of</b>	

<b>issues raised</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] as this site is located within urban Crewe, it is considered that there could be issues regarding viability, particularly in relation to the development of brownfield sites. Further information in this respect is included in the covering summary report for Crewe.</p> <p>The site is situated in a highly sustainable location within easy walking distance of the facilities and services available within Crewe town centre.</p> <p>The site is currently being marketed as a 'possible development opportunity'. However, development proposals on this site have suffered from viability problems in the past.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is currently being marketed as a 'possible development opportunity'.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is located close to Crewe town centre in a predominantly residential area and within walking distance of the various facilities and services. It is also close to public transport.
<b>Conclusions &amp; recommendations</b>	<p>This site is considered as a typical brownfield site and is situated within the Crewe Settlement Boundary where there is a general presumption in favour of development.</p> <p>An application for 145 dwellings in the form of two apartment blocks has previously been submitted on the site, however this development was not forthcoming due to the downturn in the housing market which led to issues in bringing the site forward. Notwithstanding the above, this site is currently being marketed as a development opportunity and lies in a sustainable location.</p> <p>It is considered that this site could be developed during the Plan period.</p>

<b>Site Address</b>	<b>Ethel Elks/Hilary Centre, Salisbury Avenue, Crewe, CW2 6JW</b>
<b>SHLAA Ref/Site Ref number</b>	Urban Potential Study map ref Cre 2
<b>Site visit date</b>	February 2015
<b>Site description</b>	<p>The site is found off Salisbury Avenue within the Settlement Boundary for Crewe, and is in a sustainable location within walking distance of a range of local services.</p> <p>The site currently comprises two single storey buildings and car parking area, formerly home to the Ethel Elks Centre. At present the site is still occupied. However, the services that occupy this building are due to be relocated to the Crewe Lifestyle Centre once it is opened. Therefore, this site will then become redundant and vacant.</p> <p>Residential development lies on all sides of the site.</p>
<b>Site area and dwelling capacity</b>	0.37Ha – approximately 10 dwellings (officer assessment using 30 dwellings per hectare)
<b>Constraints</b>	None
<b>Current policy designation i.e. GB/Open space/NPS/ Strategic Site, safeguarded, Town Strategy</b>	The site is situated within the Settlement Boundary for Crewe as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	<p>None relevant.</p> <p>The site has been included in this study as it has been identified as being available once the Ethel Elks/Hilary Centre services are moved to the Crewe Lifestyle Centre (Cabinet report 10<sup>th</sup> December 2012). The Crewe Lifestyle Centre is currently under construction and is due to open in early 2016.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A
<b>Is the site</b>	According to the Draft Core Strategy CIL and Viability

<b>viable/deliverable?</b>	<p>Assessment [BE042] as this site is located within urban Crewe, it is considered that there could be issues regarding viability, particularly in relation to the development of brownfield sites. Further information in this respect is included in the covering summary report for Crewe.</p> <p>The site is in a sustainable location in terms of links to public transport and the wide range of services and facilities along Nantwich Road.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The site has been included in this study as it has been identified as being available once the Ethel Elks/Hilary Centre services are moved to the Crewe Lifestyle Centre (Cabinet report 10<sup>th</sup> December 2012). The Crewe Lifestyle Centre is currently under construction and is due to open in early 2016.</p>
<b>Infrastructure issues (including highways)</b>	<p>None known</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The site is in a sustainable location in terms of links to public transport and the wide range of services and facilities along Nantwich Road.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site lies within the settlement boundary for Crewe where there is a presumption in favour of development. The site is flanked on all sides by existing residential development; as such further proposed residential development will not be out of character with the surrounding area. Furthermore, the site is in a sustainable location in terms of access to public transport and local services.</p> <p>At present it is not known if the site will come forward for residential development. However, there are no known constraints that would prevent development and the site is in a sustainable location.</p> <p>The site has been included in this study as it has been identified as being available once the Ethel Elks/Hilary Centre services are moved to the Crewe Lifestyle Centre (Cabinet report 10<sup>th</sup> December 2012). The Crewe Lifestyle Centre is currently under construction and is due to open in early 2016.</p> <p>It is therefore considered that the site has the potential to be developed during the Plan period.</p>

<b>Site Address</b>	<b>Former tennis courts and bowling green, Queens Park Drive, Crewe</b>
<b>SHLAA Ref/Site Ref number</b>	1818
<b>Site visit date</b>	Jan 2015
<b>Site description</b>	<p>The site is located to the north west of the town centre and within the settlement boundary for Crewe and is in a sustainable location within walking distance of a range of local services.</p> <p>To the north of the site is existing residential development, to the west is the King George V Playing Fields, to the east is Queens Park (Registered Historic Park &amp; Garden), beyond this is Queens Park Golf Course.</p> <p>The majority of the site is hard standing with scrubby bushes and trees around the perimeter; the southern part of the site is comprised of a disused/derelict/overgrown bowling green.</p>
<b>Site area and dwelling capacity</b>	<p>0.69Ha</p> <p>Application (P05/0150) – 68 dwellings (based on 50 dwellings per hectare), mixture of types. The previously approved development was for a mixture of house types including apartments and included an illustrative layout of 68 dwellings.</p> <p>Site capacity is approximately 21 dwellings based on 30 dwellings per hectare.</p>
<b>Constraints</b>	<p>Crewe/Nantwich Greenway route</p> <p>Adjacent to Registered Historic Park and Garden (Queens Park)</p> <p>Policy RT.1 (Protection of Public Open Spaces with recreational or amenity value) – former bowling green only</p> <p>Hazardous installations consultation zone</p> <p>There are known to be issues with a long term lease on the site.</p>
<b>Current policy designation i.e. GB/Open space/NPS/ Strategic Site, safeguarded, Town Strategy</b>	The site lies within the settlement boundary of Crewe as designated by the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land?</b>	Yes

<b>(PDL)</b>	The northern part of the site has hard standing and fences forming the former tennis courts. The bowling green part of the site to the south is still undeveloped (as defined by the NPPF).
<b>Background site history &amp; Current apps</b>	P05/0150 – Outline application for residential development, approved with conditions 5/4/2005
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] as this site is located within urban Crewe, it is considered that there could be issues regarding viability, particularly in relation to the development of brownfield sites. Further information in this respect is included in the covering summary report for Crewe.</p> <p>The site is located in an existing residential area and is in a sustainable location in terms of public transport links and access to local services and facilities.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Not known
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	N/A
<b>Conclusions &amp; recommendations</b>	<p>Outline approval (P05/0150) for residential development has been previously approved on this site; therefore the principle of development on the site has been established however the scheme was not progressed past this stage. The approved development included the payment of a commuted sum in lieu of the loss of the bowling green.</p> <p>The site does include a former bowling green and former tennis courts, however they have been out of use for a number of years and it is not obvious that the land was formerly used for these purposes The site lies adjacent to existing residential development and is also in a sustainable</p>

	<p>location.</p> <p>Overall, the site would represent an acceptable location for residential development within the town. In policy terms the development of this site for a residential use has previously been established and it is considered that it would still be acceptable. Issues with a long term lease and possibly contributions regarding the loss of the bowling green mean that the site is unlikely to come forward in the foreseeable future.</p>
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<b>Site Address</b>	<b>LMR Sports ground, Goddard Street, Crewe</b>
<b>SHLAA Ref/Site Ref number</b>	3006
<b>Site visit date</b>	March 2015
<b>Site description</b>	<p>The site lies within the settlement boundary of Crewe to the west of the town centre. It is surrounded by residential development on all sides.</p> <p>The actual site has been in use as a football pitch for many years as part of the LMR Sports Club and Institute. However, the pitch has not been used for some time and is now over grown with the associated club buildings having been demolished. Due to the historic use of the site it is designated within the Local Plan as Formal Open Space.</p> <p>The site is in a sustainable position located within walking distances of local services and facilities including those along Dunwoody Way and West Street. As well as these the site is also within an acceptable distance of Crewe town centre.</p>
<b>Site area and dwelling capacity</b>	SHLAA: 1.14Ha – 35 dwellings Application (see below): 38 dwellings
<b>Constraints</b>	RT.1 (Protected of Open Spaces with Recreational or Amenity Value) – football pitch.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is designated as Formal Open Space and School Playing Fields within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	Greenfield.
<b>Background site history &amp; Current apps</b>	<b>P07/1181:</b> Full planning application for 38 dwellings. Withdrawn 2009. <b>12/0194N:</b> Prior approval for demolition of existing buildings. Granted 2012.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site</b>	According to the Draft Core Strategy CIL and Viability



<b>viable/deliverable?</b>	<p>Assessment [BE042] as this site is located within urban Crewe, it is considered that there could be issues regarding viability, particularly in relation to the development of brownfield sites. Further information in this respect is included in the covering summary report for Crewe.</p> <p>The site is situated just beyond Crewe town centre in a highly sustainable location in respect of public transport and access to local services and facilities. Therefore, this site will offer a convenient location for edge of town centre living.</p> <p>However, at present the site is protected by current Local Plan Policy which prevents its development. As such, it is unlikely that this site will be deliverable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The site is vacant, however is still protected by Local Plan Policy, as open space. Therefore, at the present time, it is unlikely that this site will be developed.</p>
<b>Infrastructure issues (including highways)</b>	<p>None known</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The site lies within an established residential area close to local facilities and services.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is located within the settlement boundary, within an established residential area and close to local services. However, it is protected by Local Plan Policy as public open space and screened out of the study.</p>

<b>Site Address</b>	<b>Junction of Heathfield Avenue and Hightown, Crewe, CW1 3BU</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 3030
<b>Site visit date</b>	March 2015.
<b>Site description</b>	<p>The site is found to the north west of Crewe town centre at the junction of Heathfield Avenue and Hightown. The surrounding area is a mixture of residential development and commercial properties.</p> <p>The site previously consisted of a block of residential garages and commercial and residential properties. However, it has been partially cleared of previous buildings, however work has now ceased leaving an urban wasteland that is fenced off from public views.</p>
<b>Site area and dwelling capacity</b>	Approximately 0.18Ha – 14 units, 9 houses and 5 apartments. This figure is taken from the current application.
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Settlement Boundary for Crewe as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	<p><b>P09/0014:</b> full planning for 35 apartments and 2 retail units – approved subject to a Section 106 agreement (2009), however the S106 was never signed and the application was eventually withdrawn 04/10/2014.</p> <p>It is probable that this site will come forward through a revised scheme in the near future.</p> <p>15/1545N: Full planning application for 14 dwellings, 9 houses and five apartments – decision awaited.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] as this site is located within urban

	<p>Crewe, it is considered that there could be issues regarding viability, particularly in relation to the development of brownfield sites. Further information in this respect is included in the covering summary report for Crewe.</p> <p>The site is situated just beyond Crewe town centre in a highly sustainable location in respect of public transport and access to local services and facilities. Therefore, this site will offer a convenient location for edge of town centre living.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>It is not known if the site is for sale or not; clearance of the buildings on the site had started but at the time of the site visit it had ceased.</p> <p>It is considered that the site has potential to be developed within the Plan period which is indicated by the application having been made on the site, however this was withdrawn in 2014 (see above).</p> <p>A revised planning application (15/1545N) has recently been submitted for the site following pre-application advice. This would suggest that the problems of the previous application have been overcome and the site could be developed within the Plan period.</p>
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is situated just beyond Crewe town centre in a highly sustainable location in respect of public transport and access to local services and facilities. Therefore, this site will offer a convenient location for edge of town centre living.
<b>Conclusions &amp; recommendations</b>	<p>This site is considered as a typical brownfield site and is situated within the Settlement Boundary where there is a general presumption in favour of development.</p> <p>Residential development has already been approved and site clearance work commenced, but the application was eventually withdrawn in 2014 (see above), with a revised application now submitted (15/1545N). If a further application for residential development were to be submitted for this site it is likely that it would be supported.</p> <p>This site also offers the chance of sustainable and convenient living for people who wish to be close to the town centre of Crewe.</p> <p>It is considered that the site has potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Imperial Chambers, Albert Street, Crewe, CW1 2DX</b>
<b>SHLAA Ref/Site Ref number</b>	5027
<b>Site visit date</b>	February 2015
<b>Site description</b>	<p>The site comprises a vacant two storey building situated on Prince Albert Street in Crewe town centre. The surrounding area is made up of office, retail and municipal uses.</p> <p>The site is located in a sustainable location within easy walking distance of a wide range of town centre services.</p>
<b>Site area and dwelling capacity</b>	Approximately 660sq metres – approximately 12 units (officer assessment based on the size of the building.)
<b>Constraints</b>	None
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Crewe Settlement Boundary as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	<b>14/4098N:</b> Prior approval for change of use from Office to C3 residential – approval not required 2014.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] as this site is located within urban Crewe, it is considered that there could be issues regarding viability, particularly in relation to the development of brownfield sites. Further information in this respect is included in the covering summary report for Crewe.</p> <p>The site is located in a highly sustainable town centre location within easy walking distance of local services and facilities. Therefore, a residential use of this building offers an opportunity for sustainable and convenient living.</p>
<b>Is the site potentially</b>	Prior approval has recently been given for the conversion of

<b>developable within the Plan period; available and achievable?</b>	the building to residential units (see above). This would suggest that the intention is to bring this site forward for residential conversion.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	The site is located in a highly sustainable town centre location within easy walking distance of local services and facilities. Therefore, a residential use of this building offers an opportunity for sustainable and convenient living
<b>Conclusions &amp; recommendations</b>	<p>Prior approval has been granted for a change of use from office to residential; however it appears that work on the development has yet to start. Residential conversion of this site would create attractive and sustainable town centre accommodation, and could potentially contribute to the future housing needs of Crewe.</p> <p>It is therefore considered that this site has the potential for conversion to residential use during the Plan period.</p>

<b>Site Address</b>	<b>Land Adjacent the Bridge Inn, Broad Street, Crewe, CW1 4JQ</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 2001
<b>Site visit date</b>	March 2015
<b>Site description</b>	The site is generally flat and found within the Settlement Boundary for Crewe, and consists of overgrown land and pub beer garden; the beer garden appears to still be in use. Residential development lies on three sides of the site with a railway line passing by to the west. The Bridge Inn lies adjacent to the site in the north west corner. The site would be accessed via the existing access to the pub car park.
<b>Site area and dwelling capacity</b>	0.43Ha – 19 dwellings. This equates to approximately 40 dwellings per hectare and is based on recent pre-application discussions.
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Settlement Boundary of Crewe as designated in the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<b>P07/0983:</b> full planning for 14 dwellings – approved with conditions 2007 (expired 12/10/2010) <b>10/0196N:</b> full planning for 46 room residential home – approved with conditions 2010 <b>12/3877N:</b> extension of time to 10/0196N – approved 2012 PRE/1003/14 – pre-application discussions for 19 dwellings – 05/0514.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] as this site is located within urban Crewe, it is considered that there could be issues regarding viability, particularly in relation to the development of brownfield sites. Further information in this respect is included in the covering summary report for Crewe.  The previously approved care home has not come forward

	<p>in the last five years.</p> <p>This site could provide residential development in a sustainable location with good public transport links to Crewe town centre. There are also local services and facilities within walking distance of this site. Therefore, development of this site could be seen as a desirable and convenient part of the borough in which to live.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	There have been previous proposals to develop this site however they were not implemented; there are not any obvious reasons why this should be the case, especially as it is a greenfield site.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is located in a predominantly residential area and is close to local facilities such as various shops and recreational open space. The site is also accessible to public transport to Crewe town centre and further afield.
<b>Conclusions &amp; recommendations</b>	<p>This site lies within the Settlement Boundary for Crewe where there is a presumption in favour of development. Residential development has previously been approved on the site in the form of housing and a residential care home (two separate proposals). If a further application for residential development were to be submitted it is likely that this will be supported, subject to the relevant Local Plan Policies.</p> <p>The site is greenfield, lies in a sustainable location and does not have any known constraints.</p> <p>With the above in mind it is considered that this site could potentially provide a sustainable residential development which could contribute to the future housing needs of Crewe in the Plan period.</p>

<b>Site Address</b>	<b>Land off University Way, Crewe</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 4551
<b>Site visit date</b>	March 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Site (NPS) 4 from the Non preferred sites Justification Paper [SD016] Possible Additional Site E from the Possible Additional Sites consultation document [BE104]
<b>Site description</b>	The site is a greenfield site off University Way, adjacent to the eastern edge of the Crewe Settlement Boundary. The site is bordered by mature trees with University Way forming the western boundary and Crewe Road the north. The surrounding land uses are mainly industrial/commercial with open fields to the north and east.
<b>Site area and dwelling capacity</b>	Approximately 4Ha – up to 120 dwellings.
<b>Constraints</b>	Flood Risk Zone to north and east boundaries.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is situated within the Settlement Boundary for Crewe and is designated as an employment allocation within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p><b>15/0586N:</b> Outline application for up to 106 dwellings. Application is live and yet to be determined.</p> <p><b>15/0587N:</b> Outline application for shared recreational space (in association with 15/0586N). Application is live and yet to be determined.</p> <p><b>P07/0017:</b> Outline application for five office buildings – approved 04/04/2007</p> <p><b>10/1146N</b> – Extension of time of P07/0017 – approved 16/07/2010</p> <p><b>13/2159N</b> – Extension of time of P07/0017 – approved 15/08/2013</p> <p>This site has not been progressed in the Local Plan Strategy because it is an existing employment allocation and its use as such is considered to be more appropriate than that for housing (Non-Preferred Sites document</p>



	<p>SD016]). The site is allocated for an employment use within the Borough of Crewe and Nantwich Replacement Local Plan 2011 (Policies E.1 and E.4).</p> <p>The site was included within the Possible Additional Sites consultation. 28 representations were received in support of housing on this site while 49 objected.</p> <p>The key points raised were:</p> <ul style="list-style-type: none"> <li>• Loss of employment land</li> <li>• Could lead to filling up of gap between Crewe and Haslington if combined with sites F and K</li> <li>• Other suitable sites</li> <li>• Need to retain green space around Crewe</li> <li>• Infrastructure will not cope with this development</li> <li>• Will create significant traffic disruption</li> <li>• Unsited for residential development</li> <li>• Not sustainable</li> <li>• Contaminated land</li> <li>• Deliverability is questionable</li> <li>• Good use of available land</li> <li>• Houses may make site look better</li> <li>• A good, unobtrusive site to develop</li> </ul>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] as this site is located within urban Crewe, it is considered that there could be issues regarding viability, particularly in relation to the development of brownfield sites, however this site is a greenfield site located within the settlement boundary. Further information in this respect is included in the covering summary report for Crewe.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>Planning Statement with the planning application states that the proposed employment development is unlikely to come forward in the medium term due to viability issues.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>None known</p>
<p><b>HRA considerations</b></p>	

<p><b>SA considerations</b></p>	<p>The site is situated within the settlement boundary of Crewe, however it is not easy accessible to local services or facilities other than a shop and public house on University Way, as it is located within an area of employment uses.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This site is sited within the Settlement Boundary for Crewe where there is a general presumption in favour of development. However, the site is currently an employment allocation as designated within the Local Plan. Therefore, any proposed residential development will have to fully justify the loss of the employment allocation.</p> <p>The promoter of the site has argued that an employment use has not been forthcoming since the original permission was granted despite on going marketing. Therefore, they state that it is acceptable that the site be brought forward for an alternative use.</p> <p>There have however been a number of commercial buildings developed along University Way over the last few years.</p> <p>Furthermore, the site is not considered to be in a sustainable or appropriate location in terms of a residential use.</p> <p>The current live application is yet to be determined, if approved it could potentially contribute to the future housing needs of Crewe. If the site is not given planning approval and Crewe is required to provide land for additional housing at Site Allocations stage, this site could then be given further consideration.</p>

<b>Site Address</b>	<b>Land west of Chester Bridge, Crewe</b>
<b>SHLAA Ref/Site Ref number</b>	Urban Potential Study map ref Cre 13
<b>Site visit date</b>	March 2015
<b>Site description</b>	<p>The site is generally flat and found to the west of (below) Chester Bridge on what was once offices and a railway line running into Crewe Works. The site is now over grown scrub land with retail properties to the north and south and the Phoenix Leisure Park to the west. Directly to the east stands Chester Bridge which has had its arches filled in.</p> <p>The site lies in a sustainable location, immediately adjacent to the town centre and to the Crewe Lifestyle Centre, which is currently under construction.</p>
<b>Site area and dwelling capacity</b>	Approx 0.12Ha – approx 3-4 dwellings, however this figure could be increased if apartments/flats were considered. A previous application was for 44 apartments, however this was withdrawn; this is the capacity that is used for the site.
<b>Constraints</b>	Possible contaminated land
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the Settlement Boundary for Crewe as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	<p><b>P05/1424:</b> Outline application for 44 apartments block – withdrawn 2005</p> <p><b>P03/0965:</b> Full planning for mixed use including terrace housing – approved with conditions (subject to S106) 2004</p> <p><b>P99/0977:</b> Full planning two storey building for bar/restaurant and night club – approved 2000</p> <p><b>7/12181:</b> Reclamation of derelict land and formation of new access to Wistaston Road to facilitate future development – approved 1985</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	

<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] as this site is located within urban Crewe, it is considered that there could be issues regarding viability, particularly in relation to the development of brownfield sites. Further information in this respect is included in the covering summary report for Crewe.</p> <p>This site has been dormant since the last application was withdrawn in 2006. This would suggest that at the present time the site may not be viable in terms of potential residential development. It is considered however that as new developments take place within the town, such as the Lifestyle Centre, this may result in a re-evaluation of projects on sites such as this one and therefore it is considered that it does have the potential to be deliverable within the Plan period.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>It is not known if the site is available however it is vacant and there have been planning applications on it in the past (see above).</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>None known</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>The site lies in a sustainable location, immediately adjacent to the town centre and close to the Crewe Lifestyle Centre which is currently under construction.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The site is a vacant brownfield site that lies within the Settlement Boundary for Crewe, in a sustainable location, where there is a presumption in favour of development. Residential development of this site has been considered in the past both on an individual basis and as part of a wider development.</p> <p>Given the history of this site it is considered that it has the potential to be developed within the Plan period for residential development.</p>

<b>Site Address</b>	<b>Lodgefields School, Lodgefields Avenue, Crewe</b>
<b>SHLAA Ref/Site Ref number</b>	2966
<b>Site visit date</b>	March 2015
<b>Site description</b>	<p>The site is formerly the home to Lodgefields Primary School which has now been demolished and the site cleared.</p> <p>The site is generally flat with trees and hedgerows to the eastern and southern boundaries. To the west and north is existing residential development.</p> <p>The southern parcel of the site is still designated as Protected Open Space as it comprises the school playing fields.</p>
<b>Site area and dwelling capacity</b>	SHLAA: 1.56Ha – 20 dwellings, however this includes the playing fields which is designated as RT.1 (Protected Open Space for Recreation). The actual developable area is approximately 0.6Ha giving an approximate capacity of 18 dwellings.
<b>Constraints</b>	RT.1 (Protected of Open Spaces with Recreational or Amenity Value) – school playing field.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site is situated within the Settlement Boundary of Crewe as designated by the Borough of Crewe and Nantwich Replacement Local Plan 2011.</p> <p>However, there southern part of the site is designated as Protected Open Space with Recreational or Amenity Value within the Borough of Crewe and Nantwich Replacement Local Plan 2011.</p>
<b>Previously developed land? (PDL)</b>	Yes, part – estimated as 50% greenfield and 50% brownfield
<b>Background site history &amp; Current apps</b>	None relevant
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] as this site is located within urban Crewe, it is considered that there could be issues regarding viability, particularly in relation to the development of

	brownfield sites. Further information in this respect is included in the covering summary report for Crewe.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is in the ownership of Cheshire East Council, however at the present time it is not available for development and the nature of its future use has yet to be decided. It is not considered therefore that this site is available.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site lies within an established residential area, on the edge of public open space.
<b>Conclusions &amp; recommendations</b>	<p>This is a vacant and cleared site within the Settlement Boundary for Crewe. Approximately half of the site is made up of the former school playing fields which would preclude it from development at this present time. As such, only half of the site could be used for residential development, if at all.</p> <p>The site is in the ownership of Cheshire East Council however at the present time it is not available for development and the nature of its future use has yet to be decided. It is not considered therefore that this site is available. It is therefore unclear at the present time whether the site will come forward as such.</p> <p>This site is not therefore considered to have potential for development within the Plan period.</p>

<b>Site Address</b>	<b>Manor Way Centre, Manor Way, Crewe, CW2 6JS</b>
<b>SHLAA Ref/Site Ref number</b>	Urban Potential Study map ref Cre 3
<b>Site visit date</b>	Jan 2015
<b>Site description</b>	<p>The site is currently occupied by a two storey former nursing home which is now empty. Site clearance of vegetation has already taken place.</p> <p>The site covers 0.39ha and is found along Manor Way towards the south of the Crewe Settlement Boundary. The site is bound on all sides with existing residential development; to the east and west are the relatively long rear gardens of the dwellings along Manor Way which lie either side of the proposed access to the development.</p> <p>The site is located within easy walking distance of Nantwich Road, where a range of shops, services and facilities are available.</p>
<b>Site area and dwelling capacity</b>	0.39Ha – 14 dwellings (application)
<b>Constraints</b>	None
<b>Current policy designation i.e. GB/Open space/NPS/ Strategic Site, safeguarded, Town Strategy</b>	The site lies within the Settlement Boundary for Crewe as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	<p><b>14/4165N:</b> Full application for 14 semi-detached dwellings – approved with conditions 25/02/2015.</p> <p><b>12/4007N:</b> demolition of existing building and erection of a 72 bed 2/3 storey care home – refused 2012</p> <p><b>7/19517:</b> Continued use as a residential care home (C2) – approved 1991</p> <p><b>7/07632:</b> Home for Elderly Persons – approved 1981</p>

	<b>7/08440:</b> Elderly Persons Home and 2 staff houses – approved 1981
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] as this site is located within urban Crewe, it is considered that there could be issues regarding viability, particularly in relation to the development of brownfield sites. Further information in this respect is included in the covering summary report for Crewe.</p> <p>The site lies in an established residential area of Crewe and does not have any known constraints that would preclude its development. The site has the benefit of planning approval for residential development (see above). The site has been cleared of vegetation indicating that the applicant is keen to bring this site forward. Further to this an application to discharge the pre-commencement conditions is expected. The site is therefore considered to be viable and deliverable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered that the site is potentially developable, available and achievable, due to the fact that a planning approval has been recently granted for residential development on the site and the site has been cleared of vegetation.
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	The site is located within easy walking distance of Nantwich Road, where a range of shops, services and facilities are available.
<b>Conclusions &amp; recommendations</b>	<p>The site lies in an established residential area of Crewe and does not have any known constraints that would preclude its development. Approval for 14 residential units has been granted with conditions on 25/02/2015.</p> <p>Furthermore, the site has been cleared of unwanted vegetation which suggests that the proposed development is very likely to come forward.</p> <p>It is considered therefore that the site has the potential to be developed within the Plan period.</p>



<b>Site Address</b>	<b>Merlin Pub, Bradfield Road, Crewe, CW1 3RH</b>
<b>SHLAA Ref/Site Ref number</b>	Urban Potential Study map ref Cre 4
<b>Site visit date</b>	Jan 2015
<b>Site description</b>	<p>The site comprises the two storey Merlin Public House, which has been closed for some time and is boarded up; it has a large car park and a beer garden/ yard to the rear. It lies off Bradfield Road to the north west of Crewe town centre.</p> <p>To the east and west is existing residential development with protected open space to the rear. There is also residential development to the north. The site is in a sustainable location close to a range of local services, such as a primary school and local shops. The site is also adjacent to the Crewe Greenway and cycle way which links the west side of the town with the town centre and hospital.</p>
<b>Site area and dwelling capacity</b>	<p>0.17Ha – approximately 15 dwellings</p> <p>Capacity of site depends on type of development proposed. I.e. houses or apartments.</p>
<b>Constraints</b>	<b>Policy constraint – CF.3: (Retention of Community Facilities).</b> Any application will need to contain justification as to why the pub is no longer viable. i.e. loss of pub.
<b>Current policy designation i.e. GB/Open space/NPS/ Strategic Site, safeguarded, Town Strategy</b>	The site lies within the Settlement Boundary for Crewe as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None relevant – all previous applications have related to the actual pub use.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A

<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] as this site is located within urban Crewe, it is considered that there could be issues regarding viability, particularly in relation to the development of brownfield sites. Further information in this respect is included in the covering summary report for Crewe.</p> <p>The building is vacant and boarded up; it is not known at present if the Pub will reopen or if the site will be proposed for redevelopment.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>However, there have been a number of former Public Houses that have been redeveloped for housing over the recent past; these types of sites tend to be developed soon after permission has been granted e.g. the Rockwood, the George, the Vine.</p>
<b>Infrastructure issues (including highways)</b>	<p>None known</p>
<b>HRA considerations</b>	<p>N/A</p>
<b>SA considerations</b>	<p>The site is located close to local services and facilities, such as a primary school and local shops. The site is also adjacent to the Crewe Greenway and cycle way, which links the west side of the town with the town centre and hospital.</p>
<b>Conclusions &amp; recommendations</b>	<p>The existing pub has been closed for some time; however any potential development for a residential use would have to satisfy the requirements of Policy CF.3: Retention of Community Facilities.</p> <p>This site is previously developed land within the settlement boundary and, as such, represents a classic example of a brownfield site.</p> <p>Development could include either traditional style two storey dwellings or apartment blocks similar to the existing that lie to the west.</p> <p>The site has no known constraints to development and is also considered to be in a sustainable location within walking distance of local services and facilities. Overall, it is considered that this site has the potential to come forward for residential development within the Plan period, in a similar way to other former Public House sites within the town. This would however be subject to the justification for the loss of the pub (in accordance with Policy CF.3).</p>

<b>Site Address</b>	<b>Nantwich House, Nantwich Road, Crewe, CW2 6EA</b>
<b>SHLAA Ref/Site Ref number</b>	Urban Potential Study map ref Cre 5
<b>Site visit date</b>	February 2015
<b>Site description</b>	<p>The site is occupied by a three storey former office building situated on Nantwich Road within the Settlement Boundary for Crewe.</p> <p>The building fronts onto Nantwich Road to the north with the passing railway to the east, Railway House to the south and Gresty Road running past to the west. A small area of hard standing serves as a car park to the rear of the building.</p> <p>The immediate area is a mixture of residential and commercial uses.</p>
<b>Site area and dwelling capacity</b>	The total site area is approximately 0.04Ha; however the existing three storey building still stands and is suitable for residential conversion. This has an approximate potential capacity of 30 units. However, the ground floor is likely to be converted to a retail use should the previously encountered highways problems be overcome. Therefore the likely potential capacity could be 20 units and this is used for the purposes of this assessment.
<b>Constraints</b>	None
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Settlement Boundary for Crewe as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	<p><b>14/2346N:</b> New entrance to Nantwich House – approved with conditions 2014</p> <p><b>13/3716N:</b> Change of use from B1 to A1 of ground floor – refused 2013 on highways grounds</p> <p><b>13/2580N:</b> Prior approval for change of use from B1 to C3 – approval not required (self contained flats)</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site</b>	According to the Draft Core Strategy CIL and Viability

<b>viable/deliverable?</b>	<p>Assessment [BE042] as this site is located within urban Crewe, it is considered that there could be issues regarding viability, particularly in relation to the development of brownfield sites. Further information in this respect is included in the covering summary report for Crewe.</p> <p>As a prior approval application for conversion to residential use (reference 13/2580N) is completed/nearly completed. This would suggest that the development is considered to be a viable proposition.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes – see above
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	The site lies on Nantwich Road which is a location that has a range of services and facilities located on it; it also lies immediately adjacent to Crewe Railway Station.
<b>Conclusions &amp; recommendations</b>	<p>The building is situated in a sustainable location, close to a wide range of local services and Crewe Railway Station within the Settlement Boundary for Crewe. A change of use of B1 to A1 has been refused for the ground floor on highways grounds. However, if these concerns are overcome then it is likely that a resubmitted application would be supported.</p> <p>Prior approval has been granted for a change of use to residential and has been implemented to the first and second floors.</p> <p>Overall this building has the potential to contribute to the future housing needs of Crewe within the Plan period.</p>

<b>Site Address</b>	<b>Frank Webb Ave/Brooklands Grove – north of Timbrell Avenue, Crewe</b>
<b>SHLAA Ref/Site Ref number</b>	Urban Potential Study map ref Cre 6
<b>Site visit date</b>	February 2015
<b>Site description</b>	<p>The site is an area of open space adjacent to an area of protected public open space (play area, etc...) in the Borough of Crewe and Nantwich Replacement Local Plan 2011 and is located in a sustainable location within walking distance of a range of local services such as open space, local shops and a primary school.</p> <p>The site is found to the north of Timbrell Avenue within the Settlement Boundary for Crewe. There is existing residential development to the west with the dwellings of Frank Webb Avenue running perpendicular to the site. The properties of Brooklands Grove stand to the east, while to the north lies public open space (RT.1).</p> <p>The site is also within a sustainable distance of Crewe town centre.</p>
<b>Site area and dwelling capacity</b>	Approximately: 0.6Ha – 18 dwellings
<b>Constraints</b>	None
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Settlement Boundary for Crewe as designated by the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] as this site is located within urban

	<p>Crewe, it is considered that there could be issues regarding viability, particularly in relation to the development of brownfield sites. Further information in this respect is included in the covering summary report for Crewe.</p> <p>The site is located in an existing residential area and is in a sustainable location in terms of links to public transport and locally available services and facilities.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The land is in the ownership of Cheshire East Council.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	The site is located close to existing local services and is also within walking distance of Crewe town centre.
<b>Conclusions &amp; recommendations</b>	<p>The site lies within the Settlement Boundary for Crewe where there is a general presumption in favour of development. The site does not have any known constraints that would preclude its development for housing and does not lie within a designated area of Protected Public Open space (such an area lies adjacent to the site) therefore residential development of this site would be appropriate subject to meeting Local Plan Policy.</p> <p>The land is in the ownership of Cheshire East Council.</p> <p>It is therefore considered that the site has potential to be developed within the Plan period. However, it is not known if/when this site will come forward.</p>

<b>Site Address</b>	<b>Rear of Jubilee Gardens, St Pauls Street, Crewe</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 2961
<b>Site visit date</b>	April 2015
<b>Site description</b>	<p>The site is found to the rear of Jubilee Gardens to the west of Crewe town centre. The surrounding land uses are predominantly residential and commercial, with a large car park to the east and north.</p> <p>The actual site forms the rear part of a town centre garden area; the front portion has been restored however this rear portion has not. The site was owned by Crewe and Nantwich Borough Council, now Cheshire East.</p>
<b>Site area and dwelling capacity</b>	Approximately 0.12Ha – 20 dwellings (apartments).
<b>Constraints</b>	None
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Settlement Boundary for Crewe as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	<b>P07/0966:</b> Outline application for 20 residential units – withdrawn 2007 following concerns over noise and the non submission of a noise survey
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] as this site is located within urban Crewe, it is considered that there could be issues regarding viability, particularly in relation to the development of brownfield sites. Further information in this respect is included in the covering summary report for Crewe.</p> <p>The site is located in a sustainable location in terms of its proximity to Crewe town centre and, therefore, presents an ideal opportunity for potential sustainable residential</p>

	<p>development.</p> <p>The overall viability of the site is not known, however a planning application was submitted on the site in the past and it is not known to have any constraints that would preclude its development.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>It is not known if the site is available, however it is an area of under used land within the town centre, which is an extremely sustainable location. There are other residential development schemes that have been recently completed nearby and others that have planning approval, which indicates that it is an area that is popular with developers and occupiers.</p>
<b>Infrastructure issues (including highways)</b>	<p>None known</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The site lies in Crewe town centre and is therefore well located in a sustainable location within easy walking distance of the wide range of services and facilities in Crewe town centre.</p>
<b>Conclusions &amp; recommendations</b>	<p>This site is considered as a typical brownfield site and is situated within the Settlement Boundary where there is a general presumption in favour of development.</p> <p>Permission has previously been sought for 20 dwellings in the form of an apartment block, however this was eventually withdrawn due to issues regarding the non-submission of a noise survey.</p> <p>Notwithstanding the above, this site is a sustainable site, without any known constraints that could potentially contribute to the future housing needs of Crewe within the Plan period.</p>



# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **CREWE**

### **1. Introduction**

Crewe is classed as a Principal Town in the Local Plan Strategy Submission Version. It has a population of 75,000 people (ONS mid year estimate 2013). It was formerly part of Crewe and Nantwich Borough prior to the establishment of Cheshire East. The town is a key focus for access to facilities and services for the surrounding Local Service Centres and rural area.

Crewe is situated in the south of the Borough and forms an important railway junction in the UK network. It was this that has seen Crewe grow over the last 170 years from a small village to the town that it is today. Therefore, the town has excellent railway links to most major cities and towns of the UK. It is also well served by bus routes to other local areas.

Crewe town centre has a wide range of local services and facilities, as well as the Grand Junction Retail Park approximately 0.5 miles away. To the south of the town centre lies Nantwich Road; this has a range of facilities, shops and services to serve the surrounding residential area. On top of this Crewe can also boast the only Football League team in Cheshire in the form of Crewe Alexandra Football Club.

As discussed in the Assessment of Urban Potential report for Crewe, the town is constrained by Green Gaps to the west, east and south.

### **2. Key Policy Issues/Constraints**

The saved Local Plan for Crewe is the Borough of Crewe and Nantwich Replacement Local Plan 2011, which constrains the outward expansion of the current settlement boundary from the south west round to the north east by Green Gaps, between the Green Gaps to the east is the Registered Historic Park and Garden of Crewe Hall. To the north of the Crewe settlement boundary the land is designated as open countryside.

### **3. Key findings**

A total of 15 sites were assessed (see summary spreadsheet. NB the Wistaston Village site includes three smaller sites), all of which are adjacent to the urban area:

- Four of the sites are situated to the west of the Crewe settlement boundary in the Green Gap between South Crewe/Wistaston and Nantwich.
- Three sites are found adjoining the east side of the settlement boundary within the Green Gap.
- One site lies to the south east of Crewe, South Cheshire Growth Village CS 37

- There are several sites beyond the south of the settlement boundary which also lie within the Green Gap

#### 4. Site Commentary

12 of the sites (NB the Wistaston Village site includes three smaller sites) lie within the Greens Gaps around the town and development here could have the potential to erode the physical gap between Crewe and other settlements. The other 3 sites are located within the open countryside. All of the sites would involve the loss of greenfield areas, mostly agricultural.

A brief summary is provided in the table below:

Site	Site Summary	Site Capacity
Broughton Road (Coppenhall East extension)	The site is found in the open countryside to the north east of Crewe. The site is predominantly agricultural land with mature hedgerows and trees across the site and along the boundaries.	1,200
Gresty Oaks, South of Gresty Lane, Crewe	The site is located within an existing Green Gap bounded by Rope Lane to the west, the A500 to the south, Crewe Road to the east and Gresty Lane to the north. The site comprises of open land that is generally level.	880
Land off Eastern Road, Willaston	Open countryside and within Green Gap. Generally flat agricultural land.	200
Land south of Park Road, Willaston	Open countryside and within Green Gap. Gently sloping agricultural land.	175
Land to the rear (north) of Cheerbrook Road, Willaston	Open countryside and within Green Gap. Generally flat agricultural land with existing development on three sides.	100
South Cheshire Growth Village extension, south east Crewe	The site is located within an existing Green Gap and sandwiched between Weston Road in the north and the A500/Jack Lane in the south. To the east Old Park Road forms a boundary, with a mature hedge and trees to the west. This would extend the existing CS 37.	400
North of Crewe Green, Sydney Road, Crewe	The site is located within an existing Green Gap, the existing residential development of Crewe lies to the west while to the east lies the Haslington bypass; to the north lie open fields. The majority of the site is in agricultural use with mature hedgerows and trees both within and	988

	around the edges. This would extend the existing CS 4.	
Sydney Road North, Crewe	The site is located within an existing Green Gap and is an extension to the existing CS 5 and lies to the east of Crewe. The site is generally flat agricultural land.	1,800
Land north of Moorfields, Willaston	The land is generally flat and in an agricultural use criss-crossed with mature hedges and trees. The site is located in an existing Green Gap with existing residential development lies to the west and south with open fields adjacent to the north and east.	170
Gresty Green, Crewe Road, Shavington	The site is found within the open countryside adjacent to the south of the Crewe Settlement Boundary. To the south of the site is sporadic residential development. To the north is a small railway yard and railway line, beyond this is the Mornflake Oats factory	165
Newcastle Road, Willaston	The A500 forms the northern boundary of the site while Newcastle Road bends around the south from west to east. The site itself is relatively flat agricultural land criss-crossed with mature hedges and trees. Part of the site lies within an existing Green Gap.	Mixed use (no dwellings)
Wistaston Village (including North of Wistaston Green Road 240 dwellings, South West Crewe (larger site) 2000 dwellings and Church Lane 325 dwellings)	The site covers a large area and is found to the west of the Crewe Settlement Boundary. Colleys Lane forms the boundary to the south, with Middlewich Road to the west, Wistaston Green Road to the north and Church Lane/Crewe Road to the east. Adjacent to the site is the existing residential development along Colleys Lane and Church Lane/Crewe Road. Residential development also lies adjacent to the northern boundary. Beyond the western boundary is open countryside. The whole of the site is situated within the Green Gap.	4,000
<b>Total</b>		<b>10,078</b>

Details are shown on the site pro-formas and summary spreadsheets for Crewe.

The sites being actively promoted in the Local Plan process were considered to be suitable for further consideration and were recommended to be subject to SA and HRA; they can be seen on the 'Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Crewe' map.

A site in Weston (land off East Avenue, SUB 2151) has been the subject of a representation, however this site has not been included in the study as it is not in a Principal Town, Key Service Centre or Local Service Centre. It may be given further consideration at the Site Allocations stage. The site is however shown on the map referred to below for information

The 'Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Crewe' map shows all the sites considered in the Study. The 'Draft Crewe Town Strategy Potential Development Sites Crewe Area (Diagram 2)' map has been included for reference.

### **5. Viability and Deliverability**

Although the Draft Core Strategy CIL and Viability Assessment [BE042] states that sites that are located within urban Crewe could have issues regarding viability, particularly in relation to the development of brownfield sites, it shows that the development of land outside urban Crewe is considered to be viable.

Crewe is an attractive and desirable place to live with good transport links and it is considered that all the greenfield sites considered here would be viable and deliverable if all the constraints identified in the site pro-formas could be overcome. Some sites are being more actively promoted than others with indicative master plans, details of access, mitigation and build rates being provided.

### **6. Conclusions**

Strategic Sites and Strategic Locations are allocated in the Local Plan Strategy as shown in the table below:

<b>Address</b>	<b>No of dwellings to be provided</b>	<b>Amount of employment land to be provided</b>
Basford East CS 1	1,000	24 Ha
Basford West CS 2	370	22.16 Ha
Leighton West CS 3	850	5 Ha
Crewe Green CS 4	150	
Sydney Road CS 5	250	
Shavington/Wybubury Triangle CS 6	350	

East Shavington CS 7	250	
South Cheshire Growth Village CS 37	800	
Central Crewe SL 1	250	
Leighton, Crewe SL 2	400	
<b>Total</b>	<b>4,670</b>	<b>51.16 Ha</b>

Crewe is one of two Principal Towns in Cheshire East and is located in a desirable part of the Borough with public transport links to other towns within Cheshire as well as railway and motorway links to other towns and cities of the UK.

There is a substantial amount of developer interest in and around the town shown by the recently approved/allowed applications as well as the applications that are yet to be determined, this is in addition to the two Local Plan Strategy sites. There is potential of 10,078 dwellings being added to the town of Crewe, if all of the sites that are being proposed by site promoters are taken into consideration. This provides a pool of sites for consideration for inclusion in the Local Plan Strategy or at the Site Allocations Stage.

However, it is also important to consider the Green Gaps, as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011. The Green Gaps play an important role in keeping the distinct settlements of Crewe and Nantwich and their surrounding villages apart from each other and prevent the merging of settlements. This issue will therefore be an important factor when considering potential new sites. This is in addition to the 4,670 dwellings identified as Strategic Sites in the Local Plan Strategy Submission Version.

CHESHIRE EAST LOCAL PLAN STRATEGY: CREWE; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION






Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Broughton Road (Coppenhall East Extension), Crewe <b>SUB 2043</b>	The site is found in the open countryside to the north east of Crewe. The site is predominantly agricultural land with mature hedgerows and trees across the site and along the boundaries. This is adjacent to the Coppenhall East residential scheme, which is currently under construction.	Crewe Town Strategy Site B, Site 11 (Alternative) in the Development Strategy, Non-Preferred Site 1 and Representation Site <b>74 SUB 2043</b>	89.45	1,200	0	Highways capacity issues - A highways study for North Crewe has shown that development in this area of Crewe has the potential to generate around 2,000 additional vehicles to the North Crewe corridor at peak times. Proposed network improvements will mitigate some of the impact, however additional delays would be expected in this area. The report highlights key locations that are sensitive to congestion in the future scenarios, two of these are the junctions that provide access to the Coppenhall East site – the proposed roundabout junctions at Stoneley Road and Groby Road. The improved Crewe Green Roundabout junction would still be sensitive to significant increases in traffic, and would provide development in the Coppenhall area with access to the wider strategic network. If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration. This is a large site, development of which would lead to the loss of a large swathe of open countryside to the north of Crewe.
Land South of Gresty Lane (Gresty Oaks), Crewe <b>SUB 3116</b>	The site is bounded by Rope Lane to the west, the A500 to the south, Crewe Road to the east and Gresty Lane to the north. The site comprises of open land that is generally level. The Swill Brook bisects the Site north-south on the western side of the site.	Crewe Town Strategy Site E, Non-Preferred Site 8. Local Plan Strategy Submission Version (Omission Site), Representation Site <b>SUB 3116</b>	76.69	880	0	The site is located in the Green Gap and is also included in the 'Area of Search' of the proposed Green Belt in the Local Plan Strategy. An Outline application for up to 880 dwellings (13/2874N) was made on this site. The appeal against non-determination was dismissed on 19/01/2015, stating that the proposed development would lead to a premature loss of the existing Green Gap between Crewe and Shavington. Development of this site would lead to an erosion of the existing Green Gap which acts to maintain a physical gap between the settlements of Crewe and Shavington. This would leave the A500 as the only physical defensive barrier between the two settlements merging together and the loss of identity for Shavington. If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration.
Land off Eastern Road, Willaston <b>SUB 3156</b>	The site is found within the Open Countryside and Green Gap, adjacent to the eastern edge of the village of Willaston to the south of the Crewe Settlement Boundary. It is bounded by Eastern Road to the north, with existing residential to the west, the eastern boundary is made up of a stream with mature trees, the southern is bordered by the A500 dual carriageway. The land of the site of the site is generally flat and criss-crossed with mature hedgerows.	Representation Site <b>SUB 3156</b>	7.86	200	0	The site is located in the Green Gap and is also included in the 'Area of Search' of the proposed Green Belt in the Local Plan Strategy. The site lies adjacent to the eastern edge of the existing settlement boundary and shares a close relationship with the existing built form of Willaston. However, the site lies within the existing Green Gap between Willaston and Shavington. Development of this site would lead to an erosion of the physical gap between the two settlements. Beyond this site there are no defensible physical barriers to prevent development encroaching further into the gap. If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration.
Land south of Park Road, Willaston <b>SUB 986</b>	The site lies within the Open Countryside to the south of the Crewe Settlement Boundary. Park Road forms the northern boundary of the site, with a railway line forming the south. To the east lies existing residential development, while to the west is agricultural land beyond which is the Nantwich by-pass. This forms a second parcel of land. The land is agricultural in nature relatively flat to the northern half with a slope down to a lower level in the southern section.	Representation Site <b>SUB 986</b>	7.05	175	0	The site is located adjacent to the settlement boundary for Crewe to the south of the existing residential development and lies within the Green Gap between Willaston and Nantwich. Further land to the west, between the site in question and the Nantwich bypass, has also been highlighted by the promoter, however a formal representation has not been submitted. Development of this site would lead to an erosion of the physical gap between existing settlements. If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration. This site is also included in the 'Area of Search' of the proposed Green Belt.

Land to the rear (north) of Cheerbrook Road, Willaston <b>SUB 2636</b>	The site is located within the Open Countryside in the southern half of the village of Willaston to the south of the Crewe Settlement Boundary. To the north and south is existing residential development with open fields to the west. To the east lies a playing field and then residential dwellings. The northern boundary of the site is formed by a railway line with mature hedgerows to all sides of the site.	Representation Site <b>SUB 2636</b>	4.4	100	0	The site is located adjacent to the existing settlement boundary with existing and recently approved residential development to the north, west and south. There is no clear defensible boundary to the west of the site until the Nantwich Bypass which lies beyond the site. Development of this site would lead to the erosion of the existing physical gap between Willaston and Nantwich as well as filling in an area of open countryside between residential areas. If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration. This site is also included in the 'Area of Search' of the proposed Green Belt.
South Cheshire Growth Village extension, south east Crewe <b>SUB 2454</b>	The site is situated within the Open Countryside to the east of Crewe and North of the village of Weston. The site is sandwiched between Weston Road in the north and the A500/Jack Lane in the south. To the east Old Park Road forms a boundary, with a mature hedge and trees to the west.	Crewe Town Strategy Site D1 Representation Site <b>SUB 2454</b>	13.6	400	0	This site is adjacent to and has a direct relationship with CS 37 to the east and would expand this site further. Site also lies within the Green Gap between Weston and Crewe. Development of this site would lead to an erosion of the existing physical gap between settlements and the Basford East development to the south of Crewe. There are also issues relating to heritage matters that would need to be resolved with Historic England. If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration. This site is also included in the 'Area of Search' of the proposed Green Belt.
North of Crewe Green, Sydney Road, Crewe <b>SUB 1782 &amp; SUB 3500</b>	The site lies to the east of the Crewe Settlement Boundary within the open countryside and the Crewe/Haslington Green Gap. The existing residential development of Crewe lies to the west while to the east lies the Haslington bypass; to the north lie open fields. The majority of the site is in agricultural use with mature hedgerows and trees both within and around the edges.	Non-Preferred Site 2 <b>SUBs 1782 (820 dwellings) and 3500 (1,128 dwellings based on 30 per Ha).</b> SHLAA 2893, 4098, 4294 Draft Crewe Town Strategy L2	32.95	988	0	The site lies in the Green Gap between Crewe and Haslington with the Haslington bypass forming the eastern boundary, with further open fields in the Green Gap to the north and the settlement boundary of Crewe to the west. There are two representations on the site that cover slightly different areas of land. Development on this site would lead to a loss of the physical gap between Haslington and Crewe. If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration. This site is also included in the 'Area of Search' of the proposed Green Belt.
Sydney Road North, Crewe <b>SUB 3092</b>	The site is found to the north east of Crewe adjacent to Strategic Site CS5 (which it seeks to extend) and consists of mainly agricultural land. The land is generally flat and criss-crossed with mature hedgerows and mature trees. A main railway line runs along the western edge of the site with site CS5 and Sydney Road and its existing development to the south. Beyond the north and east is open countryside. This is a large site and includes the recently approved outline application for up to 240 dwellings (13/2055N, SHLAA site 4882) on CS5 to the south west. To the north east of this lies SHLAA site 4039 which is currently the subject of an outline application for up to 275 dwellings. These two applications take up approximately one third of the total site area.	Draft Crewe Town Strategy Site L2, Pre Submission Core Strategy (part of site) <b>SUB 3092</b> Local Plan Strategy – Submission Version (part of site)	59.7	1800	0	The site is located in the Green Gap and is also included in the 'Area of Search' of the proposed Green Belt in the Local Plan Strategy. This proposal would extend Strategic Site CS5. A highways study of North Crewe has shown that further development on the north Crewe highway corridor could have a significant impact on the highway network at Crewe Green Roundabout and Groby Road. The site also lies within the Green Gap between Haslington and Crewe, further development could lead to a further erosion of the gap between these two settlements. If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration. This site is also included in the 'Area of Search' of the proposed Green Belt.




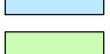
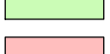

Wistaston Village, land east of Middlewich Road, urban extension <b>SUB 2325</b> . This site also includes sites: North of Wistaston Green Road (NPS 11 and PAS H) <b>SUB 993, 240 dwellings</b> , South West Crewe (NPS 10 and Rep 72) 750-1,000 dwellings and South West Crewe larger site (Rep 72) <b>SUB 3109, 2,000 dwellings</b> and Church Lane (NPS 10 and Rep 60) <b>SUB 2151, 325 dwellings</b> .	The site covers a large area and is found to the west of the Crewe Settlement Boundary. Colleys Lane forms the boundary to the south, with Middlewich Road to the west, Wistaston Green Road to the north and Church Lane/Crewe Road to the east. Adjacent to the site is the existing residential development along Colleys Lane and Church Lane/Crewe Road. Residential development also lies adjacent to the northern boundary. Beyond the western boundary is open countryside. The southern half of the site is relatively flat agricultural land criss-crossed with mature hedgerows and dotted with mature trees and several ponds. The northern half is undulating with trees, hedgerows and drops down to the Wistaston Brook riverside walk. The site also includes a farm and associated buildings as well as a residential barn conversion development.	Representation site <b>SUB 2325 incorporating: SUB 993, SUB3109 &amp; SUB 2151</b>	148	4,000	0	The site is subject to a number of representations. It is located in the Green Gap and is also included in the 'Area of Search' of the proposed Green Belt in the Local Plan Strategy. The site will need to be considered as a whole as well as the individual areas that are being promoted. The site is a large site located in the Green Gap between Wistaston and Nantwich and encompasses four other smaller sites. The cumulative development of all sites within this area would lead to a loss of the physical gap between Wistaston and Nantwich. The site to the north of Wistaston Green Road would have a functional relationship with the existing residential development to the north and would be bounded by the highway to the south. The three other sites which lie to the south of Wistaston Green Road have no definitive boundaries to contain future development. Therefore this could result in development pressure for further development to take place southwards towards the Colleys Lane Boundary. This site is also included in the 'Area of Search' of the proposed Green Belt.
Land north of Moorfields, Willaston <b>SUB 3134</b>	The site is found within the open countryside to the north of Moorfields, Willaston, to the east of the village of Willaston. The land is generally flat and in an agricultural use criss-crossed with mature hedges and trees. Existing residential development lies to the west and south with open fields adjacent to the north and east.	Representation to the Local Plan Strategy Submission Version <b>SUB 3134</b>	6.4	170	0	The site is located in the Green Gap and is also included in the 'Area of Search' of the proposed Green Belt in the Local Plan Strategy. While the site is located in a sustainable location on the edge of the existing settlement boundary, it lies in the Green Gap between Willaston and Rope. Therefore, development of this site would lead to an erosion of the physical gap between the settlements of Willaston and Rope. Furthermore, this site represents one section of the overall Green Gap. If this were to be developed it would be difficult to resist further applications on adjacent parcels of land. Therefore, this could lead to an incremental erosion of the existing Green Gap between Willaston and Rope. If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration. This site is also included in the 'Area of Search' of the proposed Green Belt.
Gresty Green, Crewe Road, Shavington <b>SUB 3557</b>	The site is found within the open countryside adjacent to the south of the Crewe Settlement Boundary. To the south of the site is sporadic residential development. To the north is a small railway yard and railway line, beyond this is the Mornflake Oats factory. The site is agricultural in nature with mature hedgerows and trees, and slopes gently down towards the north. Crewe Road borders the site to the east and south. The recently approved housing developments to the south and east of the site are now under construction.	Crewe Town Strategy Site E, Representation to the Local Plan Strategy Submission Version <b>SUB 3557</b>	5.66	165	0	The approved residential developments to the west, south and east of this site are currently under construction. Concerns were raised with the previous residential applications regarding noise and vibrations from the railway line and industrial uses to the north. The promoters of the site have suggested that it could instead come forward as a mixed use site, including employment and retail, to compliment the nearby Basford West development. Notwithstanding the above, if Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration if the issues are addressed satisfactorily.
Newcastle Road, Willaston <b>SUB 3431</b>	The A500 forms the northern boundary of the site while Newcastle Road bends around the south from west to east. The site itself is relatively flat agricultural land criss-crossed with mature hedges and trees. A stream also crosses the site. The site is isolated in nature and highly visible from adjoining highways.	Non Preferred Site 9, Representation to the Local Plan Strategy Submission Version reference SUB 3431.	5.63Ha	Mixed use (no dwellings)	0	The proposal is for commercial development; the site is isolated in nature and highly visible from adjoining highways. In addition to the above, the site lies within the Green Gap between Willaston and Nantwich. The site lies within the Green Gap as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011. Policy NE.4 (Green Gaps) of the Crewe and Nantwich Local Plan aims to retain the physical gaps between the towns of Crewe and Nantwich and the surrounding villages, and to protect the visual character of the landscape. Exceptions will only be made where it can be demonstrated that no suitable alternative location is available. Therefore, development of this site would lead to an erosion of the physical gap between Willaston and Nantwich based on the current Green Gap boundaries as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011. This proposal is not considered to be strategic in nature and is not therefore recommended for further consideration for inclusion in the Local Plan Strategy. The site could however be given further consideration for inclusion on the Site Allocations and Development Policies Development Plan Document.
<b>TOTALS</b>			<b>451.76</b>	<b>10,078</b>	<b>0</b>	

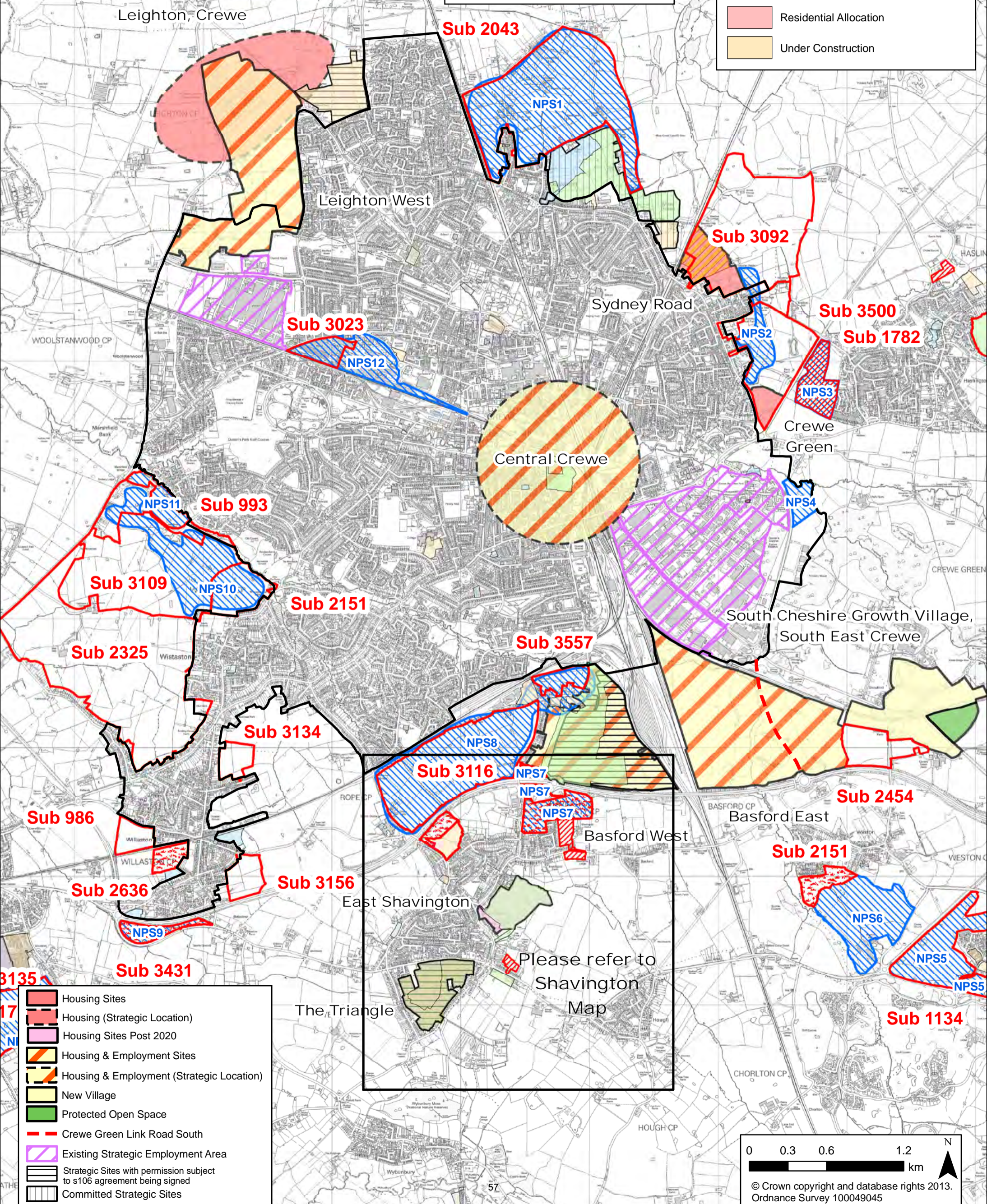


# Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Crewe

-  Representation Sites to be considered at Site Allocation Stage
-  Representation Sites
-  Non Preferred Sites
-  Additional Sites to be considered at Site Allocation Stage
-  Settlement Zone Line  
Crewe & Nantwich Local Plan

### Housing Commitments 10+ dwellings (30th June 2015)

-  Prior Approval
-  Awaiting S106
-  Full Permission
-  Outline Permission
-  Residential Allocation
-  Under Construction

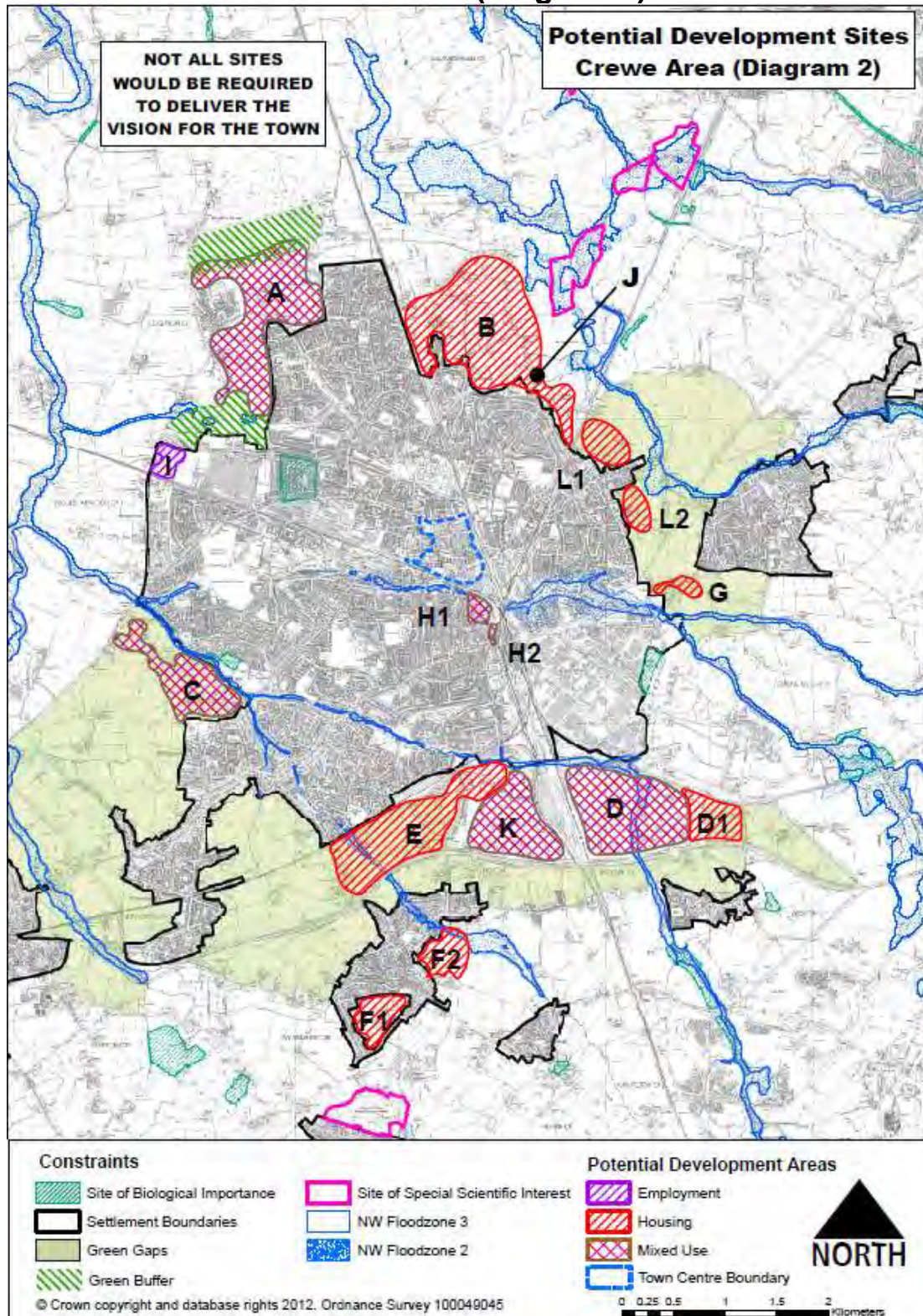


-  Housing Sites
-  Housing (Strategic Location)
-  Housing Sites Post 2020
-  Housing & Employment Sites
-  Housing & Employment (Strategic Location)
-  New Village
-  Protected Open Space
-  Crewe Green Link Road South
-  Existing Strategic Employment Area
-  Strategic Sites with permission subject to s106 agreement being signed
-  Committed Strategic Sites

0 0.3 0.6 1.2 km

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
## Draft Crewe Town Strategy Potential Development Sites Crewe Area (Diagram 2)

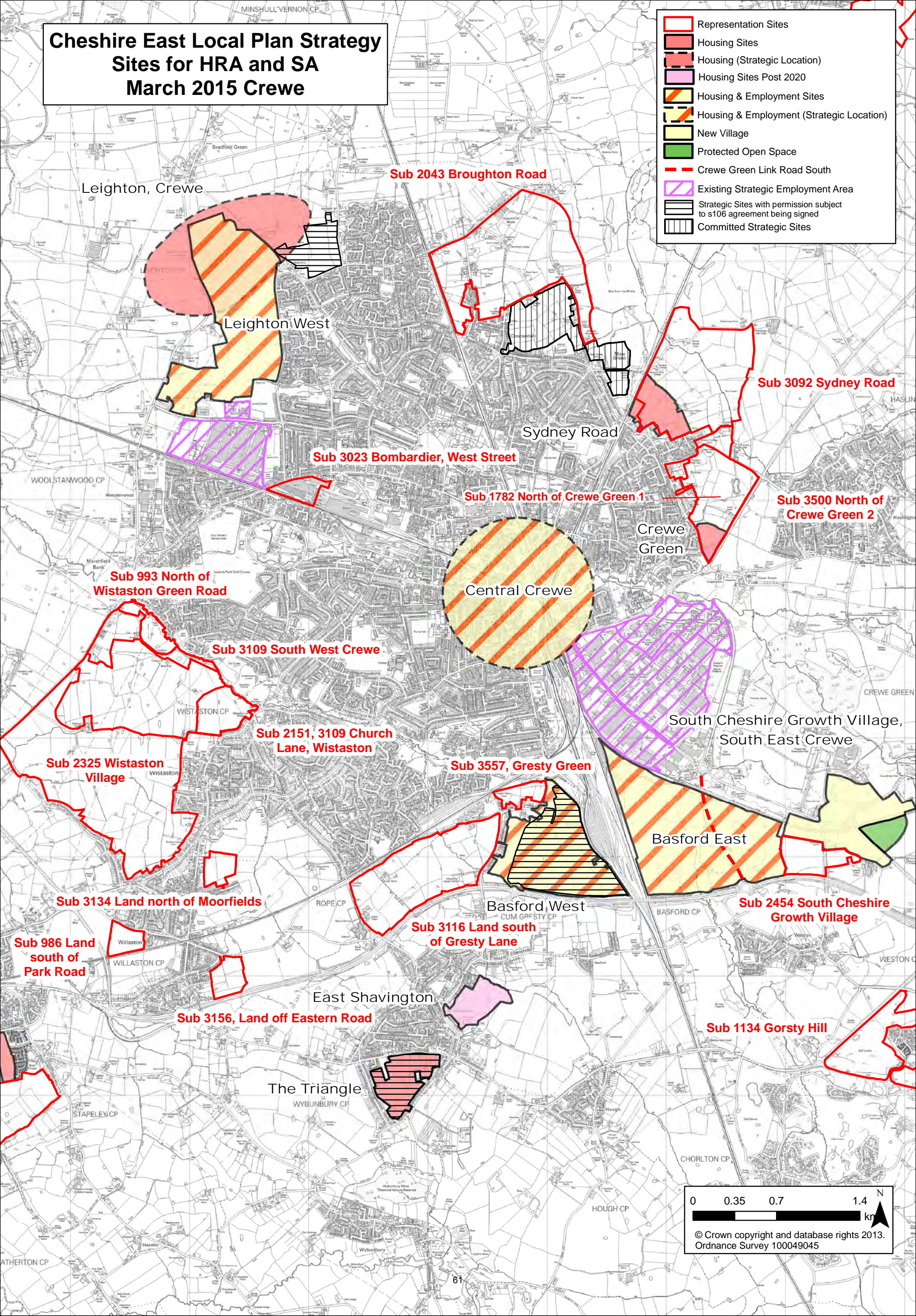


Area	Potential Development Uses	Comments
A	Mixed Use - housing, employment, local centre and primary school	<ul style="list-style-type: none"> <li>The site lies adjacent to the north western edge of Crewe and adjacent to Leighton Hospital.</li> <li>The site could deliver either employment development and around 1,600 dwellings or around 1,800 dwellings (400 dwellings already have planning permission). Either option would also deliver a local centre and primary school.</li> <li>Development of the site would facilitate the delivery of the Leighton West Country Park, to the south of the site.</li> <li>Expansion land for Leighton Hospital will be safeguarded from development.</li> </ul>
B	Housing, local centre and primary school	<ul style="list-style-type: none"> <li>The site lies adjacent to the north eastern edge of Crewe.</li> <li>This area could deliver about 2,000 dwellings (650 dwellings already have planning permission), a local centre and a primary school.</li> </ul>
C	Mixed Use - housing, employment and local centre	<ul style="list-style-type: none"> <li>The site lies in the Green Gap, adjacent to the western edge of Crewe.</li> <li>This area could deliver either 1,000 dwellings and a local centre or employment development, around 750 dwellings and a local centre.</li> <li>The site would be accessed from Middlewich Road and Church Lane.</li> </ul>
D	Mixed Use - employment, housing, a local centre and primary school	<ul style="list-style-type: none"> <li>The site forms the Basford East Strategic Employment site and its development will facilitate the development of the site for employment purposes and the delivery of about 4,000 jobs.</li> <li>The site could also deliver around 1,000 dwellings; a local centre; hotel; GP Surgery; petrol filling station and primary school.</li> </ul>
D1	Housing	<ul style="list-style-type: none"> <li>The site could deliver around 500 dwellings.</li> <li>The site lies in the Green Gap, adjacent to the Basford East Strategic Employment site.</li> </ul>
E	Housing	<ul style="list-style-type: none"> <li>The site lies to the south of Crewe, with most of the site being in the Green Gap. The site could deliver about 1,200 dwellings (51 dwellings already have planning permission.)</li> </ul>

Area	Potential Development Uses	Comments
F1	Housing	<ul style="list-style-type: none"> <li>This site lies between the villages of Shavington and Wybunbury.</li> <li>The site could deliver 450 dwellings and a local centre.</li> </ul>
F2	Housing	<ul style="list-style-type: none"> <li>This site lies on the edge of the village of Shavington.</li> <li>The site could deliver 500 dwellings and a local centre.</li> </ul>
G	Housing	<ul style="list-style-type: none"> <li>This site lies in the Conservation Area of the village of Crewe Green and in the Green Gap.</li> <li>The site could deliver about 80 dwellings.</li> </ul>
H1&2	Mixed Use	<ul style="list-style-type: none"> <li>The sites could deliver around 140 dwellings; retail and offices. (Planning permission was given for 53 dwellings on part of this site, as part of a mixed use proposal.) They could also facilitate a pedestrian and cycle linkage between the town centre and the railway station.</li> </ul>
I	Employment	<ul style="list-style-type: none"> <li>The site lies on the western edge of Crewe and previously had planning permission for a mix of employment uses.</li> </ul>
J	Employment (within site B)	<ul style="list-style-type: none"> <li>A small area of site B that could be developed for a mix of employment uses.</li> </ul>
K	Mixed Use - employment, housing, a local centre	<ul style="list-style-type: none"> <li>The site forms the Basford West Strategic Employment site and its development will facilitate the development of the site for employment purposes and the delivery of about 2,000 jobs.</li> <li>The site could also deliver around 100-200 dwellings; a local centre; hotel; pub/restaurant and car dealership.</li> </ul>
L1	Housing	<ul style="list-style-type: none"> <li>The site lies in the Green Gap, on the north eastern edge of Crewe. The site could deliver around 300 dwellings</li> </ul>
L2	Housing	<ul style="list-style-type: none"> <li>The site lies in the Green Gap, on the north eastern edge of Crewe. The site could deliver around 160 dwellings</li> </ul>

# Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Crewe

-  Representation Sites
-  Housing Sites
-  Housing (Strategic Location)
-  Housing Sites Post 2020
-  Housing & Employment Sites
-  Housing & Employment (Strategic Location)
-  New Village
-  Protected Open Space
-  Crewe Green Link Road South
-  Existing Strategic Employment Area
-  Strategic Sites with permission subject to s106 agreement being signed
-  Committed Strategic Sites



Leighton, Crewe

Sub 2043 Broughton Road

Leighton West

Sydney Road

Sub 3092 Sydney Road

Sub 3023 Bombardier, West Street

Sub 1782 North of Crewe Green 1

Sub 3500 North of Crewe Green 2

Crewe Green

Sub 993 North of Wistaston Green Road

Central Crewe

Sub 3109 South West Crewe

South Cheshire Growth Village, South East Crewe

Sub 2151, 3109 Church Lane, Wistaston

Sub 2325 Wistaston Village

Sub 3557, Gresty Green

Basford East

Sub 3134 Land north of Moorfields

Basford West

Sub 2454 South Cheshire Growth Village

Sub 986 Land south of Park Road

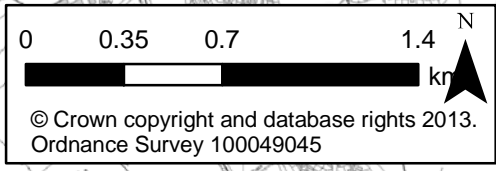
Sub 3116 Land south of Gresty Lane

East Shavington

Sub 1134 Gorsty Hill

Sub 3156, Land off Eastern Road

The Triangle



# Sub 993 North of Wistaston Green Road

NWOOD CP

Woolstanwood

Marshfield Bank

Queen's Park Golf Course

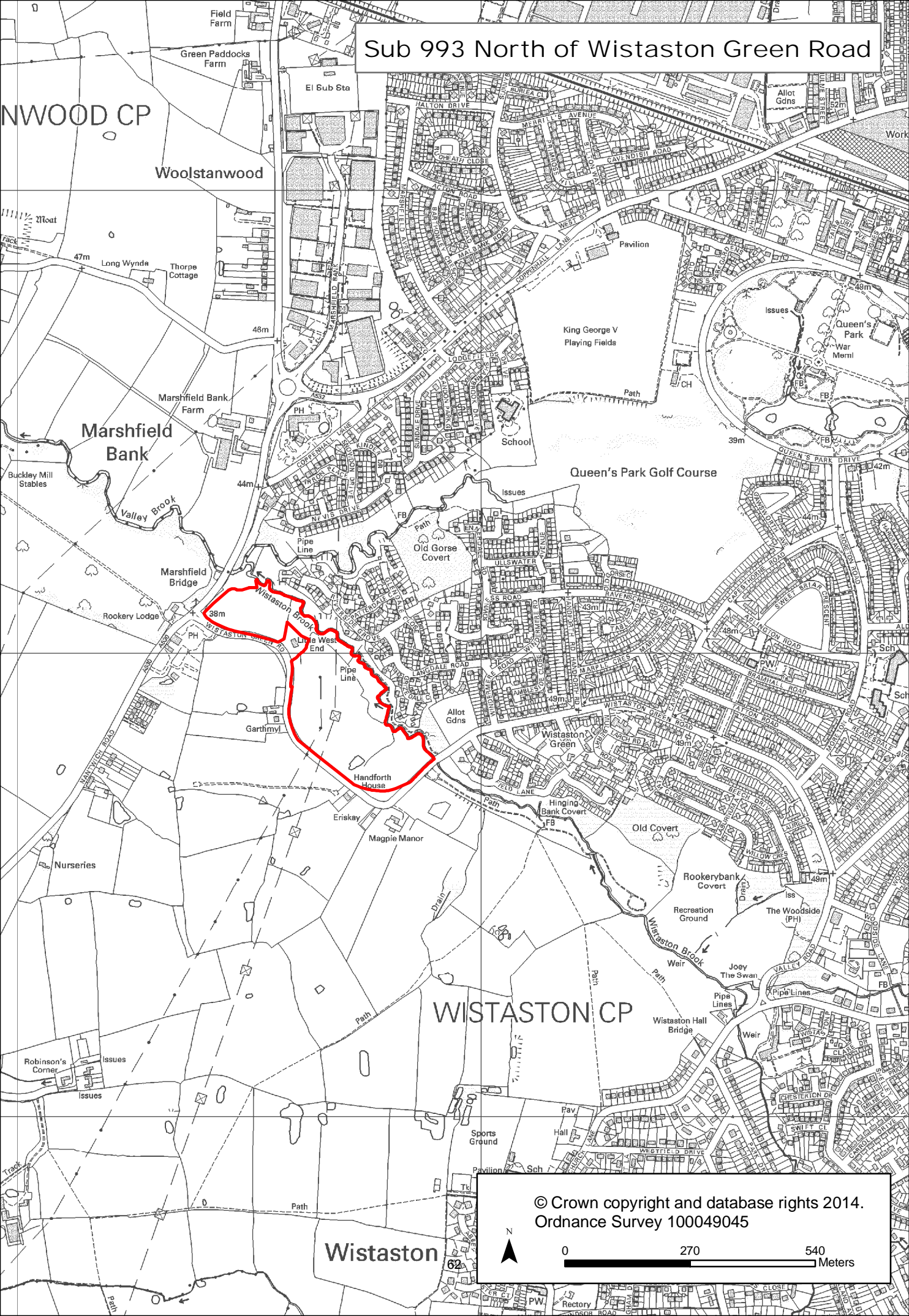
WISTASTON CP

Wistaston

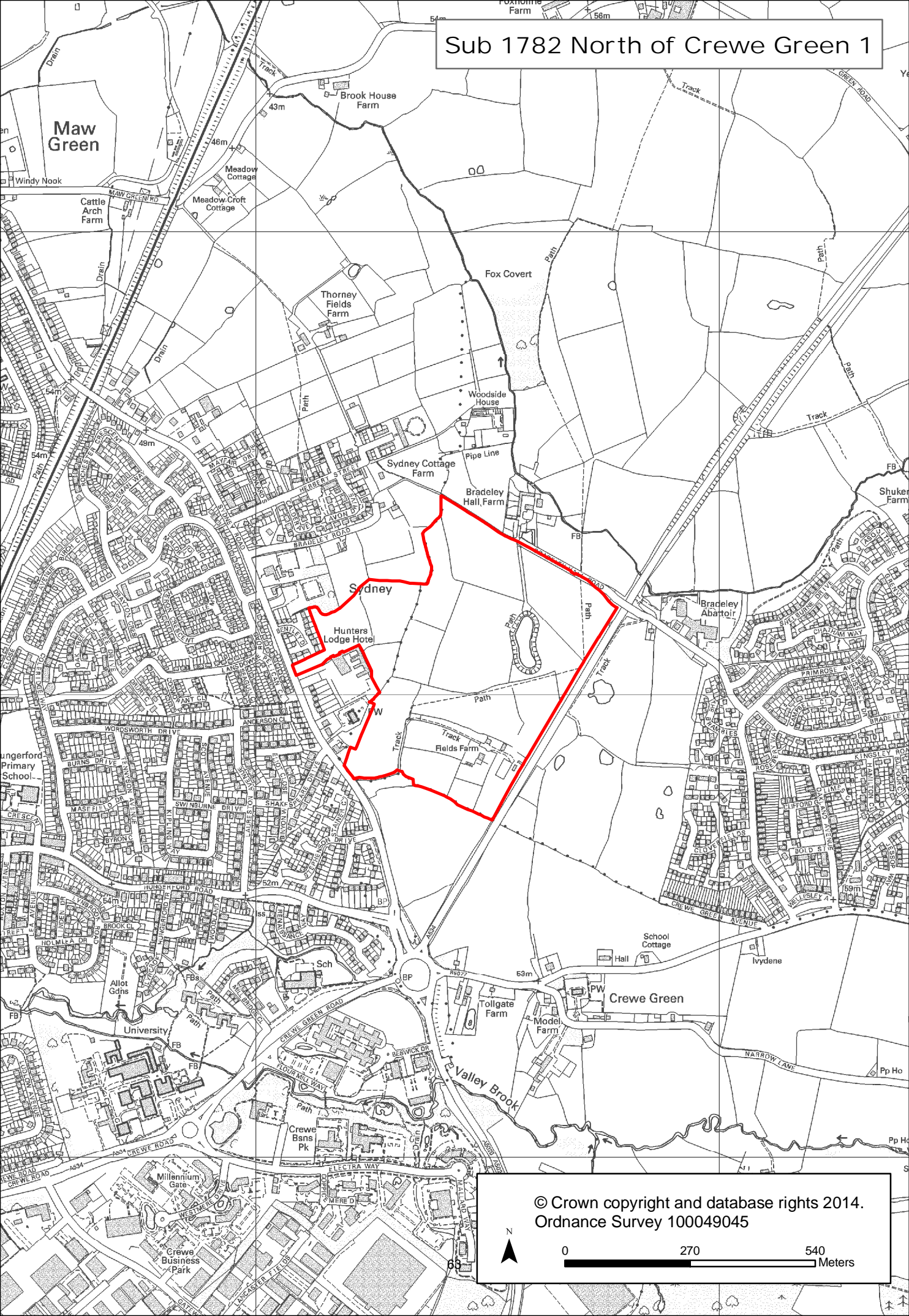
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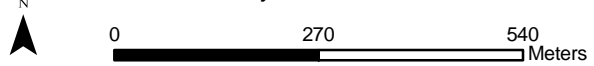
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# Sub 1782 North of Crewe Green 1



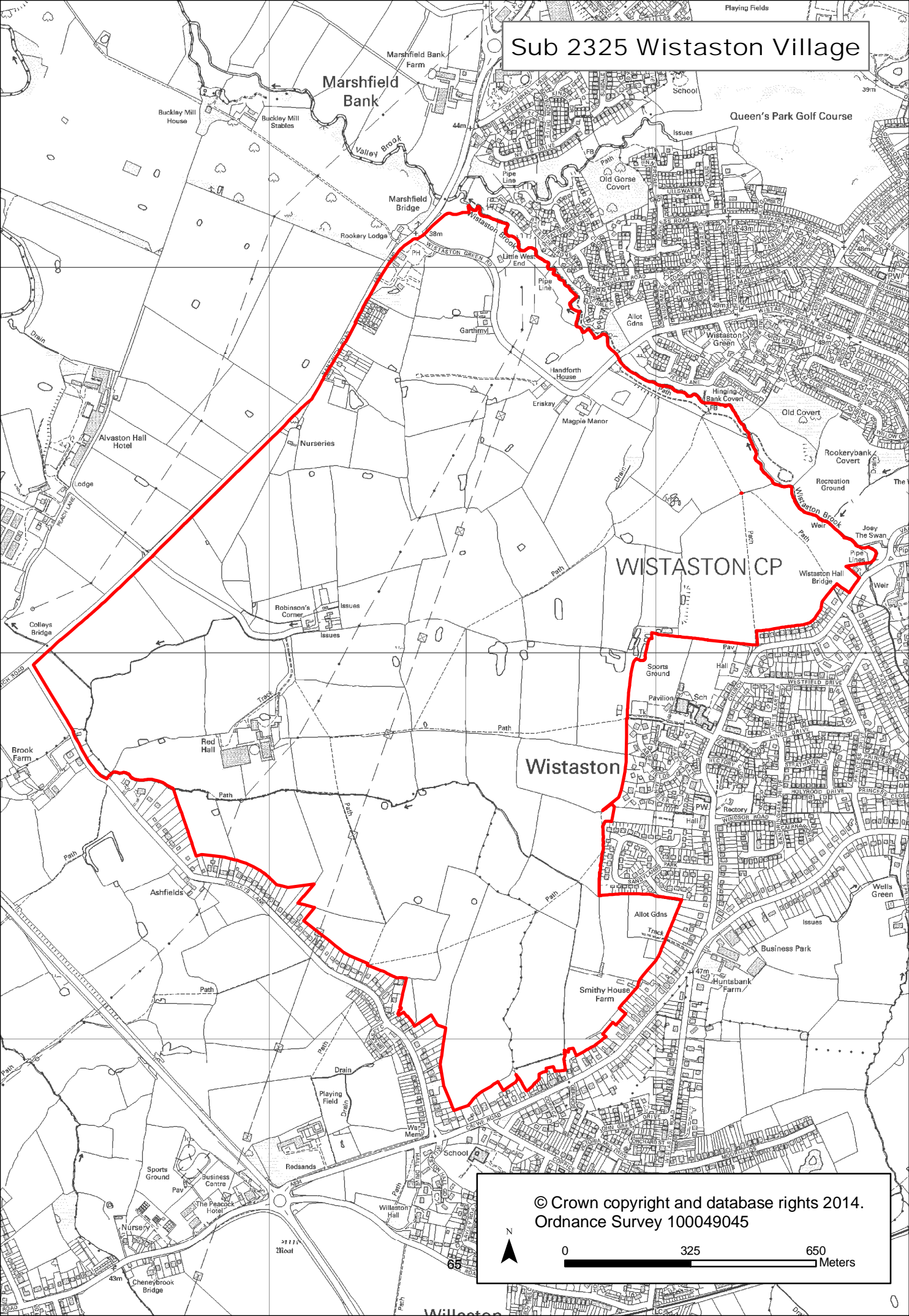
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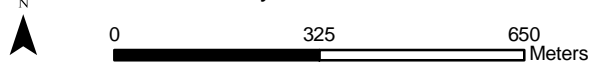




# Sub 2325 Wistaston Village



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# Sub 3109 South West Crewe

WOOLSTANWOOD CP

Woolstanwood

Marshfield Bank

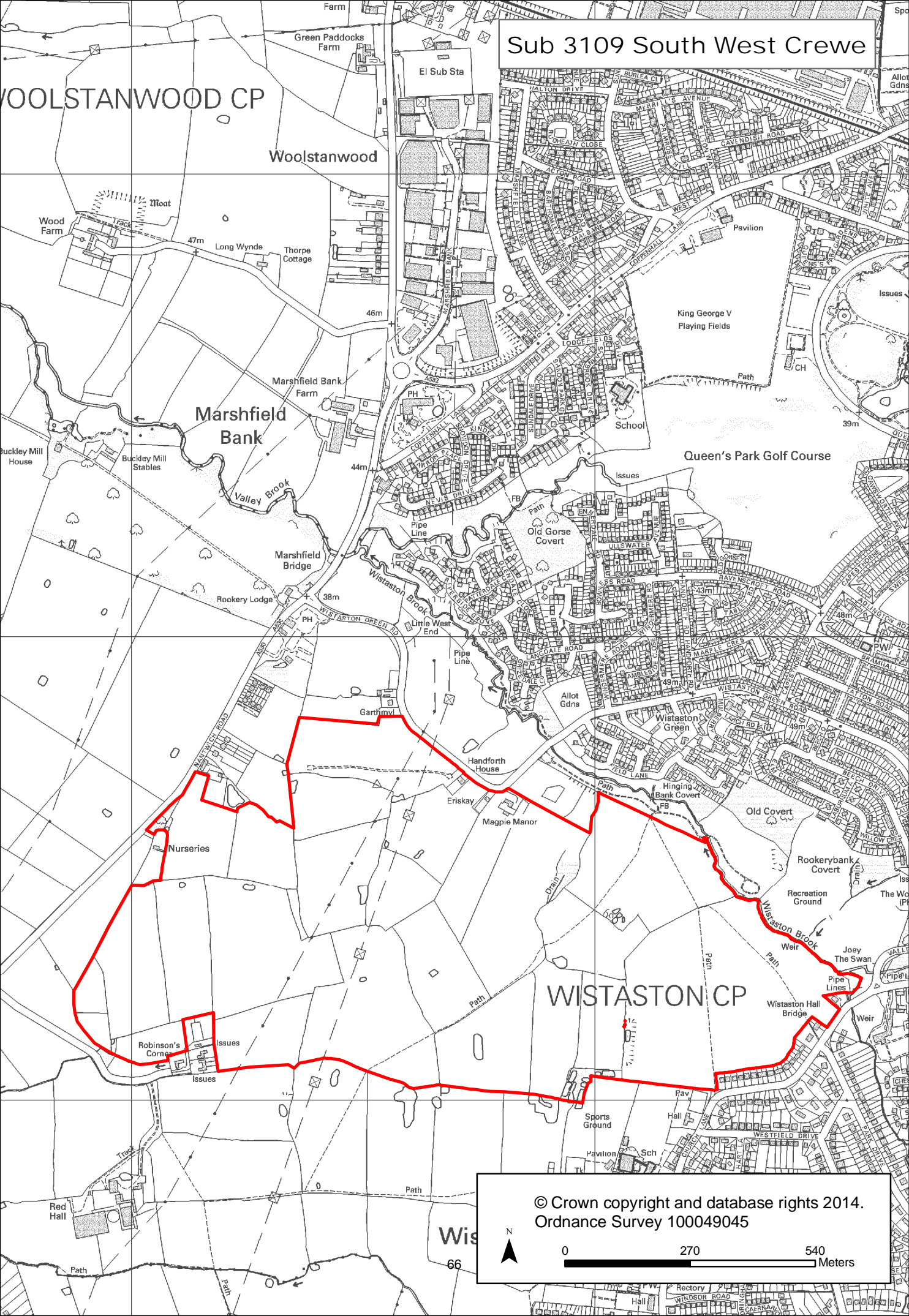
Queen's Park Golf Course

WISTASTON CP

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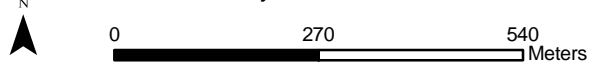
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# Sub 3500 North of Crewe Green 2



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**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

**CREWE**

<b>Site Address</b>	<b>Broughton Road (Coppenhall East Extension), Crewe</b>
<b>SHLAA Ref/Site Ref number</b>	NPS 1 SHLAA 4666, 4393, 2924, 4392, 2932, 2003, 2892, 3848, 2904, 2932, 3666, 3574, 2991, 4391.
<b>Site visit date</b>	March 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Crewe Town Strategy Site B Site Crewe 11 (Alternative) in the Development Strategy Non-Preferred Site 1 in the Non Preferred Sites Justification Paper [SD016]  Representation to Local Plan Strategy Submission Version (Omission Site) reference SUB 2043
<b>Site description</b>	The site is found in the open countryside to the north east of the Crewe Settlement Boundary. Existing residential development lies to the west and south (this includes the approved schemes of Coppenhall East, (refs 11/1643N and 13/4725N), which are sandwiched between the south of the site and the existing residential area of Crewe, construction of this development has started. Beyond the northern and eastern boundaries of the site are open fields.  The site is predominantly agricultural land with mature hedgerows and trees across the site and along the boundaries. The site also includes several ponds which may provide a habitat for Great Crested Newts.
<b>Site area and dwelling capacity</b>	Approximately 89.45Ha – 1,200 dwellings. (This figure is taken from the Pre-Submission Core Strategy Non-Preferred Sites document).
<b>Constraints</b>	Protected Species – newts Listed Building – Fodens Farm, Groby Road
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located beyond the Settlement Boundary for Crewe in the open countryside as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No

<p><b>Background site history &amp; Current apps</b></p>	<p><b>13/5085N:</b> Full planning application for 124 dwellings. Refused (21/05/2014) for the following reasons:</p> <p>Unsustainable/open countryside  Insufficient highways mitigation  Insufficient affordable housing  Design and layout</p> <p>The application is currently the subject of an appeal.</p> <p><b>14/2915N:</b> Outline application for 53 dwellings. Application is yet to be determined.</p> <p><b>15/0366N:</b> Outline application for up to 129 dwellings. Application yet to be determined.</p> <p>This site was included in the Development Strategy as an Alternative Site Crewe 11. It was suggested that this site could support 1,200 homes with mixed use local centre, Green Infrastructure and contributions to community facilities. However, it has not been progressed in the Local Plan Strategy because the site is not considered to relate well to the achievement of the Vision and strategic priorities of the Local Plan Strategy. It is detached from most of the existing residential development to the north of Crewe.</p> <p>The larger overall site was also included in the Draft Crewe Town Strategy where it was suggested that it could deliver over 2,000 dwellings (650 dwellings have already been approved, this part of the site is not included in this study), a local centre and a primary school. The responses received to the consultation show that:</p> <ul style="list-style-type: none"> <li>• 75% of respondents disagreed that the site should be considered for future development</li> </ul> <p>With the key themes being:  650 with planning permission - already a substantial size village. Flood risk area. The area is built up already. Development should be dictated by proven demand. As detailed within the Draft Crewe Town Strategy Sustainability Appraisal (SA) this site is identified as having Great Crested Newts present and lies close to a SSSI site.</p> <p>Further ecological survey work would be required to identify any other flora or fauna that may be present within the site boundary prior to any further examination of the sites capabilities.  To support sites A &amp; B there would need to be a new</p>
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	<p>connecting road from the Sandbach direction across to the A530 probably starting from Wheelock roundabout on the A534, (in essence a Northern Link Road).</p> <p>Agricultural land should be retained for future food security.</p> <p>Large, amorphous and characterless developments.</p> <p>Green Gap status should be conferred on this area.</p> <p>All housing should be on brownfield sites, vacant sites and sites in the town itself. Infrastructure problems.</p> <p>Proximity to landfill is an issue. Fragmentation of Crewe is a problem.</p> <p>Overall capacity of this site is considered too high.</p> <p>Development would result in an adverse character impact, furthermore there are significant highway constraints associated with the proposal</p> <p>Following on from the above, the Non-Preferred Sites document states that the site could provide 1,200 dwellings. However, the site was considered to be detached from most of the existing residential development of Crewe and did not relate well to the Vision. Furthermore, it was considered to be outside the recommended maximum recommended distance to a range of open space and local facilities.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>A representation (SUB 2043, Adams Planning and Development LTD) has been received from the agent/promoter of part of the site (land off Broughton Road) that states the site is available, suitable, achievable and deliverable for development, and far more sustainably located than some of the other Strategic Sites identified in Crewe.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>Although the Draft Core Strategy CIL and Viability Assessment [BE042] states that sites that are located within urban Crewe, could have issues regarding viability particularly in relation to the development of brownfield site, it shows that the development of land outside urban Crewe is considered to be viable at a strategic level.</p> <p>The submitted representation would suggest that part of the site off Bradfield Road is viable and deliverable. Furthermore, The site is adjacent to an existing residential area with public transport links to Crewe town centre and Nantwich, as well as further afield towards Manchester, Liverpool and other towns and cities.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The submitted representation would suggest that part of the site off Bradfield Road is viable and deliverable</p>

<p><b>Infrastructure issues (including highways)</b></p>	<p>Highways capacity issues - A highways study for North Crewe has shown that development already proposed in this area of Crewe has the potential to generate around 2,000 additional vehicles to the North Crewe corridor at peak times. Proposed network improvements will mitigate some of the impact; however additional delays would be expected in this area. The addition of extra vehicles from a 1,200 dwelling development on this site would increase pressure on key locations that are already sensitive to congestion in the future scenarios, two of these are the junctions that provide access to the Coppenhall East site – the proposed roundabout junctions at Stoneley Road and Groby Road. The improved Crewe Green Roundabout junction would also still be sensitive to significant increases in traffic, and this would provide development in the Coppenhall area with access to the wider strategic network.</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>This site was judged in the Sustainability Appraisal [SD003] as overall very positive in terms of its ability to deliver SA objective 20 (education, training, jobs and employment opportunities) and overall positive with regard to SA Objectives: 2 (sustainable access to jobs, services and facilities); 5 (vibrant rural communities); and 19 (rural economy). This was largely due to the site being close to some existing education facilities, some forms of public transport, services and facilities and the site being able to potentially provide additional education opportunities. Furthermore, the development was considered to have the potential to: increase the number of people supporting facilities; and contribute towards the achievement of the Vision and Objectives of the Local Plan relating to the SA Objectives above.</p> <p>Overall negative effects were identified for SA Objectives 11 (biodiversity and geodiversity) and 12 (heritage, landscapes and townscape) as it could result in the loss of a greenfield site in the open countryside, Great Crested Newts, a Listed Building and particular landscape and historic landscape characters.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The site lies within the open countryside where there is a general presumption against development.</p> <p>Highways capacity issues - A highways study for North Crewe has shown that development in this area of Crewe has the potential to generate around 2,000 additional vehicles to the North Crewe corridor at peak times.</p>

Proposed network improvements will mitigate some of the impact; however additional delays would be expected in this area. The report highlights key locations that are sensitive to congestion in the future scenarios, two of these are the junctions that provide access to the Coppenhall East site – the proposed roundabout junctions at Stoneley Road and Groby Road. The improved Crewe Green Roundabout junction would still be sensitive to significant increases in traffic, and would provide development in the Coppenhall area with access to the wider strategic network. If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration. This is a large site, development of which would lead to the loss of a large swathe of open countryside to the north of Crewe.

This is a large site which scored well in the Sustainability Appraisal. The site was, however considered to be beyond the recommended maximum distance to a range of open space and local facilities. Therefore, it can be considered that this site would not offer a sustainable form of development. Other possible constraints to the development of this site include a Listed Building to the eastern boundary, natural features such as hedgerows, trees and ponds which could include Protected Species.

However, any northern expansion of Crewe needs to consider the proximity to existing and future local employment areas which are mainly to the south of the town, such as the development of Basford East and West.

There is also the constraint in terms of highway capacity, as evidence by the North Crewe highway study. This development would increase the pressure on the junctions which provide access to the Coppenhall East site – the proposed roundabout junctions at Stoneley Road and Groby Road. The improved Crewe Green Roundabout junction would also still be sensitive to significant increases in traffic.

If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration for inclusion. As the site is being actively promoted it should be subject to Sustainability Appraisal to ensure that all reasonable alternatives are considered.



<b>Site Address</b>	<b>Gresty Green, Crewe Road, Shavington</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 2898
<b>Site visit date</b>	March 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Representation to the Local Plan Strategy Submission Version, reference SUB 3557. Crewe Town Strategy Site E.  Planning applications 11/3171N and 12/1732N.
<b>Site description</b>	The site is found within the open countryside adjacent to the south of the Crewe Settlement Boundary.  The site is agricultural in nature with mature hedgerows and trees, and slopes gently down towards the railway line to the north.  To the south of the site is sporadic residential development. To the north is a small railway yard and railway line; beyond this is the Mornflake Oats factory. Crewe Road borders the site to the east and south. The recently approved housing developments to the south and east of the site are now under construction. In effect this site will become surrounded by residential development in the coming months.
<b>Site area and dwelling capacity</b>	Application: 5.66Ha – 165 dwellings
<b>Constraints</b>	Noise/vibration (see below) Flood risk zone 2 to the north east of site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located beyond the Settlement Boundary for Crewe in the open countryside as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<b>11/3171N:</b> Full planning application for 165 dwellings. Refused (09/03/2012) for reasons of poor form of development in relation to surrounding industrial uses, increased demand for school places and unsatisfactory access, appeal withdrawn.  <b>12/1732N:</b> Full planning application for 165 dwellings.

Refused (16/07/2012) for reasons of highway safety and poor relationship to neighbouring industrial uses.

The adjacent railway and factory caused concern in terms of potential noise and vibration and its affect upon residential development.

The site was included in the Crewe Town Strategy as Site E. From the consultation responses showed that 97% of respondents disagreed with the development of this site.

The key points raised were:

- Green Gap should be protected and maintained. Impacts on local service provision.
- At the moment these fields represent the transition between Crewe and Shavington
- How will local infrastructure cope?
- Counteract claims to protect character of settlements. Large and amorphous and characterless developments.
- This will permanently and irreversibly change the relationship between Crewe and Shavington, drawing the two closer as settlements, and changing the village into a satellite suburb relationship. This is considered excessive in totality and will potentially place unacceptable pressure on the infrastructure and facilities of the village and surrounding area.
- Consider smaller scale, incremental development sites to be a more appropriate form of development for a village settlement.
- The release of this site would significantly erode the Green Gap between Crewe and Shavington making it much more difficult to resist further inroads into the Green Gap and more likely that Shavington's identity as a separate community will be threatened.
- Green Gap should be retained The reasons include;
  - To check the unrestricted sprawl of development - To prevent neighbouring towns and villages from merging into one another and thus preserve their unique identities - To conserve and enhance wildlife sites.
- The scheme could deliver around 1,100 family houses, a potential foodstore/local retail/public house and a potential primary school. Whilst the site is currently within an area identified as Green Gap, in the context of the development pressures facing the town, this is not an overriding consideration; one must consider its function, its contribution to the objectives of Green Gap policy and how suitable the site is otherwise, relative to potential alternatives. The site benefits from an accessible location

	<p>in terms of public transport infrastructure and accessibility to community facilities and retail developments. The site scores highly in terms of accessibility (ranked first from all of the potential development sites) and would only have a moderate impact to landscape character which through comprehensive Masterplanning and detailed design can be mitigated. The site is capable of early delivery and should be considered as a preferred development site.</p> <ul style="list-style-type: none"> <li>• No room for existing industry to expand (e.g. Mornflake and Network Rail).</li> <li>• There are sites within area E that are not within Green Gap (Strategic Housing Land Availability Assessment Reference 2898).</li> <li>• Issues with drainage and vehicle access to the site.</li> <li>• The majority of Area E has been assessed in the Taylor Young Crewe Green Gap Review as Sub-Area 8. As with Area D1, the Review concludes that due to its impact on coalescence this area should remain undeveloped. Similarly with the combined assessment it is shown as less appropriate for development. The Review notes the areas role in separating Crewe from Shavington, albeit development would be associated with existing suburban areas. The majority of Area E is within the Green Gap and should remain so.</li> <li>• The priority should be to develop vacant sites, brownfield sites and the town centre.</li> </ul>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>A representation (SUB 3557, Renew/Emery) has been received in support of the site. It is also suggested that this site could be used for a mixed use/employment/retail use which could compliment the future development of Basford West, should the noise/vibrations issues not be overcome.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>Although the Draft Core Strategy CIL and Viability Assessment [BE042] states that sites that are located within urban Crewe could have issues regarding viability, particularly in relation to the development of brownfield site, it shows that the development of land outside urban Crewe is considered to be viable at a strategic level.</p> <p>This is an area where there is strong developer interest. Residential development on the opposite side of the road is currently under construction and the site lies in close proximity to the Basford West site, where the link road is currently under construction.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The representation (SUB 3557, Renew/Emery) states that the site could be used for a mixed use/employment/retail use which could compliment the future development of Basford West.</p>

<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The site lies to the north of the Basford West mixed use development which has planning approval; the link road is currently under construction.</p> <p>The site lies on a bus route, with regular services to Crewe town centre and to Nantwich Road, where there are services and facilities including Crewe Railway Station.</p> <p>The site was included in the Draft Crewe Town Strategy Sustainability Appraisal (site E):</p> <ul style="list-style-type: none"> <li>• The site benefits from good access to certain key services and facilities. However it is outside the maximum recommended distance to a range of forms of public transport, open space and the majority of key services and facilities.</li> <li>• Development of the site could potentially increase the numbers of people supporting facilities within Crewe.</li> <li>• The development process may increase carbon dioxide emissions. However, once in operation buildings on the site should achieve higher efficiency standards, reducing overall emissions.</li> <li>• Part of the site is located within an area of flood risk (flood risk zones 2 and 3 - areas with a higher probability of flooding); however development could occur on the site outside the area of flood risk. As a greenfield site, development may increase the risk of surface runoff/flooding.</li> <li>• The site is considered to be greenfield. Therefore, it could jeopardise remediation of brownfield sites - dependent on overall mix within the Local Plan.</li> <li>• Development of the site would result in the loss of open countryside. However, its location adjacent to a settlement boundary will reduce landscape fragmentation.</li> <li>• The site does not contain designated biological or geological features, although it does contain a designated open space (designated for leisure purposes). The site is not known to contain any designated flora or fauna.</li> <li>• The site is located in the Green Gap.</li> <li>• The site contains a locally important building heritage asset.</li> <li>• Development of the site would result in the loss of</li> </ul>

	<p>landscape character - lower farms and woods, characterised by low lying, gently rolling fields with hedgerow boundaries.</p> <ul style="list-style-type: none"> <li>• Development of the site would result in the loss of historic landscape character - ancient fieldscapes (irregular); post medieval fieldscapes (created by the re-organisation of earlier field systems); 20th century fieldscapes (enlarged and re-organised, substantively changing character); 20th century recreation, 20th century industry; and post medieval settlement.</li> <li>• Development should achieve higher efficiency standards as a result of the requirements of Building Regulations.</li> <li>• The site does not contain and is not in proximity of an identified area of search for minerals.</li> <li>• The agricultural land quality of the site is grade 3. It is unknown if the area identified as grade 3 is category 3a or 3b. Agricultural Land Classification provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use. Grade 1 is the highest quality land; grade 5 is the lowest quality land. Grade 3a and above is deemed the best and most versatile agricultural land.</li> <li>• Development of the site could provide the housing for employees working within the area and could potentially increase the numbers of people supporting facilities within Crewe.</li> <li>• If the site is identified for development it would be required to contribute to the achievement of the vision and objectives in the Draft Crewe Town Strategy.</li> <li>• The overall impact of the site is dependent on Local Plan policies and the Development Management process.</li> </ul>
<p><b>Conclusions &amp; recommendations</b></p>	<p>Previous residential applications have been refused on this site with the last one not being appealed. The promoters of the site state that the site could be used for a mixed use to compliment the nearby industrial/commercial development of Basford West should the noise/vibration issues not be overcome in a satisfactory manner.</p> <p>Never the less, the site will be surrounded by newly approved/constructed residential development on three sides with existing industrial uses to the north.</p> <p>If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could</p>

	<p>be suitable for further consideration, with the noise/vibration issues being of particular importance in the evaluation.</p> <p>As the site is being actively promoted it should be subject to Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>
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<b>Site Address</b>	<b>Land off Eastern Road, Willaston</b>
<b>SHLAA Ref/Site Ref number</b>	Local Plan Strategy Submission Version, reference SUB 3156.
<b>Site visit date</b>	April 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Representation to the Local Plan Strategy Submission Version, reference SUB 3156.
<b>Site description</b>	<p>The site is found, in the Open Countryside and Green Gap, adjacent to the eastern edge of the village of Willaston to the south of the Crewe Settlement Boundary. It is bounded by Eastern Road to the north, with existing residential to the west, the eastern boundary is made up of a stream with mature trees, and the southern is bordered by the A500 dual carriageway.</p> <p>Beyond the borders of the site to the north, east and south are open fields.</p> <p>The site is generally flat and criss-crossed with mature hedgerows.</p>
<b>Site area and dwelling capacity</b>	Approximately 7.86Ha – 200 dwellings. (The dwelling number is that put forward by the developer/site promoter)
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is site within the Open Countryside and Green Gap as designated in the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	The submitted representation (SUB 3156, Richborough Estates/Pegasus Group) objected to the non allocation of this site as it is considered, by the site promoter, to be a sustainable site that could deliver a range of new services and facilities.

<p><b>Is the site viable/deliverable?</b></p>	<p>Although the Draft Core Strategy CIL and Viability Assessment [BE042] states that sites that are located within urban Crewe could have issues regarding viability, particularly in relation to the development of brownfield site, it shows that the development of land outside urban Crewe is considered to be viable at a strategic level.</p> <p>The site is located in a desirable and sought after part of the borough with transport links to Crewe, and further afield towards Manchester, Liverpool and other major cities.</p> <p>The submitted representation states that the site is deliverable.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>Yes – the site is being promoted by the owners; the site does have access to local services within walking distance (shop, public house, primary school, bus route).</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>Not known</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>The site does have access to local services within walking distance (shop, public house, primary school, bus route).</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The site lies within the Green Gap as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011. Policy NE.4 (Green Gaps) of the Crewe and Nantwich Local Plan aims to retain the physical gaps between the towns of Crewe and Nantwich and the surroundings villages, and to protect the visual character of the landscape. Exceptions will only be made where it can be demonstrated that no suitable alternative location is available.</p> <p>There have been several dismissed appeal decisions relating to applications within the Green Gap, these include:</p> <ul style="list-style-type: none"> <li>• Hunters Lodge, Sydney Road, Crewe (ref: 12/4494N, appeal: APP/R0660/A/13/2203883) has been dismissed by the Inspector with one of the main issues being the erosion of the physical gap between existing areas (Crewe and Haslington) and the adverse impact upon the open visual character of the landscape both to a material and harmful extent.</li> </ul>



- Land at Gresty Oaks (ref: 13/2874N, appeal: APP/R0660/A/13/2209335) has been dismissed by the Inspector with one of the main issues being the premature loss of the existing Green Gap between Crewe and Shavington.
- Moorfields, Willaston: an outline application for up to 170 dwellings was refused (13/3688N) and the subsequent appeal allowed. However, this appeal decision was challenged in the High Court and the Judge found that the Inspector had made an error in the way that Policy NE.4 (Green Gaps) was applied. As a result the appeal is to be considered afresh; an appeal in respect of this judgement has been submitted and is currently being considered by the Court of Appeal.

The Inspectors concluded that allowing the proposed developments would lead to a premature loss of the Green Gap in the case of the application at Gresty Oaks, and all would lead to an erosion of the physical gap between the settlements in question.

The Local Plan Strategy includes a proposal to create a new area of Green Belt to replace the existing Green Gaps and a Green Belt 'Area of Search' is included in the Local Plan Strategy in relation to Policy PG3 'Green Belt'. The Local Plan Inspector has, however, asked Cheshire East Council to look at this again, as he does not consider that there is sufficient justification for the creation of a new Green Belt.

Depending upon the outcome of this further consideration, the detailed boundaries of the Green Belt/Green Gap/other Local Policy designation will be defined through the Site Allocations and Development Policies.

If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration. While the site is located in a sustainable location it is also located within the Willaston/Shavington Green Gap. Therefore, development of this site would lead to an erosion of the physical gap between the settlements of Willaston and Shavington. This would need to be given careful consideration in any future assessment of the site.

As the site is being actively promoted it should be subject to Sustainability Appraisal to ensure that all reasonable alternatives are considered.

<b>Site Address</b>	<b>Land south of Park Road, Willaston</b>
<b>SHLAA Ref/Site Ref number</b>	
<b>Site visit date</b>	April 2015.
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Representation to the Local Plan Strategy Submission version, reference SUB 986.  This site is currently the subject of an outline planning application – 14/5824N.
<b>Site description</b>	The site lies in the Open Countryside to the south of the Crewe Settlement Boundary. Park Road forms the northern boundary of the site, with a railway line forming the south. To the east lies existing residential development, while to the west is agricultural land beyond which is the Nantwich by-pass. This forms a second parcel of land identified within the submitted representation which may be promoted in the future. The site is clearly visible from the passing Park Road to the north as well as the Nantwich bypass to the west.  The land is agricultural in nature, relatively flat to the northern half with a slope down to a lower level in the southern section.
<b>Site area and dwelling capacity</b>	Application: 7.05Ha – 175 dwellings (dwelling number put forward by the developer)
<b>Constraints</b>	Public Right of Way along far west of the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is in the Open Countryside and Green Gap as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<b>14/5824N:</b> Outline application for up to 175 dwellings. Application is still 'live' and yet to be determined.
<b>Reps received Matter Statement No.'s &amp; summary of issues</b>	A representation (SUB 986, Satplan Ltd) has been received from the promoter of this site to the Local Plan Strategy, which states that the site would represent a sustainable urban extension that could have the ability to

<p><b>raised/development proposed</b></p>	<p>contribute towards significant infrastructure improvements in its locality.</p> <p>The submission has provided a red edged boundary to the site which the current application relates to, as well as a further blue line which covers the second parcel of land between this and the Nantwich by-pass.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>Although the Draft Core Strategy CIL and Viability Assessment [BE042] states that sites that are located within urban Crewe could have issues regarding viability, particularly in relation to the development of brownfield site, it shows that the development of land outside urban Crewe is considered to be viable.</p> <p>The site is situated to the west of the village of Willaston which is a desirable and sought after part of the borough. In terms of sustainability, the site is within walking distances of the facilities on offer within the village and has good transport links to the nearby towns of Crewe and Nantwich, and further afield to cities such as Manchester and Liverpool.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>Information in this respect has not been supplied by the site promoter</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>Indicative master plan suggests that land could be used as a Railway Station However, it is not clear whether this would be viable or not.</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>In terms of sustainability, the site is within walking distances of the facilities on offer within the village and has good transport links to the nearby towns of Crewe and Nantwich, and further afield to cities such as Manchester and Liverpool.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The current outline application for up to 175 dwellings is still live and yet to be determined.</p> <p>While the site is located adjacent to an existing settlement it is also located in the Crewe/Nantwich Green Gap. Therefore, development of this site could lead to an erosion of the physical gap between the settlements of Crewe and Nantwich.</p> <p>The site lies within the Green Gap as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011. Policy NE.4 (Green Gaps) of the Crewe and</p>

Nantwich Local Plan aims to retain the physical gaps between the towns of Crewe and Nantwich and the surrounding villages, and to protect the visual character of the landscape. Exceptions will only be made where it can be demonstrated that no suitable alternative location is available.

There have been several dismissed appeal decisions relating to applications within the Green Gap, these include:

- Hunters Lodge, Sydney Road, Crewe (ref: 12/4494N, appeal: APP/R0660/A/13/2203883) has been dismissed by the Inspector with one of the main issues being the erosion of the physical gap between existing areas (Crewe and Haslington) and the adverse impact upon the open visual character of the landscape both to a material and harmful extent.
- Land at Gresty Oaks (ref: 13/2874N, appeal: APP/R0660/A/13/2209335) has been dismissed by the Inspector with one of the main issues being the premature loss of the existing Green Gap between Crewe and Shavington.
- Moorfields, Willaston: an outline application for up to 170 dwellings was refused (13/3688N) and the subsequent appeal allowed. However, this appeal decision was challenged in the High Court and the Judge found that the Inspector had made an error in the way that Policy NE.4 (Green Gaps) was applied. As a result the appeal is to be considered afresh; an appeal in respect of this judgement has been submitted and is currently being considered by the Court of Appeal.

The Inspectors concluded that allowing the proposed developments would lead to a premature loss of the Green Gap in the case of the application at Gresty Oaks, and all would lead to an erosion of the physical gap between the settlements in question.

The Local Plan Strategy includes a proposal to create a new area of Green Belt to replace the existing Green Gaps and a Green Belt 'Area of Search' is included in the Local Plan Strategy in relation to Policy PG3 'Green Belt'. The Local Plan Inspector has, however, asked Cheshire East Council to look at this again, as he does not consider that there is sufficient justification for the creation of a new

	<p>Green Belt.</p> <p>Depending upon the outcome of this, the detailed boundaries of the Green Belt/Green Gap/other Local Policy designation will be defined through the Site Allocations and Development Policies.</p> <p>This particular parcel of land forms part of the larger Green Gap between Willaston and Nantwich. It also is part of the gap which separates the north and south parts of Willaston and it can be clearly viewed from the Nantwich bypass and Park Road.</p> <p>If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration. However development of this site would lead to an erosion of the physical gap between Willaston and Nantwich which would need to be given careful consideration in any future assessment of the site.</p> <p>As the site is being actively promoted it should be subject to Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>
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<b>Site Address</b>	<b>Newcastle Road, Willaston</b>
<b>SHLAA Ref/Site Ref number</b>	Non Preferred Site 9 SHLAA 4151
<b>Site visit date</b>	April 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non-Preferred Site 9 in the Non Preferred Sites Justification Paper [SD016]. Site G in the Possible Additional Sites (PAS) Consultation Document. [BE104] Representation to the Local Plan Strategy Submission Version reference SUB 3431.
<b>Site description</b>	The site is found in the open countryside to the south of the Crewe Settlement Boundary, the western edge of the site lies within the Green Gap designated on the proposals map of the Crewe and Nantwich Replacement Local Plan 2011.  The A500 forms the northern boundary of the site while Newcastle Road bends around the south from west to east. The site itself is relatively flat agricultural land criss-crossed with mature hedges and trees. A stream also crosses the site. The site is isolated in nature and highly visible from adjoining highways.
<b>Site area and dwelling capacity</b>	5.63Ha (PAS consultation) The proposal was for 'Provision of employment/commercial purposes, including a roadside service station, a travel hotel and an emergency services sub-depot' and did not include any residential development.
<b>Constraints</b>	Flood risk zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The majority of the site is designated as open countryside within the Borough of Crewe and Nantwich Replacement Local Plan 2011, while a small section to the west is designated as Green Gap.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received</b>	A representation (SUB 3431) has been received to the

<b>Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	<p>Local Plan Strategy suggesting that this site could support employment/commercial uses, including a roadside service station, travel hotel and emergency services depot.</p> <ul style="list-style-type: none"> <li>• The site forms an isolated pocket which is incapable of any productive use including agriculture.</li> <li>• The site is of no amenity or visual value.</li> <li>• Proposed development would result in an economic use for an otherwise landlocked parcel of land.</li> </ul>
<b>Is the site viable/deliverable?</b>	<p>Although the Draft Core Strategy CIL and Viability Assessment [BE042] states that sites that are located within urban Crewe could have issues regarding viability, particularly in relation to the development of brownfield site, it shows that the development of land outside urban Crewe is considered to be viable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The representation states that there is a proven need to a petrol station in this locality; the site could be brought forward immediately.</p>
<b>Infrastructure issues (including highways)</b>	<p>None known</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The site's development as envisaged was found likely to have an overall positive effect in terms of its ability to deliver SA Objectives: 5 (vibrant rural communities); 19 (rural economy); and 20 (education, training, jobs and employment opportunities). This is because the development is anticipated to lead to an increase in the number of people supporting existing facilities located in Crewe and also having the potential to increase the number and mix of employment opportunities for people living locally.</p> <p>Overall negative effects were identified for SA objectives: 8 (cause and effect of climate change); 9 (water quality, quantity and flood risk); 10 (pollution); 12 (heritage, landscapes and townscape); and 16 (natural resources, green infrastructure and previously developed land). This was due to the site's western half partly falls within flood risk zones 2 and 3 and that development of the site would result in an increase impermeable surfaces and a potential increase in vehicle emissions as most existing services and facilities are outside recommended distances. Also the site would result in the loss of: greenfield and the best quality agricultural land; open countryside; particular</p>

	<p>landscape and historic landscape characters; and a Green Gap.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The site is situated beyond the Settlement Boundary and in the open countryside and Green Gap.</p> <p>The proposal is for commercial development; the site is isolated in nature and highly visible from adjoining highways.</p> <p>In addition to the above, the site lies within the Green Gap between Willaston and Nantwich. The site lies within the Green Gap as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011. Policy NE.4 (Green Gaps) of the Crewe and Nantwich Local Plan aims to retain the physical gaps between the towns of Crewe and Nantwich and the surroundings villages, and to protect the visual character of the landscape. Exceptions will only be made where it can be demonstrated that no suitable alternative location is available.</p> <p>Therefore, development of this site could lead to an erosion of the physical gap between Willaston and Nantwich based on the current Green Gap boundaries as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.</p> <p>This proposal is not considered to be strategic in nature and is not therefore recommended for further consideration for inclusion in the Local Plan Strategy. The site could however be given further consideration for inclusion on the Site Allocations and Development Policies Development Plan Document.</p>



<b>Site Address</b>	<b>Land to the Rear (North) of Cheerbrook Road, Willaston</b>
<b>SHLAA Ref/Site Ref number</b>	
<b>Site visit date</b>	April 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Representation to the Local Plan Strategy Submission Version, reference SUB 2636.  Planning application – 14/5825N
<b>Site description</b>	The site is located within the Open Countryside in the southern half of the village of Willaston to the south of the Crewe Settlement Boundary. To the north and south is existing residential development with open fields to the west. To the east lies a playing fields and then residential dwellings. The site is visible from the Nantwich bypass and public footpath to the west.  The northern boundary of the site is formed by a railway line with mature hedgerows to all sides of the site.  The land in question is agricultural land and is generally flat.
<b>Site area and dwelling capacity</b>	Application: 4.4Ha – 100 dwellings. (This figure is taken from the planning application and reduced down from the initial 120). The representation does not specify a number of dwellings for this site.
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is in the Open Countryside and Green Gap as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<b>14/5825N:</b> Outline application for up to 120 dwellings. Refused (15/04/2015) - loss of Green Gap.  A representation in support of this site was submitted to the Local Plan Strategy Submission Document.
<b>Reps received Matter Statement No.'s &amp; summary of</b>	A representation (SUB 2636, Wain Homes/Emery Planning Partnership) has been received in support of this site to the Local Plan Strategy which states that:

<b>issues raised/development proposed</b>	<ul style="list-style-type: none"> <li>• The site would not result in the erosion of the Green Gap or affect the landscape.</li> <li>• The site is well contained on three sides by existing development.</li> <li>• Willaston is a sustainable settlement.</li> </ul>
<b>Is the site viable/deliverable?</b>	<p>Although the Draft Core Strategy CIL and Viability Assessment [BE042] states that sites that are located within urban Crewe could have issues regarding viability, particularly in relation to the development of brownfield site, it shows that the development of land outside urban Crewe is considered to be viable.</p> <p>The submitted Planning, Design and Access Statement states that the site will be delivered promptly if permission is granted.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes (as above).
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is located adjacent to the existing settlement boundary and residential development. It is also within walking distances of the services and facilities of Willaston as well as accessible to public transport between Crewe and Nantwich.
<b>Conclusions &amp; recommendations</b>	<p>The outline application for up to 120 dwellings was refused on 15/04/2015.</p> <p>While the site is located in a reasonably sustainable location it is also located within the Crewe/Nantwich Green Gap. Therefore, development of this site could, potentially, lead to an erosion of the physical gap between the settlements of Crewe and Nantwich.</p> <p>There have been several dismissed appeal decisions relating to applications within the Green Gap, these include:</p> <ul style="list-style-type: none"> <li>• Hunters Lodge, Sydney Road, Crewe (ref: 12/4494N, appeal: APP/R0660/A/13/2203883) has been dismissed by the Inspector with one of the main issues being the erosion of the physical gap between existing areas (Crewe and Haslington) and the adverse impact upon the open visual character</li> </ul>

of the landscape both to a material and harmful extent.

- Land at Gresty Oaks (ref: 13/2874N, appeal: APP/R0660/A/13/2209335) has been dismissed by the Inspector with one of the main issues being the premature loss of the existing Green Gap between Crewe and Shavington.
- Moorfields, Willaston: an outline application for up to 170 dwellings was refused (13/3688N) and the subsequent appeal allowed. However, this appeal decision was challenged in the High Court and the Judge found that the Inspector had made an error in the way that Policy NE.4 (Green Gaps) was applied. As a result the appeal is to be considered afresh; an appeal in respect of this judgement has been submitted and is currently being considered by the Court of Appeal.

The Inspector's concluded that allowing the proposed developments would lead to a premature loss of the Green Gap in the case of the application at Gresty Oaks, and all would lead to an erosion of the physical gap between the settlements in question.

The Local Plan Strategy includes a proposal to create a new area of Green Belt to replace the existing Green Gaps and a Green Belt 'Area of Search' is included in the Local Plan Strategy in relation to Policy PG3 'Green Belt'. The Local Plan Inspector has, however, asked Cheshire East Council to look at this again, as he does not consider that there is sufficient justification for the creation of a new Green Belt.

Depending upon the outcome of this, the detailed boundaries of the Green Belt/Green Gap/other Local Policy designation will be defined through the Site Allocations and Development Policies.

The site lies within the Green Gap between Willaston and Nantwich and acts to prevent the joining up of the two distinct settlements. The site is visible from the Nantwich bypass and public footpath to the west.

If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration. However development of this site would lead to an erosion of the physical gap between Willaston and Nantwich which would need to be

	<p>given careful consideration in any future assessment of the site.</p> <p>As the site is being actively promoted it should be subject to Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>
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<b>Site Address</b>	<b>North of Crewe Green, Sydney Road, Crewe</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 2893, 4098, 4294
<b>Site visit date</b>	April 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non-Preferred Site 2 (part of the site) in the Non Preferred Sites Justification Paper [SD016] Draft Crewe Town Strategy L2 (Part of the site) Representation to the Local Plan Strategy Submission SUB 3500 and SUB 1782.
<b>Site description</b>	<p>The site lies to the east of the Crewe Settlement Boundary within the open countryside and the Crewe/Haslington Green Gap.</p> <p>The site is roughly triangular in shape with Sydney Road forming the western boundary, the A534 the eastern and Bradeley Hall Road the north. The existing residential development of Crewe lies to the west while the rest of the site is surrounded by open fields. The site is visible from the Haslington bypass and Sydney Road.</p> <p>The majority of the site is in agricultural use with mature hedgerows and trees both within and around the edges.</p>
<b>Site area and dwelling capacity</b>	Approximately 32.95Ha Two representations (SUB 3500, Renew/Emery – 988 dwellings and SUB 1782, Seddon Homes – 820 dwellings) (based on 30 dwellings per Hectare).
<b>Constraints</b>	None
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located in the Open Countryside and Green Gap as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p><b>12/4494N:</b> Outline application for 44 dwellings – refused (22/02/2013), subsequent appeal dismissed (29/07/2014 ref: APP/R0660/A/13/2203883). This application related to just a part of the site behind the Hunters Lodge Hotel.</p> <p>The site includes Core Strategy Site 4 to the south which could provide 150 dwellings.</p> <p>Another part of the site, to the north west, was included as site L2 within the Draft Crewe Town Strategy. This was</p>

	<p>also partially included within Non-Preferred Site 2.</p> <p>In the Draft Crewe Town Strategy, 96% of respondents objected to the development of this site. Key points raised were:</p> <ul style="list-style-type: none"> <li>• Green Gap should be retained;</li> <li>• Encroaches too much on Haslington and erodes its identity;</li> <li>• The local transport infrastructure cannot cope with increased housing in this area;</li> <li>• This would put too much strain on local services.</li> </ul> <p>The site as a whole is being actively promoted by two separate developers as shown by the submitted representations below.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Two representations (SUB 3500, Renew/Emery – 988 dwellings and SUB 1782, Seddon Homes – 820 dwellings) were received during the consultation of the Pre Submission Core Strategy, both relating to this site and broadly similar in area, which objected to the non-inclusion of this site:</p> <ul style="list-style-type: none"> <li>• The Council's approach is wholly unjustified and inconsistent with other sites along Sydney Road having been included in the Core Strategy. CS4 and CS5 should be revised to include the land of NPS 2.</li> <li>• A354 provides a strong defensible boundary</li> <li>• Existing proposals (CS4) should be extended</li> <li>• No identified on site constraints</li> </ul>
<p><b>Is the site viable/deliverable?</b></p>	<p>Although the Draft Core Strategy CIL and Viability Assessment [BE042] states that sites that are located within urban Crewe could have issues regarding viability, particularly in relation to the development of brownfield site, it shows that the development of land outside urban Crewe is considered to be viable.</p> <p>The site is located in a desirable and sought after part of the borough with transport links to Crewe, and further afield towards Manchester, Liverpool and other major cities.</p> <p>However, the actual viability/deliverability of this site is not known at the present time.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>Not known</p>

<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>This site was found to have overall positive effects on SA Objectives:</p> <ul style="list-style-type: none"> <li>• 2 (sustainable access to jobs, services and facilities);</li> <li>• 5 (vibrant rural communities); and</li> <li>• 20 (education, training, jobs and employment opportunities).</li> </ul> <p>These positive effects were found as the site has potential to improve access to services, facilities and open space and is also close to existing education facilities. Furthermore, the development was considered to have the potential to increase the number of people supporting facilities and to contribute towards the achievement of the Vision and Objectives of the Local Plan relating to the SA Objectives.</p> <p>In addition, development of the site was considered to have an overall negative effect against SA Objective:12 (heritage, landscapes and townscape). This was because its development could result in the loss of: a Green Gap; greenfield land in the open countryside; and particular landscape and historic landscape characters.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site has not been progressed at this time in the Local Plan Strategy because its location in an area of Green Gap, within an area of search for designation as future Green Belt, presents a significant current and future policy constraint. Development here would significantly reduce visual separation between Crewe and Haslington. There are other, more appropriate sites, with fewer constraints and better access to services, facilities and the transport network that are capable of meeting housing and other development need.</p> <p>Recent appeal decisions:</p> <ul style="list-style-type: none"> <li>• Hunters Lodge, Sydney Road, Crewe (ref: 12/4494N, appeal: APP/R0660/A/13/2203883) has been dismissed by the Inspector with one of the main issues being the erosion of the physical gap between existing areas (Crewe and Haslington) and the adverse impact upon the open visual character of the landscape both to a material and harmful</li> </ul>

extent.

- Land at Gresty Oaks (ref: 13/2874N, appeal: APP/R0660/A/13/2209335) has been dismissed by the Inspector with one of the main issues being the premature loss of the existing Green Gap between Crewe and Shavington.
- Moorfields: an outline application for up to 170 dwellings was refused (13/3688N) was refused and the subsequent appeal allowed. However, this appeal decision was challenged in the High Court and the Judge found that the Inspector had made an error in the way that Policy NE.4 (Green Gaps) was applied. As a result the appeal is to be considered afresh; an appeal in respect of this judgement has been submitted and is currently being considered by the Court of Appeal.

The Inspectors concluded that allowing the proposed developments would lead to a premature loss of the Green Gap in the case of the application at Gresty Oaks, and all would lead to an erosion of the physical gap between the settlements in question.

Further to the above, the Local Plan Strategy includes a proposal to create a new area of Green Belt to replace the existing Green Gaps and a Green Belt 'Area of Search' is included in the Local Plan Strategy in relation to Policy PG3 'Green Belt'. The Local Plan Inspector has, however, asked Cheshire East Council to look at this again, as he does not consider that there is sufficient justification for the creation of a new Green Belt.

Depending upon the outcome of this, the detailed boundaries of the Green Belt/Green Gap/other Local Policy designation will be defined through the Site Allocations and Development Policies.

If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration.

It is evident however, bearing in mind the appeal decisions referred to above especially the one in relation to Hunters Lodge that development of the site in question would lead to an erosion of the physical gap between Crewe and Haslington. The site is visible from the Haslington bypass and Sydney Road. This would need to be given careful consideration when assessing this site further.



	As the site is being actively promoted it should be subject to Sustainability Appraisal to ensure that all reasonable alternatives are considered.
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<b>Site Address</b>	<b>Land North of Wistaston Green Road, Crewe</b>
<b>SHLAA Ref/Site Ref number</b>	N/A
<b>Site visit date</b>	March 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Site 11 Site H in the Possible Additional Sites Consultation Document [BE104]. Local Plan Strategy Submission Version (Omission Site) reference SUB 993, by Harlequin/Satplan Ltd
<b>Site description</b>	<p>The site is found to the south of the Crewe Settlement Boundary sandwiched between Wistaston Green Road to the south and Wistaston Brook to the north.</p> <p>The actual site is agricultural land which slopes down towards the brook and then the valley of the watercourse.</p> <p>Wistaston Green Road forms boundaries to the south and east with Middlewich Road passing by the west. The tree lined Wistaston Brook meanders along the northern edge of the site.</p> <p>The Crewe/Nantwich Connect2 cycle and pedestrian path runs along the inside of the north western boundary of the site, from where the site can be viewed along with from Wistaston Green Road.</p>
<b>Site area and dwelling capacity</b>	Approximately 8Ha – 240 dwellings (figures taken from the Possible Additional Sites consultation document).
<b>Constraints</b>	TPOs adjacent to the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies outside of the Settlement Boundary for Crewe and is within the Wistaston/Nantwich Green Gap as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No

<p><b>Background site history &amp; Current apps</b></p>	<p><b>14/1326N:</b> Outline application for up to 150 dwellings – not determined, application is currently under appeal.  <b>14/5820N:</b> Outline application for up to 148 dwellings – application is still live and yet to be determined.</p> <p>The was also Non-Preferred Site 11 and Site H in the Possible Additional Sites Consultation where 574 representations by 553 people were received with a total of 559 objecting to the development of this site. The key points raised being:</p> <ul style="list-style-type: none"> <li>• Intrusion into open countryside. Build on brownfield first and use empty homes</li> <li>• The landscaping along Wistaston Brook gives a defensible boundary to the built up area</li> <li>• Too much housing already committed or available around urban Crewe</li> <li>• Unsafe access</li> <li>• Infrastructure is already overloaded – schools, hospital, medical centres, Royal Mail, gas, electricity, water, drains, overflowing sewers</li> <li>• Site is unsustainable, remote from services and has hardly any public transport</li> <li>• A good site for development, relatively acceptable scale, adjacent to established settlement and close enough to local amenities</li> <li>• Development should be shared equally across the</li> <li>• Borough rather than focusing around Crewe and surrounding area. Would minimise impact on towns and villages</li> </ul>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>A representation (SUB 993, Harlequin/Satplan Ltd) to the <b>non</b> inclusion of this site in the Local Plan Strategy has been received from the developer:</p> <p><u>Object</u></p> <ul style="list-style-type: none"> <li>• Sound location in terms of adjacency to urban area and proximity to key services.</li> <li>• Site has clear defensible boundaries and does not perform the intended function of the Green Gap.</li> <li>• No impact on wildlife or natural features.</li> <li>• No significant constraints on the site.</li> </ul>
<p><b>Is the site viable/deliverable?</b></p>	<p>Although the Draft Core Strategy CIL and Viability Assessment [BE042] states that sites that are located within urban Crewe could have issues regarding viability, particularly in relation to the development of brownfield site, it shows that the development of land outside urban Crewe is considered to be viable.</p>

	<p>The site is located in a desirable and sought after part of the borough with good local transport links and to other major towns and cities.</p> <p>The submitted Design and Access Statement states that there are no constraints to prevent the site coming forward, and that the site is viable and will bring economic benefits to the local area.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The representation states that the site represents a sustainable urban extension
<b>Infrastructure issues (including highways)</b>	Proposed development will provide improved existing/and new pedestrian footpaths.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is located adjacent to the existing settlement boundary and is close to the existing local services and facilities.
<b>Conclusions &amp; recommendations</b>	<p>This site forms part of the Green Gap between Wistaston and Nantwich; it is a highly visible site, with the Crewe/Nantwich Connect2 pedestrian/cycle route passing through the north western boundary of the site and Wistaston Green Road passing along its south and eastern boundaries.</p> <p>The site has not been progressed in the Local Plan Strategy due to its important Green Gap function, the recreational value of the site (Crewe/Nantwich Connect2 pedestrian/cycle route), the availability of more appropriate sites and its overall inability to contribute to the Local Plan Strategy Vision and Strategic Priorities.</p> <p>The site lies within the Green Gap as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011. Policy NE.4 (Green Gaps) of the Crewe and Nantwich Local Plan aims to retain the physical gaps between the towns of Crewe and Nantwich and the surrounding villages, and to protect the visual character of the landscape. Exceptions will only be made where it can be demonstrated that no suitable alternative location is available.</p> <p>There have been several dismissed appeal decisions relating to applications within the Green Gap, these include:</p>

- Hunters Lodge, Sydney Road, Crewe (ref: 12/4494N, appeal: APP/R0660/A/13/2203883) has been dismissed by the Inspector with one of the main issues being the erosion of the physical gap between existing areas (Crewe and Haslington) and the adverse impact upon the open visual character of the landscape both to a material and harmful extent.
- Land at Gresty Oaks (ref: 13/2874N, appeal: APP/R0660/A/13/2209335) has been dismissed by the Inspector with one of the main issues being the premature loss of the existing Green Gap between Crewe and Shavington.
- Moorfields: an outline application for up to 170 dwellings was refused (13/3688N) was refused and the subsequent appeal allowed. However, this appeal decision was challenged in the High Court and the Judge found that the Inspector had made an error in the way that Policy NE.4 (Green Gaps) was applied. As a result the appeal is to be considered afresh, an appeal in respect of this judgement has been submitted and is currently being considered by the Court of Appeal.

The Inspectors concluded that allowing the proposed developments would lead to a premature loss of the Green Gap in the case of the application at Gresty Oaks, and all would lead to an erosion of the physical gap between the settlements in question.

The Local Plan Strategy includes a proposal to create a new area of Green Belt to replace the existing Green Gaps and a Green Belt 'Area of Search' is included in the Local Plan Strategy in relation to Policy PG3 'Green Belt'. The Local Plan Inspector has, however, asked Cheshire East Council to look at this again, as he does not consider that there is sufficient justification for the creation of a new Green Belt.

Depending upon the outcome of this, the detailed boundaries of the Green Belt/Green Gap/other Local Policy designation will be defined through the Site Allocations and Development Policies.

If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration. It is evident however,

	<p>that development of this site would lead to an erosion of the physical gap between Wistaston and Nantwich based on the current Green Gap boundaries as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011 which would need to be given careful consideration in any future assessment of the site.</p> <p>As the site is being actively promoted it should be subject to Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>
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<b>Site Address</b>	<b>South Cheshire Growth Village extension, south east Crewe</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 4451, 4889
<b>Site visit date</b>	March 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Crewe Town Strategy Site D1 [BE089] Representation to the Local Plan Strategy Submission Version, reference SUB 2454, by Duchy of Lancaster/Barton Wilmore.
<b>Site description</b>	<p>The site is situated within the Open Countryside to the east of Crewe and North of the village of Weston. The site is sandwiched between Weston Road in the north and the A500/Jack Lane in the south. To the east Old Park Road forms a boundary, with a mature hedge and trees to the west.</p> <p>The land is generally flat and agricultural in nature.</p> <p>To the west of the Local Plan Strategy site lies Site CS1 Basford East; the area of the site that immediately abuts this site now has the benefit of outline planning approval (14/4025N) for 490 dwellings, subject to the signing of a S106 Agreement (15/04/15).</p> <p>The site is located adjacent to and south of Local Plan Strategy Site 37, South Cheshire Growth Village.</p> <p>The site would extend the built form south, towards the village of Weston and therefore narrow the gap between the village and the proposed strategic site CS37; it would also mean that development would take place opposite and around the Grade II* Listed Building – Hollyhedge Farmhouse.</p> <p>The site is visible from the surrounding highways of Main Road; the A5020 and Jack Lane, along with footpaths that run through the western part of the site.</p>
<b>Site area and dwelling capacity</b>	The representation proposes an additional 400 dwellings be provided on this site as an extension to site CS37 South Cheshire Growth Village of approximately 13.6Ha.
<b>Constraints</b>	Hazardous Installations Consultation Zone Listed Building – Hollyhedge Farmhouse (Grade II*). Two footpaths run through the western part of the site

<p><b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b></p>	<p>The site is located within the open countryside and Green Gaps designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.</p>
<p><b>Previously developed land? (PDL)</b></p>	<p>No</p>
<p><b>Background site history &amp; Current apps</b></p>	<p>Site was included within the Draft Crewe Town Strategy (Site D1) as a site that could potentially deliver future houses for Crewe. It also lies adjacent to the Basford East development</p> <p>The consultation responses from the Draft Crewe Town Strategy were as follows:</p> <ul style="list-style-type: none"> <li>• 95% of responses disagreed with development of this site. With the key issues raised as follows:</li> <li>• All existing Green Gap land should be protected and retained.</li> <li>• Any development in the area east of Basford East would be an encroachment onto Green Gap land and would be contrary to the "Vision" already expressed.</li> <li>• Area is subject to daily traffic congestion.</li> <li>• How will infrastructure cope?</li> <li>• Area D1 has been assessed in the Taylor Young Crewe Green Gap Review as part of Sub-Area 12. In terms of impact on coalescence, the Review concludes that the site should remain undeveloped.</li> <li>• Provided the property mix and business mix is good.</li> <li>• All new housing should be on brownfield sites.</li> <li>• Site is partially in Green Gap should be considered only for mixed use and prioritised after the Basford Sites (if needed).</li> <li>• The Crewe Green Link Road will dictate layout on the site.</li> <li>• Any development should cater for all sorts of container freight. This would facilitate growth of component and other manufacturers.</li> <li>• Natural England believes that site D1 should only become an option for development in the event that site D moves forward. This reflects the fact that site D is preferential in sustainability terms to site D1 if following a sequential approach to development and that site D1 would in effect be an extension to the built form from site D.</li> <li>• Not sustainable.</li> </ul>

	<ul style="list-style-type: none"> <li>• Limited scope for public transport, health care and primary schools.</li> <li>• Seems targeted at regional commuters rather than as part of the growth within Crewe.</li> <li>• Should be held for more employment use in later years.</li> <li>• The site is detached from Crewe and therefore performs poorly in terms of an urban extension site in terms of accessibility, landscape and National Planning Policy Framework.</li> <li>• In the Basford East Development Brief, a green buffer was shown to protect the sensitive area with Crewe Hall and Listed dwellings</li> <li>• The release of land should be dealt with in a sequential way with non-Green Gap land being released before Green Gap sites such as this.</li> <li>• Must remain open farmland.</li> <li>• We understand the reasons for mixed use at this stage, but it is important to recognize the potential damage that it could have on the types of businesses who locate and restrict expansion of local businesses.</li> </ul>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	<p>A representation (SUB 2454, Duchy of Lancaster/Barton Wilmore) to the Local Plan Strategy from the promoter of the site has been received:</p> <ul style="list-style-type: none"> <li>• Availability of this land is confirmed and would make a significant contribution to the facilities set out within Policy CS 37</li> <li>• Would not have a detrimental impact on the development capacity of the site.</li> <li>• Would facilitate a master planning led approach that is sensitive to the location and local concerns</li> <li>• This extended site area is proposed to accommodate an additional 400 dwellings</li> </ul>
<b>Is the site viable/deliverable?</b>	The submitted representation states that the site can be brought forward to 2015-2020.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The submitted representation states that the whole (extended) site can provide up to 800 dwellings within the Plan period.
<b>Infrastructure issues (including highways)</b>	Access would be required to be made onto improved highway infrastructure.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site was assessed as part of the Sustainability



	<p>Appraisal for the Draft Crewe Town Strategy. The key findings being:</p> <ul style="list-style-type: none"> <li>• The site benefits from good access to a range of forms of public transport. However it is outside the maximum recommended distance to a range of forms of open space and the majority of key services and facilities. This could be improved dependent on on-site provision of services and facilities.</li> <li>• The development process may increase carbon dioxide emissions. However, once in operation buildings on the site should achieve higher efficiency standards, reducing overall emissions.</li> <li>• Development of the site could provide the housing for employees working within the area and could potentially increase the numbers of people supporting facilities within Crewe.</li> <li>• If the site is identified for development it would be required to contribute to the achievement of the vision and objectives in the Draft Crewe Town Strategy.</li> </ul>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This site would form an extension of the South Cheshire Growth Village, which is designated as CS 37 in the Cheshire East Local Plan Strategy – Submission Version: March 2014.</p> <p>The site lies within the Green Gap as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011. Policy NE.4 (Green Gaps) of the Crewe and Nantwich Local Plan, which aims to retain the physical gaps between the towns of Crewe and Nantwich and the surroundings villages, and to protect the visual character of the landscape. Exceptions will only be made where it can be demonstrated that no suitable alternative location is available.</p> <p>The Local Plan Strategy includes a proposal to create a new area of Green Belt to replace the existing Green Gaps and a Green Belt 'Area of Search' is included in the Local Plan Strategy in relation to Policy PG3 'Green Belt'. The Local Plan Inspector has, however, asked Cheshire East Council to look at this again, as he does not consider that there is sufficient justification for the creation of a new Green Belt. Depending upon the outcome of this, the detailed boundaries of the Green Belt/Green Gap/other Local Policy designation will be defined through the Site Allocations and Development Policies Document.</p>

	<p>This site is adjacent to and has a direct relationship with CS 37 and would expand this site further if required to do so.</p> <p>The key issues that will need further consideration with regard to this site, are its relationship and potential impact on the setting of the Listed Building Hollyhedge Farmhouse (Grade II*), which lies within the site; the impact of built form extending further south, towards Weston village; and the loss of land that is currently designated as Green Gap and included within the Green Belt 'Area of Search' in the Local Plan Strategy.</p> <p>If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration and that it should be subject to Sustainability Appraisal, to ensure that all reasonable alternatives are considered.</p>
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<b>Site Address</b>	<b>Land South of Gresty Lane (Gresty Oaks), Crewe</b>
<b>SHLAA Ref/Site Ref number</b>	2928, 3785, 4724, 2946, 2921, 2898, 2901, 2901, 4798
<b>Site visit date</b>	March 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Crewe Town Strategy Site E Non-Preferred Site 8 in the Non Preferred Sites Justification Paper [SD016] Local Plan Strategy Submission Version (Omission Site) reference SUB 3116
<b>Site description</b>	<p>The site is located adjacent to the southern edge of the Crewe urban area,. It is located approximately 2.4km from Crewe Town Centre and 4.85km from Nantwich. The site extends to approximately 43.44 hectares</p> <p>The site is bounded by Rope Lane to the west, the A500 to the south, Crewe Road to the east and Gresty Lane to the north. The site comprises of open land that is generally level. The Swill Brook bisects the Site north-south on the western side of the site.</p> <p>The site is currently open countryside in agricultural use. A number of agricultural buildings lie within the site at Brook Farm, immediately to the east of the Swill Brook and are accessed via Gresty Lane.</p> <p>The immediate surrounds of the site are occupied by a mix of uses. Gresty Lane bounds the site to the north, which runs parallel to the South and Central Wales and Borders railway line. Beyond the railway line lies a residential area of Crewe and The Berkeley Primary School.</p> <p>Access across the railway is provided from Rope Lane via a bridge at the north west corner of the site. To the north east corner of the site are 15 residential properties and Taylor's Choice Garden Centre.</p> <p>Open fields bound the site to the east, beyond which are a number of residential properties and the Cheshire Cheese Public House on Crewe Road.</p> <p>To the south east of the site is the Alexandra Soccer Centre, a sports facility located on the former Crewe Alexandra training ground.</p> <p>To the north east of the site is an area of land adjacent to Crewe Road which is not included within the application</p>

	<p>boundary, however it is included within the NPS as a whole. This is in use as open agricultural land, bounded by a number of existing dwellings, small scale industrial units including a roofer's yard, builder's yard and Taylor's Choice Garden Centre. This section of the site has been the subject of recent planning applications which are listed in the history section below.</p> <p>The southern boundary of the site comprises of open fields and the A500 dual carriageway. Shavington village is located further to the south, beyond the A500 and further designated Green Gap. The village is accessed via Rope Lane and Crewe Road.</p> <p>Rope Lane and Green Farm bound the site to the west. Shavington High School and Leisure Centre are situated to the west of Rope Lane. This site occupies a parcel of land that forms a definitive physical gap between the south of Crewe and the north of Shavington.</p> <p>The majority of this site has recently had an appeal dismissed following the refusal for the granting of approval for outline permission for up to 880 dwellings (13/2874N).</p>
<p><b>Site area and dwelling capacity</b></p>	<p>SHLAA 2928 – 22.33Ha 350 dwellings  3785 – 39.98Ha 625 dwellings  2946 – 1.55 Ha 25 dwellings</p> <p>Application (ref 13/2874N) – 43.44Ha – up to 880 dwellings.</p> <p>NPS 8 – 76.69Ha – approximately 2,280 dwellings; this was a larger site that that covered by the representation and includes sites that have been the subject of planning applications (see below, in relation to the northern part of the site).</p>
<p><b>Constraints</b></p>	<p>Open Countryside  Flood Risk  Protected Species – newts and bats (mitigation suggested in the planning application)</p>
<p><b>Current policy designation i.e. GB/Open space/NPS/ Strategic Site, safeguarded, Town Strategy</b></p>	<p>The site is located within the Open Countryside and Green Gap as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.</p>
<p><b>Previously developed land? (PDL)</b></p>	<p>No</p>

<p><b>Background site history &amp; Current apps</b></p>	<p><b>13/2874N:</b> Outline application for up to 880 dwellings. Appeal following non-determination dismissed (19/01/2015).</p> <p>Applications in the northern part of the site:</p> <p><b>11/3171N:</b> Full planning application for up to 165 dwellings – refused (29/02/2012), appeal withdrawn.  <b>12/1732N</b> – Full planning application for 165 dwellings – refused (16/07/2012)</p> <p>This part of the site also includes three applications that have been approved and are currently under construction:</p> <p><b>11/3010N:</b> Outline application for residential development – refused (22/12/2011), appeal allowed (29/01/2014).  <b>14/2457N:</b> Reserved matters for 40 dwellings – approved (11/08/2014).</p> <p><b>11/2212N:</b> Outline application for residential development – refused (03/10/2012), appeal allowed (03/02/2013).  <b>13/2135N:</b> Full planning application for 51 dwellings – refused (15/08/2013).</p> <p>This site was included as the majority of Site E of the Draft Crewe Town Strategy. 97% of the respondents to the consultation disagreed that this site should be considered for development, with the key themes being:</p> <ul style="list-style-type: none"> <li>• Green Gap should be protected and maintained.</li> <li>• Impacts on local service provision.</li> <li>• At the moment these fields represent the transition between Crewe and Shavington</li> <li>• How will local infrastructure cope?</li> <li>• Counteract claims to protect character of settlements. Large and amorphous and characterless developments.</li> <li>• This will permanently and irreversibly change the relationship between Crewe and Shavington, drawing the two closer as settlements, and changing the village into a satellite suburb relationship. This is considered excessive in totality and will potentially place unacceptable pressure on the infrastructure and facilities of the village and surrounding area.</li> <li>• Consider smaller scale, incremental development sites to be a more appropriate form of development for a village settlement.</li> </ul>
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	<ul style="list-style-type: none"> <li>• The release of this site would significantly erode the Green Gap between Crewe and Shavington making it much more difficult to resist further inroads into the Green Gap and more likely that Shavington's identity as a separate community will be threatened.</li> <li>• Green Gap should be retained The reasons include;       <ul style="list-style-type: none"> <li>- To check the unrestricted sprawl of development -</li> <li>- To prevent neighbouring towns and villages from merging into one another and thus preserve their unique identities -</li> <li>- To conserve and enhance wildlife sites.</li> </ul> </li> <li>• The scheme could deliver around 1,100 family houses, a potential foodstore/local retail/public house and a potential primary school. Whilst the site is currently within an area identified as Green Gap, in the context of the development pressures facing the town, this is not an overriding consideration; one must consider its function, its contribution to the objectives of Green Gap policy and how suitable the site is otherwise, relative to potential alternatives. The site benefits from an accessible location in terms of public transport infrastructure and accessibility to community facilities and retail developments. The site scores highly in terms of accessibility (ranked first from all of the potential development sites) and would only have a moderate impact to landscape character which through comprehensive Masterplanning and detailed design can be mitigated. The site is capable of early delivery and should be considered as a preferred development site.</li> <li>• No room for existing industry to expand (e.g. Mornflake and Network Rail).</li> <li>• There are sites within area E that are not within Green Gap (Strategic Housing Land Availability Assessment Reference 2898).</li> <li>• Issues with drainage and vehicle access to the site.</li> <li>• The majority of Area E has been assessed in the Taylor Young Crewe Green Gap Review as Sub-Area 8. As with Area D1, the Review concludes that due to its impact on coalescence this area should remain undeveloped. Similarly with the combined assessment it is shown as less appropriate for development. The Review notes the areas role in separating Crewe from Shavington, albeit development would be associated with existing suburban areas. The majority of Area E is within the</li> </ul>
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	<p>Green Gap and should remain so.</p> <ul style="list-style-type: none"> <li>The priority should be to develop vacant sites, brownfield sites and the town centre.</li> </ul> <p>The Non-Preferred Sites document concluded that development of the site would lead to a loss of a large area of the Green Gap, as it is currently designated, which would lead to an erosion of the fragile gap between Crewe and Shavington.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>A representation (SUB 3557, Renew/Emery) has been made to the Local Plan Strategy in support of land to the north which forms part of the NPS2 site but is dealt with as a separate proforma (SUB 3557):</p> <ul style="list-style-type: none"> <li>Site may come forward as a mixed use (retail/employment) development which would add to the facilities already approved as part of the Basford West development.</li> </ul> <p>A representation (SUB 3116, Himor) has also been received to the Local Plan Strategy in support of the NPS 8 site as a whole:</p> <ul style="list-style-type: none"> <li>Additional land will need to be allocated to meet housing requirements</li> <li>This site is more suitable and sustainable than other identified sites</li> <li>Gresty Oaks represents the most sustainable option as part of a new Strategic Gateway to Crewe</li> <li>Ideal location to deliver housing need</li> <li>Proposed development includes facilities, such as a school, local centre, transport hub and community uses.</li> <li>Proposed development is in accordance with the LPS and NPPF.</li> <li>Location of the site allows the development to take place without the need for investment in major infrastructure at the outset.</li> <li>Gresty Oaks is the most 'available, suitable, developable and achievable' option for residential growth in Crewe.</li> <li>The loss of Green Gap and open countryside is necessary to meet Crewe's housing requirements.</li> </ul>
<p><b>Is the site viable/deliverable?</b></p>	<p>Although the Draft Core Strategy CIL and Viability Assessment [BE042] states that sites that are located within urban Crewe could have issues regarding viability, particularly in relation to the development of brownfield</p>

	<p>site, it shows that the development of land outside urban Crewe is considered to be viable at a strategic level.</p> <p>The submitted Planning Statement states that the site is deliverable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The submitted representation states that Gresty Oaks is the most 'available, suitable, developable and achievable' option for residential growth in Crewe.
<b>Infrastructure issues (including highways)</b>	There would be the need for mitigation measures to be proposed that would deal with the highway impact of the development of this site which would gain access from one of the most congested road corridors in Crewe.
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The site was included in the Draft Crewe Town Strategy Sustainability Appraisal (site E):</p> <ul style="list-style-type: none"> <li>• The site benefits from good access to certain key services and facilities. However it is outside the maximum recommended distance to a range of forms of public transport, open space and the majority of key services and facilities.</li> <li>• Development of the site could potentially increase the numbers of people supporting facilities within Crewe.</li> <li>• The development process may increase carbon dioxide emissions. However, once in operation buildings on the site should achieve higher efficiency standards, reducing overall emissions.</li> <li>• Part of the site is located within an area of flood risk (flood risk zones 2 and 3 - areas with a higher probability of flooding), however development could occur on the site outside the area of flood risk. As a greenfield site, development may increase the risk of surface runoff / flooding.</li> <li>• The site is considered to be greenfield. Therefore, it could jeopardise remediation of brownfield sites - dependent on overall mix within the Local Plan.</li> <li>• Development of the site would result in the loss of open countryside. However, its location adjacent to a settlement boundary will reduce landscape fragmentation.</li> <li>• The site does not contain designated biological or geological features, although it does contain a designated open space (designated for leisure purposes). The site is not known to contain any</li> </ul>



	<p>designated flora or fauna.</p> <ul style="list-style-type: none"> <li>• The site is located in the Green Gap.</li> <li>• The site contains a locally important building heritage asset.</li> <li>• Development of the site would result in the loss of landscape character - lower farms and woods, characterised by low lying, gently rolling fields with hedgerow boundaries.</li> <li>• Development of the site would result in the loss of historic landscape character - ancient fieldscapes (irregular); post medieval fieldscapes (created by the re-organisation of earlier field systems); 20th century fieldscapes (enlarged and re-organised, substantively changing character); 20th century recreation, 20th century industry; and post medieval settlement.</li> <li>• Development should achieve higher efficiency standards as a result of the requirements of Building Regulations.</li> <li>• The site does not contain and is not in proximity of an identified area of search for minerals.</li> <li>• The agricultural land quality of the site is grade 3. It is unknown if the area identified as grade 3 is category 3a or 3b. Agricultural Land Classification provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use. Grade 1 is the highest quality land, grade 5 is the lowest quality land. Grade 3a and above is deemed the best and most versatile agricultural land.</li> <li>• Development of the site could provide the housing for employees working within the area and could potentially increase the numbers of people supporting facilities within Crewe.</li> <li>• If the site is identified for development it would be required to contribute to the achievement of the vision and objectives in the Draft Crewe Town Strategy.</li> <li>• The overall impact of the site is dependent on Local Plan policies and the Development Management process.</li> </ul>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The site has not been progressed in the Local Plan Strategy as it would lead to a loss of a large area of the open countryside and erode the Green Gap between Crewe and Shavington. There are other, more appropriate sites, with less constraints and better access to services.</p>

The appeal against non-determination of the application that proposed the development of this site was dismissed (19/01/2015, ref APP/R0660/A/13/2209335) for reasons of the proposed development would lead to a premature loss of the existing Green Gap between Crewe and Shavington.

Further to the above, the site lies within the Green Gap as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011. Policy NE.4 (Green Gaps) of the Crewe and Nantwich Local Plan aims to retain the physical gaps between the towns of Crewe and Nantwich and the surrounding villages, and to protect the visual character of the landscape. Exceptions will only be made where it can be demonstrated that no suitable alternative location is available. This site is situated within the gap between Crewe and Shavington which forms a distinct physical separation between the two settlements.

There have been several other dismissed appeal decisions relating to applications within the Green Gap, these include:

- Hunters Lodge, Sydney Road, Crewe (ref: 12/4494N, appeal: APP/R0660/A/13/2203883) has been dismissed by the Inspector with one of the main issues being the erosion of the physical gap between existing areas (Crewe and Haslington) and the adverse impact upon the open visual character of the landscape both to a material and harmful extent.
- Moorfields: an outline application for up to 170 dwellings was refused (13/3688N) was refused and the subsequent appeal allowed. However, this appeal decision was challenged in the High Court and the Judge found that the Inspector had made an error in the way that Policy NE.4 (Green Gaps) was applied. As a result the appeal is to be considered afresh; an appeal in respect of this judgement has been submitted and is currently being considered by the Court of Appeal.

The Inspectors concluded that allowing the proposed developments would lead to a premature loss of the Green Gap in the case of the application at Gresty Oaks, and all would lead to an erosion of the physical gap between the settlements in question.

The Local Plan Strategy includes a proposal to create a new area of Green Belt to replace the existing Green Gaps

and a Green Belt 'Area of Search' is included in the Local Plan Strategy in relation to Policy PG3 'Green Belt'. The Local Plan Inspector has, however, asked Cheshire East Council to look at this again, as he does not consider that there is sufficient justification for the creation of a new Green Belt.

Depending upon the outcome of this, the detailed boundaries of the Green Belt/Green Gap/other Local Policy designation will be defined through the Site Allocations and Development Policies.

If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration. It is evident however, that development of this site would lead to an erosion of the physical gap between Crewe and Shavington based on the current Green Gap boundaries as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011 which would need to be given careful consideration in any future assessment of the site.

As the site is being actively promoted it should be subject to Sustainability Appraisal to ensure that all reasonable alternatives are considered.

<b>Site Address</b>	<b>South West Crewe/Church Lane, Wistaston, Crewe</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 3477
<b>Site visit date</b>	March 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Crewe Town Strategy Site C [BE089] Non-Preferred Site (NPS) 10 (part of) Representation site to Local Plan Strategy Submission (Omission Site) reference SUB 2151.
<b>Site description</b>	<p>The site is situated adjacent to the existing Settlement Boundary to the north of Church Lane, Wistaston with existing residential development to the south. To the west are open fields. The site is bordered to the north and east by Wistaston Brook, beyond this is the recreational open space of the 'Joey the Swan' recreational area and then residential development.</p> <p>Within the site the land is agricultural with mature hedgerows and trees, and slopes down towards Wistaston Brook.</p>
<b>Site area and dwelling capacity</b>	The outline planning application (13/2649N) showed an area of 13.88Ha and 325 dwellings
<b>Constraints</b>	Flood risk zone 3 to north boundary. A number of public footpaths cross the site
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the Wistaston/Nantwich Green Gap as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p><b>13/2649N:</b> Outline application for up to 300 dwellings. – refused 2014, Inspector recommended appeal be allowed, decision was called-in by the Secretary of State and dismissed (2015) for reasons of the erosion of the Green Gap and the physical separation between settlements.</p> <p><b>14/3024N:</b> Outline application for up to 300 dwellings – application yet to be determined.</p> <p>This site was not progressed in the Local Plan Strategy due to its important Green Gap function, the recreational value of the site (Public Right of Way along the brook), the</p>

	<p>availability of more appropriate sites and its overall inability to contribute to the Local Plan Strategy Vision and Strategic Priorities.</p> <p>The site was included in the Draft Crewe Town Strategy consultation as Site C with 97% of respondents against the development of this site. The key issues raised being:</p> <ul style="list-style-type: none"> <li>• There are few nature areas in Crewe and this is a popular recreational area.</li> <li>• The Connect 2 scheme is a positive addition to this area. Will other projects such as the</li> <li>• Can the Weaver Valley Parkway now be reconsidered?</li> <li>• Too much impact on the local transport network including Middlewich Road.</li> <li>• Access arrangements from Middlewich Road would need to be confirmed before Highways spend money on the junction at Wistaston Green Road.</li> <li>• Jobs over housing.</li> <li>• Object to the development by Joey the Swan.</li> <li>• Green Gap should be protected and retained.</li> <li>• No infrastructure to cope.</li> <li>• Site could provide housing, employment land, sports pitches, allotments in a phased approach</li> <li>• Support the inclusion of the 13.9 hectares closest to Church Lane for consideration for future residential development.</li> <li>• Development here could provide a new road link between Church Lane and the A530 Middlewich Road replacing Wistaston Green Road.</li> <li>• Green Gap should be maintained</li> <li>• No suitable access</li> </ul>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>A representation (SUB 2151, Gladman) to the Local Plan Strategy was received in support of this site, which stated that the site has now been subject to a planning application (including an EIA) for up to 325 dwellings (13/2649N). The Council therefore has a great deal of supporting information before it which demonstrates that this is a deliverable, sustainable site.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>Although the Draft Core Strategy CIL and Viability Assessment [BE042] states that sites that are located within urban Crewe could have issues regarding viability, particularly in relation to the development of brownfield site, it shows that the development of land outside urban Crewe is considered to be viable.</p>

	<p>The site is located in a desirable and sought after part of the borough with transport links to Crewe, and further afield towards Manchester, Liverpool and other major cities.</p> <p>The submitted representation states that the site is deliverable within the Local Plan period.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The submitted representation states that the site is developable within the Local Plan period.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>This site will be included in the wider NPS 10 assessment.</p> <p>The site is close to the existing services and facilities of Wistaston, such as recreation, shops and school. Furthermore, there is also easy access to existing public transport links between Crewe and Nantwich.</p> <p>The site was included in the Draft Crewe Town Strategy Sustainability Appraisal:</p> <ul style="list-style-type: none"> <li>• The site could provide in the region of 750 or 1,000 dwellings (dependent on the development mix).</li> <li>• The site benefits from good access to a range of forms of public transport and certain key services and amenities. However it is outside the maximum recommended distance to a range of forms of open space and a range of key services and facilities. This could be improved dependent on on-site provision of services and facilities.</li> <li>• The site could potentially provide additional local facilities for the residents of Crewe, as well as supporting existing facilities within Crewe town centre resulting from the increased population.</li> <li>• The development process may increase carbon dioxide emissions. However, once the site was in operation, buildings should achieve higher efficiency standards than their current equivalents, reducing overall emissions - although this is dependent upon the nature of employment uses on the site.</li> <li>• The site is not located within an area of flood risk (flood risk zones 2 and 3 - areas with a higher probability of flooding), although it is in proximity to</li> </ul>

	<p>areas of flood risk. As a greenfield site, development may increase the risk of surface runoff/flooding.</p> <ul style="list-style-type: none"> <li>• The site is considered to be greenfield. Therefore, it could jeopardise remediation of brownfield sites - dependent on overall mix within the Local Plan.</li> <li>• Development of the site would result in the loss of open countryside, although its location adjacent to the settlement boundary reduces any habitat fragmentation.</li> <li>• The site does not contain designated biological or geological features, although it is in proximity of a Site of Biological Importance. It is not known to contain any designated flora or fauna.</li> <li>• The site is located in the Green Gap.</li> <li>• The site contains a heritage asset in the form of a listed building. It is also in proximity of a number of locally important buildings.</li> <li>• Development of the site would result in the loss of landscape character - rolling farmland of irregular and semi-regular small and medium fields, characterised by gently rolling and undulating topography, interspersed with streams.</li> <li>• Development of the site would result in the loss of historic landscape character - ancient fieldscapes (semi-regular); post medieval fieldscapes (created by the re-organisation of earlier field systems); and 20th Century Fieldscapes (enlarged and re-organised, substantively changing character).</li> <li>• Development should achieve higher efficiency standards as a result of the requirements of Building Regulations.</li> <li>• The site does not contain and is not in proximity of an identified area of search for minerals.</li> <li>• The agricultural land quality of the site is grade 3. It is unknown if the area identified as grade 3 is category 3a or 3b. Agricultural Land Classification provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use. Grade 1 is the highest quality land, grade 5 is the lowest quality land. Grade 3a and above is deemed the best and most versatile agricultural land.</li> <li>• Development of the site could provide increased employment opportunities within the area.</li> <li>• Development of the site could provide the housing for employees working within the area.</li> <li>• The site is in proximity of some education</li> </ul>
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	opportunities.
<b>Conclusions &amp; recommendations</b>	<p>The outline application submitted for this site has been dismissed by the Secretary of State due to the loss of the Green Gap and erosion of the physical gap between settlements.</p> <p>This site makes up part of the larger NPS 10; therefore it is possible that similar impacts of that site would apply here.</p> <p>The above view is further endorsed by the following recent appeal decisions relating to proposed development within the Green Gap:</p> <ul style="list-style-type: none"> <li>• Hunters Lodge, Sydney Road, Crewe (ref: 12/4494N, appeal: APP/R0660/A/13/2203883) has been dismissed by the Inspector with one of the main issues being the erosion of the physical gap between existing areas (Crewe and Haslington) and the adverse impact upon the open visual character of the landscape both to a material and harmful extent.</li> <li>• Land at Gresty Oaks (ref: 13/2874N, appeal: APP/R0660/A/13/2209335) has been dismissed by the Inspector with one of the main issues being the premature loss of the existing Green Gap between Crewe and Shavington.</li> <li>• Moorfields: an outline application for up to 170 dwellings was refused (13/3688N) was refused and the subsequent appeal allowed. However, this appeal decision was challenged in the High Court and the Judge found that the Inspector had made an error in the way that Policy NE.4 (Green Gaps) was applied. As a result the appeal is to be considered afresh; an appeal in respect of this judgement has been submitted and is currently being considered by the Court of Appeal.</li> </ul> <p>The Inspectors concluded that allowing the proposed developments would lead to a premature loss of the Green Gap in the case of the application at Gresty Oaks, and all would lead to an erosion of the physical gap between the settlements in question.</p> <p>The site has not been progressed in the Local Plan Strategy due to its important Green Gap function, the recreational value of the site, the availability of more appropriate sites and its overall inability to contribute to the Local Plan Vision and Strategic Priorities.</p>



The Local Plan Strategy includes a proposal to create a new area of Green Belt to replace the existing Green Gaps and a Green Belt 'Area of Search' is included in the Local Plan Strategy in relation to Policy PG3 'Green Belt'. The Local Plan Inspector has, however, asked Cheshire East Council to look at this again, as he does not consider that there is sufficient justification for the creation of a new Green belt.

Depending upon the outcome of this, the detailed boundaries of the Green Belt/Green Gap/other Local Policy designation will be defined through the Site Allocations and Development Policies.

If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration. It is evident however, that development of this site would lead to an erosion of the physical gap between Wistaston and Nantwich based on the current Green Gap boundaries as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011 which would need to be given careful consideration in any future assessment of the site.

As the site is being actively promoted it should be subject to Sustainability Appraisal to ensure that all reasonable alternatives are considered.

<b>Site Address</b>	<b>Land south west of Crewe</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 4254 & 4728
<b>Site visit date</b>	March 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Representation to the Local Plan Strategy Submission Version, reference SUB 3109. Non Preferred Site (NPS) 10 (part) Draft Crewe Town Strategy Site C (part of site)
<b>Site description</b>	<p>The site is situated within the Open Countryside to the south west of Crewe, south of Wistaston Green Road. Existing residential development lies to the east and north of the site with open fields to the west and south.</p> <p>This is a large site comprising mainly agricultural land, criss-crossed with mature hedgerows and dotted with mature trees.</p> <p>The overall site encompasses a large part of Non Preferred Site 10 which is assessed on a separate proforma.</p> <p>The site is visible from public footpaths that cross the site and highways that adjoin the site.</p>
<b>Site area and dwelling capacity</b>	Approximately 69Ha – 1,000 dwellings (these figures have been put forward by the developer). 2,070 dwellings at 30 dwellings per hectare.
<b>Constraints</b>	A number of public footpaths cross the site
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Open Countryside and the Wistaston/Nantwich Green Gap as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	The northern part of the site falls within NPS 10, which was not progressed in the Local Plan Strategy because the development would erode the fragile gap between Crewe and Nantwich. There are other, more appropriate sites, not located in the Green Gap, with fewer constraints and better access to services, facilities and the transport network that are capable of meeting housing needs.

	<p>The site was included in the Draft Crewe Town Strategy consultation as site C with 97% of respondents against the development of this site. The key issues raised being:</p> <ul style="list-style-type: none"> <li>• There are few nature areas in Crewe and this is a popular recreational area.</li> <li>• The Connect 2 scheme is a positive addition to this area.</li> <li>• Will other projects such as the Weaver Valley Parkway now be reconsidered?</li> <li>• Too much impact on the local transport network including Middlewich Road.</li> <li>• Access arrangements from Middlewich Road would need to be confirmed before Highways spend money on the junction at Wistaston Green Road.</li> <li>• Jobs over housing.</li> <li>• Object to the development by Joey the Swan.</li> <li>• Green Gap should be protected and retained.</li> <li>• No infrastructure to cope.</li> <li>• Site could provide housing, employment land, sports pitches, allotments in a phased approach</li> <li>• Support the inclusion of the 13.9 hectares closest to Church Lane for consideration for future residential development.</li> <li>• Development here could provide a new road link between Church Lane and the A530 Middlewich Road replacing Wistaston Green Road.</li> <li>• Green Gap should be maintained</li> <li>• No suitable access</li> </ul>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>A representation (SUB 3109 Muller/Harris Lamb) has been received from the potential developer of the site which objects to the non inclusion of this site within the Local Plan Strategy for the following reasons:</p> <ul style="list-style-type: none"> <li>• Site has no technical or environmental issues that could preclude potential development</li> <li>• Site can deliver a sustainable urban extension comprising a mixed use neighbourhood community comprising of approximately 1,000 dwellings, a local centre and new green infrastructure.</li> <li>• Site is immediately deliverable and can be delivered in phases</li> <li>• No technical or environmental constraints</li> <li>• Site is not physically detached from Crewe</li> <li>• Development of the site will 'round off' the existing Settlement Boundary and will not erode the physical gap; it will be a 'rounding off' of Crewe.</li> </ul>
<p><b>Is the site</b></p>	<p>Although the Draft Core Strategy CIL and Viability</p>

<b>viable/deliverable?</b>	<p>Assessment [BE042] states that sites that are located within urban Crewe could have issues regarding viability, particularly in relation to the development of brownfield site, it shows that the development of land outside urban Crewe is considered to be viable.</p> <p>The site is located in a desirable and sought after part of the borough with transport links to Crewe, and further afield towards Manchester, Liverpool and other major cities.</p> <p>The representation (SUB 3109) for the northern part of the site (NPS 10) states that the site is immediately deliverable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The representation (SUB 3109) states that the site is developable within the Plan period.</p>
<b>Infrastructure issues (including highways)</b>	<p>There could be an opportunity to provide improvements to Wistaston Green Road if this site is developed.</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The site is located adjacent to the existing residential development of Wistaston and is accessible to local services and facilities.</p> <p>The site was included in the Draft Crewe Town Strategy Sustainability Appraisal:</p> <ul style="list-style-type: none"> <li>• The site could provide in the region of 750 or 1,000 dwellings (dependent on the development mix).</li> <li>• The site benefits from good access to a range of forms of public transport and certain key services and amenities. However it is outside the maximum recommended distance to a range of forms of open space and a range of key services and facilities. This could be improved dependent on on-site provision of services and facilities.</li> <li>• The site could potentially provide additional local facilities for the residents of Crewe, as well as supporting existing facilities within Crewe town centre resulting from the increased population.</li> <li>• The development process may increase carbon dioxide emissions. However, once the site was in operation, buildings should achieve higher efficiency standards than their current equivalents, reducing overall emissions - although this is dependent upon</li> </ul>

	<p>the nature of employment uses on the site.</p> <ul style="list-style-type: none"> <li>• The site is not located within an area of flood risk (flood risk zones 2 and 3 - areas with a higher probability of flooding), although it is in proximity to areas of flood risk. As a greenfield site, development may increase the risk of surface runoff/flooding.</li> <li>• The site is considered to be greenfield. Therefore, it could jeopardise remediation of brownfield sites - dependent on overall mix within the Local Plan.</li> <li>• Development of the site would result in the loss of open countryside, although its location adjacent to the settlement boundary reduces any habitat fragmentation.</li> <li>• The site does not contain designated biological or geological features, although it is in proximity of a Site of Biological Importance. It is not known to contain any designated flora or fauna.</li> <li>• The site is located in the Green Gap.</li> <li>• The site contains a heritage asset in the form of a listed building. It is also in proximity of a number of locally important buildings.</li> <li>• Development of the site would result in the loss of landscape character - rolling farmland of irregular and semi-regular small and medium fields, characterised by gently rolling and undulating topography, interspersed with streams.</li> <li>• Development of the site would result in the loss of historic landscape character - ancient fieldscapes (semi-regular); post medieval fieldscapes (created by the re-organisation of earlier field systems); and 20th Century Fieldscapes (enlarged and re-organised, substantively changing character).</li> <li>• Development should achieve higher efficiency standards as a result of the requirements of Building Regulations.</li> <li>• The site does not contain and is not in proximity of an identified area of search for minerals.</li> <li>• The agricultural land quality of the site is grade 3. It is unknown if the area identified as grade 3 is category 3a or 3b. Agricultural Land Classification provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use. Grade 1 is the highest quality land, grade 5 is the lowest quality land. Grade 3a and above is deemed the best and most versatile agricultural land.</li> <li>• Development of the site could provide increased</li> </ul>
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	<p>employment opportunities within the area.</p> <ul style="list-style-type: none"> <li>• Development of the site could provide the housing for employees working within the area.</li> <li>• The site is in proximity of some education opportunities.</li> </ul>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This is a large site that is visible from public footpaths and highways that surround the site; it includes parts of NPS 10 and lies within the Crewe/Nantwich Green Gap. Development here would erode the physical gap between the settlements of Crewe and Nantwich. Recent appeal decisions add weight to this argument:</p> <ul style="list-style-type: none"> <li>• Hunters Lodge, Sydney Road, Crewe (ref: 12/4494N, appeal: APP/R0660/A/13/2203883) has been dismissed by the Inspector with one of the main issues being the erosion of the physical gap between existing areas (Crewe and Haslington) and the adverse impact upon the open visual character of the landscape both to a material and harmful extent.</li> <li>• Land at Gresty Oaks (ref: 13/2874N, appeal: APP/R0660/A/13/2209335) has been dismissed by the Inspector with one of the main issues being the premature loss of the existing Green Gap between Crewe and Shavington.</li> <li>• Moorfields: an outline application for up to 170 dwellings was refused (13/3688N) was refused and the subsequent appeal allowed. However, this appeal decision was challenged in the High Court and the Judge found that the Inspector had made an error in the way that Policy NE.4 (Green Gaps) was applied. As a result the appeal is to be considered afresh; an appeal in respect of this judgement has been submitted and is currently being considered by the Court of Appeal.</li> </ul> <p>The Inspectors concluded that allowing the proposed developments would lead to a premature loss of the Green Gap in the case of the application at Gresty Oaks, and all would lead to an erosion of the physical gap between the settlements in question.</p> <p>The Local Plan Strategy includes a proposal to create a new area of Green Belt to replace the existing Green Gaps and a Green Belt 'Area of Search' is included in the Local Plan Strategy in relation to Policy PG3 'Green Belt'. The Local Plan Inspector has, however, asked Cheshire East Council to look at this again, as he does not consider that</p>

	<p>there is sufficient justification for the creation of a new Green Belt.</p> <p>Depending upon the outcome of this, the detailed boundaries of the Green Belt/Green Gap/other Local Policy designation will be defined through the Site Allocations and Development Policies.</p> <p>If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration. It is evident however, that development of this site would lead to an erosion of the physical gap between Wistaston and Nantwich based on the current Green Gap boundaries as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011 which would need to be given careful consideration in any future assessment of the site.</p> <p>As the site is being actively promoted it should be subject to Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>
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<b>Site Address</b>	<b>'Wistaston Village', land east of Middlewich Road, Wistaston, Crewe</b>
<b>SHLAA Ref/Site Ref number</b>	The overall site includes Non-Preferred Sites (NPS) 10 and 11; these are dealt with on separate pro-formas.
<b>Site visit date</b>	March 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Representation to the Local Plan Strategy Submission Version, reference SUB 2325.
<b>Site description</b>	<p>The site covers a large area and is found to the west of the Crewe Settlement Boundary. Colleys Lane forms the boundary to the south, with Middlewich Road to the west, Wistaston Green Road to the north and Church Lane/Crewe Road to the east. Adjacent to the site is the existing residential development along Colleys Lane and Church Lane/Crewe Road. Residential development also lies adjacent to the northern boundary. Beyond the western boundary is open countryside.</p> <p>The whole site includes NPS sites 10 and 11 to the north, however these are dealt with on separate proformas.</p> <p>The southern half of the site is relatively flat agricultural land criss-crossed with mature hedgerows and dotted with mature trees and several ponds. The site also includes a farm and associated buildings as well as a residential barn conversion development. There is also a brook and public footpath to the north of the site, with public footpaths crossing the site.</p> <p>The site is visible from the public footpaths crossing the site and highways that border the site.</p>
<b>Site area and dwelling capacity</b>	<p>The submitted representation (SUB 2325, Renew) suggests that the whole site (including the northern section) could provide approximately 4,000 dwellings.</p> <p>The southern part of the site (the area minus the other smaller sites in the north that are covered in separate pro formas) has an area of approximately 148Ha.</p>
<b>Constraints</b>	A number of public footpaths cross the site Listed Building to the north of the site
<b>Current policy designation i.e. GB/Open space/ Strategic Site,</b>	The site is located within the Open Countryside and Green Gap as designated in the Borough of Crewe and Nantwich Replacement Local Plan 2011.



<b>safeguarded</b>	
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	The southern area of the overall site has been the subject of a representation to the Local Plan Strategy.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	<p>The submitted representation (SUB 2325) states that the site could provide:</p> <ul style="list-style-type: none"> <li>• Major infrastructure improvements</li> <li>• An active neighbourhood centre</li> <li>• New community facilities</li> <li>• Provision of affordable housing</li> <li>• Creation of large open space network</li> <li>• Landscape and bio-diversity enhancement</li> <li>• Improvements to public footpaths</li> <li>• Play spaces, allotments and sports fields</li> <li>• 4,000 dwellings</li> </ul>
<b>Is the site viable/deliverable?</b>	<p>Although the Draft Core Strategy CIL and Viability Assessment [BE042] states that sites that are located within urban Crewe could have issues regarding viability, particularly in relation to the development of brownfield site, it shows that the development of land outside urban Crewe is considered to be viable.</p> <p>The submitted representation states that the site is controlled by developers that are interested in bringing the site forward.</p> <p>Further to the above, the site is located in a desirable and sought after part of the borough which makes it attractive to potential house buyers.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The submitted representation states that there are no site constraints that would indicate any potential prejudice or delay to the development of the site. The site is available, achievable and developable.
<b>Infrastructure issues (including highways)</b>	There would be an impact on the Alvaston roundabout; this would need to be explored further, in relation to how this could be mitigated.
<b>HRA considerations</b>	
<b>SA considerations</b>	The proposal, contained in the Local Plan representation (SUB2325) includes the provision of the following:

	<ul style="list-style-type: none"> <li>• Major infrastructure improvements.</li> <li>• An active neighbourhood centre.</li> <li>• New community facilities.</li> <li>• Provision of affordable housing to meet local needs.</li> <li>• Creation of a large open space network throughout the development area.</li> <li>• Landscape and bio-diversity enhancement.</li> <li>• Improvements to the local public footpaths and linkages to the wider network.</li> <li>• The delivery of significant new areas devoted to play spaces, allotments and sports fields</li> <li>• Sustainable transport solutions will also be delivered.</li> </ul>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The site is a large site located in the Green Gap between Wistaston and Nantwich and encompasses four other smaller sites, subject to individual representations. The cumulative development of all sites within this area would lead to a loss of the physical gap between Wistaston and Nantwich. The sites which lie to the south of Wistaston Green Road have no definitive boundaries to contain future development. Therefore it would be difficult to resist further development southwards down towards the Colleys Lane Boundary. This is a very large site and would represent a major incursion into the Green Gap and open countryside. This site is also included in the 'Area of Search' of the proposed Green Belt.</p> <p>Development of this site would result in a loss of a large area of the existing Green Gap between Wistaston and Nantwich. In turn this would lead to an erosion of the physical gap between the existing settlements.</p> <p>There have been several dismissed appeal decisions relating to applications within the Green Gap, these include:</p> <ul style="list-style-type: none"> <li>• Hunters Lodge, Sydney Road, Crewe (ref: 12/4494N, appeal: APP/R0660/A/13/2203883) has been dismissed by the Inspector with one of the main issues being the erosion of the physical gap between existing areas (Crewe and Haslington) and the adverse impact upon the open visual character of the landscape both to a material and harmful extent.</li> <li>• Land at Gresty Oaks (ref: 13/2874N, appeal: APP/R0660/A/13/2209335) has been dismissed by the Inspector with one of the main issues being the premature loss of the existing Green Gap between</li> </ul>

Crewe and Shavington.

- Moorfields: an outline application for up to 170 dwellings was refused (13/3688N) was refused and the subsequent appeal allowed. However, this appeal decision was challenged in the High Court and the Judge found that the Inspector had made an error in the way that Policy NE.4 (Green Gaps) was applied. As a result the appeal is to be considered afresh; an appeal in respect of this judgement has been submitted and is currently being considered by the Court of Appeal.

The Inspectors concluded that allowing the proposed developments would lead to a premature loss of the Green Gap in the case of the application at Gresty Oaks, and all would lead to an erosion of the physical gap between the settlements in question.

Therefore, development of this site would lead to an erosion of the physical gap between Wistaston and Nantwich based on the current Green Gap boundaries as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.

The Local Plan Strategy includes a proposal to create a new area of Green Belt to replace the existing Green Gaps and a Green Belt 'Area of Search' is included in the Local Plan Strategy in relation to Policy PG3 'Green Belt'. The Local Plan Inspector has, however, asked Cheshire East Council to look at this again, as he does not consider that there is sufficient justification for the creation of a new Green Belt.

Depending upon the outcome of this, the detailed boundaries of the Green Belt/Green Gap/other Local Policy designation will be defined through the Site Allocations and Development Policies.

With the above in it is considered that development of this large site would lead to an erosion of the physical gap between Wistaston and Nantwich.

However, if Crewe is required to provide further land for

If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration. It is evident however, that development of this site would lead to an erosion of the physical gap between Wistaston and Nantwich based

	<p>on the current Green Gap boundaries as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011 which would need to be given careful consideration in any future assessment of the site.</p> <p>As the site is being actively promoted it should be subject to Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>
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<b>Site Address</b>	<b>Sydney Road North, Crewe</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 4882, 4982, 4039, 4294
<b>Site visit date</b>	March 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Crewe Town Strategy Site L1[BE089] Representation to the Pre Submission Core Strategy (part of site) Representation to the Local Plan Strategy – Submission Version (part of site) SUB 3092
<b>Site description</b>	<p>The site is found to the north east of Crewe adjacent to the existing Settlement Boundary and consists of mainly agricultural land. The land is generally flat and criss-crossed with mature hedgerows and mature trees. A main railway line runs along the western edge of the site with Sydney Road and its existing development to the south. Beyond the north and east is open countryside.</p> <p>This is a very large site and includes the recent (09/12/2013) approved outline application (subject to a S106) for up to 240 dwellings (13/2055N, SHLAA site 4882) to the south west. To the north east of this lies SHLAA site 4039 which is currently the subject of an outline application (15/0184N) for up to 275 dwellings. These two applications take up approximately one third of the total site area. The areas covered by the above applications are part of the strategic site CS 5 in the Local Plan Strategy.</p> <p>This representation seeks to enlarge the existing CS5 by extending it north eastwards beyond the present boundary. The rest of the overall site has not been, or is not, the subject of any applications.</p>
<b>Site area and dwelling capacity</b>	Total site area approximately 59.7Ha – 1,800 dwellings (at 30 to the Ha).
<b>Constraints</b>	Flood risk zone 3 runs through the north of the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is situated with the Open Countryside and Green Gap as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No

<p><b>Background site history &amp; Current apps</b></p>	<p><b>13/2055N:</b> Outline application for up to 240 dwellings – approved subject to a Section 106 agreement requiring contributions to highways, education, open space and affordable housing (reduction to 20%). This is on adjacent site CS5 which this representation seeks to extend in size.</p> <p><b>15/0184N:</b> Outline application for up to 275 dwellings – application is currently live and yet to be determined. This application is ‘phase 2’ following the above approval on the adjacent site.</p>
<p><b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b></p>	<p>A representation (M14.2.015 &amp; SUB 3092, Muller) has been received to the Local Plan Strategy in support of the site for the following reasons:</p> <ul style="list-style-type: none"> <li>• Further development of this site will allow for further contributions to local highways infrastructure. I.e. Sydney Road improvements.</li> <li>• The parcels of land are immediately available and have no environmental or technical issues that would preclude the site from development.</li> <li>• Site is better in terms of accessibility than other preferred sites.</li> <li>• This representation seeks to extend CS5.</li> </ul>
<p><b>Is the site viable/deliverable?</b></p>	<p>Although the Draft Core Strategy CIL and Viability Assessment [BE042] states that sites that are located within urban Crewe could have issues regarding viability, particularly in relation to the development of brownfield site, it shows that the development of land outside urban Crewe is considered to be viable.</p> <p>The submitted Sustainability Statement (application 15/0184N) states that the site is available, achievable and deliverable within the next five years.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The submitted representation (M14.2.015) states that the site is immediately available. This is further reinforced with the Sustainability Statement submitted in support of application 15/0184N (see above).</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>The approved application (13/2055N), on adjacent land designated as site CS5, included Section 106 contributions towards highways improvements, education, open space and affordable housing.</p> <p>The North Crewe VISSIM highways study has shown that further development along the northern Crewe highway corridor would have an impact on the network, including a significant impact at Crewe Green Roundabout and Groby Road.</p>

<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The site is situated adjacent to the existing settlement boundary and is accessible to local services and facilities found in the area. Further to this also has public transport links between Crewe and Nantwich.</p>
<b>Conclusions &amp; recommendations</b>	<p>The south west parcel of site CS5 (which this representation seeks to extend) has already been granted outline approval for up to 240 dwellings, with another outline application (yet to be determined) for up to 275 dwellings on the adjacent parcel. These sites are included within the overall representation site but would in effect extend site CS5.</p> <p>The site has not been progressed in the Local Plan Strategy due to its important Green Gap function, the recreational value of the site, the availability of more appropriate sites and its overall inability to contribute to the Local Plan Strategy Vision and Strategic Priorities.</p> <p>Recent appeal decisions.</p> <p>In addition, in relation to the issue of the Green Gap, a recent appeal decision relating to land behind the Hunters Lodge, Sydney Road, Crewe (ref: 12/4494N, appeal: APP/R0660/A/13/2203883) has been dismissed by the Inspector with one of the main issues being the erosion of the physical gap between existing areas (Crewe and Haslington) and the adverse impact upon the open visual character of the landscape both to a material and harmful extent.</p> <p>Further to this another recent appeal decision relating to land at Gresty Oaks (ref: 13/2874N, appeal: APP/R0660/A/13/2209335) has been dismissed by the Inspector with one of the main issues being the premature loss of the existing Green Gap between Crewe and Shavington.</p> <p>If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration. This representation seeks to extend site CS 5 further north and east, increasing the capacity of site CS5 by an additional 1,800 dwellings. This is a very large site and would represent a major incursion into the Green Gap and open countryside. It is considered that development of the site in question would lead to an erosion of the physical gap between Crewe and Haslington which would need to be given careful consideration in any future assessment of the site.</p>

	<p>In addition, the impact on the highway network of development on this site will also be an important factor</p> <p>As the site is being actively promoted it should be subject to Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>
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<b>Site Address</b>	<b>Land north of Moorfields, Willaston</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 2896 Planning applications (see below)
<b>Site visit date</b>	March 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Representation to Local Plan Strategy Submission Version (Omission Site) reference SUB 3134
<b>Site description</b>	The site is found within the open countryside to the north of Moorfields, Willaston. The land is generally flat and in an agricultural use criss-crossed with mature hedges and trees. The site can be seen from certain points on the surrounding roads of Crewe Road, Wistaston Road and Moorfields.  Existing residential development lies to the west and south with open fields adjacent to the north and east.
<b>Site area and dwelling capacity</b>	Application: 6.40Ha – 170 dwellings
<b>Constraints</b>	TPOs to southern boundary of site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located beyond the Settlement Boundary for Crewe in the open countryside and Green Gap as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<b>14/0365N:</b> Outline application for up to 170 dwellings. Application is still live and yet to be determined.  <b>13/3688N:</b> Outline application for up to 170 dwellings. Application was allowed (01/08/2014) following an appeal for non-determination. However, this appeal decision was challenged in the High Court and the Judge found that the Inspector had made an error in the way that Policy NE.4 (Green Gaps) was applied. As a result the appeal is to be considered afresh, an appeal in respect of this judgement has been submitted and is currently being considered by the Court of Appeal.
<b>Reps received</b>	A representation has been received (SUB 3134,

<p><b>Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Richborough Estates) from the promoter of the site which objects to the non-allocation of this site as it is entirely suitable for new housing. This is evidenced by a lack of any technical objections to the submitted planning applications.</p> <p>The emerging Local Plan should allocate Land North of Moorfields, Willaston, Crewe for 170 dwellings. This site should be part of the incorporation of a number of new and alternative sites into the Plan. The Plan would then be justified.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>The submitted Planning Statement states that the site is deliverable.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The submitted Planning Statement states that the site is developable.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>None known</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>The site is located adjacent to the settlement boundary and within walking distance of the local services and facilities on offer in Willaston. The site is also close to existing public transport provision between Crewe and Nantwich.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>While the site is located in a sustainable location of the edge of the existing settlement boundary; the site is visible from the surrounding roads of Crewe Road, Wistaston Road and Moorfields. The development of this site would lead to an erosion of the physical gap between the settlements of Willaston and Rope.</p> <p>Furthermore, this site represents one section of the overall Green Gap. If this were to be developed it would be difficult to resist further applications on adjacent parcels of land. Therefore, this could lead to an incremental erosion of the existing Green Gap between Willaston and Rope.</p> <p>There have been several dismissed appeal decisions relating to applications within the Green Gap, these include:</p> <ul style="list-style-type: none"> <li>• Hunters Lodge, Sydney Road, Crewe (ref: 12/4494N, appeal: APP/R0660/A/13/2203883) has been dismissed by the Inspector with one of the main issues being the erosion of the physical gap</li> </ul>

between existing areas (Crewe and Haslington) and the adverse impact upon the open visual character of the landscape both to a material and harmful extent.

- Land at Gresty Oaks (ref: 13/2874N, appeal: APP/R0660/A/13/2209335) has been dismissed by the Inspector with one of the main issues being the premature loss of the existing Green Gap between Crewe and Shavington.
- Moorfields, Willaston: an outline application for up to 170 dwellings was refused (13/3688N) and the subsequent appeal allowed. However, this appeal decision was challenged in the High Court and the Judge found that the Inspector had made an error in the way that Policy NE.4 (Green Gaps) was applied. As a result the appeal is to be considered afresh; an appeal in respect of this judgement has been submitted and is currently being considered by the Court of Appeal.

The Inspector's concluded that allowing the proposed developments would lead to a premature loss of the Green Gap in the case of the application at Gresty Oaks, and all would lead to an erosion of the physical gap between the settlements in question.

The Local Plan Strategy includes a proposal to create a new area of Green Belt to replace the existing Green Gaps and a Green Belt 'Area of Search' is included in the Local Plan Strategy in relation to Policy PG3 'Green Belt'. The Local Plan Inspector has, however, asked Cheshire East Council to look at this again, as he does not consider that there is sufficient justification for the creation of a new Green Belt.

Depending upon the outcome of this, the detailed boundaries of the Green Belt/Green Gap/other Local Policy designation will be defined through the Site Allocations and Development Policies.

If Crewe is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration. However, the site is located within the Green Gap between Willaston and Rope and provides a physical differentiation between the two settlements. Development of this site would lead to an erosion of the physical gap between Willaston and Rope which would need to be given careful consideration in any

	<p>future assessment of the site.</p> <p>As the site is being actively promoted it should be subject to Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>
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# **CHESHIRE LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL' OF THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **MACCLESFIELD**

### **1. Introduction**

Macclesfield is classified as a Principal Town in the Local Plan Strategy Submission Version. It has a population of some 52,600 people (ONS mid year estimate 2013). It was formerly within Macclesfield Borough, prior to the establishment of Cheshire East. The town is a key focus for access to facilities and services for the surrounding local service centres and rural area.

Macclesfield is the second largest town in Cheshire East. It is situated in the north eastern part of the Borough on the River Bollin. It is close to the borders of Greater Manchester to the north, and the Peak District to the east. Macclesfield is a unique town, with a proud history as a centre for commerce and business. This is best evidenced through Macclesfield's role in the silk trade and the town continues to play a leading role on the international stage through the science and pharmaceutical industries. The town has strong economic links with South Manchester.

The town is well served by bus routes. The railway station is on the West Coast Main Line with direct regular services to Stoke-on-Trent, Birmingham, Manchester and London Euston.

Macclesfield was established as a settlement in the 13<sup>th</sup> Century and later developed around the silk and textiles industries. Today, Macclesfield has a bustling town centre (just under 500 shops) with a number of unique attractions, including; the Silk Museum and the heritage centre, cobbled streets lined with independent shops and galleries, all on the doorstep of the rolling hills of the Peak District. The Council's Strategic Planning Board granted consent in June 2013, subject to a Section 106 legal agreement, for the Silk Street Town Centre Redevelopment which proposes a cinema, shops, restaurants and offices.

### **2. Key Policy Issues/Constraints**

The current Local Plan for Macclesfield is the Macclesfield Borough Local Plan (Adopted 2004), which shows the settlement tightly constrained by the Green Belt on all sides, Local Landscape Designations (Parkland and Bollin Valley) and by the Peak Park fringe to the east. The Jodrell Bank Radio Telescope Consultation Zone lies approximately 1km to the south west edge of the town. There is a flood risk zone that follows the course of the River Bollin.

There are a high number of listed buildings and structures concentrated in the centre of the town and also many that are quite widely distributed. Much of the town centre is designated as a Conservation Area and there are also several outlying

Conservation Areas. A number of buildings are also locally listed. This illustrates the historic importance and significance of the town and reflects the strong identity, character and picturesque qualities of Macclesfield.

An Economic Masterplan for the town was adopted by the Council in 2010 with the aim of sustaining the town's performance as one of the most successful in the regional economy. The Masterplan identified two key elements for the future success of the town. Firstly, the redevelopment of the town centre to provide a greater retail offer, and secondly, the delivery of the South Macclesfield Development Area providing opportunities for physical and economic development.

The main employment allocations are at the following locations:

- East Tytherington Business Park – part of the original allocation has permission for housing (13/2661M land to the east of Larkwood Way, Tytherington – 173 units (SHLAA site 4162) and 12/4390M Land off Manchester Road Tytherington – 162 units (SHLAA site 3516) – both in the housing commitments)
- Hurdsfield Industrial Estate - as the largest traditional industrial estate in Cheshire East, it is home to a number of major multinational companies, including AstraZeneca and BASF Performance Products Ltd. This Industrial Estate accommodates an important concentration of activity. (Astra Zeneca in one of their Local Plan Submission Representations (SUB 2194) have suggested that the Milford Plot (3 Ha) could be an opportunity site for retail – this matter can be dealt with at the site allocations stage)
- Heapy Street/Gunco Lane area – this area is characterised by a mix of units of various ages in a sustainable location on the edge of the town centre to the south east
- Lyme Green Business Park - modern units – with a mixture of employment and retail
- South Macclesfield Development Area – greenfield allocation between Congleton Road and London Road – some employment uses on the site off Moss Lane

In addition Macclesfield town centre is a major focus for employment.

There are a number of Mixed Use areas to the west and south-west of Macclesfield town centre that are characterised by a mixture of old mills plus some more modern units with a range of employment, office, housing and retail uses.

The main housing areas within the town are detailed below (moving from the north clockwise):

- West Tytherington – modern estate built around the distributor road of Dorchester Way; compliments the older estate to the east of Manchester Road

- Hurdsfield Housing Estate – a popular estate due to the proximity to employment (Hurdsfield Industrial Estate) and the town centre
- Buxton Road/Black Road Area – mixture of properties – from terraced to family housing plus more modern infill developments (including the major redevelopment of the former Victoria Park flats)
- Edge of Town Centre areas – Brown Street Area and High Street area; northern edges of town centre – mainly terraced housing and semi-detached
- The Moss Estate - which lies to the south of South Park historic park
- The “Lake District Estate” to the south of Ivy Lane; Ivy Road/Chester Road/Oxford Road area – mixture of family housing – all ages
- The Weston – high density housing in the west of the town
- The “Cornwall Estate” – family housing – to the north of Broken Cross
- Upton Priory Estate – high density housing in the north-west of the town
- The Villas and Victoria Road and Chester Road – recent housing schemes – mixture of flats, modern town houses and family houses
- Abbey Road estate – high density housing adjoining the River Bollin

Some of these areas have more potential than others to deliver new housing such as the edge of town centre housing areas and the mixed use areas.

There is a new Parish Council being set up for the town which will have an increasing role in matters concerning Macclesfield.

### 3. Development Potential

The net completions for Macclesfield between 01/04/10 and 31/12/14 were 372 dwellings.

The total number of commitments at 31/12/14 is 1,008. The split between sites with full planning permission, outline, awaiting s106 and under construction is shown in the table below.

	<b>Brownfield</b>	<b>Greenfield</b>	<b>Mixed</b>	<b>Total Net dwellings</b>
<b>Full permission</b>	180	184	102	466
<b>Outline permission</b>	75	1	1	77
<b>Awaiting s106</b>	39	173	0	212
<b>U/C</b>	242	11	0	253
<b>Total</b>	536	369	103	1,008

The largest sites are the two greenfield sites at East Tytherington - (13/2661M land to the east of Larkwood Way, Tytherington – 173 units (SHLAA site 4162) and

12/4390M Land off Manchester Road Tytherington – 162 units (SHLAA site 3516) and land at Macclesfield District Hospital, Victoria Road – (SHLAA site 2147) – 11/3602M – 72 under construction and (SHLAA site 4548) – 36 with full permission. Other large brownfield sites are the Haulage Depot, Gunco Lane (SHLAA site 3114); Former TA centre, Chester Road (SHLAA Site 941) and Park Green Mill, Park Green (SHLAA site 923).

The commitments are also composed of a large number of small sites of 1 to 4 dwellings (for example 14-16 Beswick Street – demolition of industrial unit and erection 3 dwellings).

#### 4. Key Findings

Of the 84 sites/areas assessed 73 were from the SHLAA and 11 were added following a desk based assessment and site visits. These 84 sites could accommodate the following (see summary spreadsheet and pro-formas for the detail):

	<b>Greenfield dwellings/units</b>	<b>Brownfield dwellings/units</b>	<b>Total Net Dwellings</b>
<b>Sites that have the potential to come forward in the plan period</b>	35	431	466
<b>Sites that have been screened out at present</b>	180	609	789
<b>Totals</b>	215	1,040	1,255

It is considered that 466 dwellings (on 32 sites/areas) have a realistic chance of being developed in the Plan period, although there are still possible obstacles such as conversion to other uses. The summary spreadsheet provides a summary conclusion for each site/area and the pro-formas give details of the site constraints. Included within the figure of 466 are 24 units expected to be delivered from 8 small garage sites on the Weston housing estate (see summary spreadsheet for planning application numbers).

The remaining 52 sites (potential for 789 dwellings) are not currently considered to be suitable at present and therefore may not come forward in the plan period but some could still come forward as potential windfall sites through the planning process and through various brownfield initiatives that the Council is pursuing.

Details are shown on the site proformas and summary spreadsheets for Macclesfield.

The 'Cheshire East Local Plan Strategy Urban Potential Study April 2015 Macclesfield' map, as well as 'Macclesfield Inset 1' and 'Macclesfield Inset 2' maps



show all the sites considered for the Urban Potential Study in Macclesfield. The 'Draft Macclesfield Town Strategy Map and Table' document has been included for reference.

Some of the edge of town centre sites or town centre sites and sites in the high density housing areas in or bordering the town centre will probably deliver higher densities than initially indicated in these figures; where this is the case it has been flagged up on the pro-formas for the sites concerned. For consistency the site total is generally based upon 30 dwellings per hectare.

In regards to windfall sites, Macclesfield does have considerable potential for small windfall sites (1 to 4 dwellings) within the urban area (conversion of small workshops, demolition and re-building of dwellings and use of underused floor space). Unknown large sites are more unlikely due to the tight Green Belt boundary surrounding the town.

In terms of the sites included in the 466 figure that have the potential to come forward there are a range of sites: vacant buildings and land, sites with active or previous developer interest for housing or underused buildings with the potential to accommodate residential uses. There are also some sites in the screened out list that have potential to come forward due to previous housing interest or site owners actively seeking new premises (such as the King's School). But these sites have been screened out at present as they are still in active use and therefore are not immediately available for development.

At the Council's Cabinet meeting on the 16<sup>th</sup> September 2014 the following brownfield initiatives were agreed:

- Cheshire East Council to be at the forefront in the development of Local Development Orders by establishing a cross departmental Task Group to develop a pilot within Macclesfield, identifying and working with the owners of brownfield sites.
- Work with Government to explore the creation of a fund to build capacity to develop knowledge and understanding of smaller sites likely to be beneficiaries of Local Development Orders.
- Explore the potential for the development of an Equity share or grant schemes, delivered through a public / private partnership approach.
- Work with the Government on the development of tax incentives targeted at brownfield sites that were identified within the Local Development Order sites or in existing town centre boundaries.

Following on from the above Cheshire East Council carried out some initial work (as part of the Macclesfield Brownfield Land Initiative) in partnership with FSL Consulting. The Council has also secured funding to explore the development of Local Development Orders. The Department for Communities and Local Government has confirmed a grant – expected to be about £100,000 – to help make

two sites in Macclesfield ready for development. The money is from a £5m fund set up to enable planning authorities to establish Local Development Orders (LDOs) on brownfield land. LDOs streamline the planning process and save time and money. Macclesfield is the Borough's pilot area for projects to create more housing in or close to town centres and this forms part of the Council's overall town vision.

Alongside efforts to get more houses built on brownfield land, grants to convert unused floors above shops into modern, affordable apartments are available under a Town Living Initiative run by the Council in conjunction with the Homes and Communities Agency and social landlord Contour Homes. This In-Town Living Project has already delivered new flats above town centre properties (Mill Street and Chestergate).

Pam Upchurch (on behalf of Land East of Fence Avenue (LEFA) residents group) submitted a list of sites that they considered could have development potential within the town. As part of the assessment, all the sites put forward by them have been examined, and where there was a site they put forward that met the criteria in the methodology, it was referenced in the proformas. Their assessment work is set out in M14.3.005a and M14.3.005b:

<http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/hs/matter143>.

It should be noted that some of their sites now have planning permission and are included in the housing commitments list dated 31/12/14 that has been used for this study. Many of the sites are still in active use though and therefore have to be screened out at present as they are not immediately available.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] Macclesfield is located within an area of the Borough where residential development is considered to be viable.

Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside and there are unlikely to be any significant viability and deliverability issues with the vast majority of the sites.

Many of the brownfield sites in Macclesfield are in a sustainable location within walking distance of the town centre.

## **6. Conclusion**

Macclesfield is a Principal Town in a very desirable area of the borough with good public transport links towards Manchester and other parts of the Borough.

In summary Macclesfield has commitments for 1,008 dwellings and potential for another 466 dwellings (35 greenfield, 431 brownfield) (32 sites/areas) within the plan

period (see tables below). Other sites that may still come forward within the plan period have been excluded from the figures at present due to the sites being in active use. The various brownfield initiatives that the Council is adopting will also generate more dwellings on brownfield sites.

*Commitments:*

	<b>Brownfield</b>	<b>Greenfield</b>	<b>Mixed</b>	<b>Total Net dwellings</b>
<b>Total</b>	536	369	103	1,008

*Urban Potential:*

	<b>Greenfield units</b>	<b>Brownfield units</b>	<b>Total Net Dwellings</b>
<b>Sites that have the potential to come forward in the plan period</b>	35	431	466

**CHESHIRE EAST LOCAL PLAN STRATEGY: MACCLESFIELD; ASSESSMENT OF URBAN POTENTIAL SITES: SUMMARY OF SITES WITH POTENTIAL FOR DEVELOPMENT DURING THE PLAN PERIOD**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Community Centre, Library & shops Hurdsfield	3140	Local shops, library, garage block, separate site vacant community centre and car park (Carisbrook Ave)	0.25	0	4	The vacant Community Centre site is available for development ( may be more units - dependent upon scheme). The site is in an established residential area.( The remainder of the site is in use but may come forward in the long term)
Barracks Mill, Black La.	3113	Vacant/derelict site	3.41	0	103	This vacant site is in a very sustainable location within walking distance of a range of facilities and services. Previous viability work suggested densities of 50 per hectare and a mix of dwelling types.
Steeple St Timber Yard	3067	Vacant Timber Yard - Greenham Commercial - site for sale/let suitable for redevelopment subj to pp	0.08	0	4	This is a sustainable edge of town centre site suitable for small scale residential development
Former Thorp St Mill/Garage	3121	Vacant land (Thorp St Mill demolished) and shuttered garage	0.14	0	6	Site could deliver imaginative scheme; short term - vacant land possible site; long term - adjacent depot could relocate; new high density housing opposite
Former Links Garage Manchester Rd	3074	Part of site Chrome Motors - in use; remainder of site - Hallams - for sale/let; flood risk, contaminated ld, adj to WCML, overhead power lines	0.38	0	12	This site could deliver a good quality housing scheme adjacent the River Bollin with good access to the Riverside Park and Town Centre.
Station Road	4136	Variety of uses - scout hut (active use), commercial - Redhaus Internorm (active use), vacant land and garage	0.2	0	3	The vacant part of the site and garage could deliver a couple of units now in this established residential area close to the town centre.
Culvers Garage	3072	In active use Car garage & showroom Toyota S part; Cyprotex N part; contaminated ld, demolition and remediation, levels	0.38	0	6	Site will come forward once Toyota can relocate; high density scheme likely in this established residential area adjacent the town centre
2-6 Beech Lane	3066	Residential properties on Beech Lane but vacant area to side and rear can be accessed from rear	0.1	0	3	With its previous history for residential development the site has the potential to be developed within the plan period.
Fomer Kings Head PH and Three Pigeons Little St	3132	Vacant Public House and land to rear (land being rented out for car parking - Hallams)	0.18	0	8	The site is a prominent site with residential units nearby in a sustainable town centre location.
Rest of Water Green frontage (Gas Road car park opposite)	3118	Variety of uses - Sovereign Motors, residential properties recently renovated; vacant building - former electrical contractors - see planning history	0.14	0	3	This could be a long term site especially if include the car park opposite but in the short term a few units on the vacant building site would link well with refurbished residential properties adjacent
Sutton Castings	3119	Derelict site	0.28	0	12	The site appears to be available and has been on the market. There is an established residential area nearby and it is a prominent, sustainable town centre site.

Union Mill	3079	Employment use - various uses - Age Concern warehouse; Brokers on corner; part of mill to let Hallams	0.16	0	7	Vacant part of mill could be developed now or all the mill in the longer term; popular residential areas close to town centre
Topps Tiles etc Union St./Elizabeth St	3102	Commercial use - Country Carpets, Topps Tiles and PAW Engineering	0.32	0	4	This site could generate residential units with the use of the upper floors (recent development enquiry); popular residential area close to town centre
Townley Street Sunday School (Townley St CP near by)	4238	Hall/Sunday school; for sale/to let - Greenhams; conversion opportunity; large hall with balcony	0.06	0	2	The site is on the market and could deliver a residential conversion scheme in this sustainable town centre location
Duke Street Corner -vacant nightclub	Macc 1		0.04	0	10	The site is on the market and could deliver a high density residential scheme.
Craven House, Churchill Way	Macc 2	PO only tenant left; will be on market; any housing would be opposite new cinema!	0.06	0	20	Prior approval process could mean could be converted to residential; sustainable town centre location
Green St depot	3135	Site in use - Maintenance Contracts Industrial Flooring BUT for sale (CEC Id) long lease - site suitable for aff hsg	0.42	0	18	Site on market; developer interest; popular residential area close to town centre
Green St	3107	Vacant works - boarded up and car park; some cars parked there	0.07	0	3	The site is vacant so could be developed for housing; there is existing housing in the vicinity plus new housing schemes coming forward nearby
Fountain St/Canal St	3086	Arighi Bianco depot? - derelict at present - all padlocked up; access along Fountain St	0.28	0	9	This is a possible housing site as it appears to be vacant and is in an established residential area within 5-10 minutes walking distance of the town centre.
151-153 London rd	3126	Vacant dwellings - boarded up	0.09	0	8	Application waiting to be determined for 8 dwellings – 13/0191M – for 8 flats
Albion Mill area	Macc 3 Albion Mill 766	Albion Mill - all vacant; pub and car park vacant; some commercial uses still - Norman Motor Services, East Cheshire Glass, Marfield Springs	0.59	0	23	This could be a long term development site (through site allocations) or in the short term - the pub (7 units – current application) and the conversion of the vacant mill (16 units based upon previous permission).
St Barnabus School	Macc 4	Vacant school	0.5	0	15	Vacant school; established residential area - South park nearby and within walking distance of town centre
Gradus - Georgian Mill/Waterside Mill Park Green	Macc 5	Part still occupied - offices; rest of site derelict after fire	0.28	0	68	There is an on-going commitment from the owners to redevelop this site and new housing is being built nearby as part of a previous scheme.
Lowe Street Mill	Macc 6	Vacant Mill - conversion to residential being looked at	0.08	0	10	The site is vacant and discussions over housing have taken place. Established residential area; edge of town centre
<b>The Weston Project (Cheshire Peaks &amp; Plains) Planning Refs: 14/5212M, 5214M, 5226M, 5227M, 5230M, 5234M, 5264M, 5265M</b>		8 sites in total - predominantly garage blocks and parking areas; small amount landscaping areas		0	24	Small redevelopment sites within established residential area.
Id at Birtles Road	456	Local listed building (fire damaged) and grassland; has been on the market for a year CEC Id; need to maintain access to allotments (could be off Hamble Way); preferable to retain locally listed building	0.69	35	0	An expired permission (05/0919) for affordable housing exists for the site; there have been market housing offers for the site

Alma Mill	948	Vacant mill; broken windows etc	0.06	0	12	Mill vacant; established residential area; could be comprehensive scheme with adjacent uses; pub nearby already redeveloped for 5 houses
Birch House	2429	Vacant offices; previous approval for housing	0.05	0	8	This is a vacant site with previous planning permission for housing. There are residential properties nearby and it is a sustainable town centre location.
Charles Roe House	Macc 7	Listed building grade 2*; vacant office building, on market; key site in CEC Culture and Heritage Strategy; problem of getting a lift in	0.01	0	5	This site is an important building within the heritage townscape; housing is a possible use for the building or parts of the building and the site is vacant and on the market.
Cheshire Glass, Armitt Street	Macc 8	Commercial unit and yard; current planning application	0.11	0	10	There is a current planning application for housing on the site and the site is in a sustainable location in an established residential area.
Henderson St/Newton St	Macc 9	Underused commercial unit; current planning application	0.06	0	6	This is an underused commercial site in a mixed use area close to the town centre. There is a current planning application for housing on the site.
Devon Close, Kennedy Ave (Westmorland Close)	3138	Underused car park	0.12	0	5	The site is in an established residential area and has the potential to be developed within the plan period.
<b>TOTALS</b>			<b>9.59</b>	<b>35</b>	<b>431</b>	

**CHESHIRE EAST LOCAL PLAN STRATEGY: MACCLESFIELD; ASSESSMENT OF URBAN POTENTIAL SITES; SUMMARY OF SITES NOT CONSIDERED TO HAVE THE POTENTIAL AT THE DATE OF THE STUDY**

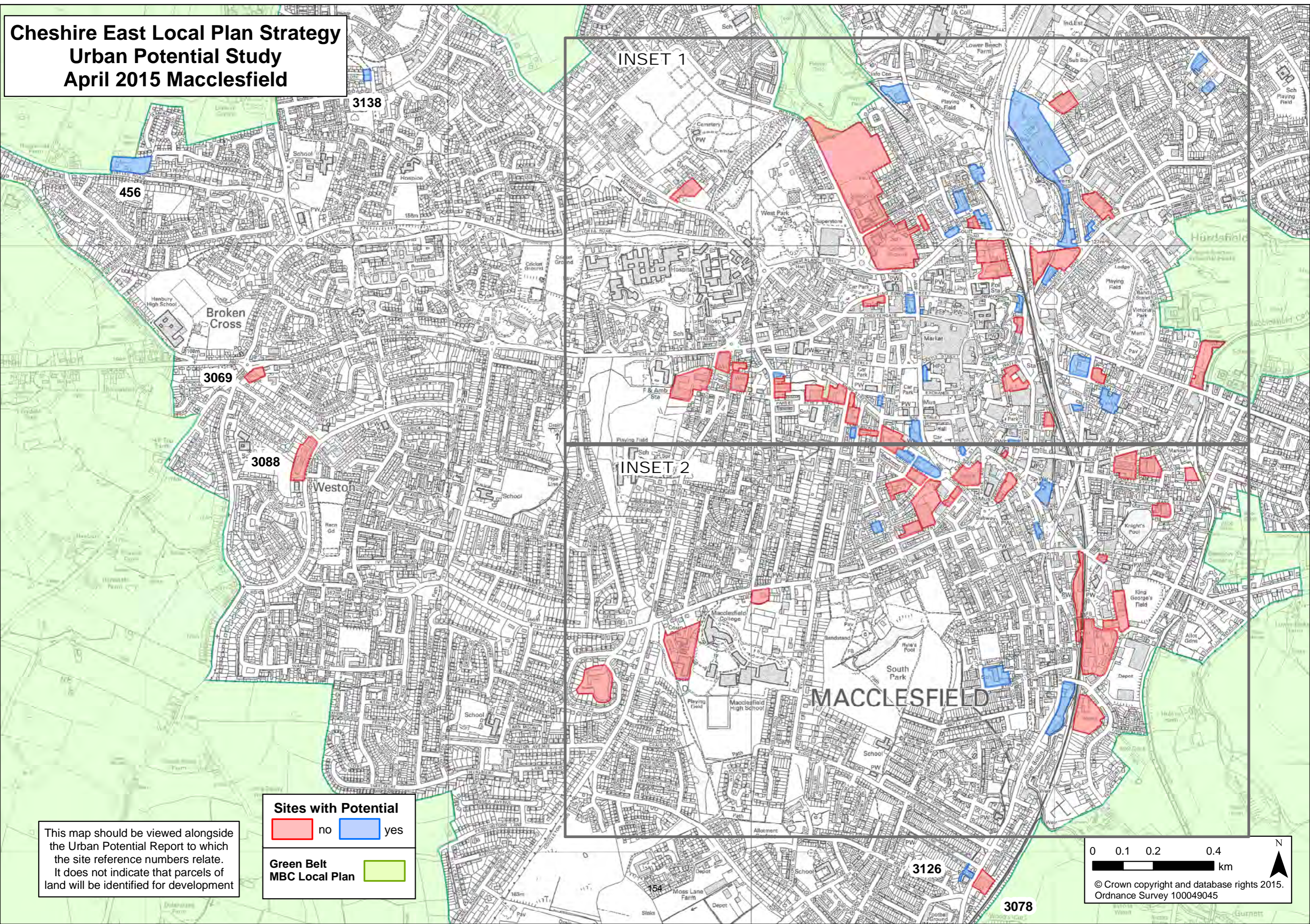
Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Former CFC Withyfold Dr	3143	Commercial - Adam partridge Auctioneers and Valuers	0.39	0	12	Site in use at present but could come forward in the longer term. Residential areas adjacent and within 5-10 minutes walk of town centre.
Former Brake Bros. Adelaide St. Hurdfield Rd	3084	Commercial - Howdens Joinery Co and Churchill Home Care	0.48	0	20	Site in use at present but could come forward in the longer term. Residential areas adjacent and within 5-10 minutes walk of town centre.
Commercial Rd Depot	3122	In use ANSA Depot	0.46	0	14	Site in use at present but could come forward in the longer term. Could be developed with adjacent site. New housing opposite.
Magistrates Court	3073	In active use	0.11	0	4	Site in use at present but could come forward in the longer term.
Kings School (cricket and rugby)	4302	School & playing fields	7.43	180	43	Likely to happen in plan period – school actively seeking to relocate; Site screened out at present due to current use and the fact that the new proposed site is in the green belt.
BT Jordangate	3080	Offices - in active use	0.65	0	20	Sites screened out at present as still in use but PO activities contracting and BT may relocate; long term development sites
PO Sorting Office, Jordangate	3081	Offices - in active use	0.51	0	16	
Car wash etc King Edward St	3085	The Big Apple Car Wash	0.17	0	6	Site in use at present but could come forward in the longer term.
Waters Green Printworks	3117	Fomer Print Works now Travel Lodge - active use	0.11	0	5	Site in use at present but could come forward in the longer term.
Ld at EARs Garage pp for care apartments	3111	Vacant garage, previous canal boat hire etc	0	0	0	If this site is not developed for care accommodation it is likely to come forward again as the site is vacant and available.
Cooksons garage	3139	Existing garage; listed mill adjacent	0.42	0	6	Site in use at present but could come forward in the longer term.
Bridge St Mills	3101	Existing employment use - various units	0.47	0	9	Site in use at present but could come forward in the longer term.
Former Mercedes garage (now Tile Giant)	3071	Exisiting retail units - Dreams and Tile Giant	0.21	0	7	Site in use at present but could come forward in the longer term.
Ld betw Statham St & Crossall St	3142	Current B8 use; Woottons Ltd - modern warehouses	0.3	0	12	Site in use at present but could come forward in the longer term.
B & Q	3103	Current retail	0.92	0	28	Site in use at present but could come forward in the longer term.
Augustus Mill, Buckley St.	3076	In use - Spiral, Stormguard Rainwater Systems	0.23	0	10	Site in use at present but could come forward in the longer term; previous approval for housing.
Garage/workshop Vincent St	3105	Commercial use - DC Developments, Orion motors, part - workshop to let Hallams	0.08	0	3	Site in use at present but could come forward in the longer term; underused site - part to let; approval for housing adjacent.
National Tyres Vincent St	3106	Current employment	0.09	0	3	Site in use at present but could come forward in the longer term.
Samual St warehs - part of TC devt	3082	Storage warehouse - still occupied by Arighis	0.51	0	16	Site in use at present so screened out.
The Towers Park Green	3120	Vacant	0.29	0	12	Site vacant so could come forward if Lidl do not pursue their scheme
Former Bank Chambers Park Green	Macc 10	Grade 2* LB - no discussions yet	0.03	0	1	Site vacant but no discussions regarding housing at present
George St Mixed use area	3124	Mix of employment uses in old mills; some refurbishment taken place - Hangar Seven	0.11	0	5	Site in use at present but could come forward in the longer term.
Former Belgreen House Green St/Fountain Street	3123	Commercial use - now called The Green; variety of uses eg eco, Cendres, Metaux	0.18	0	6	Site in use at present but could come forward in the longer term. Within an established residential area and within 5-10 minutes walk of town centre.
Brook St./Jodrell St	3109	Variety of commercial uses; some vacant space; good units Parker St/Jodrell St; poorer units Brook St - space to let - Greenham, Barker	0.56	0	17	Site in use at present but could come forward in the longer term. Residential areas adjacent and within 5-10 minutes walk of town centre.

Goodall St.	3110	Commercial uses in frontage unit Goodall St - JP Exhausts and Macc laser Cutting Ltd; bdg good condition; vacant unit to rear - for sale/let	0.42	0	13	Site in use at present but could come forward in the longer term. Residential areas adjacent and within 5-10 minutes walk of town centre.
Former British waterways depot - now Canal and River Trust, Swettenham St	3065	Current depot used when doing works on canal	0.16	0	7	Site in use at present but could come forward in the longer term.
Bank Street Works	3063	In current employment use - Process Components	0.24	0	10	Site in use at present but could come forward in the longer term.
Windmill St	3127	waste ground and workshop	0.07	0	3	The site has been screened out as it is apparently still in use plus the changes in levels may limit development.
Former Travis Perkins Windmill St - now John Swindells & Co	3777	Salvage Co at moment	0.47	0	15	Site in use at present but could come forward in the longer term.
Old Mill Lane	3778	House, workshop behind, yard, garage and offices	0.07	0	2	Site in use at present but could come forward in the longer term.
BAS House, Gunco Lane/Byrons La. (and Heapy Street West)	3115	Commercial uses; variety of units in various conditions - some very good quality - e.g. Sutton Garrison Business Park	1.57	0	48	Site in use at present; active business park
Whittakers (and Heapy Street East)	3133	Commercial use - coaches	0.7	0	28	Site in use at present but could come forward in the longer term.
Slack St. off Byrons Lane	3116	Commercial use; backland development; poor access; storage building materials; car parts	0.28	0	24	Site in use at present but could come forward in the longer term.
London Road Garage	3078	Current garage	0.33	0	10	Site in use at present but could come forward in the longer term.
Highfield House, Park Lane	3077	Nursing Home	0.25	0	8	Site in use at present but could come forward in the longer term.
The Willows Park lane	3131	In educational use at moment	0.3	0	12	Site in use at present but could come forward in the longer term.
Park Mount Nursing Home	3070	Nursing Home in use	1	0	30	Site in use at present but could come forward in the longer term.
Shops Earlsway Weston	3088	Retail incl vacant shops; well used local shops	0.3	0	12	Site in use at present but could come forward in the longer term.
Tescos metro Broken Cross	3069	Well used local shop; unlikely unless comes up for redevelopment again	0.2	0	6	Tesco Metro developed on the site so site screened out at present.
Conservative Club West Bank Rd	3068	Conservative Club needs to be relocated; grounds covered by TPO	0.36	0	9	This site could come forward in the plan period as it is within a desirable residential area and there has been previous developer interest in the site; screened out at present as still in use
Clowes St. (Gradus)	3090	Ind/Comm - in use	1.08	0	33	Site in use at present but could come forward in the longer term.
Regency Mill, Chester Rd	3089	Stormguard - in use	0.27	0	9	Site in use at present but could come forward in the longer term.
Car park adj Oxford rd Mill	3091	Car Park for Regency Mill workers	0.11	0	4	Site in use at present but could come forward in the longer term.
Oxford Rd. Mill	3092	4 storey Mill now Oxford House - in use	0.3	0	12	Site in use at present but could come forward in the longer term.
Crompton Rd Garage	3094	Cheshire Vehicle Rental	0.07	0	2	Site in use at present but could come forward in the longer term.
Pownall square	3095	Weaving sheds at lower level than adjacent Mill; difficult to access	0.15	0	6	Site in use at present but could come forward in the longer term.
Crompton Rd Mill	3096	Part vacant - to let Barker and Co but part occupied - Macc Fencing Products, Cranmore Instant Print	0.06	0	2	Site in use at present but could come forward in the longer term. Underused mill; new housing nearby



Modern Mill Complex Bond St	3097	Various units- CLK furniture, gym, factory carpets & beds, best Electrical Supplies	0.3	0	9	Site in use at present but could come forward in the longer term.
Unit 2 Athey St	3098	In useMainwarings Interiors, Shackleford Pianos	0.22	0	7	Site in use at present but could come forward in the longer term.
Corner of Bond St and Shaw St	3099	car park for Ropewalks	0.07	0	3	Site new refurbished offices - Ropewalks so screened out at present
Kershaw Mill Newton St	3100	Ropewalks - offices; some part to let	0.22	0	7	
Henderson Street Mill	Macc 11	Mill was vacant but now Age Concern Warehouse	0.11	0	3	Site in use at present but could come forward in the longer term. Within a mixed use area and at the edge of the of town centre.
<b>TOTALS</b>			<b>24.39</b>	<b>180</b>	<b>609</b>	

**Cheshire East Local Plan Strategy  
Urban Potential Study  
April 2015 Macclesfield**



**Sites with Potential**  
 no     yes

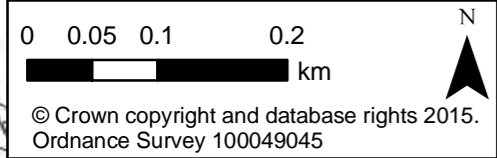
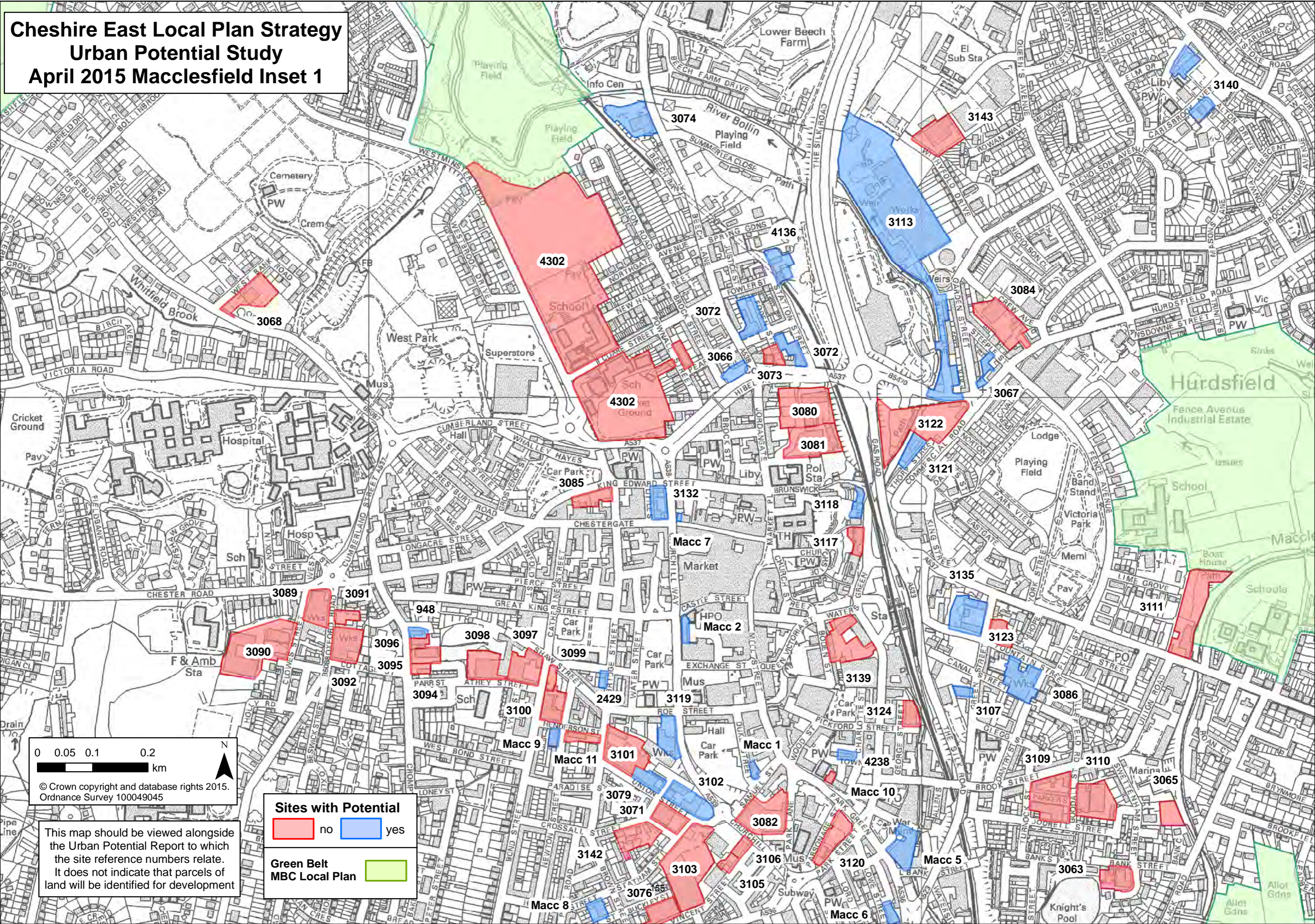
**Green Belt  
MBC Local Plan**

This map should be viewed alongside the Urban Potential Report to which the site reference numbers relate. It does not indicate that parcels of land will be identified for development

0 0.1 0.2 0.4 km

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**Cheshire East Local Plan Strategy  
Urban Potential Study  
April 2015 Macclesfield Inset 1**

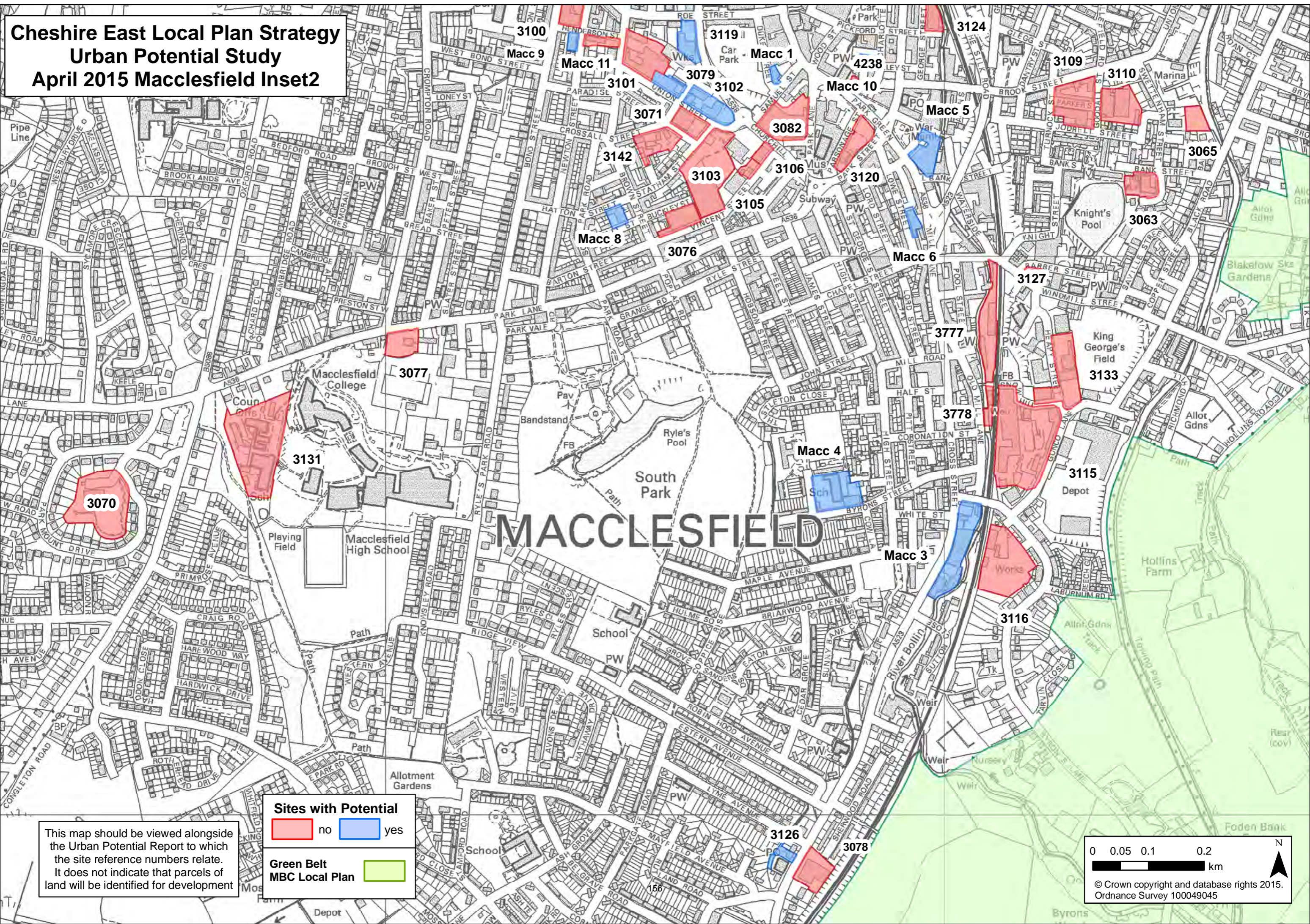


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This map should be viewed alongside the Urban Potential Report to which the site reference numbers relate. It does not indicate that parcels of land will be identified for development

<b>Sites with Potential</b>	
<span style="display:inline-block; width:15px; height:15px; border:1px solid red;"></span> no	<span style="display:inline-block; width:15px; height:15px; border:1px solid blue;"></span> yes
<b>Green Belt MBC Local Plan</b> <span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid green;"></span>	

**Cheshire East Local Plan Strategy  
Urban Potential Study  
April 2015 Macclesfield Inset2**



**Sites with Potential**

no (red square)    yes (blue square)

**Green Belt** (light green square)

**MBC Local Plan** (yellow-green square)

This map should be viewed alongside the Urban Potential Report to which the site reference numbers relate. It does not indicate that parcels of land will be identified for development

0 0.05 0.1 0.2 km

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## Cheshire East Local Plan Strategy: Urban Potential Study of the Principal Towns; Key Service Centres and Local Service Centres: Site Assessment Proforma

### Macclesfield

<b>Site Address</b>	<b>Community Centre, shops and library Hurdsfield, Carisbrook Avenue, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3140
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Existing local shops with flats above and around the corner (3 storey block) – L shaped; well used local Co-op and Macclesfield Spice Take-Away (6 flats above in total in that section of the L); separate block comprises garages and the local library; car park to serve shops and protected Open Space. Across the road is the Community Centre (which is vacant) plus car park.
<b>Site area and dwelling capacity</b>	Whole site 0.25ha 8 units (from SHLAA) <b>(Community Centre part 0.12ha, 4 units</b> (half SHLAA figure)
<b>Constraints</b>	Existing uses would have to be relocated; facilities at present well used but community centre part could be developed first; protected Open Space part of site if develop a wider area.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as predominantly residential and local shops in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	No current history
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	Community centre part available now; rest of site long term. Community centre part – schemes being drawn up.

	<p>Site within a popular housing area; access to local services and schools; good public transport links and within walking distance of the town centre.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p>
<b>Is the site potentially developable within the plan period; available and achievable?</b>	<p>Shops, garages, library and flats – long term site but could happen within plan period.</p> <p>Community centre part available now.</p>
<b>Infrastructure issues (including highways)</b>	<p>None that aware of</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.</p>
<b>Conclusions &amp; recommendations</b>	<p>The vacant Community Centre site is available for development (4 units – may be more dependent upon scheme). The site is in an established residential area and has the potential to be developed within the plan period. (The remainder of the site is in use but may come forward in the long term).</p>

<b>Site Address</b>	<b>Barracks Mill, Black Lane, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3113
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Vacant/derelict site with narrow access; fire damaged areas; weaving sheds at rear still present; some areas cleared; site borders River Bollin (western edge); Withyfold Drive (residential area in part) – eastern edge and long back gardens; commercial units at northern end of Withyfold Drive. Tesco's store is situated to the south west on the other side of the River Bollin.
<b>Site area and dwelling capacity</b>	3.41ha <b>103 units</b> (from SHLAA)
<b>Constraints</b>	Contamination; flood risk; access problematic – Black Lane quite narrow; possible air quality issues – Silk Road nearby.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Employment Area in saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Previous retail applications e.g. Planning permission for a DIY warehouse, bulky goods unit and a restaurant was approved in 2008, but the section 106 agreement was never signed 08/0409P; Tescos were planning to build a new store but the application wasn't progressed (12/0112M); Employment Land report suggest employment uses may not be viable.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	Yes – but constraints re contamination, flooding etc may affect viability re residential; mixed scheme a possibility. According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

<p><b>Is the site potentially developable within the plan period; available and achievable?</b></p>	<p>Yes – sustainable site adjacent town centre; close to a range of facilities; opportunities to create a good residential environment adjacent the River Bollin with walking, cycling opportunities (access to Middlewood way etc). Previous viability work suggested densities of 50 per hectare and provide a mix of dwelling types; the Eastgate development nearby is a mixture of mews houses and apartments.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>Narrow access off Black Lane.</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>Site within 5 to 10 minutes walk of town centre Bus stop within 430m. Post office within 1100m. Medical facilities within 650m. Primary school within 900m. Open space within 240m. (Information from SHLAA)</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This vacant site is in very sustainable location within walking distance of a range of facilities and services. Previous viability work suggested densities of 50 per hectare and a mix of dwelling types. Although there are some constraints to development the site may come forward once further viability work has been carried out. The site has the potential to be developed within the plan period.</p>



<b>Site Address</b>	<b>Steeple Street Timber Yard Hurdsfield Road/Steeple Street, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3067
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Timber yard now vacant due to relocation (Greenham Commercial 01625 503186 – to let/for sale – suitable for redevelopment subject to planning permission) Access off Timber Street – odd shape; vacant area opposite probably part of site too; part of existing residential area – predominantly terraced houses.
<b>Site area and dwelling capacity</b>	0.08ha <b>4 units</b> (from SHLAA)
<b>Constraints</b>	Access; flood risk
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as predominantly residential in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	Yes – good site - part of area where predominantly terraced housing; housing site nearby for housing (11 -17 Steeple St – demolition of workshop and erection of 3 dwellings). According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Yes – site being marketed.

<b>Infrastructure issues (including highways)</b>	None that aware of.
<b>HRA considerations</b>	
<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Conclusions &amp; recommendations</b>	This is a sustainable edge of town centre site suitable for small scale residential development (other conversions/redevelopments nearby for residential). The site has the potential to be developed within the plan period.

<b>Site Address</b>	<b>Former Thorp Street Mill (now vacant land – mill demolished) and garage Thorp Street off Commercial Road, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3121
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Vacant land (mill demolished) adjacent River Bollin – in floodplain so flooding issues to overcome; garage shuttered often but still in use; sign on vacant land has fallen over – unable to read sales details.
<b>Site area and dwelling capacity</b>	0.14ha <b>6 units</b> (from SHLAA)
<b>Constraints</b>	Flooding, possible contaminated land (former mill on site), noise from Silk Road and Council Depot (plus odours).
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as an Employment Area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	Yes – relatively new/modern housing opposite (Victoria flats redevelopment) and access to Victoria Park; adjacent town centre.  According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Yes – sale sign (no longer readable) but constraints may have a negative impact – flooding and adjacent Council Depot

<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Conclusions &amp; recommendations</b>	This site could deliver an imaginative scheme (no living areas on ground floor due to flood risk zone) and in the long term the adjacent depot may relocate also. In the short term the vacant land could come forward as a small scale residential development. The site has the potential to be developed within the plan period.

<b>Site Address</b>	<b>Former Links Garage, Manchester Road, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3074
<b>Site visit date</b>	05.01.15
<b>Site description</b>	Part of site Chrome Motors - in use - Car showroom and offices; remainder of site vacant - Hallams - for sale/let - (on website appears to be advertising the whole site); Previous interest for housing but overhead power lines may limit interest; developer interest.
<b>Site area and dwelling capacity</b>	0.38ha <b>12 units</b> (from SHLAA)
<b>Constraints</b>	Flood risk but river at lower level – not in flood zone on map, possible contaminated land from garage uses, adjacent to West Coast Main Line (Railway), overhead power lines – to north of site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as predominantly residential in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	07/1224P Change of use from car showroom to warehouse and office use c/c 16/07/07.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	Yes – housing scheme built opposite – Beechwood Mews. According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Yes – part available now; appears whole site available – Hallams website.

<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Within 5 minutes walk of the town centre Bus stop within 50m. Post office within 1400m. Medical facilities within 700m. Primary school within 1400m. Open space within 60m. (Information from SHLAA).
<b>Conclusions &amp; recommendations</b>	This site could deliver a good quality housing scheme adjacent the River Bollin with good access to the Riverside Park and town centre. The site has the potential to be developed within the plan period.

<b>Site Address</b>	<b>Station Road, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	4136
<b>Site visit date</b>	5.01.15
<b>Site description</b>	Variety of uses - scout hut (active use), commercial - Redhaus Internorm (active use), vacant land and garage; mixture of housing adjacent.
<b>Site area and dwelling capacity</b>	0.2ha 6 units (from SHLAA) <b>(vacant land 0.1ha, 3 units half of SHLAA figure)</b>
<b>Constraints</b>	Access off Manchester Road – cobbles; one-way system; potential noise from railway line.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as predominantly residential in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes part – not sure what vacant land used for previously – may have been allotments.
<b>Background site history &amp; Current apps</b>	01/1501P Tytherington Timber – change of use of land to car parking Appeal allowed (not implemented); land was once used as allotments – now disused; domestic garage allowed 1993.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	Yes – residential area – terraces and semi-detached; close to town centre and all services. According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Yes – no obvious constraints
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside
<b>Conclusions &amp; recommendations</b>	The vacant part of the site and garage could deliver a couple of units now in this established residential area close to the town centre. The site has the potential to be developed within the plan period.



<b>Site Address</b>	<b>Culvers Garage Manchester Road and Station Road, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3072
<b>Site visit date</b>	05.01.15
<b>Site description</b>	In active use Car garage & showroom Toyota S part; Cyprotex N part; change of levels from north to south; modern buildings; access quite difficult – one way systems. Car dealers generally in the town prefer to be in the same location to offer choice; Toyota has outgrown their site; seeking larger accommodation elsewhere. High density scheme possible (so higher units than proposed in SHLAA).
<b>Site area and dwelling capacity</b>	Both sites - 0.38ha 12 units (SHLAA figure) ( <b>Toyota part 0.15ha, 6 units</b> half SHLAA figure – however a higher density e.g. 10 - 15 terraced units is likely to reflect edge of town centre setting and character of area).
<b>Constraints</b>	Possibility of contaminated land (garage site), demolition and remediation, levels.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as predominantly residential in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	01/0636P certificate of lawfulness re change of use of car showroom to retail A1 - no decision.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	Residential area – terraced housing; adjacent town centre According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within</b>	Site likely to come forward in long term once Toyota can relocate.

<b>the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Bus stop within 110m. Post office within 1500m. Medical facilities within 250m. Primary school within 1400m. Open space within 220m. (Information from SHLAA).
<b>Conclusions &amp; recommendations</b>	This site is likely to come forward in the long term once Toyota can relocate. The site lies in an established residential area adjacent to town centre services. A high density scheme is likely to reflect the edge of town centre setting and character of area. The site has the potential to be developed within the plan period.

<b>Site Address</b>	<b>2-6 Beech Lane, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3066
<b>Site visit date</b>	05.01.15
<b>Site description</b>	2 to 6 Beech Lane are residential properties (poor condition) – vacant land to rear that can be accessed from rear.
<b>Site area and dwelling capacity</b>	0.1ha 3 units (from SHLAA) Site could support larger numbers based upon previous scheme – 9 units; <b>Vacant land only 0.08 ha, 3 units</b> – reflecting local character
<b>Constraints</b>	Road noise; air quality issues; changes in level but can access and provide parking from rear.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as predominantly residential in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Previous application 14/1597M 9 flats withdrawn May 2014 – more information needed regarding mediation for air quality etc; no letter on file regarding reason for withdrawal – only letter confirming withdrawn.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	Yes – surrounded by housing; previous interest. According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Yes – previous interest in site; could come forward in plan period
<b>Infrastructure issues</b>	None known

<b>(including highways)</b>	
<b>HRA considerations</b>	
<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Conclusions &amp; recommendations</b>	The whole site could deliver a scheme or just the vacant land. The site lies in an established residential area on the edge of the town centre. With its previous history for residential development the site has the potential to be developed within the plan period.

<b>Site Address</b>	<b>Former Kings Head PH/Three Pigeons, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3132
<b>Site visit date</b>	05.01.15
<b>Site description</b>	Vacant public house and land to rear (land to rear being rented out for car parking – Hallams £500 per space); busy road – Churchill Way; access and parking constrained.
<b>Site area and dwelling capacity</b>	0.18ha <b>8 units</b> (from SHLAA) Apartments possible as part of a mixed use scheme or terraced units (10 to 15 units).
<b>Constraints</b>	Noise and air quality; needs good design (Conservation Area) – prominent site – car parking probably an issue.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed use regeneration area and secondary shopping area in the saved Macclesfield Borough Local Plan; within Macclesfield Town Centre Conservation Area.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Previous schemes have been worked up (HA scheme May 12); high density scheme a possibility; financial issues Previous apps: 07/1836P Partial demolition of Kings Head Public House and retention of Three Pigeons public house: erection of part two, three, four storey building to provide a mixture of A1, A2, A3, A4, A5 and B1 uses. CC 7.04.08.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	Yes – visually prominent site within town centre – could deliver high quality scheme with residential elements incorporated; residential in vicinity – alms houses etc. According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period;</b>	Yes – site could to be looked at with other sites (King Edward Street area – car wash Big Apple (3085), Blockbuster (No 46), Sue Ryder Unit, Whalley Hayes car

<b>available and achievable?</b>	park, Magnet warehouse etc – comprehensive scheme?). Car Parking Strategy – looking at assisting town centre housing – release of car parking spaces etc as on street parking limited.
<b>Infrastructure issues (including highways)</b>	See above.
<b>HRA considerations</b>	
<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Conclusions &amp; recommendations</b>	In the long term this site could be part of comprehensive redevelopment of a wider area but as the site is vacant it is likely that a development could be achieved in the short term. The site is a prominent site with residential units nearby in a sustainable town centre location. The site has the potential to be developed within the plan period.

<b>Site Address</b>	<b>Rest of Waters Green frontage (could include Gas Road car park opposite), Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3118
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Variety of uses - Sovereign Motors, residential properties recently renovated; vacant building - former electrical contractors - see planning history. Adjacent travel lodge; car park opposite very close to West Coast Main Line.
<b>Site area and dwelling capacity</b>	0.14ha 6 units (from SHLAA) <b>(Vacant garage/electrical office building 0.05ha 3 units – reflects terraced properties adjacent).</b>
<b>Constraints</b>	Steep slopes behind site; West Coast Main Line – noise; TPOs to rear; Conservation Area; Listed Buildings on Brunswick Hill.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use Area in the saved Macclesfield Borough Local Plan; within Macclesfield Town Centre Conservation Area.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	10 Waters Green 12/1078M demolition of garage and erection of 3 storey office/retail/commercial - not started.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Long term site but vacant electrical contractors could be developed if present planning permission not pursued – would link with terraced properties adjacent.
<b>Infrastructure issues</b>	None known

<b>(including highways)</b>	
<b>HRA considerations</b>	
<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside
<b>Conclusions &amp; recommendations</b>	This could be a long term site especially if include the car park opposite but in the short term a few units on the vacant building site would link well with refurbished residential properties adjacent. The site has the potential to be developed within the plan period.



<b>Site Address</b>	<b>Former CFC Withyfold Drive, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3143
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Site in use - commercial unit – Adam Partridge Auctioneers. Site on edge of established residential area.
<b>Site area and dwelling capacity</b>	0.39 Ha 12 units (from SHLAA)
<b>Constraints</b>	Site in use
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as an Existing Employment Area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	11/2385M Proposed change of use from warehouse to auction sales room and associated offices and storage Approved with conditions 07.09.11.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Bus stop within 420m, Post Office within 1100m, medical facilities within 1000m, Primary School within 790m, Open Space within 580m. (Information from SHLAA)
<b>Conclusions &amp; recommendations</b>	The site is an existing Auctioneers and therefore is not available for development at present and has been screened out.

<b>Site Address</b>	<b>Former Brake Brothers site, Adelaide Street, off Hurdsfield Road, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3084
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Commercial units in use – Howdens Joinery Co and Churchill Care.
<b>Site area and dwelling capacity</b>	0.48 ha 20 units (from SHLAA)
<b>Constraints</b>	Site in use
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as Predominantly residential in the saved Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Bus Stop within 160m, Post Office within 810m, medical facilities within 800m, Primary School within 800m, Open Space within 350m (information from SHLAA).
<b>Conclusions &amp; recommendations</b>	The site is comprised of commercial units in active use and therefore is not available for development at present and has been screened out.

<b>Site Address</b>	<b>Commercial Road Depot, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3122
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Council depot (ANSA) – in use; high density housing scheme opposite; within walking distance of town centre.
<b>Site area and dwelling capacity</b>	0.46 ha 14 units (from SHLAA)
<b>Constraints</b>	Site in use
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use Area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	15/1208M Current application for erection CCTV mast approved with conditions 17.04.15.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Bus stop within 230m. Post office within 650m. Medical facilities within 440m. Primary school within 1000m. Open space within 150m. (Information from SHLAA).
<b>Conclusions &amp; recommendations</b>	The site is in active use as the ANSA Waste Management Depot and therefore is not available for development at present and has been screened out.

<b>Site Address</b>	<b>Magistrates Court, Hibel Road, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3073
<b>Site visit date</b>	05.01.15
<b>Site description</b>	Existing Magistrates Court – in use
<b>Site area and dwelling capacity</b>	0.11 ha 4 units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as Predominantly residential in the saved Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	

<b>SA considerations</b>	Edge of town centre location; close to a range of facilities and services
<b>Conclusions &amp; recommendations</b>	The site is in active use as a Magistrates Court and therefore is not available for development at present and has been screened out.



<b>Site Address</b>	<b>Kings School Cumberland Street (cricket and rugby sites), Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	4302 Matter Statement M14.3.22
<b>Site visit date</b>	05.01.15
<b>Site description</b>	Existing school buildings and playing fields; cricket site with historic (listed) school building and cricket site – landmark of town centre.
<b>Site area and dwelling capacity</b>	7.43ha 180 units greenfield 43 units (some conversion) brownfield (figures from SHLAA)
<b>Constraints</b>	Listed Buildings, playing fields to relocate (Sport England will need to be involved) long term site as dependent on school selling Fence Avenue site and relocating to new school site; negotiations taking place over a site at Derby Playing Fields, Macclesfield/ Prestbury.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as predominantly residential and open Space (playing fields and Listed Buildings); northern part Green Belt and Area of Special County Value – saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	School buildings PDL; rest of site greenfield.
<b>Background site history &amp; Current apps</b>	Rugby site has had quite a few improvements to the open space/outdoor sport facilities – new synthetic pitches etc.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	Information from representations: The Kings School is the sole owner of the site and is seeking to rationalise its premises and relocate onto one site within Macclesfield as part of its development plans. The school can relocate its present educational services and consolidate them on its Cumberland Street site while it finds a suitable site to relocate all its premises. This can be done as part of the Site Allocations process of the Local Plan preparation.  Kings support the release of their Cumberland Street site over the plan period to contribute to brownfield development as part of SL4. (M14.3.22).
<b>Is the site viable/deliverable?</b>	Long term deliverable According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is

	considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Likely to happen in plan period – school actively seeking to relocate; information from local media suggests that a site at Derby Playing Fields is being pursued.
<b>Infrastructure issues (including highways)</b>	May require road widening – Hibel Road Corridor and beyond
<b>HRA considerations</b>	
<b>SA considerations</b>	Site is in close proximity to Sainsbury's Supermarket and the town centre. Bus service on Westminster Road. (Information from SHLAA).
<b>Conclusions &amp; recommendations</b>	This is a long term site that may come forward in the site allocations process. There is the possibility that some buildings may come forward independently such as the Listed Building adjacent the cricket pitch or the modern school buildings on Coare Street/Cumberland Street. Sport England will need to be involved in any application. The site has been screened out at present as the site is still in use and the new proposed site is in the Green Belt.

<b>Site Address</b>	<b>BT Jordangate and PO and CEC car park Hibel Road. Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3080 and 3081
<b>Site visit date</b>	05.01.15
<b>Site description</b>	Some Post Office facilities moved from Castle Street (to Smiths on Mill Street/Exchange St) so PO activities contracting; BT indicated may be willing to move (last 6 months); CEC car park.
<b>Site area and dwelling capacity</b>	3080 0.65ha 20 units (from SHLAA) 3081 0.51ha 16 units (from SHLAA) Whole site could be 70 units to reflect town centre location
<b>Constraints</b>	BT – fibre optics could stay on site? Adjacent to West Coast Main Line – noise etc; adjacent to Conservation Area; trees TPOs; air quality; levels.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Long term site but if site discussions progress could happen within plan period – site allocations; recent residential conversions nearby (former George hotel to flats)
<b>Infrastructure issues</b>	None known

<b>(including highways)</b>	
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Site 3080: Bus stop within 90m. Post office within 500m. Medical facilities within 180m. Primary school within 1200m. Open space within 200m. (Information from SHLAA)</p> <p>Site 3081: Bus stop within 140m. Post office within 500m. Medical facilities within 130m. Primary school within 1100m. Open space within 60m. (Information from SHLAA)</p>
<b>Conclusions &amp; recommendations</b>	<p>These sites may come forward as long term sites through the site allocations process. There are residential units nearby but the sites are in use and there are no firm relocation plans at present as far as the Council is aware. The site has been screened out at present as the site is still in use.</p>

<b>Site Address</b>	<b>Big Apple car wash plus other units King Edward Street area, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3085
<b>Site visit date</b>	05.01.15
<b>Site description</b>	Existing car wash – adjoining uses – garage, MOT testing etc ; Whalley Hayes car park opposite.
<b>Site area and dwelling capacity</b>	0.17ha 6 units (from SHLAA)
<b>Constraints</b>	Parking; Conservation Area adjacent.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed use regeneration area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Yes – site may have to be looked at with other sites (King Edward Street area – Three Pigeons (3132), Blockbuster (No 46), Sue Ryder, Whalley Hayes car park, Magnet warehouse etc – comprehensive scheme?).  Car Parking Strategy – looking at assisting town centre housing – release of car parking spaces etc as on street parking limited; good town centre housing location close to services and other residential units in vicinity (recent social

	housing scheme to rear of Whalley Hayes car park – on site of former control centre).
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside
<b>Conclusions &amp; recommendations</b>	In the long term this site plus the other adjacent sites could be part of a comprehensive redevelopment of a wider area. The individual sites mentioned could come forward in the short term but as they are in use they have at present been screened out.

<b>Site Address</b>	<b>Waters Green Printworks, Waters Green, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3117
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Existing Travel Lodge (conversion of printworks etc).
<b>Site area and dwelling capacity</b>	0.11 ha 5 units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use Area in the saved Macclesfield Borough Local Plan and within Macclesfield Town Centre Conservation Area.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Town centre location - close to a range of facilities and services.
<b>Conclusions &amp; recommendations</b>	The site is in active use as a Travel Lodge and therefore is not available for development at present and has been screened out.



<b>Site Address</b>	<b>EARS Garage Buxton Road, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3111
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Vacant garage and former boat hire for canal boats – site available – recent permission for care home.
<b>Site area and dwelling capacity</b>	0.5ha 47 units (care apartments) (recent approval) (15 if market housing – at 30 per hectare)
<b>Constraints</b>	Access – off Buxton Road – busy main road; canal Conservation Area; TPOs on boundary.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Housing proposal and mixed use area in the Macclesfield Borough Local Plan; within canal Conservation Area.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Recent permission for care accommodation 14/0046M approved 2.5.14 for 47 care apartments - <b>close care so cannot be counted in housing figures</b>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	If site not developed for care accommodation – likely to come forward again – site vacant and available.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	

<b>SA considerations</b>	Bus stop within 290m. Post office within 1200m. Medical facilities within 470m. Primary school within 460m. Open space within 170m. (Information from SHLAA)
<b>Conclusions &amp; recommendations</b>	If this site is not developed for care accommodation it is likely to come forward again as the site is vacant and available. The site is screened out at the moment due to the current care accommodation approval (close care accommodation cannot currently count towards housing figures).

<b>Site Address</b>	<b>Sutton Castings, Churchill Way, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3119
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Derelict site on Churchill Way – very prominent; properties to northwest listed – residential use at moment. Uncertain whether site still being marketed. Within 2 minutes walk of small scale flat development off Churchill Way.
<b>Site area and dwelling capacity</b>	0.28ha <b>12 units</b> (from SHLAA) Apartments may be appropriate – higher density
<b>Constraints</b>	Contamination issues; noise; air quality; Conservation Area; Listed Buildings adjacent.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use area in the saved Macclesfield Borough Local Plan; part of site within Conservation Area.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Previous interest from RSL.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	Site available. According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Could be combined with other sites to create a more comprehensive opportunity; site on market; residential area nearby; prominent site; sustainable town centre site.

<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Bus Stop within 110m, Post Office within 270m, medical facilities within 470m, Primary School within 920m, Open Space within 90m (Information from SHLAA).
<b>Conclusions &amp; recommendations</b>	The site appears to be available and has been on the market. There is an established residential area nearby and it is a prominent, sustainable town centre site. The site has the potential to be developed within the plan period.

<b>Site Address</b>	<b>Union Mill, Elizabeth Street, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3079
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Employment use - various uses - Age Concern warehouse corner of Elizabeth St and Crossall St; Pettener & Co - Brokers on corner Union St and Crossall St; part of mill to let Hallams – 1,325 sq m (based upon 100sq m per unit – could deliver 13 units).
<b>Site area and dwelling capacity</b>	0.16ha <b>7 units</b> (from SHLAA)
<b>Constraints</b>	Bridge St Mill site adjacent (SHLAA site 3101) on the local list of important buildings - Union Mill physically joins Bridge Street Mill.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Possible use of vacant mill part for residential; Could be linked with Bridge Street Mill but well used commercial units at moment; popular residential area nearby; close to town centre.
<b>Infrastructure issues</b>	None known

<b>(including highways)</b>	
<b>HRA considerations</b>	
<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Conclusions &amp; recommendations</b>	This could be a long term development site or in the short term conversion of part of the mill (that is vacant and available). There is a popular residential area nearby and it is close to the town centre. The site has the potential to be developed within the plan period.

<b>Site Address</b>	<b>Topps Tiles, Country Carpets etc Union Street/Elizabeth Street, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3102
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Mill complex – PAW Engineering Union St/Crossall St corner; Country Carpets – Elizabeth St; Topps Tiles frontage to Churchill Way.
<b>Site area and dwelling capacity</b>	0.32 ha 10 units (from SHLAA) <b>(Use figure of 4 for upper floor apartments)</b>
<b>Constraints</b>	Parking
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Range of uses over the years
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Recent enquiry – use of upper floors for residential apartments – 4 units. Long term could be linked to other sites. Move uses to another employment area or mixed use area.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	

<b>SA considerations</b>	Bus stop within 180m. Post office within 360m. Medical facilities within 300m. Primary school within 560m. Open space within 65m. (Information from SHLAA).
<b>Conclusions &amp; recommendations</b>	This site could generate residential units with the use of the upper floors (recent development enquiry). The site has a popular residential area adjacent and is close to the town centre. The site has the potential to be developed within the plan period.



<b>Site Address</b>	<b>Townley Street Sunday School, Townley Street, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	4238
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Hall/Sunday school down narrow road – cul-de-sac; (Townley Street car park nearby) site for sale or to let – Greenhams; conversion opportunity; large hall with balcony.
<b>Site area and dwelling capacity</b>	0.06ha 2 (probably conversion as attached to other buildings) (2 units indicated in SHLAA)
<b>Constraints</b>	Conservation Area; Listed Buildings adjacent
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as within a Secondary Shopping Area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Yes - site on market
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	

<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside
<b>Conclusions &amp; recommendations</b>	The site is on the market and could deliver a residential conversion scheme. The site has the potential to be developed within the plan period.

<b>Site Address</b>	<b>Duke Street Corner – former nightclub, Dukes Street, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	Macc 1
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Vacant night club – on market for a range of town centre uses (Hallams); Dukes Street car park opposite
<b>Site area and dwelling capacity</b>	0.04ha <b>10 units</b> – reflects character of area (to let 8,000sq ft)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a secondary shopping area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Former nightclub; sustainable town centre site
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Site on market; small opportunity; demolition and remediation; car parking may be an issue.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	

<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside
<b>Conclusions &amp; recommendations</b>	The site presents a development opportunity for demolition and remediation within the town centre in a sustainable location. The site is on the market and could deliver a high density residential scheme. The site has the potential to be developed within the plan period.

<b>Site Address</b>	<b>Craven House, Churchill Way, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	Macc 2
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Large 4 storey office block fronting Churchill Way; PO last tenant - will be vacating the building.
<b>Site area and dwelling capacity</b>	0.06ha <b>20 (based upon conversion to flats)</b>
<b>Constraints</b>	Parking may be limited; noise from Churchill Way
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as within the Prime Shopping Area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Yes – prior approval process could mean that building could be converted to residential apartments.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	

<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Conclusions &amp; recommendations</b>	This site is in a sustainable location adjacent future town centre redevelopment and could deliver high quality town centre living accommodation. The site has the potential to be developed within the plan period.

<b>Site Address</b>	<b>Green Street Depot (off Buxton Road), Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3135
<b>Site visit date</b>	15.12.14
<b>Site description</b>	CEC depot – on market (see CEC land sales); currently being used for parking – Maintenance Contracts Industrial Flooring; parking areas and storage; site above Buxton Road level – changes in level; terraced housing and offices in vicinity; Open Space adjacent to south.
<b>Site area and dwelling capacity</b>	0.42ha 17 units (from SHLAA); <b>18 units (based upon possible high density affordable housing scheme)</b>
<b>Constraints</b>	May be contamination – former depot.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a mixed use area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Yes site on market; within established residential and mixed use area.
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Bus stop within 210m. Post office within 175m. Medical facilities within 890m. Primary school within 240m. Open space within 210m. (Information from SHLAA).
<b>Conclusions &amp; recommendations</b>	This site is likely to come forward as it is on the market and there is developer interest in housing. The site has the potential to be developed within the plan period.



<b>Site Address</b>	<b>Green Street/Canal Street, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3107 (and remainder of 3108 car parking area)
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Vacant works boarded up and car parking adjacent – overlaps with site 3108; some cars parked there; open space opposite to north.
<b>Site area and dwelling capacity</b>	0.07 ha <b>3 units (from SHLAA)</b>
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a mixed use area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Yes – existing housing in the vicinity plus new housing schemes coming forward nearby.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	

<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside
<b>Conclusions &amp; recommendations</b>	The site is vacant so could be developed for housing; there is existing housing in the vicinity plus new housing schemes coming forward nearby. The site has the potential to be developed within the plan period.

<b>Site Address</b>	<b>Fountain Street/Canal Street (depot), Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3086
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Vacant and derelict warehouse – padlocked on Fountain Street side; may still be used by Arighi Bianchi; can access site off Fountain Street and Canal Street.
<b>Site area and dwelling capacity</b>	0.28 ha <b>9 units</b> (from SHLAA) Higher capacity likely to reflect terraced housing adjacent.
<b>Constraints</b>	Access and parking but large land area – could deliver terraced housing scheme to match surroundings; demolition needed; remediation works etc.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as predominantly residential in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Depot for Arighi Bianchi in the past.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Site appears vacant; within established residential area; new housing scheme on Fountain Street completed a number of years ago; close to town centre.
<b>Infrastructure issues (including highways)</b>	
<b>HRA considerations</b>	

<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside
<b>Conclusions &amp; recommendations</b>	This is a possible housing site as it appears to be vacant and is in an established residential area within 5 to 10 minutes walking distance of the town centre. A new housing scheme on Fountain Street was completed a number of years ago. The site has the potential to be developed within the plan period.

<b>Site Address</b>	<b>151-153 London Road, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3126
<b>Site visit date</b>	6.1.15
<b>Site description</b>	Vacant motorbike shop with possible living accommodation/storage above - now boarded up and in a derelict state.
<b>Site area and dwelling capacity</b>	0.09ha 3 units (from SHLAA) <b>Application for 8 awaiting determination</b>
<b>Constraints</b>	Main road – access, air quality.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as predominantly residential in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Application waiting to be determined for 8 dwellings – 13/0191M – for 8 flats (previous application refused 03/3177P). Previous shops and possible flats/storage over – last used 2003.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Yes – planning application for 8 awaiting determination.
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Conclusions &amp; recommendations</b>	The site is likely to deliver 8 units (current application). The site therefore has the potential to be developed within the plan period.

<b>Site Address</b>	<b>Albion Mill area, London Road, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	766 relates to Albion Mill – larger site needs to be considered – Macc 3
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Site comprises a vacant pub and car park; derelict mill plus other mill in use – Norman Motor Services, East Cheshire Glass, Marfield Springs – fronts on to London Road; River Bollin and railway behind.
<b>Site area and dwelling capacity</b>	0.59ha <b>23 units</b> (Based upon previous approval for 16 (Albion Mill) and application for 7 in pipeline (public house). Whole site would deliver more with comprehensive redevelopment.
<b>Constraints</b>	Listed Buildings; flood risk at rear.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as an Employment Area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Albion Mill - Previous permission for housing - 03/3001P 16 approved 04 – now expired; part of Listed Building recently for sale; pub recent permission for change of use to residential 13/3315M 7 units awaiting s106 discussions).
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	Parts of site could come forward sooner like the pub; longer term site for rest and policy implications – employment area. According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and</b>	Yes – previous interest for housing and public house likely to come forward for 7 units first; established housing areas nearby.

<b>achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Conclusions &amp; recommendations</b>	This could be a long term development site (through site allocations) or in the short term - the pub (7 units – current application) and the conversion of the vacant mill (16 units based upon previous permission). There is a popular residential area nearby and it is close to the town centre. The site has the potential to be developed within the plan period.



<b>Site Address</b>	<b>St Barnabus School Site (playing field to north adjoining), Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	Macc 4
<b>Site visit date</b>	17.03.15
<b>Site description</b>	Vacant school site – playground areas and some grassed/landscaped areas; mixture of 2 storey and single storey buildings; 2 storey sections – Locally Listed and suitable for conversion; Protected Open Space (that was the playing field for St Barnabus) to the north of the site – now just a grassed area; mature conifer hedge on western boundary; Hollins View elderly persons accommodation nearby to the north west of the site.
<b>Site area and dwelling capacity</b>	0.5ha <b>15 units</b> (achievable in school buildings only) (may be increased density to reflect local character)
<b>Constraints</b>	Open space area to north – protected Open Space; St Barnabus - Locally Listed Building
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	School buildings designated as predominantly residential in the saved Macclesfield Borough Local Plan. (School playing field to north designated as protected open space in the saved Macclesfield Borough Local Plan)
<b>Previously developed land? (PDL)</b>	School buildings are PDL.
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	School site may be surplus to requirements – in established residential area; South Park nearby; within walking distance of town centre; good sustainable housing site.  According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially</b>	Yes – vacant school site

<b>developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Conclusions &amp; recommendations</b>	This vacant school site appears to be surplus to requirements. It is situated in an established residential area with South Park nearby and is within walking distance of the town centre; a good sustainable housing site. The site has the potential to be developed within the plan period.

<b>Site Address</b>	<b>Gradus Buildings – Georgian Mill/Waterside Mill Park Green, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	Macc 5
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Derelict site after fire; office building still in use; Memorial Gardens opposite.
<b>Site area and dwelling capacity</b>	0.28ha Care accommodation being looked at (not full care) <b>68 units</b> based upon similar accommodation
<b>Constraints</b>	Listed Building, Conservation Area; Open Space adjacent; flood risk.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use Regeneration Area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Previous applications for mixed commercial and residential – need to start again due to fire. 06/0236P 87 apartments and 1077 sq m business space cc 26.09.2007 (included SHLAA site 923 under construction at the moment).
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	Yes - on-going commitment from owners to redevelop site; new housing being built nearby; good sustainable town centre housing site  According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Yes – discussion over housing schemes on-going

<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside
<b>Conclusions &amp; recommendations</b>	There is an on-going commitment from the owners to redevelop this site and new housing is being built nearby as part of a previous scheme. This is a good sustainable town centre housing site and has the potential to be developed within the plan period.

<b>Site Address</b>	<b>Factory Site Lowe Street (Units 1 &amp; 2), Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	Macc 6
<b>Site visit date</b>	17.03.15
<b>Site description</b>	Vacant factory – on the market; 2 storey and single storey elements; narrow streets in this part of Macclesfield.
<b>Site area and dwelling capacity</b>	0.08ha <b>10 to reflect local character</b>
<b>Constraints</b>	Conservation Area; parking
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as predominantly residential in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	79808P change of use of offices and warehouse to telecommunication exchange and offices and storage c 14.12.94
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	Yes – established residential area; close to town centre  According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Yes
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Conclusions &amp; recommendations</b>	The site is vacant and is located in an established residential area close to the town centre and has the potential to be developed within the plan period.

<b>Site Address</b>	<b>Cooksons Garage (Central Garage), Waters Green, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3139
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Garage/showroom; listed mill adjacent Car dealers generally in the town prefer to be in the same location to offer choice; Cooksons have outgrown their site; seeking larger accommodation elsewhere.
<b>Site area and dwelling capacity</b>	0.42ha 6 units (from SHLAA) Higher density possible given existing buildings and town centre location
<b>Constraints</b>	Conservation Area; listed mill adjacent
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Secondary Shopping Area in the saved Macclesfield Borough Local Plan; within town centre Conservation Area.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	History re illuminated signs etc
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	<ul style="list-style-type: none"> <li>• High density scheme possible</li> <li>• Developer interest</li> <li>• Link with emerging Car Parking Strategy (possible site for Multi Storey Car Park)</li> </ul> Possible long term site with developer interest; site allocations

<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside
<b>Conclusions &amp; recommendations</b>	This is a possible long term site with developer interest that could come forward as part of the site allocations process. The site is in active use at present and therefore is not available for development and has been screened out.



<b>Site Address</b>	<b>Bridge Street Mills, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3101
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Mill split into various commercial units – in use
<b>Site area and dwelling capacity</b>	0.47 ha 9 units (SHLAA figure)
<b>Constraints</b>	Locally Listed Building
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use Area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.</p>
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Edge of town centre location - close to a range of facilities and services.
<b>Conclusions &amp; recommendations</b>	The site is in active use (a range of commercial units) and therefore is not available for development at present and has been screened out.

<b>Site Address</b>	<b>Former Mercedes Garage (now Tile Giant), Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3071
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Existing commercial unit – Dreams and Tile Giant.
<b>Site area and dwelling capacity</b>	0.21 ha 7 units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use Area in the saved Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.</p>
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Edge of town centre location - close to a range of facilities and services.
<b>Conclusions &amp; recommendations</b>	The site is in active use (Dreams and Tile Giant) and therefore is not available for development at present and has been screened out.

<b>Site Address</b>	<b>Land between Statham Street and Crossall Street, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3142
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Modern warehouses – current B8 use Woottons Ltd – retail shopfitters.
<b>Site area and dwelling capacity</b>	0.3 ha 12 units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use Area in the saved Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Bus stop within 380m, Post Office within 550m, medical facilities within 550m, Primary School within 600m, Open Space within 200m. (Information from SHLAA)
<b>Conclusions &amp; recommendations</b>	The site is in active commercial use and therefore is not available for development at present and has been screened out.

<b>Site Address</b>	<b>B &amp; Q Statham Street, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3103
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Existing B & Q retail store.
<b>Site area and dwelling capacity</b>	0.92 ha 28 units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use Area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.</p>
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Bus stop within 300m. Post office within 500m. Medical facilities within 360m. Primary school within 530m. Open space within 180m. (information from SHLAA).
<b>Conclusions &amp; recommendations</b>	The site is in active commercial use and therefore is not available for development at present and has been screened out.



<b>Site Address</b>	<b>Augustus Mill, Vincent Street, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3076 (could be combined with 3105 and 3106)
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Old mill – occupied by Spiral and Stormguard Rainwater Systems; popular residential area adjacent; edge of town centre location.
<b>Site area and dwelling capacity</b>	3076 0.23 ha 10 units (from SHLAA) 3105 0.08 ha 3 units (from SHLAA) 3106 0.09 ha 3 units (from SHLAA)
<b>Constraints</b>	Parking and access
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as Predominantly Residential in the saved Macclesfield Borough Local Plan (sites 3105 and 3106 Mixed Use Area).
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Previous planning permission for housing 72621P 14 houses and 6 flats cc 16.3.93
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Site could be developed – other properties adjacent and Vincent St Mill ( <b>3104</b> ) has planning permission for residential – in commitments for 17.  Site could be combined with <b>3105</b> (garage in use Orion Motors and workshop for sale - Hallams) and <b>3106</b> (National Tyres)
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside
<b>Conclusions &amp; recommendations</b>	This is a possible long term site (with previous housing interest) that could come forward as part of the site allocations process. The site could also be combined with adjacent sites. The site is in a popular residential area adjacent the town centre but as the site is in active use at present and therefore is not available for development it has been screened out.

<b>Site Address</b>	<b>Samuel Street Warehouse, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3082
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Storage warehouse – in use by Arighi Bianchi.
<b>Site area and dwelling capacity</b>	0.51 ha 16 units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Redevelopment Site in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Part of Town Centre redevelopment proposals
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Bus stop within 140m. Post office within 500m. Medical facilities within 130m. Primary school within 1100m. Open space within 60m. (Information from the SHLAA).
<b>Conclusions &amp; recommendations</b>	The site is in active commercial use and therefore is not available for development at present and has been screened out.

<b>Site Address</b>	<b>The Towers, Park Green, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3120
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Existing vacant office building – but bought by Lidl
<b>Site area and dwelling capacity</b>	0.29 ha 12 units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use Regeneration Area in the saved Macclesfield Borough Local Plan; within Conservation Area.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Current application by Lidl for a supermarket (13/2073M).
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Bus Stop within 10m, Post Office within 130m, medical facilities within 130m, Primary School within 920m, Open Space within 90m (Information from SHLAA)
<b>Conclusions &amp; recommendations</b>	The site has been screened out as likely to be developed for a supermarket; it is in a very sustainable location within the town centre should the site become available.

<b>Site Address</b>	<b>Former Bank Chambers, Park Green, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	Macc 10
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Vacant bank premises – but Listed Building; surrounded by commercial uses; no enquiries re re-use.
<b>Site area and dwelling capacity</b>	0.03ha 1 unit
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Secondary Shopping Area in the saved Macclesfield Borough Local Plan; within Conservation Area.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	

<b>HRA considerations</b>	
<b>SA considerations</b>	Sustainable town centre location.
<b>Conclusions &amp; recommendations</b>	The site is likely to be commercial use or deliver a single dwelling. The site has been screened out as there is no information regarding possible use for residential purposes. The site is also surrounded by commercial uses.



<b>Site Address</b>	<b>George Street Mixed Use Area</b>
<b>SHLAA Ref/Site Ref number</b>	3124
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Mix of mills and employment uses; some refurbishment taken place e.g. Hangar Seven.
<b>Site area and dwelling capacity</b>	0.11 ha 5 units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use Regeneration Area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.</p>
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	

<b>HRA considerations</b>	
<b>SA considerations</b>	Sustainable town centre location.
<b>Conclusions &amp; recommendations</b>	The site is in active commercial use and therefore is not available for development at present and has been screened out.

<b>Site Address</b>	<b>Former Belgreen House, Green Street/Fountain Street, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3123
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Commercial office building – now called ‘The Green’ – variety of uses e.g. eeco, Cendres, Metaux.
<b>Site area and dwelling capacity</b>	0.18 ha 6 units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use Area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Previous application for housing (07/0217P for 30 affordable units) – withdrawn.
<b>Reps received Matter Statement No.’s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	

<b>HRA considerations</b>	
<b>SA considerations</b>	Edge of town centre location - close to a range of facilities and services.
<b>Conclusions &amp; recommendations</b>	The site has had previous interest for housing and is in a popular residential area adjacent the town centre, but as the site is in active use at present and therefore is not available for development it has been screened out.

<b>Site Address</b>	<b>Brook Street/Jodrell Street/Goodall Street, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3109 3110
<b>Site visit date</b>	15.12.14
<b>Site description</b>	<p>SHLAA site 3109 - bounded by Brook Street to the north, Goodall Street to the east and Jodrell Street to the south; contains a variety of commercial uses; some vacant space; good units Parker St/Jodrell St; poorer units Brook St - space to let - Greenham, Barker.</p> <p>SHLAA site 3110 – bounded by Brook Street to the north (residential properties), Goodall Street to the west and Jodrell Street to the south; Commercial uses in frontage unit Goodall St - JP Exhausts and Macclesfield Laser Cutting Ltd - building good condition; vacant unit to rear - for sale/let – recent permission for recreational use.</p>
<b>Site area and dwelling capacity</b>	3109 – 0.56 ha 17 units (from SHLAA) 3110 – 0.42 ha 13 units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use Area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Former Everett Charles Technologies (vacant unit to rear off Goodall Street) – for sale/let but recent permission for recreational use (Community activity and climbing wall) – 14/2295M approved 01/03/14.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	
<b>HRA considerations</b>	
<b>SA considerations</b>	Bus stop within 350m. Post office within 470m. Medical facilities within 470m. Primary school within 680m. Open space within 170m. (Information from SHLAA)
<b>Conclusions &amp; recommendations</b>	The sites contain a range of commercial uses and therefore are not available for development at present and have been screened out.

<b>Site Address</b>	<b>Swettenham Street, Macclesfield (Canal and River Trust Depot)</b>
<b>SHLAA Ref/Site Ref number</b>	3065
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Former British Waterways depot – now Canal and River Trust depot – in use for storage of plant, equipment etc for canal maintenance.
<b>Site area and dwelling capacity</b>	0.16 ha 7 units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as Predominantly residential in the saved Macclesfield Borough Local Plan; within Macclesfield Canal Conservation Area.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues</b>	

<b>(including highways)</b>	
<b>HRA considerations</b>	
<b>SA considerations</b>	Edge of town centre location - close to a range of facilities and services.
<b>Conclusions &amp; recommendations</b>	This Canal and River Trust depot is in active use for the storage of plant, equipment etc for canal maintenance; the site has therefore been screened out.



<b>Site Address</b>	<b>Bank Street Works, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3063
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Modern factory/office buildings - in use – Process Components; surrounded by residential properties.
<b>Site area and dwelling capacity</b>	0.24 ha 10 units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as Predominantly Residential in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Has been up for let previously
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	

<b>HRA considerations</b>	
<b>SA considerations</b>	Edge of town centre location - close to a range of facilities and services.
<b>Conclusions &amp; recommendations</b>	The site is in active commercial use and therefore is not available for development at present and has been screened out.

<b>Site Address</b>	<b>Windmill Street, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3127
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Existing workshop and waste ground
<b>Site area and dwelling capacity</b>	0.07 ha 3 units (from SHLAA)
<b>Constraints</b>	Access poor – steep section of Windmill Street and changes in levels on site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as Predominantly residential in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	

<b>HRA considerations</b>	
<b>SA considerations</b>	Edge of town centre location - close to a range of facilities and services.
<b>Conclusions &amp; recommendations</b>	The site has been screened out as it is apparently still in use plus the changes in levels may limit development.

<b>Site Address</b>	<b>Former Travis Perkins Depot, Windmill Street, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3777
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Site in use by John Swindells & Co – salvage company; formerly builders merchants on site – Travis Perkins; site long and narrow and bounded by railway line and River Bollin.
<b>Site area and dwelling capacity</b>	0.47 ha 15 units (from SHLAA)
<b>Constraints</b>	Possible contamination
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as an existing employment area in the saved Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.</p>
<b>Is the site potentially developable within the plan period; available and achievable?</b>	

<b>Infrastructure issues (including highways)</b>	
<b>HRA considerations</b>	
<b>SA considerations</b>	Edge of town centre location -close to a range of facilities and services
<b>Conclusions &amp; recommendations</b>	The site is in active commercial use and therefore is not available for development at present and has been screened out.

<b>Site Address</b>	<b>Old Mill Lane, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	<b>3778</b>
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Various uses on site – residential property with workshop to rear, yard, garage and offices – all in use; bounded by River Bollin and railway.
<b>Site area and dwelling capacity</b>	0.07 ha 2 units (from SHLAA)
<b>Constraints</b>	Flood risk
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as an existing employment area in the saved Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues</b>	

<b>(including highways)</b>	
<b>HRA considerations</b>	
<b>SA considerations</b>	Edge of town centre location - close to a range of facilities and services.
<b>Conclusions &amp; recommendations</b>	The site has been screened out as it is apparently still in use as a house, yard and workshop.



<b>Site Address</b>	<b>BAS House, Gunco Lane/Byrons Lane, Macclesfield and Whittakers, Gunco Lane, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3115, 3133
<b>Site visit date</b>	15.12.14
<b>Site description</b>	SHLAA Site <b>3115</b> - Variety of commercial premises all part of larger industrial and commercial complex; variety of units in various conditions – some very good quality – e.g. Sutton Garrison Business Park Surrounding units in the wider area include: Heapy Street E – modern building (Sphere) – office to let sign – not fully occupied; Whittakers Transport depot – SHLAA site <b>3133</b> (storage of buses etc) Heapy Street W - variety of units; one belonging to Whittakers and Bodycote; Fastrak Retail; Soho Mill - Sewbiz and Curtain Services
<b>Site area and dwelling capacity</b>	3115 – 1.57 ha - 48 units (from SHLAA) 3133 – 0.7 ha – 28 units (from SHLAA)
<b>Constraints</b>	Contamination issues some units; noise issues if some areas developed in isolation.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as an existing employment area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.

<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Bus stop within 300m. Post office within 850m. Medical facilities within 1200m. Primary school within 540m. Open space within 160m. (Information from SHLAA site 3115)</p> <p>Bus stop within 160m. Post office within 670m. Medical facilities within 670m. Primary school within 700m. Open space within 60m. (Information from SHLAA site 3133)</p>
<b>Conclusions &amp; recommendations</b>	<p>This long established large employment area comprising SHLAA sites 3115 and 3133 plus other commercial uses around Heapy Street has currently been screened out as the majority of the units/sites are in active commercial use.</p>

<b>Site Address</b>	<b>Slack Street, off Byrons Lane, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3116
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Extensive yard and some buildings accessed between the two rows of terraced housing that form Slack Street; bounded by railway line and surrounded by residential housing; site in use for storage of building materials, car parts etc.
<b>Site area and dwelling capacity</b>	0.28 ha 24 units (from SHLAA)
<b>Constraints</b>	Backland development; very narrow access along Slack Street (opposite Gunco Lane) and then onto Byrons Lane.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as an existing employment area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	

<b>Infrastructure issues (including highways)</b>	None known; (narrow access Slack Street).
<b>HRA considerations</b>	
<b>SA considerations</b>	Bus stop within 70m. Post office within 1000m. Medical facilities within 1000m. Primary school within 450m. Open space within 110m. (Information from SHLAA)
<b>Conclusions &amp; recommendations</b>	The site is in active commercial use plus has a very narrow access off Slack Street; it has therefore been screened out at present.

<b>Site Address</b>	<b>London Road, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3078
<b>Site visit date</b>	06.01.15
<b>Site description</b>	Existing garage complex – sales and repairs etc
<b>Site area and dwelling capacity</b>	0.33 ha 10 units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as Predominantly residential in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Bus stop within 60m. Post office within 60m. Medical facilities within 1600m. Primary school within 630m. Open space within 500m. (Information from SHLAA)
<b>Conclusions &amp; recommendations</b>	The site is in active commercial use and therefore is not available for development at present and has been screened out.

<b>Site Address</b>	<b>Highfield House, Park Lane, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3077
<b>Site visit date</b>	06.01.15
<b>Site description</b>	Existing nursing home in mature grounds.
<b>Site area and dwelling capacity</b>	0.25 ha 8 units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as Predominantly residential in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.</p>
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Within 10 to 15 minutes walking distance of the town centre, which has a wide range of facilities and services.
<b>Conclusions &amp; recommendations</b>	The site is in active commercial use and therefore is not available for development at present and has been screened out.



<b>Site Address</b>	<b>The Willows (off Park Lane), Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3131
<b>Site visit date</b>	06.01.15
<b>Site description</b>	Modern buildings adjacent Park Lane Special School and part of the wider Macclesfield College/Academy site.
<b>Site area and dwelling capacity</b>	0.3 ha 12 Units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as Existing Open Space in the saved Macclesfield Borough Local Plan (existing school buildings are washed over by this designation).
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Bus Stop within 110m, Post Office within 1100m, medical facilities within 810m, Primary School within 930m, Open Space within 650m .
<b>Conclusions &amp; recommendations</b>	The site is educational use at the moment and therefore is not available for development at present and has been screened out.

<b>Site Address</b>	<b>Park Mount Nursing Home, Park Mount Drive, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3070
<b>Site visit date</b>	06.01.15
<b>Site description</b>	Existing nursing home in mature grounds
<b>Site area and dwelling capacity</b>	1 ha 30 units (from SHLAA)
<b>Constraints</b>	Tree Preservation orders on the mature trees surrounding the existing building.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as Predominantly residential in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Bus stop within 220m. Post office within 1200m. Medical facilities within 1000m. Primary school within 700m. Open space within 650m. (Information from SHLAA)
<b>Conclusions &amp; recommendations</b>	The site is used as a nursing home at present and therefore is not available for development at present and has been screened out.

<b>Site Address</b>	<b>Land at Birtles Road, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	456
<b>Site visit date</b>	10.03.15
<b>Site description</b>	Local listed building (fire damaged), other building near entrance to allotments and grassland/scrub; site very overgrown.
<b>Site area and dwelling capacity</b>	0.69ha 15 – <b>35 units</b> (SHLAA figure 39 units– based upon expired permission – 35 units reflects possibility of high density affordable housing scheme)
<b>Constraints</b>	Building on site listed – local list; TPO
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as predominantly residential in the saved Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	Building yes; grazing land no
<b>Background site history &amp; Current apps</b>	Previous application for affordable housing 05/0919 – expired (outline approved May 2005)
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	Yes - Local listed building (fire damaged) and grassland; has been on the market for a year – CEC land; need to maintain access to allotments (could be off Hamble Way); preferable to retain locally listed building (build around it).  According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period;</b>	Yes –site available and on market

<b>available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside
<b>Conclusions &amp; recommendations</b>	An expired permission (05/0919) for affordable housing exists for the site; there have been market housing offers for the site (the locally listed building could be retained and converted). The site is in an established residential area and has the potential to be developed within the plan period.

<b>Site Address</b>	<b>Crompton Road Garage/Crompton Road Mill/Alma Mill/Pownall Square, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	Garage 3094, Pownall Square 3095, Crompton Road Mill 3096, Alma Mill 948
<b>Site visit date</b>	05.01.15
<b>Site description</b>	Alma Mill vacant and derelict; Crompton Road Mill and weaving sheds at lower level (Pownall Square) – part in use (Macclesfield Fencing Products, Cranmore Instant Print) part vacant (To let Barker and Co ); garage – Cheshire Vehicle Rental (pub site 3093 – 5 houses being built).
<b>Site area and dwelling capacity</b>	3094 0.07ha 2 units (from SHLAA) 3095 0.15ha 6 units (from SHLAA) 3096 0.06ha 2 units (from SHLAA) 948 0.06ha <b>12 units</b> – expired pp for housing
<b>Constraints</b>	Changes in level – weaving sheds below level of Oxford Road; Alma Mill and Crompton Road Mill listed.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Previous permission for housing Alma Mill – 12 units (08/0788P);
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	Long term – site could be comprehensively developed or parts could come forward independently; already signs of housing activity in area – pub site 5 houses under construction; pleasant environment – small park opposite; within 10 minutes walk town centre.  According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially</b>	

<b>developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Conclusions &amp; recommendations</b>	This could be a long term development site (through site allocations) and could generate a comprehensive housing scheme if Crompton Road mill is vacated. In the short term individual units/sites could come forward (such as the conversion of the vacant Alma Mill (12 units based upon previous permission). The public house site has already been developed for 5 houses. There is a popular residential area nearby and it is close to the town centre. The site has the potential to be developed within the plan period.



<b>Site Address</b>	<b>Birch House, Bridge Street, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	2429
<b>Site visit date</b>	05.01.15
<b>Site description</b>	Vacant offices in Listed Building opposite Christ Church; other residential properties nearby.
<b>Site area and dwelling capacity</b>	0.05ha <b>8 units (based upon application 10/3013M)</b>
<b>Constraints</b>	Listed Building, Conservation Area
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as predominantly residential in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Previous application 10/3013M conversion of offices to 8 residential units approved with conditions 24/03/11 (permission expired).
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	Yes – residential properties nearby; sustainable town centre location; previous approval for conversion to residential (expired).  According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Yes
<b>Infrastructure issues</b>	None known

<b>(including highways)</b>	
<b>HRA considerations</b>	
<b>SA considerations</b>	Sustainable town centre location.
<b>Conclusions &amp; recommendations</b>	This is a vacant site with previous planning permission for housing. There are residential properties nearby and it is a sustainable town centre location. The site has the potential to be developed within the plan period.

<b>Site Address</b>	<b>Charles Roe House, Chestergate, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	Macc 7
<b>Site visit date</b>	05.01.15
<b>Site description</b>	Listed Building grade 2* - 3 storey town house built around 1700; vacant office building, on market; key site in CEC Culture and Heritage Strategy
<b>Site area and dwelling capacity</b>	0.01ha <b>5 units</b> based upon conversion of part of building to residential.
<b>Constraints</b>	Listed Building, Conservation Area, how to get a lift in if required.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Secondary Shopping Area in the saved Macclesfield Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Various – replacement windows etc.  Use of building for exhibition space during the previous summer for the Barnaby Festival; on-going discussion regarding exhibition use.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	Site an important building within the heritage townscape – housing possible; site vacant and on market.  According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Provision of residential accommodation within the building could be achieved.

<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Sustainable town centre location.
<b>Conclusions &amp; recommendations</b>	This site is an important building within the heritage townscape; housing is a possible use for the building or parts of the building and the site is vacant and on the market. The site has the potential to be developed within the plan period.

<b>Site Address</b>	<b>Cheshire Glass site, Armitt Street, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	Macc 8
<b>Site visit date</b>	19.03.15
<b>Site description</b>	Commercial unit (offices and light industrial) and yard – glass sale and conservatories; split level site; site bounded by residential properties (mixture of 3 storey and 2 storey).
<b>Site area and dwelling capacity</b>	0.11 ha <b>10 units (from current planning application)</b>
<b>Constraints</b>	Parking may be an issue
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as predominantly residential in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	14/5635M current planning application for 10 units.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	Yes – current planning application According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Yes – see above
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	

<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Conclusions &amp; recommendations</b>	There is a current planning application for housing on the site and the site is in a sustainable location in an established residential area. The site has the potential to be developed within the plan period.

<b>Site Address</b>	<b>Henderson Street/Newton Street</b>
<b>SHLAA Ref/Site Ref number</b>	Macc 9
<b>Site visit date</b>	19.03.15
<b>Site description</b>	Exiting commercial units (kitchen showroom and signage business) – single storey buildings, old poly tunnel and yard/parking area; terraced housing to west and south; Age Concern warehouse to east and new refurbished Ropewalk Offices to north.
<b>Site area and dwelling capacity</b>	0.06 ha <b>6 units (from current planning application)</b>
<b>Constraints</b>	Parking may be an issue.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as predominantly residential in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	14/2885M – current planning application for 6 units.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	Yes – current planning application According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Yes – see above
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Conclusions &amp; recommendations</b>	This is an underused commercial site. There is a current planning application for housing on the site and the site is in a sustainable location in an established residential area. The site has the potential to be developed within the plan period.



<b>Site Address</b>	<b>Earlsway Shops, Earlsway, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3088
<b>Site visit date</b>	06.01.15
<b>Site description</b>	Existing parade of local shops within the Weston housing estate. Majority of the shops in use – chemist, take-away, hardware store etc. Well used local facilities. Surrounded by housing.
<b>Site area and dwelling capacity</b>	0.3 ha 12 units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as an existing shopping area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.</p>
<b>Is the site potentially developable within the plan period; available and achievable?</b>	

<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Bus Stop within 90m, Post Office within 660m, medical facilities within 800m, Primary School within 400m, Open Space within 160m (Information from SHLAA)
<b>Conclusions &amp; recommendations</b>	The site is an existing and well used parade of shops and therefore is not available for development at present and has been screened out.

<b>Site Address</b>	<b>Tesco Metro, Broken Cross, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3069
<b>Site visit date</b>	10.03.15
<b>Site description</b>	Existing local convenience store with car parking (previously had been a local garage – Roses Garage, which became available for redevelopment but Tescos developed the site for a local Metro store).
<b>Site area and dwelling capacity</b>	0.2 ha 6 units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as an existing shopping area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.</p>
<b>Is the site potentially developable within the plan period; available and achievable?</b>	

<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Some local facilities in the vicinity; established residential areas adjacent
<b>Conclusions &amp; recommendations</b>	The site is an existing well used local convenience store and therefore is not available for development at present and has been screened out.

<b>Site Address</b>	<b>Conservative Club, West Bank Road, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3068
<b>Site visit date</b>	5.01.15
<b>Site description</b>	Conservative club house and parking set within mature grounds (rest of site not included within site area as TPO).
<b>Site area and dwelling capacity</b>	0.36ha (10 units (from SHLAA)) 9 units Pre-app see below
<b>Constraints</b>	TPO adjacent; access off West Bank Road; adjacent Conservation Area; club needs to be relocated.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as predominantly residential in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Pre-app Nov12 – Apr 13 – for 9 dwellings
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	Site could come forward in plan period – within desirable residential area; previous interest in site.  According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Yes

<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Bus stop within 300m. Post office within 1000m. Medical facilities within 650m. Primary school within 1400m. Open space within 100m. (Information from SHLAA)
<b>Conclusions &amp; recommendations</b>	This site could come forward in the plan period as it is within a desirable residential area and there has been previous developer interest in the site, but as the site is in active use at present and therefore is not available for development it has been screened out.

<b>Site Address</b>	<b>Gradus, Clowes Street, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3090
<b>Site visit date</b>	05.01.15
<b>Site description</b>	Existing industrial and commercial premises for Gradus. Site lies in a dip off Clowes Street; access poor; changes in level on site.
<b>Site area and dwelling capacity</b>	1.08 ha 33 units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed use Area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues</b>	None known

<b>(including highways)</b>	
<b>HRA considerations</b>	
<b>SA considerations</b>	Bus stop within 150m. Post office within 1000m. Medical facilities within 700m. Primary school within 470m. Open space within 75m. (Information from the SHLAA).
<b>Conclusions &amp; recommendations</b>	The site is in existing commercial use and therefore is not available for development at present and has been screened out.



<b>Site Address</b>	<b>Regency Mill, Chester Road and company car park on Oxford Road, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3089 (Mill) 3091 (car park)
<b>Site visit date</b>	05.01.15
<b>Site description</b>	Existing historic mill – a landmark building on the Chester Road roundabout; in use – Stormguard; the car park for employees is situated on Oxford Road.
<b>Site area and dwelling capacity</b>	Mill – 0.27 ha 9 units (from SHLAA) Car park 0.11 ha 4 units (from SHLAA)
<b>Constraints</b>	Mill – Listed Building
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use Area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues</b>	None known

<b>(including highways)</b>	
<b>HRA considerations</b>	
<b>SA considerations</b>	Edge of town centre location - close to a range of facilities and services.
<b>Conclusions &amp; recommendations</b>	The mill and car park are in existing commercial use and therefore are not available for development at present and have been screened out.

<b>Site Address</b>	<b>Oxford Road Mill, Oxford Road, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3092
<b>Site visit date</b>	05.01.15
<b>Site description</b>	4 storey mill building in good repair – now called Oxford House – in commercial use.
<b>Site area and dwelling capacity</b>	0.3 ha 12 units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use Area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Bus Stop within 190m, Post Office within 750m, medical facilities within 740m, Primary School within 400m, Open Space within 290m (Information from SHLAA)
<b>Conclusions &amp; recommendations</b>	The site is in commercial use (Oxford House) and therefore is not available for development at present and has been screened out.

<b>Site Address</b>	<b>The Crown Centre, Bond Street, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3097
<b>Site visit date</b>	05.01.15
<b>Site description</b>	Modern mill complex with various units – CLK furniture, gym, factory carpets and beds, Best Electrical Supplies.
<b>Site area and dwelling capacity</b>	0.3 ha 9 units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use Area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Edge of town centre location - close to a range of facilities and services.
<b>Conclusions &amp; recommendations</b>	The units in the Crown Centre are in existing commercial use and therefore are not available for development at present and have been screened out.

<b>Site Address</b>	<b>Unit 2 Athey Street, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3098
<b>Site visit date</b>	05.01.15
<b>Site description</b>	Modern commercial unit in current commercial use – Mainwarings Interiors and Shackleford Pianos.
<b>Site area and dwelling capacity</b>	0.22 ha 7 units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use Area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Edge of town centre location - close to a range of facilities and services.
<b>Conclusions &amp; recommendations</b>	The unit is in existing commercial use (Shackleford Pianos and Mainwarings Interiors) and therefore is not available for development at present and has been screened out.



<b>Site Address</b>	<b>Ropewalks, Bond Street, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3099 and 3100
<b>Site visit date</b>	05.01.15
<b>Site description</b>	This site was previously an old mill (Kershaw Mill) that has been renovated and refurbished to a high standard to provide office accommodation – the Ropewalks. Most of the office space is occupied by Cheshire Peaks and Plains Housing Association; some remaining office space to let; 3100 is mill building; 3099 – car park for offices.
<b>Site area and dwelling capacity</b>	3099 – car park area – 0.07 ha 3 units (from SHLAA) 3100 – mill – 0.22ha 7 units (from SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use Area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and</b>	

<b>achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Edge of town centre location - close to a range of facilities and services.
<b>Conclusions &amp; recommendations</b>	The Ropewalks office accommodation plus car park are in commercial use and therefore are not available for development at present and have been screened out

<b>Site Address</b>	<b>Henderson Street Mill (Newbridge House), Henderson Street, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	Macc 11
<b>Site visit date</b>	05.01.15
<b>Site description</b>	Existing former mill – was vacant for a while but now in active use – Age Concern furniture warehouse – Newbridge House.
<b>Site area and dwelling capacity</b>	0.11 ha 3 units
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated as a Mixed Use Area in the saved Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	
<b>Infrastructure issues</b>	None known

<b>(including highways)</b>	
<b>HRA considerations</b>	
<b>SA considerations</b>	Edge of town centre location - close to a range of facilities and services.
<b>Conclusions &amp; recommendations</b>	Site is in active commercial use as a furniture warehouse and therefore is not available for development at present and has been screened out.

<b>Site Address</b>	<b>Devon Close (&amp; Westmorland Close Parade), off Earlsway, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	Devon Close 3138 (No SHLAA ref for shops)
<b>Site visit date</b>	05.01.15
<b>Site description</b>	Local parade of shops and car parking either side (one part SHLAA site 3138); open space adjacent – large raised mound; houses built recently – SHLAA site 4219.
<b>Site area and dwelling capacity</b>	3138 0.12ha <b>5 units (from SHLAA)</b> (Area for shops not measured/included at this stage as shops in active use)
<b>Constraints</b>	Changes in levels if try to include Open Space as part of scheme.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designations in the saved Macclesfield Borough Local Plan: Shops – local shopping; 3138 predominantly residential; protected Open Space adjacent.
<b>Previously developed land? (PDL)</b>	Shops yes and car park
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the plan period; available and achievable?</b>	Car parking area (site 3138 likely in short term); rest of site long term.
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Conclusions &amp; recommendations</b>	This may be a long term site through site allocations if a comprehensive redevelopment is wanted. However in the short term a few units could be achieved on the car parking area (site 3138) but access to the open space does become more limited. The site is in an established residential area and has the potential to be developed within the plan period.

# CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES

## MACCLESFIELD

### 1. Introduction

As discussed in the Assessment of Urban Potential report for Macclesfield, the town is heavily constrained by the Green Belt, and any sites released for development on the edge of the settlement will be in the Green Belt.

### 2. Key Policy issues/constraints

The current Local Plan for Macclesfield is the Macclesfield Borough Local Plan (Adopted 2004), which shows the settlement tightly constrained by the Green Belt on all sides, Local Landscape Designations (Parkland and Bollin Valley) and by the Peak Park fringe to the east. The Jodrell Bank Radio Telescope Consultation Zone lies approximately 1km to the south west edge of the town. There is a flood risk zone that follows the course of the River Bollin.

### 3. Key findings

A total of 10 sites were assessed (see summary spreadsheet and proformas), all of which are adjacent to the urban area:

- Two of the sites are situated to the north of Macclesfield (in the area of countryside between Macclesfield and Prestbury) – *land west of Priory Lane and land to the north of Prestbury Road*;
- Three of the sites to the east of the town adjoin the Peak Park Fringe (one of which is already identified in the submission plan) – *Lark Hall, Kings School, Fence Avenue and east of London Road*;
- One site is located to the south of Lyme Green village – *Lyme Green Settlement*;
- The site to the south of the town is identified in the Submission Plan but includes proposed safeguarded land – *Gaw End Lane*;
- A major urban extension is proposed to the south west and west of the town (includes land allocated in the Submission Plan, safeguarded land and additional land) – *South West Development Area*;
- Two further sites are located to the west of the town - land between Chelford Road and Whirley Road and land to the north of Birtles Road.

### 4. Site Commentary

Some of the sites are in more sensitive areas than others; 7 of the sites involve the loss of open countryside; one involves the relocation of a school and loss of grazing

land (Kings School, Fence Avenue); one involves the relocation of a sports facility (land west of Priory Lane) and the site at Lyme Green Settlement involves the loss of some greenfield areas. A brief summary is provided in the table below:

<b>Site</b>	<b>Site Summary</b>	<b>Site Capacity</b>
Lark Hall (off Cottage Lane and Higher Fence Road)	This site is comprised of undulating grazing land incorporating Swans Pool plus other pool off Lark Hall and mature trees. The site is part of the green corridor that extends westwards down into Macclesfield from the hills.	135 dwellings
East of London Road	The site has a strong rural character being unspoilt countryside. This area is an important gap between Macclesfield and Sutton village. The development of the site may have an unacceptable visual impact on the Peak Park fringe	550 to 700 dwellings proposed; plus 2.5ha employment land
Gaw End Lane	Undulating agricultural land -Submission Site CS11 plus addition of Safeguarded land at Lyme Green (CS31) and Council Depot (as shown on masterplan submitted with representations), Complex mix of uses; some parts of the site prominent, others secluded.	450 dwellings (400 greenfield, 50 brownfield)
South West Development Area (parts of site allocations CS10 and CS32)	Large swathe of land; complex matrix of traditional, undulating Cheshire farmland before intensification. Site could provide sustainable urban extension and new link road.	2,000 dwellings; 10 hectares employment land
Land between Chelford Road and Whirley Road, Macclesfield (2 sites within the larger area being promoted - 5.41 ha and 17.5 ha)	The site lies on the western edge of Macclesfield between Broken Cross and Henbury. The site consists of gently undulating farmland, trees, hedgerows and a large pond. The loss of accessible green space and the preservation of the separate identities of Henbury and Macclesfield are important issues/constraints.	625 dwellings
Land to the north of Birtles Road	The landscape is very rural and undulating; historic field pattern (boundaries can be seen on the Tithe Maps of the mid 1800s). The site does not relate particularly well to the built form of Macclesfield as it would create a narrow finger of development extending into open countryside	350 dwellings



<b>Site</b>	<b>Site Summary</b>	<b>Site Capacity</b>
Land west of Priory Lane	The majority of this site is taken up by the Rugby Club playing fields plus car parking and club house. The impact of development may be unacceptable in this vulnerable gap between Macclesfield and Prestbury.	333 dwellings
Kings School, Fence Avenue	The site comprises the Kings School buildings and playing fields which are set generally at a lower level than the surrounding pasture land. Two distinct watercourses cross the site; elevated pasture land and Macclesfield Canal. Heritage concerns with larger site area proposed.	300 dwellings (280 greenfield; 20 brownfield) (CS9 in Submission Strategy – 250 dwellings)
Lyme Green Settlement	Specialist residential accommodation; the site comprises mainly of bungalows set within a landscaped setting and surrounded by grassed areas/grazing land	No details given
Land north of Prestbury Road	The area forms a natural extension to the countryside features of Upton Wood and the Riverside Park/Bollin Valley and would narrow the gap between Macclesfield and Prestbury	360
<b>Total</b>		<b>5,183 greenfield</b> (4,823 greenfield if exclude N of Prestbury Road); <b>70 brownfield</b>

Details are shown on the site proformas and summary spreadsheets for Macclesfield.

The sites being actively promoted in the Local Plan process were considered to be suitable for further consideration and were subject to SA and HRA; they can be seen on the 'Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Macclesfield' map.

The 'Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Macclesfield' map shows all the sites considered in the Study. The 'Draft Macclesfield Town Strategy Map and Table' document has been included for reference.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] Macclesfield is located within an area of the Borough where residential development is considered to be viable.

Macclesfield is an attractive and desirable place to live and it is considered that all the greenfield sites considered here would be viable and deliverable if all the constraints identified in the site pro-proformas could be overcome. Some sites are being more actively promoted than others with indicative masterplans, details of access, mitigation and build rates being provided. Details are provided in the proformas but a brief summary is provided below.

<b>Site</b>	<b>Viability and Deliverability</b>	<b>Site Capacity</b>	<b>Recommendation</b>
Lark Hall (off Cottage Lane and Higher Fence Road)	Site being promoted by owners; no masterplan; no indication how site can be safely accessed	135 dwellings	Consider site at site allocation stage
East of London Road	Promotional document provides information on the site context, access, landscape appraisal and a concept masterplan. It is likely that English Heritage would request that a heritage impact assessment would need to be carried out to assess the impact of any development on the Macclesfield Canal Conservation Area.	550 to 700 dwellings proposed; plus 2.5ha employment land	Site could be considered as a strategic site. The development of the site may have an unacceptable visual impact on the Peak Park fringe.
Gaw End Lane	The site is being actively promoted and it appears that any adverse nature and heritage aspects can be overcome by mitigation. The masterplan covers heritage aspects, ecology, highways and the site's sustainability. Policy wording amendments agreed with English Heritage and English Nature.	450 dwellings (400 greenfield, 50 brownfield)	Comprehensive development of CS11 and CS31 in tandem could be considered.
South West Development Area (parts of site allocations CS10 and CS32)	Indicative masterplan, technical work carried out, land budget figures and build phasing plan provided; site being actively promoted; letters confirming viability and deliverability.	2,000 dwellings; 10 hectares employment land	Could provide sustainable urban extension with new link road

<b>Site</b>	<b>Viability and Deliverability</b>	<b>Site Capacity</b>	<b>Recommendation</b>
Land between Chelford Road and Whirley Road, Macclesfield (2 sites within the larger area being promoted - 5.41 ha and 17.5 ha)	Sites being promoted by owners, no details regarding site development	625 dwellings	Could provide a strategic site or smaller sites at site allocations stage; impact on settlement gap to be considered
Land to the north of Birtles Road	Part of site being promoted by owner; no details regarding site development	350 dwellings	Could be considered as a strategic site but the site does not relate particularly well to the built form of Macclesfield
Land west of Priory Lane	Site being promoted by owner; no firm relocation plans –uncertainty regarding Rugby Club’s plans	333 dwellings	Site could be considered as a strategic site but impact on settlement gap to be considered
Kings School, Fence Avenue	Site being actively promoted; new site for school being investigated; masterplan provided; policy wording amendments agreed with English Heritage.	300 dwellings (280 greenfield; 20 brownfield)	Retain as a strategic site CS9 but given heritage concerns – retain boundary as proposed in Submission Version
Lyme Green Settlement	Site being promoted by owners – wanting to secure land for future expansion plans	No details given	Consider site at site allocation stage
Land north of Prestbury Road	Site was not actively promoted at the Submission Stage	360	Impact on Bollin Valley to be considered; No information submitted at Local Plan Submission Stage

## 6. Conclusion

Strategic Sites and areas of Safeguarded Land are allocated in the Local Plan Strategy as shown in the following table:

<b>Address</b>	<b>Hectares – safeguarded land</b>	<b>No of dwellings to be provided</b>	<b>Amount of employment land to be provided</b>
Central Macclesfield SL4	0	500	0
South Macclesfield Development Area CS8	0	1,050	5 Ha
Land East of Fence Avenue CS9	0	250	0
Land off Congleton Road CS10	0	300	5 Ha
Gaw End Lane CS11	0	150	0
Safeguarded Land Lyme Green CS31	17.9	0	0
Safeguarded Land South West Macclesfield CS32	45.5	0	0
<b>Total</b>	<b>63.4</b>	<b>2,250</b>	<b>10 Ha</b>

Some of the strategic sites overlap with the sites discussed in the previous tables.

As Macclesfield is a Principal Town it may have to accommodate more development despite the Green Belt constraints, therefore the following new sites or extensions to existing strategic sites/areas of safeguarded land could be considered as potential strategic sites/areas of safeguarded land as indicated in the following summary table:

<b>Address</b>	<b>No of dwellings to be provided</b>	<b>Amount of employment land to be provided</b>
East of London Road	550 to 700	2.5 Ha
Gaw End Lane	450 dwellings (400 greenfield, 50 brownfield)	0
South West Development Area	2,000 dwellings plus safeguarded land	10 Ha
Land between Chelford Road and Whirley Road, Macclesfield	625	0
Land to the north of Birtles Road	350	0
Land west of Priory Lane	333	0
Kings School, Fence Ave	300 dwellings (280 greenfield, 20 brownfield)	0

<b>Total</b>	<b>4,758</b> (4,688 greenfield, 70 brownfield)	<b>12.5</b>
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Land will also be identified within the Site Allocations and Development Policies Document – the following sites could be considered as potential sites at the site allocations stage:

<b>Address</b>	<b>No of dwellings to be provided</b>
Lark Hall (off Cottage Lane and Higher Fence Road)	135
Lyme Green Settlement	No indication of dwellings numbers provided
<b>Total</b>	<b>135</b>

CHESHIRE EAST LOCAL PLAN STRATEGY: MACCLESFIELD; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION

Site Address and Local Plan Representation Reference Number	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Lark Hall (off Cottage Lane and Higher Fence Road), Macclesfield <b>SUB 52</b>	This site is comprised of undulating grazing land incorporating Swans Pool plus other pool off Lark Hall and mature trees. The land rises steeply from Higher Fence Road up to Lark Hall Road housing estate. The land lies in the Peak Park fringe and is part of the green corridor that extends down into Macclesfield.	NPS42 & Draft Town Strategy - Site E/Site W Additional Sites Proposed by Developer and Land Interests/Omission site SUB 52	8	135	0	Site adjacent urban area; however road access may be problematic, there are other constraints e.g. mining and the development of the site may have an unacceptable visual impact on the Peak Park fringe.
East of London Road, Macclesfield (550 - 700 dwellings proposed; plus 2.5ha employment land) <b>SUB2124</b>	The site is relatively flat and open with very gently sloping/undulating farmland (grazing land) with a pattern of mature hedgerows and trees; there are panoramic views to Teggs Nose and Cat & Fiddle areas of the Peak Park and views from the Peak Park down into the site. The site has a strong rural character being unspoilt countryside. This area is an important gap between Macclesfield and Sutton village.	NPS43 & Draft Town Strategy - Site F/Omission Site SUB2124/Matter Statement M15.019	41	700	0	Site adjacent urban area; however there are a number of constraints e.g. nature (Local Wildlife Site) and heritage (Canal Conservation Area & Listed Bridge) aspects and the impact of development may be unacceptable in this very open and prominent area of the Peak Park fringe between Macclesfield and Sutton. The development of the site may have an unacceptable visual impact on the Peak Park fringe. Site includes a proposed area of 2.5ha employment land.
Gaw End Lane (Submission Site CS11) – addition of Safeguarded land at Lyme Green (CS31) and Council Depot (as shown on masterplan submitted with representations), Macclesfield <b>SUB 2357, 2384, 2389 and MAP20</b>	Complex mix of uses: Petrol filling station and depot in north; site split in two by Gaw End Lane - number of residential properties; the majority of the site is undulating agricultural land with hedges and trees sloping overall to the canal; parts of the site are very secluded with other parts more prominent	Draft Town Strategy - Site G/Pre-Submission and Submission Sites CS11 and CS31/Reps SUB 2357, 2384, 2389 and MAP20/ Matter Statements M14.3.006 and M14.3.006a-c	24	400	50	Site adjacent urban area (adjacent Lyme Green Business Park); allocation of the proposed safeguarded land as a Strategic Site for housing and the comprehensive development of CS11 and CS31 in tandem could be considered. The site is being actively promoted and it appears that any adverse nature and heritage aspects can be overcome by mitigation.

<p>South West Development Area, Macclesfield (2,000 dwellings and 10 ha employment land) <b>SUB 2177, 2371,1784</b></p>	<p>This large swathe of land is a complex matrix of undulating farmland, farm buildings, paths, tracks, lanes, hedgerows, mature trees, copses and ponds – traditional Cheshire farmland before intensification. The majority of the site is pasture land. There are views across the site from the various roads but major parts of the site are landlocked agricultural fields with some public footpaths.</p>	<p>NPS68 &amp; Town Strategy Site I/Sites CS10 &amp; CS32/Reps SUB 2177, 2371,1784/Matter Statements M14.3.10, M14.3.10a-c and M15.15, M15.15a-e</p>	<p>162</p>	<p>2000</p>	<p>0</p>	<p>Site adjacent urban area; the site promoters state that this urban extension proposal is viable and could provide a sustainable urban extension on the south west edge of Macclesfield which if comprehensively planned could provide a range of services and facilities to meet future and existing residents. Provision of link road – would provide an effective transport solution for the town but in the short-medium term local transport mitigation would be required as advocated in the Council's emerging Movement Strategy for Macclesfield; loss of a large swathe of open countryside. Site also proposes 10 ha employment land</p>
<p>Land between Chelford Road and Whirley Road, Macclesfield (2 sites within the larger area being promoted - 5.41 ha and 17.5 ha) <b>SUB2405 and SUB3565</b></p>	<p>The whole site (previously site J in Town Strategy) lies on the western edge of Macclesfield between Broken Cross and Henbury. The site consists of gently undulating farmland with trees, hedgerows and a large pond in the eastern part of the site. Power lines cross the western edge of the site. The following two smaller areas within the whole site are being promoted: Representation SUB2405 – south-east corner of the wider site; Representation SUB3565 – area of undulating pasture west of the large pond and including the western half of the pond.</p>	<p>NPS38 &amp; Town Strategy Site J/Omission Site SUB2405 and SUB3565/Matter Statements M14.3.004 and M15.004</p>	<p>22.91</p>	<p>625</p>		<p>There may be constraints such as access and drainage to overcome and the impact of development may be unacceptable in this open and prominent gap between Henbury and Macclesfield. The loss of accessible green space and the preservation of the separate identities of Henbury and Macclesfield are important issues/constraints.</p>
<p>Land to the north of Birtles Road, Macclesfield (part of site being promoted - 11.8 ha) <b>SUB 3565</b></p>	<p>The whole site (previously site A in Town Strategy) is a mosaic of fields with trees and hedgerows and some ponds. Some of the fields are very rectangular and compact. The landscape is very rural and undulating and views into the site are limited. The field boundaries are part of a historic field pattern that can be seen on the Tithe Maps of the mid 1800s and which have survived to the present day.</p>	<p>NPS39 &amp; Town Strategy Site A/Omission Site SUB 3565</p>	<p>11.8</p>	<p>350</p>		<p>There may be constraints such as access and heritage landscape assets to overcome and the impact of development may be unacceptable in this area of open countryside that extends towards Alderley Road. The site does not relate particularly well to the built form of Macclesfield as it would create a narrow finger of development extending into open countryside which has a historic network of hedgerows.</p>
<p>Land west of Priory Lane (Macclesfield Rugby Club), Macclesfield (site being promoted - Rugby Club 11 ha) <b>SUB 3566</b></p>	<p>The larger site B from the Draft Macclesfield Town Strategy is part of the outdoor recreational corridor that extends from the Leisure Centre in the south up to this site which includes the Rugby Club. The majority of this site is taken up by the Rugby Club playing fields plus car parking and club house with an area of overgrown agricultural land to the north bounding the B5087.</p>	<p>NPS40 &amp; Town Strategy Site B/Omission Site SUB 3566</p>	<p>11</p>	<p>333</p>		<p>There may be constraints such as access and playing field assets to overcome and the impact of development may be unacceptable in this vulnerable gap between Macclesfield and Prestbury.</p>

Kings School, Fence Avenue, Macclesfield (Land east of Fence Avenue, Macclesfield)(Site CS9 plus increased area Green Belt release plus increase to 300 dwellings) <b>SUB 1558 &amp; MAP 9</b> (Map 9 shows proposed amended proposals/policies map)	The site comprises the Kings School buildings and playing fields which are set generally at a lower level than the surrounding pasture land. Two distinct watercourses cross the site. The southern and eastern boundaries follow the Macclesfield Canal which is elevated above the site. There is an elevated area of pasture land adjacent the canal which is very prominent; beyond this the fields undulate and the ground slopes down towards Hurdsfield Road but the Holy Trinity Church is in an elevated position with views into the site.	Draft Town Strategy - Site E/Site CS9/Reps SUB 1558 & MAP 9/Matter Statement M14.3.022	13.5	280	20	There are constraints to overcome with the larger site area relating to English Heritage's concerns and the impact of the development upon the Canal Conservation Area and the Holy Trinity Church on Hurdsfield Road.
Lyme Green Settlement, Lyme Green, Sutton, Macclesfield <b>SUB3569</b>	The site is comprised of specialist residential accommodation suitable for people with disabilities; the site comprises mainly of bungalows set within a landscaped setting and surrounded by grassed areas/grazing land currently within the green belt. To the north of the site there is a nursing home and Lyme Green village.	Omission site SUB3569	6.2	0	0	No details of units given; Existing buildings are Previously Developed Land; extension land to south and north east is greenfield. This site is not of a strategic nature, due to its size and the proposal and is not being promoted for market housing. It is however recommended that the site is given further consideration at the site allocations stage.
<b>TOTALS</b>			<b>294.21</b>	<b>4,823</b>	<b>70</b>	

<b>Sites Being Promoted for Employment Development in Macclesfield:</b>	
	<b>site size (hectares)</b>
East of London Road	2.5
South West Development Area	10
<b>TOTAL</b>	<b>12.5</b>

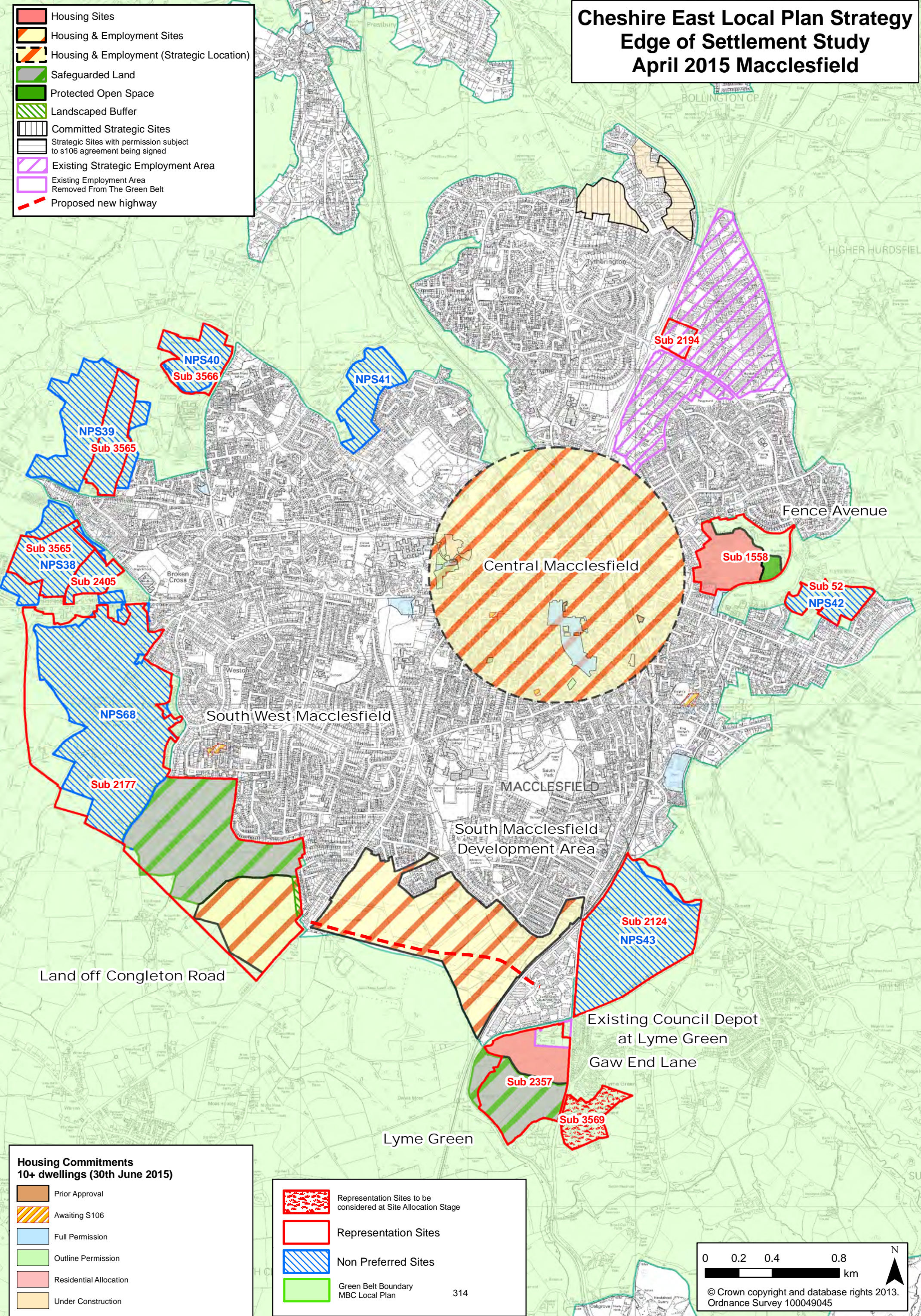


**CHESHIRE EAST LOCAL PLAN STRATEGY: MACCLESFIELD; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES NOT CONSIDERED FOR FURTHER CONSIDERATION**

Site Address and Local Plan Representation Reference Number	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land to the north of Prestbury Road, Macclesfield <b>PRENPS887</b>	This site consists of undulating fields/agricultural land with extensive views to the Pennine Fringe hills. The southern portion of the site adjoining Prestbury Road contains a large pond. Power lines cross the northern part of the site. The site has mature hedgerows and trees and adjoins Upton Wood and Riverside Park. The area forms a natural extension to the countryside features of Upton Wood and the Riverside Park.	NPS41 and Town Strategy Site C/ Pre-Submission Reps PRENPS887	12	360	0	The area forms a natural extension to the countryside features of Upton Wood and the Riverside Park/Bollin Valley and would narrow the gap between Macclesfield and Prestbury. The site is not being actively promoted at the Submission Stage (the last submission was representation reference PRENPS887 made at the Pre-Submission Stage – the owner expressed interest in pursuing residential development on the site).
<b>TOTALS</b>			<b>12</b>	<b>360</b>	<b>0</b>	

# Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Macclesfield

- Housing Sites
- Housing & Employment Sites
- Housing & Employment (Strategic Location)
- Safeguarded Land
- Protected Open Space
- Landscaped Buffer
- Committed Strategic Sites
- Strategic Sites with permission subject to s106 agreement being signed
- Existing Strategic Employment Area
- Existing Employment Area Removed From The Green Belt
- Proposed new highway



### Housing Commitments 10+ dwellings (30th June 2015)

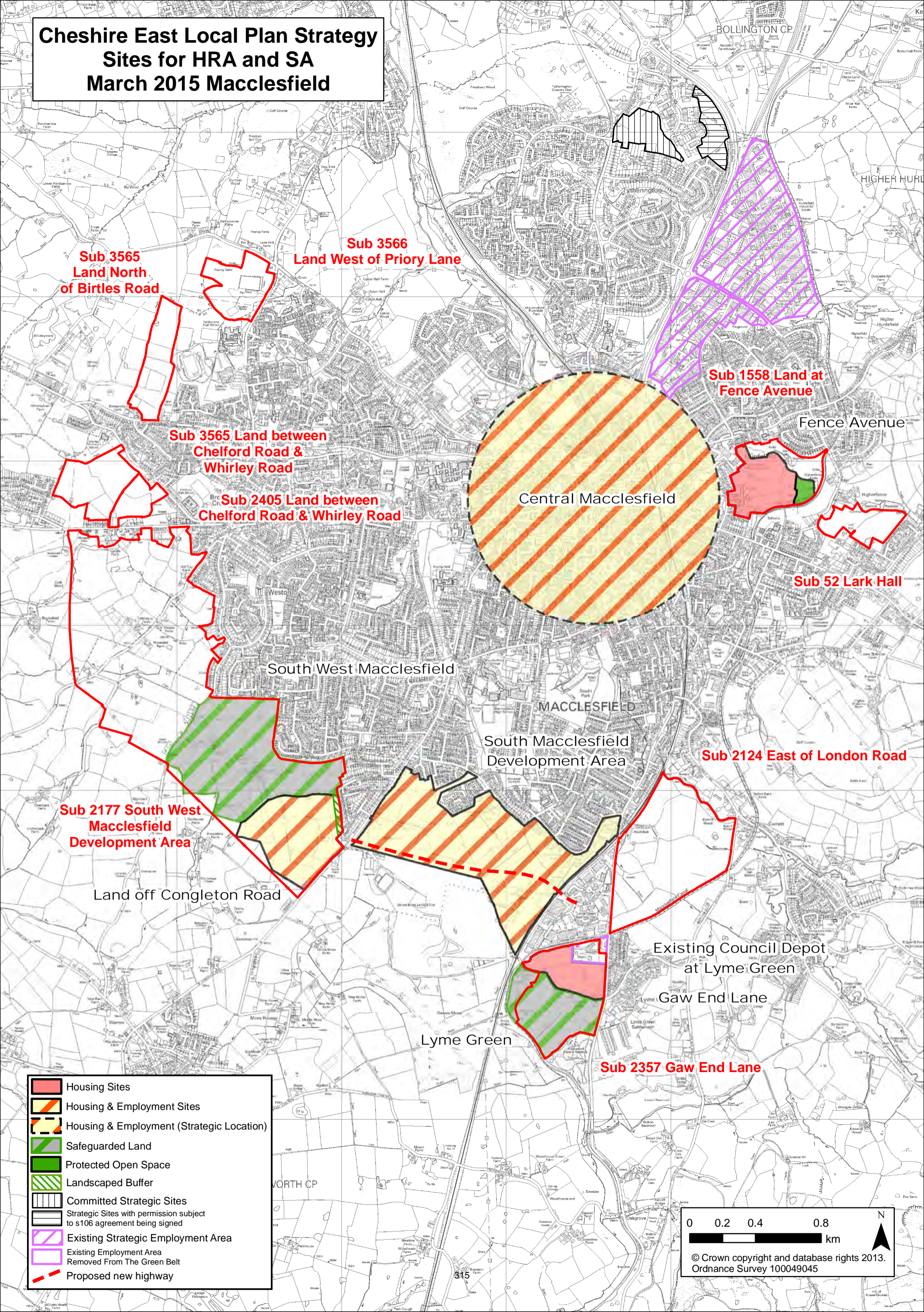
- Prior Approval
- Awaiting S106
- Full Permission
- Outline Permission
- Residential Allocation
- Under Construction

- Representation Sites to be considered at Site Allocation Stage
- Representation Sites
- Non Preferred Sites
- Green Belt Boundary MBC Local Plan

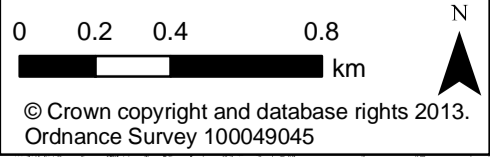
0 0.2 0.4 0.8 km

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Ordnance Survey 100049045

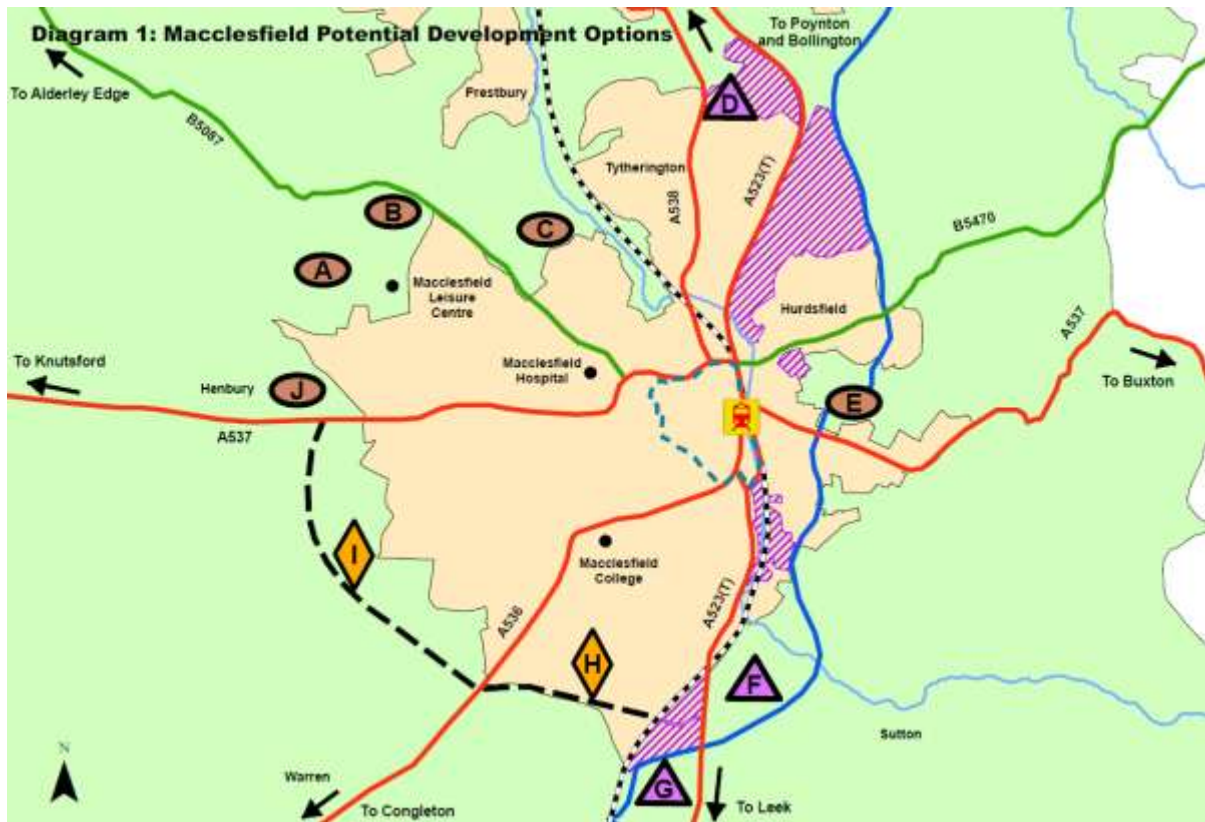
# Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Macclesfield



-  Housing Sites
-  Housing & Employment Sites
-  Housing & Employment (Strategic Location)
-  Safeguarded Land
-  Protected Open Space
-  Landscaped Buffer
-  Committed Strategic Sites
-  Strategic Sites with permission subject to s106 agreement being signed
-  Existing Strategic Employment Area
-  Existing Employment Area Removed From The Green Belt
-  Proposed new highway



**Draft Macclesfield Town Strategy Map and Table (extracts taken from BE094)**



**Legend**

- |   |  |
|---|--|
|  Railway Station |  Potential Housing or Employment Development Option |
|  A Road          |  Potential Housing Development Option               |
|  B Road          |  Potential Mixed Use Development Option             |
|  Canal           |  Town Centre Area                                   |
|  Railway Line    |  Built Up Area                                      |
|  Major Rivers    |  Existing Employment Areas                          |
|  Green Belt      |  |
|  New Road        |  |

Area Reference	Potential Development Uses	Comments
A - Land to North of Birtles Road	Housing	<ul style="list-style-type: none"> <li>• The area lies in the Green Belt, to the north western edge of Macclesfield adjacent to Macclesfield Leisure Centre.</li> <li>• Surrounding uses include residential, secondary school, leisure centre, Macclesfield Rugby Club and agricultural land.</li> <li>• This area could deliver around 900 dwellings.</li> <li>• The area is adjacent to Whirley Quarry SBI.</li> </ul>
B - Land West of Priory Lane	Housing	<ul style="list-style-type: none"> <li>• The area is currently in the Green Belt. Surrounding uses include residential, secondary school and agricultural uses.</li> <li>• This area could deliver around 300 dwellings.</li> <li>• This area could be brought forward following the relocation of the Rugby Club.</li> </ul>
C - Land North of Prestbury Road	Housing	<ul style="list-style-type: none"> <li>• The area lies in the Green Belt. Surrounding uses include Riverside Park, residential, primary school and agricultural uses.</li> <li>• This area could deliver around 360 dwellings.</li> <li>• The area is adjacent to Ancient Woodland - Upton Wood.</li> </ul>
D - Land at Tytherington Business Park	Housing or Employment	<ul style="list-style-type: none"> <li>• The area lies to the northern edge of Macclesfield.</li> <li>• Surrounding uses include Tytherington Business Park and residential uses.</li> <li>• The area could deliver 150 dwellings or employment.</li> <li>• The area is currently allocated for high quality business and commercial uses and these would attract inward investment into the town.</li> </ul>
E - Land between Hurdsfield Road and Buxton Road	Housing	<ul style="list-style-type: none"> <li>• The area lies to the eastern edge of Macclesfield and is in the Green Belt.</li> <li>• Surrounding uses include residential, agricultural land and reservoirs.</li> <li>• This area could deliver around 240 dwellings.</li> </ul>
F - Land East of London Road	Housing and/or Employment	<ul style="list-style-type: none"> <li>• The area lies to the southern edge of Macclesfield between the West Coast Railway Line and Macclesfield Canal. It is in the Green Belt.</li> <li>• Surrounding uses include agricultural land, residential, Macclesfield Town Football Ground, Lyme Green Business Park and Byrons Wood.</li> <li>• This area could deliver around 1200 dwellings or it could be deliver high quality business uses or a mixture of housing and employment.</li> </ul>

Area Reference	Potential Development Uses	Comments
<b>G - Land at Gaw End Lane</b>	Housing and/or Employment	<ul style="list-style-type: none"> <li>The area lies to the south of Lyme Green Business Park and it is in the Green Belt.</li> <li>Surrounding uses include Lyme Green Business Park, residential and agricultural land.</li> <li>This area could deliver around 850 dwellings or it could be deliver high quality business uses or a mixture of housing and employment.</li> </ul>
<b>H - South Macclesfield Development Area</b>	Mix Use	<ul style="list-style-type: none"> <li>Surrounding uses include residential, Danes Moss Land Reclamation area, Macclesfield Town Football Club, agricultural uses and Lyme Green Business Park.</li> <li>This area could deliver a mix of employment, residential (around 450 dwellings), retail, the relocation of Macclesfield Town Football Club and a new distributor road.</li> </ul>
<b>I - Land between Congleton Road and Chelford Road</b>	Mix Use	<ul style="list-style-type: none"> <li>The area lies to the south west of Macclesfield and is in the Green Belt.</li> <li>Surrounding uses include mainly residential and agricultural land.</li> <li>This area could deliver a mix of employment, residential (around 3,000 dwellings), retail, community facilities and will be required to contribute to the South West Link Road (between Congleton Road - Chelford Road).</li> <li>A Site of Biological Importance is included within the area and it is adjacent to Ancient Woodland - Cock Wood.</li> </ul>
<b>J - Land between Chelford Road and Whirley Road</b>	Housing	<ul style="list-style-type: none"> <li>The area lies to the west of Macclesfield and the east of Henbury and is in the Green Belt.</li> <li>Surrounding uses include residential, primary school and agricultural land.</li> <li>This area could deliver around 700 dwellings.</li> </ul>

Stakeholder Panel Comments (paragraph 6.14):

Following the initial consideration of Development Options the Stakeholder Panel considered which sites it preferred or least preferred, based on their perceived suitability for development. There was overall support for potential development of the land at Tytherington Business Park, although opinion was divided as to whether that would be employment or housing, and for the development of South Macclesfield Development Area, for a mix of uses. In addition, there was overwhelming consensus against using those sites located to the east of Macclesfield, while there was no clear steer on the other sites.

**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proformas**

**Macclesfield**

<b>Site Address</b>	<b>Lark Hall (off Cottage Lane and Higher Fence Road), Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3275
<b>Site visit date</b>	20.02.15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Macclesfield Town Strategy [BE094] – site E Site W Possible Additional Sites Proposed by Developer and Land Interests [BE104] Non Preferred Sites Justification Paper [SD016] – site 42 Representation SUB 52 to Submission Plan (Omission site)
<b>Site description</b>	<p>This site is comprised of undulating grazing land incorporating Swans Pool plus other pool off Lark Hall and mature trees (horse chestnut amongst others). The land rises steeply from Higher Fence Road up to Lark Hall Road housing estate. The land lies in the Peak Park fringe and is part of the green corridor that extends down into Macclesfield. A public footpath is located on the northern boundary adjacent two reservoirs. It is part of a well used area for recreation with Macclesfield Canal nearby, Swans Pool and various footpaths. This area is part of the distinctive eastern upland character of Macclesfield.</p> <p>Views extend upward through the site to the Peak Park fringe hills and down through the site from the hills themselves.</p> <p>In terms of the site boundaries the northern extent comprises field boundaries, the public footpath and adjacent reservoirs and then residential curtilages. The eastern boundary is the edge of the Lark Hall Road housing estate i.e. back garden boundaries. The southern boundary follows the land ownership boundary, the rear of properties/residential curtilages. The western boundary loops around Swans Pool.</p> <p>The site has limited local facilities in the vicinity (local primary school and a few local shops within 10 minutes walk) and the site is within 30 minutes walking distance of the town centre.</p>

<b>Site area and dwelling capacity</b>	8 hectares approx. 135 dwellings (the dwelling number is that put forward by the developer/site promotor)
<b>Constraints</b>	Tree Preservation Orders, land levels and drainage may be an issue; consultation responses (BE095) mentioned “mine workings in area –coal seams, pit shafts” ; area of pit shafts shown on Coal Authority website; access issues (one way system round Cottage Lane); Lark Hall housing estate – narrow road network – one way system in part – no opportunities for widening; No information submitted to show how the site can be safely accessed.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designations in the saved Macclesfield Borough Local Plan are: Green Belt, Area of Special County Value (Peak Park Fringe); Nature Conservation Priority Area.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>At the draft Town Strategy stage the site was part of Site E: Land between Hurdsfield Road and Buxton Road, in the Draft Macclesfield Town Strategy (BE094):</p> <ul style="list-style-type: none"> <li>• Eastern edge of Macclesfield and in the Green Belt.</li> <li>• Surrounding uses include residential, agricultural land and reservoirs.</li> <li>• Area could deliver around 240 dwellings.</li> </ul> <p>Consultation results – 72% disagreed with site; 28% agreed (page 17 BE095).</p> <p>The Town Strategy panel preferred development to the west of the town rather than to the east to avoid developing in the Peak Park Fringe. Representations (BE095) mentioned insufficient infrastructure, historic area, views to hills, difficult topography (mines, drainage) and rich flora and fauna.</p> <p>Part of Town Strategy Site E was taken forward as preferred Site Macclesfield 4 (being the area west of the canal and closer to town centre facilities). The more sensitive areas to the east including Nature Conservation Priority Areas were excluded.</p> <p>'Possible Additional Sites Proposed by Developer and Land Interests' document (BE104) – Table 3.1 Site W, land adjoining Lark Hall; agent Emery Planning on behalf of landowners and beneficiaries (plan and details page 35):</p>



	<ul style="list-style-type: none"> <li>• Site size is 7.89 hectares.</li> <li>• Site promoters state that the developable area is 4.5 hectares.</li> <li>• Therefore about 135 homes based on 30 homes per hectare.</li> </ul> <p>In the Consultation Results Document (BE105) 19 people supported the site; 299 objected and 16 people commented only; 2 petitions against development of the site; representations mentioned poor access, history and ecology of area, ground conditions (mining), valuable green lung for recreation and connects with other open spaces.</p> <p>In the Non Preferred Sites Document Table 2.17 summarises the site attributes for Site 42, Land adjoining Lark Hall, Macclesfield – additional information not mentioned above includes:</p> <ul style="list-style-type: none"> <li>• Protected trees are located along the boundary</li> <li>• No heritage assets within the site however there are Listed Buildings within proximity of the site, beyond the southern boundary.</li> <li>• Development of the site would not meet objectives of the Local Plan Strategy which seek to protect and promote environmental quality.</li> </ul>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Trustee Casey Estate representation on the Submission Plan (reference SUB52):</p> <ul style="list-style-type: none"> <li>• Need for more housing in the Macclesfield area</li> <li>• With regard to the Lark Hall site – site is bounded on two sides by housing, has good access to local services and infrastructure</li> </ul>
<p><b>Is the site viable/deliverable?</b></p>	<p>May need ground condition survey (abandoned mines – the Coal Authority website provides details of the location of old mine shafts).</p> <p>No information submitted to show how the site can be safely accessed.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The eastern half of Macclesfield is an attractive area to live being in close proximity to the Peak Park Fringe. Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.</p>
<p><b>Is the site potentially developable within</b></p>	<p>Yes – site being promoted by owners; site does have access to local services as suggested by site promoter</p>

<b>the Plan period; available and achievable?</b>	(local primary school and a few local shops within 10 minutes walk and the site is within 30 minutes walking distance of the town centre.)
<b>Infrastructure issues (including highways)</b>	Observations on site indicate that access could be problematic due to narrow road network and one-way systems; no information submitted by the site promoter to show how the site can be safely accessed.
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Summaries of relevant information regarding this site from the Cheshire East Council Local Plan Strategy Submission Sustainability (Integrated) Appraisal May 2014 [SDO03] are as follows:</p> <p>Page 171 Site W Land adjoining Lark Hall: This site has not been progressed due to its Green Belt function, the landscape value of the area and by virtue of its inability to contribute to Cheshire East's housing requirements/regeneration priorities/employment needs, and the significant constraints to development on site. SD003 Page 1717 shows the accessibility assessment for site W – which scores poorly for access to public open space and some strategic local amenities e.g. medical centre.</p> <p>SD003 Page 1759 – part of Town Strategy site E was taken forward as preferred site Macclesfield 4 (being the area west of the canal and closer to town centre facilities). The more sensitive areas to the east including nature conservation priority areas were excluded.</p>
<b>Conclusions &amp; recommendations</b>	<p>The Agent for the site has stated that the site is available and does have access to some local services such as a local shop and primary school. However road access may be problematic, there are other constraints e.g. mining and the development of the site may have an unacceptable visual impact on the Peak Park fringe.</p> <p>If Macclesfield is required to provide further land for housing in the Local Plan Strategy/Site Allocations and Development Policies Document, it is considered that this site could be suitable for further consideration for inclusion in the Site Allocations and Development Policies Document.</p> <p>However the site is of a size such that it could be considered to be strategic; therefore the site should be subject to further Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>

<b>Site Address</b>	<b>East of London Road, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3513
<b>Site visit date</b>	10.03.15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Macclesfield Town Strategy [BE094] – site F Non Preferred Sites Justification Paper [SD016] - Site 43 Representation SUB 2124 to Submission Plan (Omission site) Matter Statement M15.019
<b>Site description</b>	<p>The site is relatively flat and open with very gently sloping/undulating farmland (grazing land) with a pattern of mature hedgerows and trees; there are panoramic views to Teggs Nose and Cat &amp; Fiddle areas of the Peak Park and Peak Park fringe generally and views from the Peak Park down into the site. There are also views across to the village of Sutton and Sutton Parish Church.</p> <p>The prominence of the site as part of the open countryside that starts east of London Road can be seen from a number of locations including Macclesfield Canal (between Bullocks Lane and London Road), Lyme Green Playing Field/Play Area and the Hollins. From these vantage points one can see that London Road and the railway line contain the urban edge of Macclesfield. The site has a strong rural character being unspoilt countryside. When viewed from the Hollins the canal winds through the site as a ribbon of water and this area of countryside protects the setting of the canal/Conservation Area and acts as a viewing platform for the setting of Macclesfield.</p> <p>This area is an important gap between Macclesfield and Sutton village. Any building in this area will remove the area's connection to the Peak Park Fringe.</p> <p>The site adjoins Macclesfield Canal Conservation area and Macclesfield Canal Local Wildlife Site. The area was considered appropriate for new playing fields (proposal in Macclesfield Borough saved Local Plan RT6(6)).</p> <p>The northern part of the site is part of the River Bollin flood plain (flood risk zone). There are a network of drainage channels and hedgerows including the now overgrown Woods Cut aqueduct. There is a pond south of Byrons Wood.</p> <p>In terms of the site boundaries the northern/north-eastern one comprises field boundaries, the River Bollin and Byrons Wood; the western boundary follows the West</p>

	Coast railway line and then London Road; the southern boundary follows the Macclesfield Canal and the eastern boundary follows Bullocks Lane. Bullocks Lane is part of Cycle Route 55.
<b>Site area and dwelling capacity</b>	41 hectares approx. 550 to 700 dwellings (the dwelling number is that put forward by the developer/site promotor).
<b>Constraints</b>	Air Quality - adjoining main road - London Road; access off busy main road – London Road; mitigation re Canal Conservation Area and Local Wildlife Site; listed bridge; may be drainage issues regarding former Woods Cut aqueduct; flood risk northern part of site (zones 2 & 3) – part of River Bollin floodplain.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designations in the Saved Macclesfield Borough Local Plan are: Green Belt, Area of Special County Value (Peak Park Fringe), Nature Conservation Priority Area, Recreation Proposal RT6(6); adjoins Macclesfield Canal Conservation Area and Local Wildlife Site (previously called SBIs).
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>Land to the east of London Road (site F) in the Draft Macclesfield Town Strategy (BE094):</p> <ul style="list-style-type: none"> <li>• Southern edge of Macclesfield between the West Coast main line and Macclesfield Canal and in the Green Belt</li> <li>• Surrounding uses include agricultural land, residential, Macclesfield Town FC, Lyme Green Business Park and Byrons Wood</li> <li>• Area could deliver around 1200 dwellings or high quality business uses or a mixture of housing and employment</li> </ul> <p>Consultation results - findings 43% support for site; 57% against (page 21 BE095) Representations mentioned the beautiful countryside/attractive site that forms part of the foothills which lead up to the Peak District National Park; canal conservation area; ecological aspects; erosion of character of Sutton and Lyme Green.</p> <p>Alternative Site 7 in the Development Strategy (BE100) pages 169 – 170 suggested that the site could support around 1,000 new homes, 5 hectares of employment land, a new local centre, Green Infrastructure, linkages and contributions to community facilities. This document did not propose the inclusion of this site within the Local Plan Strategy.</p>

	<p>In the Non-Preferred Sites Document Table 2.18 summarises the site attributes for Site 43, land to the east of London Road – additional information not mentioned above includes:</p> <ul style="list-style-type: none"> <li>• Visually prominent site within the Peak Park Fringe Local Landscape Designation</li> <li>• Areas sensitive to development – natural features, wildlife aspects and heritage assets of Macclesfield Canal</li> <li>• Distinct character of site – noted for its openness and views into the Peak Park Fringe and forms an important contribution to the landscape character of South Macclesfield</li> <li>• Retains the openness between the settlements of Sutton and Macclesfield</li> <li>• Development would therefore not achieve objectives in relation to the preservation and enhancement of the environment</li> </ul>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Gladman's Representation to the Submission Plan SUB 2124 – promotional document provides information on the site context, sustainability assessment, housing land supply, habitat survey, access, landscape appraisal, green belt assessment and a concept masterplan. The masterplan aims to create a high quality residential scheme in a sustainable location. Document states that the site is available, suitable and deliverable.</p> <p>In Gladman's representations to the Examination (M15.019) this site is put forward as an alternative site (instead of sites CS11 and CS31):</p> <p>Land east of London Road - Allocation of 43 ha at London Road as a Core Strategy site:</p> <ul style="list-style-type: none"> <li>• Site could provide 550 to 700 dwellings on a phased basis (potential for 2.5 ha of employment land)</li> <li>• Site available, deliverable, viable, sustainable</li> </ul> <p>Site well contained by defensible boundaries</p> <p>The Masterplan shows a slightly larger area than Non Preferred Site 43 extending up to the River Bollin. This new extended area would appear to include some private garden areas.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>The site may need surveys re the impact on nature and heritage assets (see a comprehensive Constraints list page 170 Development Strategy BE100); it is likely that English Heritage would request that a heritage impact assessment would need to be carried out to assess the impact of any development on the Macclesfield Canal Conservation Area (the promotional Masterplan for the site shows a green buffer along the canal edge.)</p>

	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>It is stated that this is the case by the site promoters, Agent Barton Wilmore for Gladmans, for a residential led development during the plan period; the concept masterplan contained within the Promotional Document suggests that the site has the potential to deliver in the region of 550 to 700 dwellings on a phased basis over the plan period and beyond (with the potential for c. 2.5ha of employment land), commencing in the next five years; the Agent states that the site could deliver a sustainable urban extension with defensible Green Belt boundaries.</p>
<b>Infrastructure issues (including highways)</b>	<p>The site promoter states in their representations that the site can be accessed off London Road.</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Summaries of relevant information regarding this site from the Cheshire East Council Local Plan Strategy Submission Sustainability (Integrated) Appraisal May 2014 SDO03 are as follows:</p> <p>SD003 Pages 100 to 101 Macclesfield 7 (alternative site) provide a summary of the SA considerations – with positive effects regarding economic aspects and negative effects regarding biodiversity and heritage. Reasons for selection/rejection page 140.</p> <p>SD003 Table F.86 Sustainability Appraisal of Site 7 pages 1121 to 1132 Positive effects re job creation etc; limited access to open space and some services; canal could offer recreational opportunities; flood risk; impact on natural and heritage assets;</p> <p>SD003 Strategic Site Options Site Macclesfield 7 – accessibility assessment – pages 1688 – 1689. Some poor scores for access to some forms of public open spaces and local amenities.</p> <p>SD003 Page 1759</p> <ul style="list-style-type: none"> <li>• The site has not been progressed as it would narrow the gap between Macclesfield and Sutton to an unacceptable size.</li> <li>• It also contains a Site of Biological importance and</li> </ul>

	Conservation Area.
<b>Conclusions &amp; recommendations</b>	<p>The site promoter states that the site is available but there are a number of constraints e.g. nature and heritage aspects and the impact of development may be unacceptable in this very open and prominent area of the Peak Park fringe between Macclesfield and Sutton. The development of the site may have an unacceptable visual impact on the Peak Park fringe</p> <p>If Macclesfield is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration for inclusion in the Local Plan Strategy.</p> <p>As the site is being actively promoted the site should be subject to further Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>

<b>Site Address</b>	<b>Gaw End Lane (Submission Site CS11) – addition of Safeguarded land at Lyme Green (CS31) and Council Depot (as shown on masterplan submitted with representations), Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3511, 3512
<b>Site visit date</b>	10.03.15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Macclesfield Town Strategy [BE094] – site G Representations SUB 2357,2384,2389 and MAP20 to the Submission Plan (Omission site) Matter Statements M14.3.006 and M14.3.006a-c
<b>Site description</b>	<p>The whole site comprising the employment area, CS11 and CS31 is a complex mixture of uses:</p> <ul style="list-style-type: none"> <li>• Petrol filling station and depot in the north</li> <li>• The site is split into two by Gaw End Lane, which has a number of residential properties</li> <li>• Gaw End Industrial estate in the west adjoins the canal (and adjoins the site edged red in the masterplan provided by the site promoters – M16.03.006a)</li> <li>• The southern part is woodland</li> <li>• The majority of the site is undulating agricultural land with hedges and trees sloping overall to the canal</li> <li>• Parts of the site are very secluded with other parts more prominent</li> <li>• Danes Moss SSSI lies beyond the western boundary ( the other side of the canal from the site)</li> <li>• Macclesfield Canal is an important heritage asset and Local Wildlife Site</li> </ul> <p>The whole site comprised of Local Plan Strategy Submission Version Strategic Site Allocation CS11 and Safeguarded Land CS31 has distinct boundaries with the Macclesfield Canal providing the western and northern boundaries and London Road providing the eastern boundary and the southern boundary is formed by an area of woodland, which is also bounded by the canal and London Road.</p> <p>The site edged red shown on the promoter's Masterplan has similar boundaries but excludes Gaw End Industrial estate in the west, the woodland area to the south and the petrol station in the north.</p>



<b>Site area and dwelling capacity</b>	<p>Approximate Site Areas given by promoters:  Residential 13.5 hectares  Mixed use centre 0.4 hectares  Open space 8.7 hectares  Infrastructure 1.4 hectares</p> <p>Capacity of 450 units put forward by promoters with densities varying from 40 per hectare to 20 per hectare (average of 30 to 35 per hectare).</p>
<b>Constraints</b>	<p>Ecology and heritage (see designations below); contamination (Gaw End Industrial Estate, old chemical works, Council depot if relocates).</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>Designations in the Saved Macclesfield Local Plan are: Green Belt, Area of Special County Value (Peak Park Fringe), Macclesfield Canal Conservation Area and Local Wildlife Site (previously called SBIs), Danes Moss SSSI lies to the west on the other side of the canal to the site.</p>
<b>Previously developed land? (PDL)</b>	<p>The majority of the site is greenfield however, if the site includes the Council depot, that area is brownfield (other PDL – Gaw End Industrial estate and old chemical works shown as in green buffer area adjoining canal on Masterplan).</p>
<b>Background site history &amp; Current apps</b>	<p>Site in Draft Macclesfield Town Strategy [BE094] (Area G); Draft Macclesfield Town Strategy Summary report of consultation findings [BE095] – Gaw End Lane (Site G) 43% support, 57% against; Gaw End Lane was not put forward as a preferred site in the Development Strategy [BE100] (Alternative site 9 page 171) but at that stage the whole of SW Macclesfield was shown as a Site – Macclesfield 3. At the next stage to provide a choice of sites and to allow competition and variety – part of the site was put forward as a strategic site in the Pre-Submission document – Site CS11 [BE106] and then the Submission document [SD001].</p> <p>The Agents for the site would like site CS11 brought forward to the early part of the plan period rather than the end plus allocation of CS31 Lyme Green safeguarded land as a Strategic Site for housing – they would then propose to develop both sites in tandem. They outline why the site should be brought forward in paragraphs 21 to 24 of their Matter 14 examination statement M14.3.006.</p> <p>The Masterplan for the site also includes part of the employment area – the Council’s depot - if this is relocated (filling station retained) as part of the residential package (see Appendix 1 M14.3.006a)</p> <p>The Masterplan (M14.3.006a) comprises residential development, a new ‘centre’ with play space and commercial and community facilities; the masterplan also covers heritage aspects, ecology, highways and the site’s</p>

	<p>sustainability (page 27 looks at accessibility to services in terms of distances).</p> <p>Heritage issues were raised by English Heritage. A Heritage Impact Assessment has been carried out and amended policy wording to Policy CS11 has been agreed (see amended wording below) to protect heritage assets – namely the Canal and Toll Bar Cottage. Landscape and heritage issues are addressed in paragraphs 4.7 to 4.9 of the Council’s Matter 14 Statement M14.3.001. As a result of the Heritage Impact Assessment work and discussions with English Heritage the following revised policy wording to CS11 has been agreed:  In regards to CS11 Gaw End Lane CS11 (page 236 of the Local Plan):  Add to end of b) (Site Specific Principles of Development):  <u>“The retention of open space on the western edge of the site would help safeguard the immediate context from urbanising development up to the canal edge, where it would most dramatically affect views and the sense of openness within the bend in the canal. Regarding the setting of Toll Bar cottage the impact could be lessened in the approach taken to the site’s planning, by retaining the mature boundary landscaping opposite the property and also by using this south easterly part of the site as a pedestrian gateway into the scheme, with associated open space.”</u></p> <p>Ecology concerns were raised by Natural England and amended policy wording to Policy CS11 has been agreed as follows: Natural England’s concerns will be addressed through the addition of an additional point to the Site Specific Principles of Development (see page 9 Document PS B015a) and additional text to the site justification (see page 13 Document PS B015a).</p>
<p><b>Reps received  Matter Statement  No.’s &amp; summary of  issues  raised/development  proposed</b></p>	<p>David Locke Associates’ representations (on behalf of Bovis Homes and Silk Park Ltd) on the Submission Plan (SUB 2357, 2384, 2389, MAP20) support the allocations at Gaw End but wish to bring the Safeguarded Land forward as a Strategic Site for housing and develop the whole area for 400 to 450 houses at a density of approximately 32 houses per hectare; the proposal includes green infrastructure, new ‘centre’ – village green and local facilities and SUDS.</p> <p>In David Locke’s Representations to the Examination (M14.3.006, M14.3.006a-c) the following case is put forward: The Agents for the site would like site CS11</p>

	<p>brought forward to the early part of the plan period rather than the end plus allocation of CS31 Lyme Green safeguarded land as a Strategic Site for housing – they would then propose to develop both sites in tandem. They outline why the site should be brought forward in paragraphs 21 to 24 of their statement M14.3.006.</p> <p>The Masterplan (M14.3.006a) provides details of the proposed residential development (450 units).</p>
<b>Is the site viable/deliverable?</b>	<p>The Agents (David Locke Associates) for site CS11 and site CS31 provide evidence supporting the site in terms of its sustainability and viability.</p> <p>The site is entirely under the control of Bovis Homes as prospective developer, who is actively promoting the site; a comprehensive masterplan approach has also been put forward by the site promoters in their representations (Appendix 1 M14.3.006a).</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The Agents (David Locke Associates) for site CS11 and site CS31 provide evidence supporting the site in terms of its sustainability and viability; no constraints to sites' development; no major infrastructure needed – site viable; site deliverable – entirely under the control of Bovis Homes as prospective developer; a comprehensive masterplan approach has also been put forward by the site promoters in their representations Appendix 1 M14.3.006a.</p>
<b>Infrastructure issues (including highways)</b>	<p>The Masterplan shows access points to the site. Page 28 of the Masterplan addresses vehicular accessibility. A number of options are put forward that would need to be assessed by the Highway Authority.</p>
<b>HRA considerations</b>	<p>HRA [SD004] – no issues raised.</p>
<b>SA considerations</b>	<p>Summaries of relevant information regarding this site from the Cheshire East Council Local Plan Strategy Submission Sustainability (Integrated) Appraisal May 2014 [SD003] are as follows:</p> <p>SD003 Pages 101-102 Macclesfield 9 (alternative site) provide a summary of the SA considerations – with positive effects regarding economic aspects and rural communities and negative effects regarding biodiversity and heritage;</p>

	<p>Reasons for selection/rejection page 140.</p> <p>Appendix D p.560-561 Natural England's concerns addressed.</p> <p>SD003 Table F.86 Sustainability Appraisal of Site 9 pages 1121 to 1132. Positive effects regarding economic opportunities; recreational opportunities regarding canal; ecological and heritage concerns. SD003 page 1396 – appraisal of site when site reduced to 100 dwellings (CS11) and provision of safeguarded land (CS31) – less positive economic effects.</p> <p>SD003 page 1622 – appraisal of site when site increased from 100 units to 150 – employment area now to north (existing depot); not near convenience store.</p> <p>SD003 Strategic Site Options Accessibility Assessment Site Macclesfield 9– pages 1688 to 1689 – some poor scores regarding access to different types of local facilities/amenities.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>If Macclesfield is required to provide further land for housing the allocation of the proposed safeguarded land as a housing site and the comprehensive development of CS11 and CS31 in tandem could be considered. The site is being actively promoted and it appears that any adverse nature and heritage aspects can be overcome by mitigation.</p> <p>The site should be subject to further Sustainability Appraisal to demonstrate that all reasonable alternatives have been assessed.</p>

<b>Site Address</b>	<b>South West Development Area, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3781,3382,3285,3274,4623,3790,3791
<b>Site visit date</b>	10.03.15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Macclesfield Town Strategy [BE094] – site I Non Preferred Sites Justification Paper [SD016] - Site 68 Representations SUB2177, SUB2371 to the Submission Plan (Omission site) Representation SUB 1784 to the Submission Plan Matter Statements M14.3.10, M14.3.10a-c and M15.15, M15.15a-e
<b>Site description</b>	<p>This large swathe of land is a complex matrix of undulating farmland, farm buildings, paths, tracks, lanes, hedgerows, mature trees, copses and ponds – traditional Cheshire farmland before intensification. The majority of the site is pasture land.</p> <p>Sites of ecological importance include Cock Wood in the northern part of the site and Highbirch Wood which lies outside the site to the south-west.</p> <p>There are views across the site from the various roads but major parts of the site are landlocked agricultural fields with some public footpaths.</p> <p>The boundaries of the site are as follows: Northern boundary – Chelford Road; eastern boundary – built –up area of south-west Macclesfield; western boundary – Cocks Wood in the north and then field boundaries reflecting land ownership (new link road would form boundary for developed area; safeguarded land to west of link road); Congleton Road - southern boundary.</p> <p>In terms of the land parcels created by the various roads that dissect the site there are three distinct areas:</p> <ul style="list-style-type: none"> <li>• The area between Chelford Road and Pexhill Road is quite a hidden area</li> <li>• The area between Pexhill Road and Gawsworth Road contains a slight valley feature with undulating fields; there are views across to Gawsworth Road to Pexhill Road and views to Croker Hill.</li> <li>• The area between Gawsworth Road and Congleton Road has the well used recreational route of Penningtons Lane that crosses the site. There are open views to the existing housing/built-up area across undulating fields and to the hills.</li> </ul>

<b>Site area and dwelling capacity</b>	The site boundary provided in Matter Statement M15.015d shows 162 hectares Site promoters suggest up to 2,000 houses
<b>Constraints</b>	There are some ecological constraints that may require mitigation (see below).
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designations in the Saved Macclesfield Local Plan are: Green Belt, SBIs (Cocks Wood majority of site within site boundary, Highbirch Wood – lies outside site boundary to the south west)
<b>Previously developed land? (PDL)</b>	No (apart from individual houses and farm buildings with the area)
<b>Background site history &amp; Current apps</b>	<p>Site in Draft Macclesfield Town Strategy [BE094] Site I at Town Strategy stage [BE094]; Consultation findings[ BE095] 46% support for site; 54% against. Mixture of views – some favoured development in one place and improvements in infrastructure; others concerned about the loss of open countryside; infrastructure needs to be in place before development.</p> <p>Site considered at the Development Strategy stage – Site Macclesfield 3 [BE100] pages 66 – 67 – suggested a phased delivery of 750 -1,500 dwellings, new local centre, 5 ha of employment land, green infrastructure, provision of south-west link road, safeguarded land, linkages and contributions towards community facilities.</p> <p>Site progressed as preferred sites CS10 and CS32 (safeguarded land) but with reduced numbers - site reduced from 750-1500 to 300 units due to safeguarding of land instead and different mix of sites to provide variety</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	<p>How Planning's Representations (on behalf of Jones and Redrow Homes) on the Submission Plan (SUB2177 on CS10 and SUB2371 on CS32 in particular)) support the allocation of CS10 and CS32 but state that a larger area of land is required to bring forward the link road and suggest land allocations at the Congleton Road and Chelford Road ends to viably bring forward the road.</p> <p>Representation SUB2177 has Appendices 1-7 and 8-11 attached. Appendix 1 shows the site edged red. Appendix 10 provides ownership details; Appendix 11 Development Framework – with indicative masterplan showing how 1500-2000 houses could be provided. Revised policy text provided at Appendix 9: the site would be allocated for between 1,500 and 2,000 new homes; 10 hectares of employment land; a local centre and a site for a primary school (if required) and associated green infrastructure.</p>

	<p>How Planning's Representations (M14.3.10, M14.3.10a-c and M15.15 and M15.15a-e) at the Examination on behalf of Jones and Redrow Homes put forward the following proposal:</p> <p>Allocation of South West Macclesfield as a sustainable urban extension including delivery of the South West Macclesfield Link Road – site will provide:</p> <ul style="list-style-type: none"> <li>• An alternative, sustainable and appropriate location at which to accommodate major housing-led development (identified in Macclesfield Town Strategy for 750 -1500 units)</li> <li>• Urban extension would provide strong defensible green belt M15.015a – Appendix 1</li> <li>• Sustainable, deliverable and viable site</li> <li>• Provide up to 2,000 houses – market and affordable; 10 hectares of employment land; provision of Link Road etc</li> <li>• Comprehensive technical work carried out – South West Macclesfield Development Framework (September 2012) M15.015a&amp;e – Appendix 2</li> <li>• Indicative Development Framework Plan – M15.015c – Appendix 3</li> <li>• An Indicative Development Land Budget is provided at Appendix 4 [M15.015d], which demonstrates that the site can accommodate the range of uses defined within the developers suggested revised Policy for CS10, included at Appendix 5 [M15.015b] <ul style="list-style-type: none"> <li>○ The delivery of 2,000 dwellings;</li> <li>○ The delivery of 10 hectares of employment land;</li> <li>○ Incorporation of green infrastructure;</li> <li>○ Pedestrian and cycle links to new and existing residential areas, shops, schools and health facilities;</li> <li>○ Onsite provision, or where appropriate, relevant contributions towards highways and transport, education, health, open space and community facilities;</li> <li>○ Provision of the South West Link Road between Chelford Road and Congleton Road;</li> <li>○ Provision of 24 hectares of safeguarded land;</li> <li>○ A new mixed use local centre comprising: <ul style="list-style-type: none"> <li>▪ Up to 1,500 sq m of retail;</li> <li>▪ 1 new primary school;</li> <li>▪ Community facilities;</li> <li>▪ Public house/takeaway/restaurant; and</li> <li>▪ Healthclub/gym.</li> </ul> </li> </ul> </li> <li>• Letters confirming viability and deliverability</li> </ul>
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	<p>Appendix 6 [M15.015b].</p> <ul style="list-style-type: none"> <li>Indicative Build Phasing Plan, and associated indicative timeline/build trajectory included at Appendix 7 [M15.015b], demonstrates that the full South West Macclesfield Link Road will be in place by the completion of the 1000th house.</li> </ul> <p>Seddon Homes Ltd also have land interests in the area and in their representation on the Submission Plan (SUB1784) request that site CS32 Safeguarded land be brought forward earlier for development.</p>
<b>Is the site viable/deliverable?</b>	<p>The site promoters state that the site is viable and deliverable; they have provided viability information in – M15.015b and M15.015d and in their representation on the Submission Plan SUB2177 they state that there are no difficulties envisaged in bringing forward their proposed sustainable urban extension. See above for further information. Indicative Build Phasing Plan, and associated indicative timeline/build trajectory included at Appendix 7 [M15.015b], demonstrates that the full South West Macclesfield Link Road will be in place by the completion of the 1000th house.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The site promoters state that the site is developable, available and achievable; relevant information is provided in M15.015b and M15.015d and in their representation on the Submission Plan SUB2177 they state that there are no difficulties envisaged in bringing forward their proposed sustainable urban extension. (See representation section above for further information)</p>
<b>Infrastructure issues (including highways)</b>	<p>Provision of link road – would provide an effective transport solution for the town but in the short-medium term local transport mitigation would be required as advocated in the Council's emerging Movement Strategy for Macclesfield</p>
<b>HRA considerations</b>	<p>HRA [SD004] – no issues raised</p>
<b>SA considerations</b>	<p>Summaries of relevant information regarding this site from the Cheshire East Council Local Plan Strategy Submission Sustainability (Integrated) Appraisal May 2014 [SDO03] are as follows:</p> <p>SD003 Pages 98-99 Macclesfield 3 provide a summary of the SA considerations – with positive effects regarding</p>



	<p>economic aspects and rural communities and negative effects regarding biodiversity, heritage and minerals provision; Reasons for selection/rejection page 139</p> <p>SD003 Table F.84 Sustainability Appraisal of Site 3 pages 1099-1109 Access to public transport; heritage/landscape aspects would need mitigation; loss of agricultural land</p> <p>SD003 Sustainability Appraisal of Focused Changes 2013 page 1395 – site reduced from 750-1500 to 150 units due to safeguarding of land instead</p> <p>SD003 pages 1621-1622 Sustainability Appraisal of Further Focused Changes 2014 – increase of units from 150 to 300 (History of site is given - one whole site in Development Strategy - Site 3; 2 sites in Pre-Submission and Submission Documents with reduced numbers and safeguarded land)</p> <p>SD003 Strategic Site Options Site Macclesfield 3 – accessibility assessment pages – 1688-1689. Some poor scores for access to open space, some local amenities and a railway station.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>If Macclesfield is required to provide further land for housing, the site promoters state that this urban extension proposal is viable and further sustainability work would be required on the detailed proposals. The site promoters state that the proposal could provide a sustainable urban extension on the south west edge of Macclesfield which if comprehensively planned could provide a range of services and facilities to meet the needs of future and existing residents.</p> <p>Indicative Build Phasing Plan, and associated indicative timeline/build trajectory included at Appendix 7 [M15.015b], demonstrates that the full South West Macclesfield Link Road will be in place by the completion of the 1000th house.</p> <p>If Macclesfield is required to provide further land for housing in the Local Plan Strategy, it is considered that this urban extension proposal could be suitable for further consideration for inclusion in the Local Plan Strategy.</p> <p>The site should be subject to further Sustainability Appraisal to demonstrate that all reasonable alternatives have been assessed.</p>

<b>Site Address</b>	<b>Land between Chelford Road and Whirley Road, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	<b>3283, 4334, 3994, 4390 (3318 adjoins)</b>
<b>Site visit date</b>	10.03.15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Macclesfield Town Strategy [BE094] Site J Non Preferred Sites Justification Paper [SD016] - Site 38 Representations SUB2405 and SUB3565 to the Submission Plan (Omission site) Matter Statements M14.3.004 and M15.004
<b>Site description</b>	<p>The whole site (previously site J) lies on the western edge of Macclesfield between Broken Cross and Henbury. The site consists of gently undulating farmland with trees, hedgerows and a large pond in the eastern part of the site. Power lines cross the western edge of the site. A network of footpaths cross the site - Footpaths Macclesfield 22 and 23 and Henbury 7, 8 and 12 – all well used. A well used area for informal recreation. The site provides an important visual gap/break between Henbury and Macclesfield.</p> <p>The whole site is triangular shaped with Whirley Road forming the north-east boundary and Chelford Road the southern boundary. The western boundary has the eastern part of Henbury (Henbury Rise) at the southern end, then open fields and at the northern end the houses of Belmont Avenue and Whirley Primary School and playing field. The land rises overall to Whirley Road.</p> <p>The following two smaller areas within the whole site are being promoted:</p> <p><b>Representation SUB2405</b> – south-east corner of the wider site; North-west boundary – field boundary which continues as a fence line through the pond; southern boundary – properties on Chelford Road; north-east boundary – Birtles Road; south-eastern boundary – field boundary. The majority of the land comprises rough pasture with a prominent high point towards Chelford Road and there are marshy areas around the pond.</p> <p><b>Representation SUB3565</b> – area of undulating pasture west of the large pond and including the western half of the pond. Levels change over the site with higher areas towards Henbury and low lying areas around the pond. Panoramic views across to Shutlinsloe and Croker Hill and views across to Chelford Road and to Henbury Church – especially from footpath Macclesfield 22/Henbury 7.</p>

<p><b>Site area and dwelling capacity</b></p>	<p>Whole area - approx 26 hectares  <b>Representation SUB2405</b> put forward by Leith Planning for Frederick Robinson Ltd – 5.41 hectares ; suggest 90 – 100 dwellings  <b>Representation SUB3565</b> put forward by Emery Planning on behalf of Michael Mitchell – 17.5 hectares put forward as suitable for residential development ( No dwelling numbers are given but the site is part of the wider SHLAA site 4390 – 521 units and at 30 dwellings per hectare 17 .5 hectares would yield 525 dwellings)  In total therefore 22.91 hectares are being promoted for development – a possible 625 units</p>
<p><b>Constraints</b></p>	<p>Power lines cross the western edge of the site  Observations on site suggest possible drainage issues with marshy land and large pond; Representations (BE095) comment “ Site functions as flood plain as present. Concern of flooding if the site is developed “. In the Cheshire East Strategic Flood Risk Assessment [BE016](Fig 07a) the area is shown as having a high susceptibility to surface water flooding.</p>
<p><b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b></p>	<p>Designations in the Saved Macclesfield Borough Local Plan are: Green Belt, Open Space (Policy RT6 (6) land allocated for recreation</p>
<p><b>Previously developed land? (PDL)</b></p>	<p>No</p>
<p><b>Background site history &amp; Current apps</b></p>	<p>At the Town Strategy stage the site was Site J: Land between Chelford Road and Whirley Road (BE094):</p> <ul style="list-style-type: none"> <li>• The area lies to the west of Macclesfield and the east of Henbury and is in the Green Belt.</li> <li>• Surrounding uses include residential, primary school and agricultural land.</li> <li>• This area could deliver around 700 dwellings.</li> </ul> <p>Consultation results – findings 35% support for site; 65% against (page 26 BE095)  Concerns raised included the loss of accessible green space and the need to preserve the separate identities of Henbury and Macclesfield</p> <p>Alternative Site 10 in the Development Strategy (BE100) pages 172-173 suggested that the site could support around 700 new homes and a new local centre incorporating a primary school, local retail, community and leisure facilities. This document did not propose the inclusion of this site within the Local Plan Strategy.</p>

	<p>In the Non Preferred Sites Document Table 2.13 summarises the site attributes for Site 38, land between Chelford Road and Whirley Road – additional information not mentioned above includes:</p> <ul style="list-style-type: none"> <li>• Heritage assets adjacent</li> <li>• Important gap between Henbury and Macclesfield</li> <li>• Could lead to Henbury being merged into Macclesfield</li> </ul>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Representation on Submission Plan (SUB 2405) - request that the Council re-consider the Frederick Robinson site for inclusion within the Publication Local Plan Strategy. Alternatively, if the Council consider that the Frederick Robinson site of 5.41 hectares cannot be included in the Local Plan Strategy as a 'strategic site', request that the Council include the Frederick Robinson site within the Site Allocations DPD in due course.</p> <p>Representations put forward at examination – M14.3.004 and M15.004: Leith Planning for Frederick Robinson Ltd – small site of 100 dwellings put forward (5.41 hectares) – Agent suggests that the site would not have as great an impact on the green belt gap and will not need as much infrastructure.</p> <p>Representation SUB3565– Emery Planning for Michael Mitchell: Representations on the submission plan consider that 17.5 hectares of land between Chelford Road and Whirley Road are suitable for residential development (<i>Please note that the background information provided by the Agent in this representation is incorrect; view Representation PRE5884 on the Pre-Submission Plan for the correct background information on the SHLAA and background site history</i>)<i>The correct background history is set out in the section above – Background Site History</i></p>
<p><b>Is the site viable/deliverable?</b></p>	<p>Representations from the agent – Emery Planning suggest that the 17.5 hectares western site is suitable and available for development (Representations PRE5884 and SUB 3565).</p> <p>Leith Planning consider that the 5.41 hectares south-eastern site is available for development, viable, sustainable and deliverable (Matter Statement M15.004).</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is</p>

	<p>considered to be viable.</p> <p>Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>Representations from the agent – Emery Planning suggest that the 17.5 hectares western site is suitable and available for development (Representation PRE5884).</p> <p>Leith Planning consider that the 5.41 hectares south-eastern site is available for development, viable, sustainable and deliverable (Matter Statement M15.004).</p>
<b>Infrastructure issues (including highways)</b>	No details regarding accessing either of the sites are provided
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Summaries of relevant information regarding this site from the Cheshire East Council Local Plan Strategy Submission Sustainability (Integrated) Appraisal May 2014 [SDO03] are as follows:</p> <p>SDO03 Page 102 Macclesfield 10 (Alternative Site) provides a summary of the SA considerations with positive effects regarding employment and community and negative effects regarding the environment. Reasons for selection/rejection page 140</p> <p>SD003 Table F.87 Sustainability Appraisal of Site 10 pages 1133 to 1137 Positive effects regarding supporting town centre and negative effects regarding environmental aspects</p> <p>SD003 Strategic Site Options Site Macclesfield 10 – accessibility assessment – pages 1688-1689. Some poor scores regarding access to some services and a railway station</p> <p>SDFOO0 Page 1759 The site has not been progressed as it would unacceptably narrow the gap between Macclesfield and Henbury</p>
<b>Conclusions &amp; recommendations</b>	<p>There may be constraints such as access and drainage to overcome and the impact of development may be unacceptable in this open and prominent gap between Henbury and Macclesfield. The loss of accessible green space and the preservation of the separate identities of Henbury and Macclesfield are important issues/constraints.</p> <p>If Macclesfield is required to provide further land for housing in the Local Plan Strategy it is considered that</p>

	<p>both sites could be given further consideration as one combined site. If their inclusion is not considered to be appropriate at this stage then both sites could be considered separately for inclusion in the Site Allocations and Development Policies Document.</p> <p>The sites should be subject to Sustainability Appraisal to demonstrate that all reasonable alternatives have been assessed.</p>
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<b>Site Address</b>	<b>Land to the north of Birtles Road, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3312, 3514
<b>Site visit date</b>	10.3.15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Macclesfield Town Strategy – Site A Non Preferred Sites Justification Paper [SD016] - Site 39 Representation SUB 3565 to the Submission Plan (Omission site)– 11.8 hectares of land put forward for residential development
<b>Site description</b>	<p>The whole site (previously site A) is a mosaic of fields with trees and hedgerows and some ponds. Some of the fields are very rectangular and compact. The landscape is very rural and undulating and views into the site are limited. The field boundaries are part of a historic field pattern that can be seen on the Tithe Maps of the mid 1800s and which have survived to the present day.</p> <p>The boundaries of the whole site consist of field boundaries to the north and west (with Whirley Quarry SBI lying to the west); Birtles Road to the south and field boundaries looping round the running track and the adjacent residential area of Hamble Way forming the eastern boundaries.</p> <p>The eastern part of the site (approximately 11.8 ha) is being promoted; the western half is not being promoted. The 11.8 hectare site is largely hidden but can be seen from the allotment site on Birtles Road. The land rises slightly with views across to the mature hedges and trees and then the land falls away towards the power lines to the north of the site. The western boundary is formed by an access track and field boundaries; Birtles Road forms the southern boundary with field boundaries looping round the running track and the adjacent residential area of Hamble Way forming the eastern boundaries.</p> <p>The site does not relate particularly well to the built form of Macclesfield as it would create a narrow finger of development extending into open countryside which has a historic network of hedgerows. (Boundaries on Tithe Maps of the mid 1800s – have survived to the present day.)</p>
<b>Site area and dwelling capacity</b>	Whole site - approximately 35 hectares SHLAA site 3514 – 892 dwellings Only part of the above SHLAA site is being promoted for development– 11.8 hectares; the information provided with

	representation SUB 3565 does not include dwelling figures (a site capacity of approximately 350 units is based upon 30 per hectare (SHLAA multiplier)
<b>Constraints</b>	Adjacent SBI – Local Wildlife Site – Whirley Quarry; loss of historic field pattern and hedgerows; see comprehensive list of other possible constraints pages 168-169 Development Strategy (BE100)
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designations in the Saved Macclesfield Borough Local Plan are: Green Belt, (allotments, playing fields – larger site A) (adjacent SBI)
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>At the Town Strategy stage the site was Site A: Land to the north of Birtles Road (BE094):</p> <ul style="list-style-type: none"> <li>• The area lies in the Green Belt, to the north western edge of Macclesfield adjacent to Macclesfield Leisure Centre.</li> <li>• Surrounding uses include residential, secondary school, leisure centre, Macclesfield Rugby Club and agricultural land.</li> <li>• This area could deliver around 900 dwellings.</li> <li>• The area is adjacent to Whirley Quarry SBI.</li> </ul> <p>Consultation results – findings 35% support;65% against (page 10 BE095) Concerns raised were in relation to the loss of countryside and ecological aspects.</p> <p>Alternative Site 6 in the Development Strategy (BE100) Pages 168-169 suggested that the site could support around 900 new homes, new local centre, green infrastructure, linkages and contributions to community facilities. This document did not propose the inclusion of this site within the Local Plan Strategy.</p> <p>In the Non-Preferred Sites Document Table 2.14 summarises the site attributes for Site 39, land to the north of Birtles Road – additional information not mentioned above includes:</p> <ul style="list-style-type: none"> <li>• Presence of natural features such as ponds and nearby local wildlife site – likely to have protected species on site</li> <li>• Listed boundary stones on northern boundary</li> <li>• Access to local services limited</li> </ul>



<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Representations made to the Local Plan Submission Version by Emery Planning for Michael Mitchell (SUB3565 and previous submissions on the Pre-Submission Plan) state that 11.8 hectares of land is put forward for residential development (part of wider SHLAA site 3514) <i>(Please note that the background information provided by the Agent in this representation is incorrect; view Representation PRE5884 on the Pre-Submission Plan for the correct background information on the SHLAA and background site history). The correct background history is set out in the section above –Background Site History</i></p>
<p><b>Is the site viable/deliverable?</b></p>	<p>Representations from the agent (SUB3565 and previous submissions on the Pre-Submission Plan) – Emery Planning suggest that the 11.8 hectare site is suitable and available for development. No details are provided on viability. According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>Representations from the agent (SUB3565 and previous submissions on the Pre-Submission Plan) – Emery Planning suggest that the 11.8 hectare site is suitable and available for development.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>No details are provided regarding accessing the site</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>Summaries of relevant information regarding this site from the Cheshire East Council Local Plan Strategy Submission Sustainability (Integrated) Appraisal May 2014 [SDO03] are as follows:</p> <p>SDO03 Page 100 Macclesfield 6 (Alternative Site) provides a summary of the SA considerations with positive effects regarding the rural economy and community and negative effects regarding the environment. Reasons for selection/rejection page 139</p> <p>SD003 Table F.85 Sustainability Appraisal of Site 6 pages 1110 to 1120 Limited access to key services; environmental effects</p>

	<p>SD003 Strategic Site Options Site Macclesfield 6 – accessibility assessment – pages 1688-1689. Poor scores regarding access to some services, a railway station and some forms of open space.</p> <p>SD003 Page 1758</p> <ul style="list-style-type: none"> <li>• The site has not been progressed as it impinges on this extensive open area of countryside</li> <li>• Access to services and facilities is limited</li> </ul>
<p><b>Conclusions &amp; recommendations</b></p>	<p>There may be constraints such as access and heritage landscape assets to overcome and the impact of development may be unacceptable in this area of open countryside that extends towards Alderley Road. The site does not relate particularly well to the built form of Macclesfield as it would create a narrow finger of development extending into open countryside which has a historic network of hedgerows.</p> <p>If Macclesfield is required to provide further land for housing in the Local Plan Strategy it is considered that this site could be given further consideration for inclusion in the Local Plan Strategy.</p> <p>Further detailed sustainability work to consider the smaller site (eastern half only 11.8 ha being actively promoted) is recommended.</p> <p>The site should be subject to further Sustainability Appraisal to demonstrate that all reasonable alternatives have been assessed</p>

<b>Site Address</b>	<b>Land west of Priory Lane (Macclesfield Rugby Club), Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	4163, 4328 Representation SUB 3566 to the Submission Plan
<b>Site visit date</b>	10.03.15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Macclesfield Town Strategy [BE094] – Site B Non Preferred Sites Justification Paper [SD016] - Site 40 Representation SUB 3566 to the Submission Plan (Omission site)
<b>Site description</b>	<p>The larger site B from the Draft Macclesfield Town Strategy is part of the outdoor recreational corridor that extends from the Leisure Centre in the south up to this site which includes the Rugby Club. The majority of this site is taken up by the Rugby Club playing fields plus car parking and club house with an area of overgrown agricultural land to the north bounding the B5087. The site boundaries have mature hedgerows. Representation SUB 3566 to the Submission Plan includes the area of the Rugby Club only excluding the separate area of land adjoining the B5087.</p> <p>The boundaries of the site consist of Priory Lane to the east, the B5087 to the north, the curtilage of Fallibroome Academy (secondary school) to the south (mature hedgerow boundary) and field boundaries to the west.</p>
<b>Site area and dwelling capacity</b>	<p>Area B - approximately 11 hectares Approximately 300 houses suggested at Town Strategy Stage as site B SHLAA numbers: 4328 - 2.65 hectares 80 units 4163 - 11.09 ha 333 units – Rugby Club Site No indication of dwelling numbers are provided in the representation but the SHLAA figure is referred to -333 units</p>
<b>Constraints</b>	Tree Preservation Orders; playing fields to be replaced (Sport England involvement required); comprehensive list of constraints pages 167 - 168 of Development Strategy (BE100)
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designations in the Saved Macclesfield Local Plan are: Green Belt, playing field
<b>Previously developed land? (PDL)</b>	No (apart from car park and club house)

<p><b>Background site history &amp; Current apps</b></p>	<p>At the Town Strategy stage the site was site B: Land west of Priory Lane</p> <ul style="list-style-type: none"> <li>• The area is currently in the Green Belt.</li> <li>• Surrounding uses include residential, secondary school and agricultural uses.</li> <li>• This area could deliver around 300 dwellings.</li> <li>• This area could be brought forward following the relocation of the Rugby Club.</li> </ul> <p>Consultation results – findings 36% support for site; 64% against (page 12 BE095)</p> <p>Key points raised included concerns regarding loss of recreational and green space; effect on Prestbury; infrastructure concerns.</p> <p>Alternative Site 5 in the Development Strategy (BE100) pages 167-168 suggested that the site could support around 300 houses, local community facilities, green infrastructure, linkages and contributions towards community facilities; the development of the site would depend upon the relocation of the Rugby club.</p> <p>This document did not propose the inclusion of this site within the Local Plan Strategy.</p> <p>In the Non-Preferred Sites Document Table 2.15 summarises the site attributes for Site 40, land west of Priory Lane – additional information not mentioned above includes:</p> <ul style="list-style-type: none"> <li>• On urban edge</li> <li>• Part of the open land between Macclesfield and Prestbury</li> <li>• The site does not relate well to the achievement of the Vision and Strategic Priorities of the Local Plan Strategy. Although it is located adjacent to the existing urban area with good access to local services and existing infrastructure, the sites' location within a valuable area of Green Belt would undermine environmental protection and undermine the separation of the settlements of Prestbury and Macclesfield.</li> <li>• Site not included in Local Plan Strategy Submission Version as would undermine environmental protection and undermine the separation of the settlements of Prestbury and Macclesfield.</li> </ul>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development</b></p>	<p>Emery Planning in their representations on behalf of Macclesfield Rugby Club (SUB3566) provide the following background information: Priory Park has been used by the Rugby Club since September 1980. However, the Club has outgrown its facilities with a thriving and expanding mini</p>

<b>proposed</b>	and junior section and has realistic ambitions of promotion to the next division in terms of senior rugby. It is therefore currently considering its options for the future. One of the options is to relocate from Priory Park with the sale of the site being used to assist in the relocation. It is envisaged that a sustainable development could be achieved. The identification of Priory Park as a potential strategic allocation would allow the club to explore all options with a positive background but also on the understanding that the development would only take place if it were in the best interests of the club. The redevelopment of the land to the west of Priory Lane would not be carried out in isolation as it would go hand in hand with the relocation, upgrade and expansion of the Rugby Club elsewhere, which in itself would provide key community benefits for the whole of Macclesfield.
<b>Is the site viable/deliverable?</b>	The Rugby Club have indicated that they would like to relocate – this depends on an alternative site being found and certainty that this is the best option to upgrade the club facilities. The representation does not state that the club will definitely move. According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The Rugby Club have indicated that they would like to relocate – this depends on an alternative site being found and certainty that this is the best option to upgrade the club facilities – so there is uncertainty regarding the availability of the site.
<b>Infrastructure issues (including highways)</b>	No information has been provided regarding access to the site; there is an existing access to the club house and car park
<b>HRA considerations</b>	
<b>SA considerations</b>	Summaries of relevant information regarding this site from the Cheshire East Council Local Plan Strategy Submission Sustainability (Integrated) Appraisal May 2014 [SDO03] are as follows:  SD003 Pages 99-100 Macclesfield 5 (alternative site) provide a summary of the SA considerations – with positive effects regarding the economy, jobs and access and negative effects regarding landscape and heritage

	<p>Reasons for selection/rejection page 139</p> <p>SD003 Table F.85 Sustainability Appraisal of Site 5 pages 1110 to 1120          Good access to some forms of public transport and open space; limited access to a variety of services; environmental effects</p> <p>SD003 Strategic Site Options Site Macclesfield 5 – accessibility assessment – pages 1688-1689. Mainly average scores regarding access to services; poor access to a railway station</p> <p>SD003 Page 1759</p> <ul style="list-style-type: none"> <li>• The site has not been progressed as it contains playing fields of value that are part of a leisure corridor</li> <li>• Site would narrow the gap between Macclesfield and Prestbury to an unacceptable size</li> </ul>
<p><b>Conclusions &amp; recommendations</b></p>	<p>There may be constraints such as access and playing field assets to overcome and the impact of development may be unacceptable in this vulnerable gap between Macclesfield and Prestbury.</p> <p>If Macclesfield is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be given further consideration for inclusion in the Local Plan Strategy.</p> <p>Further detailed sustainability work to consider the smaller site being promoted (i.e the Rugby Club site only) is recommended.</p> <p>The site should be subject to further Sustainability Appraisal to demonstrate that all reasonable alternatives have been assessed.</p>

<b>Site Address</b>	<b>Kings School, Fence Avenue, Macclesfield (Land east of Fence Avenue, Macclesfield)</b>
<b>SHLAA Ref/Site Ref number</b>	4320, 4454
<b>Site visit date</b>	
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Macclesfield Town Strategy – site E Representation SUB 1558 & MAP 9 to Submission Plan (Omission site) Matter Statement M14.3.022
<b>Site description</b>	<p>The site comprises the Kings School buildings and playing fields which are set generally at a lower level than the surrounding pasture land. There are two distinct watercourse lines that cross the site and are delineated by mature trees and hedgerows. The southern and eastern boundaries follow the Macclesfield Canal which is elevated above the site and gives views across the site. There is an elevated area of pasture land adjacent the canal which is very prominent; beyond this the fields undulate and the ground slopes down towards Hurdsfield Road but the Holy Trinity Church is in an elevated position with views into the site.</p> <p>The boundaries of the whole area west of this section of the canal are as follows:</p> <ul style="list-style-type: none"> <li>• The western boundary is formed by the buildings on Fence Avenue (with Victoria Park (town park) beyond)</li> <li>• The northern/north western boundary loops around the Fence Avenue Industrial estate and follows the residential areas of Hurdsfield Road (the smaller area shown on the proposals map has the boundary following the line of the watercourse)</li> <li>• The eastern &amp; southern boundaries follow the canal (the smaller area shown on the proposals map follows the canal and the watercourse)</li> </ul>
<b>Site area and dwelling capacity</b>	<p>Approximately 13.5 hectares</p> <p>Around 250 dwellings proposed in the Submission Plan Strategic Site CS9</p> <p>The site Agent in representation SUB 1558 suggests 300 dwellings (plus removing additional land from the green belt)</p>
<b>Constraints</b>	See pages 67-68 of the Development Strategy (BE100) for a comprehensive list of constraints; the main constraint is the impact of development on the heritage assets (English Heritage)- concerns have been satisfied subject to the proposed amended policy wording being implemented (see

	below for proposed wording); relocation of Playing Fields (Sport England)
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designations in the saved Macclesfield Borough Local Plan are: Green Belt, Area of Special County Value (Peak Park Fringe); Nature Conservation Priority Area, playing fields, Macclesfield Canal Conservation Area, Buxton Road Conservation Area.
<b>Previously developed land? (PDL)</b>	School buildings are PDL; playing fields and grazing land are greenfield; the indicative masterplan shows the historic school building on Fence Avenue being retained and converted for residential use – but no dwelling numbers are provided for the conversion (For the purposes of providing a split between brownfield and greenfield: 20 units - brownfield school conversion, 280 - greenfield)
<b>Background site history &amp; Current apps</b>	<p>At the Town Strategy stage the site was part of Site E: Land between Hurdsfield Road and Buxton Road, in the Draft Macclesfield Town Strategy (BE094):</p> <ul style="list-style-type: none"> <li>• Eastern edge of Macclesfield and in the Green Belt.</li> <li>• Surrounding uses include residential, agricultural land and reservoirs.</li> <li>• Area could deliver around 240 dwellings.</li> </ul> <p>Consultation results – 72% disagreed with site; 28% agreed (page 17 BE095)</p> <p>Key points raised included concerns raised regarding the landscape impact.</p> <p>The Town Strategy panel preferred development to the west of the town rather than to the east to avoid developing in the Peak Park Fringe. Representations (BE095) mentioned historic area, views to hills, mature trees and hedgerows and rich flora and fauna plus proximity of site to built-up area.</p> <p>Part of Town Strategy Site E was taken forward as preferred site Macclesfield 4 (being the area west of the canal and closer to facilities). The Development Strategy (BE100) pages 67-68 – suggested site could support around 300 houses, including local needs housing, community facilities, green infrastructure and linkages.</p> <p>BE106 Pre Submission Core Strategy Document Site CS9 Fence Avenue, Macclesfield pages 213 -214 - 250 units proposed</p> <p>BE107 Pre Submission Summary of Proposed Changes Pages 26 -27 Site CS9 Fence Avenue</p> <ul style="list-style-type: none"> <li>• Development will focus on the School curtilage (which includes the sports fields)</li> <li>• An area adjacent to canal will be retained as open space (which will limit any impact of development on the Conservation Areas and ASCV)</li> </ul>



SD015 Submission Sites Justification Document pages 33-35 discuss the various elements of the site (12 hectares, 250 units)

In terms of Site CS9, site boundary changes involved the “inclusion of an area of ‘Protected Open Space’ between the area of built development and the open countryside to minimise the impact of development on the openness of the remaining Green Belt”. The revised green belt boundary in this area follows the identifiable features of the brook/tree corridor. (See page 11 Site CS9 Document SD002 Local Plan Strategy Proposals Map).

Heritage issues were raised by English Heritage. A Heritage Impact Assessment has been carried out and amended policy wording to Policy CS9 has been agreed (see amended wording below) to protect heritage assets – namely the Canal and Smyth’s Bridge and Holy Trinity Church, Hurdsfield. Heritage issues are discussed in paragraphs 3.3 to 3.5 of the Council’s Matter 14 Statement M14.3.001.

The following amended wording has been agreed with English Heritage:

Amend part 2 Policy CS9:

Add after the words ‘an area adjacent to the canal shall be retained as open space’ “encompassing land either side of the Smyth’s Bridge; this will retain some of the naturalised setting, including the belt of tree planting to the west of the Bridge”.

Add new part 5:

“Attention to the quality of landscaping and the design of the new built development, including a sensitive approach to density, massing and height “

Add to the end of d) (Site Specific Principles of Development):

“The development provides the opportunity to enhance the usability of the canal and connectivity of the site to it through connection to the towpath via Smyth’s bridge, bringing it back into positive use.”

Add new criteria to Site Specific Principles of Development:

“The setting of the Church of the Holy Trinity should be protected by excluding the elevated land directly opposite the church from development (i.e. retaining it as open green space/pasture) and maintaining the quality and density of landscaping on the eastern edge of the site, including retention of existing tree belts and hedges. “

Add to the end of C) regarding green infrastructure:

	<p><u>“The scale and design of new development therefore needs to reflect the urban fringe character at the edges of the site and green infrastructure also needs to permeate from the edges into the main body of the site.”</u></p> <p>A Playing Pitch Strategy is being finalised in line with Sport England guidance. This will inform the relocation of sports facilities throughout the Borough. Any playing fields which are lost will have to be replaced by an equivalent or improved quantity and quality. Proposed modification to policy CS9 agreed with Sport England [PSB016c].</p>
<p><b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b></p>	<p>In Representation SUB 1558 to the Submission Plan the Agent for Kings requests that the green belt boundary follows the line of the Macclesfield Canal and that the area of protected open space shown on the Proposals Map should be incorporated into the Housing Allocation. This would make the protection of this prominent area of land more difficult and would have a greater impact on the green belt. They also suggest that 300 dwellings could be incorporated on the site which represents an increase of 50 dwellings. The indicative masterplan dated April 2014 (attached to SUB1558) does show areas of open space throughout the site but there is a slight incursion into the area of protected open space. This suggests that the area of protected open space should not be incorporated into the housing allocation but should remain separate (See page 11 Site CS9 Document SD002 Local Plan Strategy Proposals Map).</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>It is considered that the site, as included in the Local Plan Strategy Submission Version is viable; The Council’s Matter 14 Statement M14.3.001 discusses the site and its viability and explores the heritage concerns. This is a very sustainable site but given the sensitivity of the site in relation to landscape and heritage issues a balance needs to be achieved between the effective use of the site and environmental issues. The proposals incorporated in the Submission Local Plan [SD001] such as the amended green belt boundary following the tree belt/watercourse and the area of protected open space, plus the suggested policy wording amendments above to satisfy English Heritage, will achieve this balance.</p> <p>The Agents for Kings suggest the following in their representation (SUB1558):</p> <p><i>“Recently commissioned technical work, as appended to this representation, clearly demonstrates that the site is capable of supporting in the region of 300 units in a manner that:</i></p> <p><i>(1) Is acceptable in planning and environmental terms;</i></p>

	<p>(2) <i>Makes an efficient use of land;</i>  (3) <i>Can provide the Town with a sustainable and high quality residential development.</i>  <i>We therefore request that the policy wording be amended so that the number of dwellings to be delivered on the site is restated as “around” 300 units”</i></p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is being promoted by the owners; the delivery of the site depends upon a new school site being found – the owners have recently released details of where this site might be. Any new school site has yet to be agreed with Cheshire East Council and no planning application has been submitted.
<b>Infrastructure issues (including highways)</b>	Access details have been submitted by the site promoters as part of SUB 1558. The technical evidence shows an access off Fence Avenue (at an existing access point) and provides information regarding car movements and other modes of transport.
<b>HRA considerations</b>	HRA [SD004] – no issues raised
<b>SA considerations</b>	<p>Summaries of relevant information regarding this site from the Cheshire East Council Local Plan Strategy Submission Sustainability (Integrated) Appraisal May 2014 [SDO03] are as follows:</p> <p>SD003 Page 99 Macclesfield 4 provides a summary of the SA considerations – with positive effects regarding certain aspects of the site as the site was considered to have good access to a range of public transport, existing employment opportunities, open space, certain services and facilities and some education facilities; negative aspects were concerned with the effect on landscape and heritage assets.</p> <p>SD003 Table F.85 Sustainability Appraisal of Site 4 pages 1110-1120 provide the detailed SA assessment</p> <p>SD003 Sustainability Appraisal of Focused Changes 2013 page 1396 – site reduced from 300 to 250 units</p> <p>SD003 Sustainability Appraisal of Further Focused Changes 2014 page 1621 – area of protected open space added (elevated area adjacent canal) and policy wording</p>

	<p>changes</p> <p>SD003 Strategic Site Options Site Macclesfield 4 Pages 1688-1689 show the accessibility assessment – only one poor score regarding access to a secondary school</p> <p>SD003 Page 1759 – part of town strategy site E was taken forward as preferred site Macclesfield 4 (being the area west of the canal and closer to facilities).</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>There are constraints to overcome with the larger site area relating to English Heritage’s concerns and the impact of the development upon the Canal Conservation Area and the Holy Trinity Church on Hurdsfield Road.</p> <p>If Macclesfield is required to provide further land for housing in the Local Plan Strategy, it is considered that this extended site area could be suitable for further consideration for inclusion in the Local Plan Strategy. The Agent for the site has stated that the site is available and that a greater density of development can be achieved. (The illustrative masterplan April 2014 shows the additional area to be removed from the green belt as open space apart from the western part of the proposed protected open space. However a different illustrative masterplan attached to the highway evidence shows the whole of the proposed protected open space as proposed housing). The site should be subject to further Sustainability Appraisal to demonstrate that all reasonable alternatives have been assessed.</p>

<b>Site Address</b>	<b>Lyme Green Settlement, Lyme Green, Sutton, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	4469
<b>Site visit date</b>	10.03.15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Representation SUB3569 to the Submission Plan (Omission site)
<b>Site description</b>	<p>The site is comprised of specialist residential accommodation suitable for people with disabilities; the site comprises mainly of bungalows set within a landscaped setting and surrounded by grassed areas/grazing land currently within the green belt. To the north of the site there is a nursing home and Lyme Green village.</p> <p>Other uses on the site are a children's nursery and furniture restorer. The southern part of the site is grazing land that separates the landscaped accommodation from the small holding to the south. The north-eastern part of the site which is largely undeveloped apart from the existing furniture works extends into the open area of countryside between London Road and Leek Old Road.</p> <p>The boundaries of the site which reflect the land ownership are largely farmland boundaries – fences and hedges to the south, east and north east; the north-western boundary is London Road and the northern boundary is the built-up area of Lyme Green and the nursing home. More distinct boundaries define the actual residential accommodation in terms of garden boundaries etc within the larger area.</p>
<b>Site area and dwelling capacity</b>	<p>6.2 hectares</p> <p>The Site Plan and Future Development Plan which is part of Representation SUB 3569 shows an area for one bed sheltered accommodation on the southern grazing land and an area for future development in the north east undeveloped area of the site. No details are provided regarding the number of units.</p>
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designations in the saved Macclesfield Borough Local Plan are: Green belt, Area of Special County Value (Peak Park Fringe)

<b>Previously developed land? (PDL)</b>	Existing buildings are Previously Developed Land; extension land to south and north east is greenfield. No details are provided regarding the number of units – the 2 main development areas are greenfield sites
<b>Background site history &amp; Current apps</b>	Extract from representation SUB3569: The Lyme Green Settlement was established in June 1946. It is a completely independent, not-for-profit organisation, managed by a board of Trustees nominated by the British Red Cross and the Order of St John. The settlement was originally set up to accommodate servicemen with disabilities returning from World War II. These days many residents at the settlement come from non military backgrounds. The trustees of the settlement wish to extend the site modestly to allow for the expansion of the existing care facility. Additionally, a number of the existing units need to be either refurbished or redeveloped to bring them up to modern standards.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	Emery Planning (on behalf of Lyme Green Settlement) in their representation on the Submission Plan (SUB3569) request the removal of the Lyme Green Settlement from the green belt to allow expansion of the existing facility. The Trustees of the site wish to extend the site modestly to allow for the expansion of the existing care facility (two areas are shown on the Development Plan - an area for one bed sheltered accommodation on the southern grazing land and an area for future development in the north east undeveloped area of the site). Additionally a number of existing units need to be refurbished/redeveloped to bring them up to modern standards. They state that they do not wish to develop the site for market housing. A map is provided showing an amended green belt boundary. The Agent suggests that the boundary amendment would be logical given other strategic land proposals at Gaw End Lane and South Macclesfield.
<b>Is the site viable/deliverable?</b>	No details are provided concerning deliverability but the Agents suggest that the site is a sustainable one and it appears that the Trustees own the expansion land. According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.
<b>Is the site potentially developable within the Plan period; available and</b>	The Trustees state that they wish to expand the existing facility –see details outlined in representation section above.

<b>achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site lies in a sustainable location, adjacent to existing residential accommodation and Lyme Green village. The village has access to facilities along London Road and in Sutton (primary school and shop).
<b>Conclusions &amp; recommendations</b>	This site is not of a strategic nature, due to its size and the proposal and is not being promoted for market housing. It is however recommended that the site is given further consideration at the site allocations stage. The site would need to be subject to Sustainability Appraisal at the Site Allocations Stage.

<b>Site Address</b>	<b>Land to the north of Prestbury Road, Macclesfield</b>
<b>SHLAA Ref/Site Ref number</b>	3291, 3515
<b>Site visit date</b>	05.01.15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Macclesfield Town Strategy – Site C Non Preferred Sites Justification Paper [SD016] - Site 41
<b>Site description</b>	<p>This site consists of undulating fields/agricultural land with extensive views to the Pennine Fringe hills. The southern portion of the site adjoining Prestbury Road contains a large pond. Power lines cross the northern part of the site. The site has mature hedgerows and trees and adjoins Upton Wood and Riverside Park. The area forms a natural extension to the countryside features of Upton Wood and the Riverside Park.</p> <p>The boundaries of the site are as follows: Upton Wood forms the western boundary; the Riverside Park/Bollin Valley the northern edge; the Bollinbrook estate forms the eastern boundary and Prestbury Road forms the southern boundary.</p> <p>Development in this area would narrow the area of countryside between Prestbury and Macclesfield.</p>
<b>Site area and dwelling capacity</b>	<p>Approximately 12 hectares</p> <p>3291 SHLAA site - 27 dwellings</p> <p>3515 SHLAA site - 337 dwellings</p> <p>Town Strategy – Site C – around 360 dwellings</p>
<b>Constraints</b>	The area is adjacent to Ancient Woodland - Upton Wood. Tree Preservation Order: MBC (The Prestbury, Bollinbrook and Victoria Roads) TPO 1975.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>Designations in the Saved Macclesfield Borough Local Plan are: Green Belt, Area of Special County Value (Bollin Valley and Parkland)</p> <p>Prestbury Road Conservation Area is adjacent to the south of the site. (Upton Hall, a Grade II listed building is in close proximity on the other side of the tree belt to the west).</p>
<b>Previously developed land? (PDL)</b>	No



<p><b>Background site history &amp; Current apps</b></p>	<p>At the Town Strategy Stage the site was site C: Land north of Prestbury Road:</p> <ul style="list-style-type: none"> <li>• The area lies in the Green Belt.</li> <li>• Surrounding uses include Riverside Park, residential, primary school and agricultural uses.</li> <li>• This area could deliver around 360 dwellings.</li> <li>• The area is adjacent to Ancient Woodland – Upton Wood.</li> </ul> <p>Consultation results – findings 24% support;76% against (page 14 BE095)</p> <p>Key issues raised included concerns regarding the impact on the Bollin Valley/Riverside Park and the narrowing of the gap of important countryside between Prestbury and Macclesfield</p> <p>Alternative Site 8 in the Development Strategy (BE100) pages 170-171 suggested that the site could support around 360 homes together with local community and leisure facilities, green infrastructure links, small scale local retail and contributions to facilities. This document did not propose the inclusion of this site within the Local Plan Strategy.</p> <p>In the Non-Preferred Sites Document Table 2.16 summarises the site attributes for Site 41, land to the north of Prestbury Road – additional information not mentioned above includes:</p> <ul style="list-style-type: none"> <li>• Part of the Local Landscape designation of the Bollin Valley and Parkland</li> <li>• Undulating topography</li> <li>• Negative effect on separation of Macclesfield and Prestbury</li> </ul>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>This site is not being actively promoted however representations were made to the Non-Preferred Sites document at Pre-Submission Stage – reference PRENPS887.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>No information was provided by the site promoters regarding viability at Pre-Submission Stage</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Macclesfield generally is a popular place to live with good access to a range of facilities, services and attractive countryside.</p>

<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>In the information submitted as part of PRENPS887, at Pre-Submission Stage, the Agent stated that the land is in private ownership and that the owner has expressed a will for the site to be brought forward for residential development.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>None Known</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>Summaries of relevant information regarding this site from the Cheshire East Council Local Plan Strategy Submission Sustainability (Integrated) Appraisal May 2014 SDO03 are as follows:</p> <p>SD003 Page 101 Macclesfield 8 (alternative site) provides a summary of the SA considerations – with positive effects regarding the rural economy and negative effects regarding biodiversity and heritage Reasons for selection/rejection page 140</p> <p>SD003 Table F.86 Sustainability Appraisal of Site 8 pages 1121 to 1131 Positive effects – increased population could support town centre services; negative effects – limited access to many services; ecological and environmental impacts</p> <p>SD003 Strategic Site Options Site Macclesfield 8 – accessibility assessment – pages 1688-1689. Poor scores and average scores regarding access to services and open space</p> <p>SD003 Page 1759 The site has not been progressed as it would narrow the gap between Macclesfield and Prestbury to an unacceptable size</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The area forms a natural extension to the countryside features of Upton Wood and the Riverside Park/Bollin Valley and would narrow the gap between Macclesfield and Prestbury.</p> <p>The site has not been promoted at the Submission Stage (the last submission was representation reference PRENPS887 made at the Pre-Submission Stage – the owner expressed interest in pursuing residential development on the site).</p> <p>If Macclesfield is required to provide further land for housing in the Local Plan Strategy, it is not considered that this site is suitable for further consideration. The site is not being actively promoted at this stage in the Local Plan</p>

	<p>process (i.e. the Submission Stage) therefore it is not possible to demonstrate that it will be deliverable, available and viable (last submission at Pre-Submission Stage). It is therefore not considered to be a 'reasonable alternative' at this stage.</p>
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# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL' OF THE PRINCIPAL TOWNS; KEY SERVICE CENTRES; AND LOCAL SERVICE CENTRES**

## **ALSAGER**

### **1. Introduction**

Alsager is classified as a Key Service Centre in the Local Plan Strategy Submission Version.

Alsager is located in the south east of Cheshire East and has a population of 11,800 (2013 mid-year estimate [SD 001, 2.47]). It is close to the boundary of the Borough and therefore has links both within the Borough to the nearby towns of Crewe and Sandbach but also externally to the Potteries conurbation.

Alsager was a small farming village until the 19th century when, due to its rail connections and rural character, it became a popular place to live for managers from the nearby Potteries. During the Second World War, a large armaments factory was built outside the town at Radway Green, and the town grew to house the influx of munition workers. This site remains the town's largest employer.

The withdrawal of Manchester Metropolitan University (MMU) to Crewe and the loss of jobs at the Twyfords factory have resulted in a loss of employment opportunities in the town, but the unemployment rate is lower than the Cheshire East average [SD001 2.49].

### **2. Key Policy issues/constraints**

The current Local Plan for the majority of Alsager is the Congleton Local Plan First Review (adopted 2005) [BE 111]. This shows the town constrained by the Green Belt to the east and south-east, which also lies close to the settlement boundary on the north-east and southern boundaries. Only one area of mixed-use development is allocated in the Plan, namely the former Manchester Metropolitan University campus. Part of the Royal Ordnance Factory is also allocated under policy E9.

Land west of Close Lane (and a small section of the lane itself) to the west of the town, and approximately half of the Royal Ordnance Factory, are within the former Crewe and Nantwich Borough and covered by the Local Plan for that area, adopted in 2004. The land is shown as open countryside.

There is a Conservation Area in two parts, one based around the listed St Mary Magdalene Church and The Avenue, and the other larger area taking in areas of Station Road and Fields Road.

Alsager Town Centre SPD was adopted 14/10/2010 and identifies development opportunities.

Alsager Town Strategy was adopted 2012 [BE 083].

### **3. Development Potential**

The net completions for Alsager between 01/04/2010 and 31/12/2014 were 63 dwellings.

The total number of commitments (excluding any strategic sites with permission) as at 31/12/2014 is 526 dwellings. These units are spread over 24 sites, with the majority on just 6 sites. The split between greenfield and brownfield is 98.29% and 1.71% respectively. The total including strategic sites is 1,211 dwellings; split 49% brownfield and 51% greenfield.

Of these sites, 95 dwellings at Dunnocksfold Road and 132 dwellings at Close Lane were allowed at appeal during 2014. A further proposed development of 130 dwellings at Sandbach Road North was refused permission in February 2015 following a re-opened Inquiry. There are two further appeals pending for 34 dwellings at Heath End Farm and 70 dwellings at Crewe Road.

There has been a recent refusal of permission on land to the north-west of the Sandbach Road North site on Dunnocksfold Road for 60 dwellings. Planning permission has been granted by the Council on two strategic sites outside the settlement limits, shown on the Local Plan proposals map for Alsager: Hall Drive (125 dwellings) and Crewe Road 965 dwellings).

This illustrates the level of developer interest in housing developments around the town.

The Local Plan Strategy [SD 001] proposes five strategic allocations in and around the town, which are: the former MMU campus (housing and open space, 350 dwellings); Twyfords and Cardway (mixed use, 550 dwellings); White Moss Quarry (350 dwellings); Radway Green (employment on brownfield site); and Radway Green extension (employment in Green Belt).

### **4. Key Findings**

Within the town boundary there is relatively little brownfield land. There are a large number of SHLAA sites that are garage sites and also protected open space sites that have been screened out of this study, as they are in use/are subject of open space protection policies.

27 sites were examined in detail and the total number of sites that have potential for development of housing is 8 sites giving a potential for 31 dwellings (27 greenfield and 4 brownfield). The details are shown on the summary urban potential spreadsheets for Alsager.

The sites with potential that have been found are mainly garden areas. There were very few examples of vacant or underused land. Alsager is well provided with open space land afforded protection by the Congleton Borough Local Plan.

Details are shown on the site proformas and summary spreadsheets for Alsager.

The 'Cheshire East Local Plan Strategy Urban Potential Study April 2015 Alsager' map shows all the sites considered for the Urban Potential Study in Alsager. The 'Alsager Town Strategy Development Sites and Areas' map has been included for reference.

### **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

The settlement lies in an area that is clearly very attractive to developers. It is a popular place to live.

### **6. Conclusion**

The summary figures for Alsager are:

- The total number of commitments as at 31/12/2014 is 1,211 dwellings. The split is greenfield 867 and brownfield 344.
- The total number of sites that have been identified in this study as having the potential for development of housing is 8 sites, giving a potential for 31 dwellings (27 greenfield and 4 brownfield).

Alsager is a popular place to live and is clearly attractive to developers.

**CHESHIRE EAST LOCAL PLAN STRATEGY: ALSAGER; ASSESSMENT OF URBAN POTENTIAL SITES: SUMMARY OF SITES WITH POTENTIAL FOR DEVELOPMENT DURING THE PLAN PERIOD**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land on corner of Brookhouse Road/Station Road, Alsager ST7 2PA	2344	The site is a flat vacant parcel of land laid to grass adjoining existing dwellings. It is fenced-off with a low post and wire fence on three sides and a boarded fence to the east. Access is via metal gates from a minor road on the south side. The dwellings to the south and west are large older properties and to the east is a small housing estate (Woolaston Drive). The site is on the edge of the town centre.	0.23	7	0	Site on edge of town centre and has vehicular access. No planning history. The site is adjacent to a Conservation Area on the north and west sides. The Conservation Area Appraisal 2004 identifies Parkholme to the north and Hampton House to the west as buildings that make an important contribution to the Conservation Area. The impact of any development on the setting of these buildings would be an important material consideration. The site is within the settlement zone line for Alsager. It is considered to be suitable for development taking into account the considerations outlined above. The site lies in a sustainable location and does not have any known constraints that would preclude its development. It is considered therefore that this site does have the potential to be developed within the Plan period.
Land off St Andrews Gardens, Alsager	2346	The site consists of the rear gardens of two dwellings in Audley Road and a block of garages to the south. The garden area is in use and well maintained, located behind a dense hedge on St Andrew's Gardens. It adjoins the gable wall of terraced houses to the north and a dwelling to the east.	0.27	5	0	The SHLAA refers to 9 dwellings but a figure of 5 is considered to be more realistic due to access constraints and the relationship with other properties. The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005, where the principle of residential development is acceptable. It is suitable for development but site constraints of trees, access and surrounding development require that the development is limited to 5 dwellings only. In terms of sustainability the site is located close to existing services and facilities. It is considered therefore that this site has the potential to be developed within the Plan period.
Land at Sunnyside, off Dunnocksfold Road, Alsager	2443	The site consists of a grassed orchard/garden area enclosed by trees, served by a narrow lane (Sunnyside) without footpaths, and bounded to the east and west by the former Manchester Metropolitan University and sports grounds.	0.28	1	0	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005, where the principle of residential development is acceptable. It is suitable for development but site constraints of trees, access and surrounding development require that the development is limited to 1 dwelling only. In terms of sustainability the site is located within easy walking distance of services and facilities. It is considered therefore that this site has the potential to be developed within the Plan period.
Rear gardens of 104, 106, 110 and 112 Lawton Road, off Vale Gardens, Alsager ST7 2DE	2368	The site consists of the rear gardens of four detached houses set back by between 25 and 40 metres from Lawton Road. The plot sizes for the dwellings are between 0.2 and 0.4 hectare each. The existing houses have individual accesses to Lawton Road to large front parking areas.	0.44	4	0	The SHLAA refers to 14 dwellings but a figure of 1 is considered to be more realistic due to access and tree constraints and the relationship with other properties. The site is within the settlement zone line for Alsager. It is considered to be suitable for development of a maximum of 4 dwellings if the long term access, tree and amenity issues can be addressed. In terms of sustainability the site is within easy walking distance of the town centre, railway station and other services and amenities. It is considered therefore that this site does have the potential to be developed within the Plan period.

Land at the rear of 75 Audley Road, Alsager ST7 2QW (also referred to as land off Barley Croft)	2442	The site consists of three distinct areas of land: a large block to the north east, which had planning permission in 1991 for 4 bungalows and the demolition of 22 Birch Avenue, a small area of garages to the south east with access from Barley Croft, and land at the rear of 75 Audley Road.	0.4	4	0	The SHLAA refers to 10 dwellings but a figure of 4 is considered to be more realistic due to access constraints and the relationship with other properties. The site is within the settlement zone line for Alsager. It is considered to be suitable for development taking into account the considerations outlined above. The site lies in a sustainable location within easy walking distance of the railway station and local services and amenities. It does not have any known constraints that would preclude its development. It is considered therefore that this site does have the potential to be developed within the Plan period
Land south of Cedar Court and north of Lawton Road, Alsager (east site)	2795	The site consists of the rear gardens/parking areas of dwellings in Lawton Road. It has access to Shady Grove to the west via Back Lane which is surfaced but not constructed to adoptable standards. The site contains garages and is enclosed by garden fences.	0.09	0	3	The site is within the settlement zone line for Alsager. It is considered to be suitable for development and the constraints would not prevent development. In terms of sustainability the site is within easy walking distance of the town centre, railway station and local services and amenities. It is considered therefore that this site does have the potential to be developed within the Plan period.
Land south of Cedar Court and north of Lawton Road, Alsager (west site)	4765	The site is the rear parking areas of dwellings in Lawton Road, fronting Back Lane. It is enclosed by fences and contains a pitched roof outbuilding at the southern end. The site has been included here as the planning permission was not included in the commitments list.	0.02	0	1	Site has planning permission but was not included in the commitments list. The site is within the settlement zone line for Alsager. It is considered to be suitable for development. The constraints would not prevent development of the site for residential purposes. In terms of sustainability the site is located very close to the town centre and existing facilities and services. It is considered therefore that this site does have the potential to be developed within the Plan period.
136 Sandbach Road North, Alsager	2791	Garden area on north side of dwelling. Land is in use as a garden/log cabin. There are dwellings to the north, east and west and playing fields to the south. It is within an area of low density development with many trees.	0.2	6	0	The site is a suitable infill plot and has the potential to offer capacity for development. The constraints would not prevent development of the site for residential purposes. In terms of sustainability the site is located very close to the town centre and existing facilities and services. It is considered therefore that this site does have the potential to be developed within the Plan period.
<b>TOTALS</b>			<b>1.93</b>	<b>27</b>	<b>4</b>	



**CHESHIRE EAST LOCAL PLAN STRATEGY: ALSAGER; ASSESSMENT OF URBAN POTENTIAL SITES; SUMMARY OF SITES NOT CONSIDERED TO HAVE THE POTENTIAL AT THE DATE OF THE STUDY**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land on west side of Brookhouse Road, Alsager ST7 2PA	2345	The site is a former depot with permission for a new fire station, containing existing single storey brick buildings. The site is immediately on the edge of the town centre. On the north side is a church, to the north is a car park and to the south and west is Milton Park. Access is via steel gates in a 2 metre brick wall from Brookhouse Road to the east.	0	0	0	The site is within the settlement zone line for Alsager. It is considered to be suitable for development, but is not now available due to the recent permission for a new fire station. It is considered therefore that this site could not have the potential to be developed within the Plan period.
Harpur Crescent, Alsager ST7 2XP	2452	The site is an area of public open space with trees, off St Mary's Close. The open space is directly overlooked by dwellings to the east at the end of the Close, and the north, west and part of the south boundaries are with fenced off rear gardens.	0.1	3	0	The site is within the settlement zone line for Alsager. It is not considered to be suitable for development due to the existing use and policy protection. It is therefore screened out of this study and it is considered that this site does not have the potential to be developed within the Plan period.
Sandbach Road South Alsager	2634	The site is in use as a car park, serving retail premises and a church. Within the site are 6 garages, and there is a brick wall on the south side. The site is served by a narrow access from Sandbach Road South.	0.09	0	3	The site is within the settlement zone line for Alsager. It is considered to be suitable for development, but is not available at present due to the existing use. As the site is currently in use, it has been screened out of this study. It is considered therefore that this site does not have the potential to be developed within the Plan period.
Land on corner of Linley Road and Talke Road, Alsager. ST7 2QD	2635	The site consists of a block of former garages used for car parking and a small tin-clad chapel, which appears to be in use.	0.01	0	1	The site is within the settlement zone line for Alsager and is suitable for development of 1 dwelling, but has an existing use. As the site is currently in use, it has been screened out of this study. It is considered therefore that this site does not have the potential to be developed within the Plan period.
Land adjoining 53 Coronation Avenue Alsager ST7 2JU	2636	A track between two pairs of semi-detached dwellings, providing access to allotments to the rear. The site is located in an area of well-spaced former Council houses, and the dwellings on the north side of Coronation Avenue in this location back onto Cranberry Moss.	0	0	0	The site is within the settlement zone line for Alsager. It is not considered to be suitable for development due to the need to retain access to the allotments and retain compatibility with the locality. As the site is currently in use, it has been screened out of this study. It is considered therefore that this site does not have the potential to be developed within the Plan period.
Orchard Court Alsager ST7 2EE	2637	The site consists of a block of 7 garages off Orchard Court, a communal parking area to the rear of terraced houses in Moorhouse Avenue. It is in use and serves dwellings which do not have off-road parking.	0	0	0	The site is within the settlement zone line for Alsager. It is not considered to be suitable for development due to its restricted site area. It is considered therefore that the site does not have the potential to be developed within the Plan period.
Land on the north side of Meads Road, Alsager ST7 2NL	2638	The SHLAA site is in two parts. Firstly an access road between semi-detached houses and to both sides the site of former garages. Secondly to the north is a club house associated with the Public Open Space.	0.21	7	0	The part of the site within the settlement zone line for Alsager is required for access to the clubhouse and Public Open Space, and is too narrow to accommodate any dwellings with adequate amenity space. The remainder of the site is screened out of the study as it is protected open space.
Land between Woodside Avenue and East Court, with access off Moorhouse Avenue, Alsager ST7 2DJ	2640	An area of hardstanding and open space adjoining a meeting hall and giving access from Moorhouse Avenue to the open space to north.	0.04	1	0	It is not considered to be suitable for development due to the need to retain access to the meeting hall and public open space. The site is screened out of the study as it is protected open space. It is considered therefore that this site does not have the potential to be developed within the Plan period.

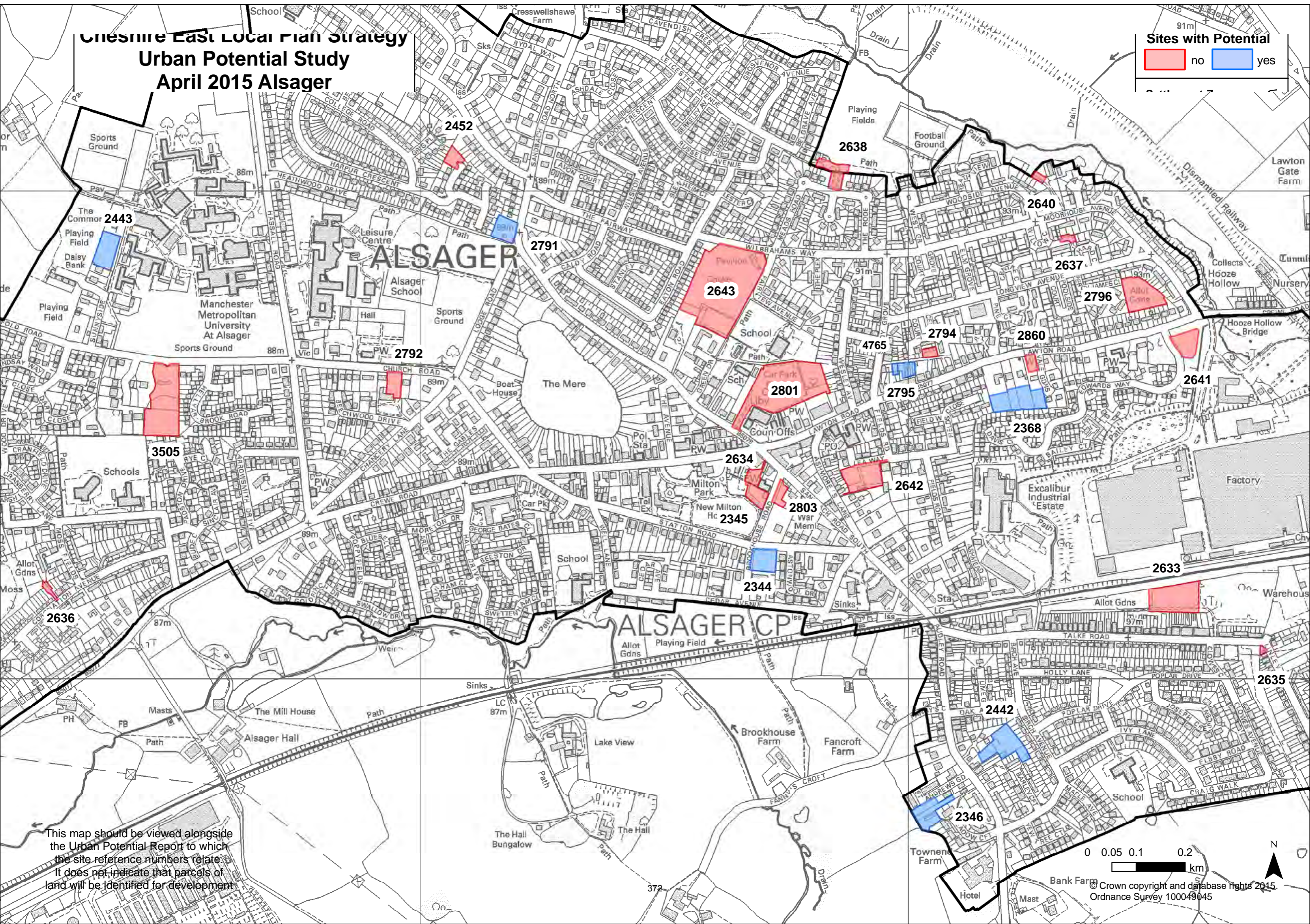
Land on east side of Edwards Way, Alsager ST7 2YB	2641	The site is a significant area of public open space enclosed by trees, at the entrance to the housing estate on the east side of the town.	0.23	4	0	The site is within the settlement zone line for Alsager. It is not considered to be suitable for development due to the need to retain the land as public open space and the trees on site. The site is screened out of the study as it is protected open space. It is considered therefore that this site does not have the potential to be developed within the Plan period.
Lea Way Alsager ST7 2NA	2642	The site contains two tennis courts on the west and a bowling green to the east, with a clubhouse to the south. It is situated on the south side of Lea Way and to the east of terraced dwellings in Ashmores Lane.	0.4	12	0	No potential due to status as protected open space, subject to consideration of current application 14/4946C for 2 dwellings on tennis courts. The site is within the settlement zone line for Alsager. It is not considered to be suitable for development due to the need to retain public open space. The site is therefore screened out of this study. It is considered therefore that this site does not have the potential to be developed within the Plan period.
Wilbrahams Way Alsager	2643	The site contains a cricket ground and pavilion and 4 all-weather tennis courts to the south, and clubhouse in the north-east corner. Access is from Wilbrahams Way and the site is located in area of attractive, medium to low density housing.	2.1	61	0	It is not considered to be suitable for development due to the existing use and policy protection as protected open space and is therefore screened out of this study. It is considered therefore that this site does not have the potential to be developed within the Plan period.
Land north of Talke Road, Alsager ST7 2PP	2633	An area of flat land used as an informal open space area adjoining allotments to the west with the railway line to the north, screened by trees. Access is via a roadway serving the allotments, which also gives rear access to properties in Talke Road to the east.	0.56	17	0	The site lies in a sustainable location, but it is considered that this site does not have the potential to be developed within the Plan period due to its status as protected open space and is therefore screened out of this study.
Land at Beechwood, Church Road, Alsager ST7 2HS	2792	The site consists of the front garden and driveway of Beechwood, a pre 20 <sup>th</sup> Century house opposite Christ Church (possibly a former vicarage). The old house has been split into two: the rear dwelling (35) has access from Beechwood Drive and Beechwood retains the original access from Church Road.	0	0	0	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005. However it is not suitable for development due to the adverse impact of development on protected trees and the loss of amenity space for the existing dwelling. It is not considered therefore that this site has the potential to deliver residential development within the Plan period.
Land at rear of 9-17 Cedar Court, Alsager	2794	The site consists of an overgrown parcel of land at the rear of terraced houses in Cedar Court. Access is available from Back Lane to west.	0	0	0	The site is within the settlement zone line for Alsager. It is not considered to be suitable for development due to the need to maintain amenity for the adjoining dwellings. It is considered therefore that this site does not have the potential to be developed within the Plan period.
Percy James Close, Alsager	2796	The site consists of allotments and the rear garden of 157 Lawton Road. It is surrounded by houses and the allotments have access from Percy James Close to the north-west.	0.41	6	0	The site is within the settlement zone line for Alsager. The site is not considered to be suitable for development during the Plan period, due to the current use and status as Protected Open Space and is therefore screened out of this study.
Civic Centre Car Park, Sandbach Road North/Lawton Road, Alsager	2801	The site is part car park and part former Co-op store (re-opened as an Asda). It is a central site in the town centre with access points to Lawton Road and Sandbach Road North.	0	0	0	The site is within the settlement zone line for Alsager, and within the town centre. The site is in use and is no longer available for development and is therefore screened out of this study. It is considered therefore that this site would not have the potential to be developed within the Plan period.
East side of Brookhouse Road, Alsager	2803	The site is a private car park adjoining an existing commercial premises in use in connection with the adjoining premises, fronting Brookhouse Road.	0.01	0	1	The site is within the settlement zone line for Alsager. It is considered to be suitable for development, but is not available at present due to the existing use. As the site is currently in use, it has been screened out of this study. It is considered therefore that this site would not have the potential to be developed within the Plan period.

Front Garden of 112 Lawton Road, off Vale Gardens, Alsager ST7 2DE	2860	The site is the front garden of a detached house set back approximately 40 metres from Lawton Road. The house has access from Lawton Road to a large front parking area.	0	0	0	The site is within the settlement zone line for Alsager. It is not considered to be suitable for development due to the need to retain access and garden for the existing dwelling and retain protected trees. It is considered therefore that this site does not have the potential to be developed within the Plan period.
Land at Woodheath, Dunnocksfold Road, Alsager ST7 2JT	3505	The site consists of Woodheath, a large dwelling set in the centre of an extensive plot, and also includes wooded land to the rear (south). There are several mature trees within the Woodheath site and the adjoining land to the south which are covered by a Tree Preservation Order. Access is via Dunnocksfold Road with no other access to the southern area of land.	0	0	0	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005. However it is not suitable for development due to the adverse impact of any development and associated access works on protected trees. It is not considered therefore that this site has the potential to deliver residential development within the Plan period.
<b>TOTALS</b>			<b>4.16</b>	<b>111</b>	<b>5</b>	

**Cheshire East Local Plan Strategy  
Urban Potential Study  
April 2015 Alsager**

**Sites with Potential**

	no		yes
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This map should be viewed alongside the Urban Potential Report to which the site reference numbers relate. It does not indicate that parcels of land will be identified for development.

0 0.05 0.1 0.2 km

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**Cheshire East Local Plan Strategy: Urban Potential Study of the Principal Towns; Key Service Centres; and Local Service Centres: Site Assessment Proforma**

**Alsager**

<b>Site Address</b>	<b>Land on corner of Brookhouse Road/Station Road, Alsager ST7 2PA</b>
<b>SHLAA Ref/Site Ref number</b>	2344
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	<p>The site is a flat vacant parcel of land laid to grass adjoining existing dwellings. It is fenced-off with a low post and wire fence on three sides and a boarded fence to the east. Access is via metal gates from a minor road on the south side.</p> <p>The dwellings to the south and west are large older properties and to the east is a small housing estate (Woolaston Drive).</p> <p>The site is on the edge of the town centre.</p>
<b>Site area and dwelling capacity</b>	0.23ha; SHLAA refers to 7 dwellings.
<b>Constraints</b>	The site is adjacent to a Conservation Area on the north and west sides. The Conservation Area appraisal 2004 identifies Parkholme to the north and Hampton House to the west as buildings that make an important contribution to the Conservation Area. The impact of any development on the setting of these buildings would be an important material consideration.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Greenfield
<b>Background site history &amp; Current apps</b>	None

<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site lies within an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.</p> <p>The site is a vacant plot with no clear reason why it has not been developed. It is very close to services, and the town centre to the north and the railway station to the east are both within a few minutes walking distance.</p> <p>Although the site lies adjacent to the Conservation Area, it is considered that an appropriately designed scheme would be acceptable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered that the site is potentially developable within the Plan period and has excellent accessibility, as the constraints would not preclude development.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is within 400m of the town centre and very close to services and amenities in a very sustainable location
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Alsager. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and does not have any known constraints that would preclude its development.</p> <p>It is considered therefore that this site does have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Land off St Andrews Gardens, Alsager</b>
<b>SHLAA Ref/Site Ref number</b>	2346
<b>Site visit date</b>	12/3/2015
<b>Site description</b>	The site consists of the rear gardens of two dwellings in Audley Road and a block of garages to the south. The garden area is in use and well maintained, located behind a dense hedge on St Andrew's Gardens. It adjoins the gable wall of terraced houses to the north and a dwelling to the east. The garages appear to be unused and are within a grassed area of open space containing a transformer pole and giving informal access to the adjoining field to the west.
<b>Site area and dwelling capacity</b>	0.27ha; SHLAA refers to 9 dwellings, but the site constraints of access and relationship to existing dwellings would reduce this figure to 5.
<b>Constraints</b>	Trees, narrow access to Meadow Croft.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Greenfield in the main.
<b>Background site history &amp; Current apps</b>	Refusals of permission for schemes for 2 dwellings and care home in 1989. 21285/3, 20945/1 on amenity and highway safety grounds. The site was just the garden of one dwelling and it is possible that the combination with other adjoining land may overcome some of the issues.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site lies within an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.</p>

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered that this site is potentially developable within the Plan period, as the site constraints would not preclude its development.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	None
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005, where the principle of residential development is acceptable.</p> <p>It is suitable for development but site constraints of trees, access and surrounding development require that the development is limited to 5 dwellings only.</p> <p>In terms of sustainability the site is located close to existing services and facilities.</p> <p>It is considered therefore that this site has the potential to be developed within the Plan period.</p>



<b>Site Address</b>	<b>Land at Sunnyside, off Dunnocksfold Road, Alsager</b>
<b>SHLAA Ref/Site Ref number</b>	2443
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	The site consists of a grassed orchard/garden area enclosed by trees, served by a narrow lane (Sunnyside) without footpaths, and bounded to the east and west by the former Manchester Metropolitan University and sports grounds. The dwellings in this block of land have large gardens and all face east-west in a single row of development, to take advantage of the shape of the land.
<b>Site area and dwelling capacity</b>	0.28ha; capacity of 1 dwelling. The SHLAA gives a figure of 9 dwellings based on the site area. However, access constraints and the form of development in the vicinity will reduce this capacity significantly, as explained below.
<b>Constraints</b>	There are several trees within the site, and trees forming the east and west boundaries are covered by a Tree Preservation Order. The access is narrow (3m wide) and has restricted visibility at the junction with Dunnocksfold Road, due to roadside hedges and the lack of a footway on the north side.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	The site has been included in the EIA screening for the proposed re-development of the former MMU site, 14/5296S. A planning brief for the campus was adopted by the former Congleton Borough Council in 2008.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

	The site lies within an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered that this site is potentially developable within the Plan period, as the site constraints would not preclude its development.
<b>Infrastructure issues (including highways)</b>	A development of more than 1 dwelling may require major improvements to the existing lane and the junction with Dunnocksfold Road, which may not be possible without the use of additional land.
<b>HRA considerations</b>	No
<b>SA considerations</b>	The site is close to existing services and facilities.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005, where the principle of residential development is acceptable.</p> <p>It is suitable for development but site constraints of trees, access and surrounding development require that the development is limited to 1 dwelling only.</p> <p>In terms of sustainability the site is located within easy walking distance of services and facilities.</p> <p>It is considered therefore that this site has the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Rear gardens of 104, 106, 110 and 112 Lawton Road, off Vale Gardens, Alsager ST7 2DE</b>
<b>SHLAA Ref/Site Ref number</b>	2368
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	The site consists of the rear gardens of four detached houses set back by between 25 and 40 metres from Lawton Road. The plot sizes for the dwellings are between 0.2 and 0.4 hectare each. The existing houses have individual accesses to Lawton Road to large front parking areas. The land rises up to the south and is enclosed by low walls on frontage and significant trees between the dwellings and alongside Vale Gardens. To the south is a new housing estate built on brownfield land.
<b>Site area and dwelling capacity</b>	0.44ha. The SHLAA suggests 14 dwellings, which is not possible given the constraints of trees, gradients and existing dwellings. The number of dwellings that could be accommodated is considered to be a maximum of 4 given these constraints.
<b>Constraints</b>	Trees including trees protected by Tree Preservation Orders within and bordering the site, and a blanket order affecting number 104. Gradient and access may present constraints. There would be impacts from development on the existing dwellings in terms of the loss of rear gardens and amenity.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	Various permissions for extensions/garages to the dwellings in the 1990s.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/a
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an

	<p>area of the Borough where residential development is considered to be viable.</p> <p>The site lies within an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.</p> <p>The site is close to the town centre, local services and amenities, and is within walking distance of the railway station. It is within an area of high quality dwellings with large gardens.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site could be suitable for development, subject to consideration of issues as set out above.
<b>Infrastructure issues (including highways)</b>	No
<b>HRA considerations</b>	N/a
<b>SA considerations</b>	The site is close to services and amenities and the railway station.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Alsager. It is considered to be suitable for development of a maximum of 4 dwellings if the long term access, tree and amenity issues can be addressed.</p> <p>In terms of sustainability the site is within easy walking distance of the town centre, railway station and other services and amenities.</p> <p>It is considered therefore that this site does have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Land at the rear of 75 Audley Road, Alsager ST7 2QW (also referred to as land off Barley Croft)</b>
<b>SHLAA Ref/Site Ref number</b>	2442
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	<p>The site consists of three distinct areas of land:</p> <p>A large block of land (0.25ha) to the north east, which had outline permission on appeal in 1991 for the demolition of 22 Birch Avenue and erection of 4 bungalows, which is overgrown with trees and bushes and is land-locked.</p> <p>A small area (0.05ha) of garages to the south-east with access from Barley Croft.</p> <p>Land at the rear of 75 Audley Road (0.1ha), with access from Audley Road via the existing dwelling, or via the private drive serving 71, 73 and 73A Audley Road to the north-west. This contains small trees and appears to be maintained.</p> <p>The site is close to community facilities and the station.</p>
<b>Site area and dwelling capacity</b>	<p>0.4ha</p> <p>SHLAA refers to 10 dwellings based on density multiplier, but the constraint of suitable access means that this should be reduced to 4, with regard to the access points to the various parts of the site and the previous planning permission. See below.</p>
<b>Constraints</b>	Providing access to the site may be an issue, and more than one access may be required for a development of more than 4 dwellings.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Planning permission was granted in 1991 for the development of 4 bungalows on the north-east part of the site, with demolition of 22 Birch Avenue. The planning approval 23007/1 for 4 dwellings has now lapsed; there is no obvious indication regarding why this is the case.

<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site lies within an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.</p> <p>The site it is within a well maintained residential area.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered that this site is potentially developable within the Plan period, as the site constraints would not preclude its development.
<b>Infrastructure issues (including highways)</b>	N/a
<b>HRA considerations</b>	None
<b>SA considerations</b>	The site is close to facilities and services and within easy walking distance of the railway station.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Alsager. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location within easy walking distance of the railway station and local services and amenities. It does not have any known constraints that would preclude its development.</p> <p>It is considered therefore that this site does have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Land south of Cedar Court and north of Lawton Road, Alsager</b>
<b>SHLAA Ref/Site Ref number</b>	2795
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	The site consists of the rear gardens/parking areas of dwellings in Lawton Road. It has access to Shady Grove to the west via Back Lane, which is surfaced but not constructed to adoptable standards. The site contains garages and is enclosed by garden fences.
<b>Site area and dwelling capacity</b>	0.09ha, 3 dwellings based on the SHLAA [BE 005].
<b>Constraints</b>	The access may require improvement in terms of road markings and drainage so that it can serve additional dwellings. This should not prevent development of the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site lies within an established residential area in Alsager, which is a popular town with both housing developers and new house buyers</p>
<b>Is the site potentially developable within the Plan period;</b>	The site is considered to be suitable for development and there is interest in developing plots in this area as shown by the recent planning permission for one dwelling on the land

<b>available and achievable?</b>	to the west 13/3830C dated 9/1/2014.
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	None
<b>SA considerations</b>	The site is very close to amenities and services and close to the railway station and in a highly sustainable location.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Alsager.</p> <p>It is considered to be suitable for development and the constraints would not prevent development.</p> <p>In terms of sustainability the site is within easy walking distance of the town centre, railway station and local services and amenities.</p> <p>It is considered therefore that this site does have the potential to be developed within the Plan period.</p>



<b>Site Address</b>	<b>Land south of Cedar Court and north of Lawton Road, Alsager</b>
<b>SHLAA Ref/Site Ref number</b>	4765
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	<p>The site is the rear parking areas of dwellings in Lawton Road, fronting Back Lane. It is enclosed by fences and contains a pitched roof outbuilding at the southern end.</p> <p>The site has been included here as the planning permission was not included in the commitments list.</p>
<b>Site area and dwelling capacity</b>	0.02ha, 1 dwelling
<b>Constraints</b>	The access is not to adoptable standards but has been accepted as adequate to serve this development.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	This plot at rear of 51 Lawton road has full planning permission for 1 dwelling 13/3830C dated 9/1/2014.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site lies within an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.</p>
<b>Is the site potentially developable within the Plan period;</b>	The site is considered to be suitable for development as demonstrated by the recent planning permission (see above).

<b>available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	None
<b>SA considerations</b>	The site is very close to amenities and services and close to the railway station.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Alsager. It is considered to be suitable for development.</p> <p>The constraints would not prevent development of the site for residential purposes.</p> <p>In terms of sustainability the site is located very close to the town centre and existing facilities and services.</p> <p>It is considered therefore that this site does have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>136 Sandbach Road North, Alsager</b>
<b>SHLAA Ref/Site Ref number</b>	2791
<b>Site visit date</b>	24/2/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	N/a
<b>Site description</b>	Garden area on north side of dwelling. Land is in use as a garden/log cabin. There are dwellings to the north, east and west and playing fields to the south. It is within an area of low density development with many trees.
<b>Site area and dwelling capacity</b>	0.2ha, SHLAA refers to 6 dwellings, but only 1 dwelling would be suitable if the existing dwelling is retained.
<b>Constraints</b>	TPO tree in north-west corner of site. In use as house and gardens. Site appears generally flat. Some trees on site, notably on the boundaries.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	N/a
<b>Previously developed land? (PDL)</b>	N/a
<b>Background site history &amp; Current apps</b>	12/3706C planning permission for log cabin to north side of dwelling 23/11/2012 (no occupancy restriction).
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	N/a
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

	The site lies adjoining an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes
<b>Infrastructure issues (including highways)</b>	No
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is close to amenities and services.
<b>Conclusions &amp; recommendations</b>	<p>The site is a suitable infill plot and has the potential to offer capacity for development.</p> <p>The constraints would not prevent development of the site for residential purposes.</p> <p>In terms of sustainability the site is located very close to the town centre and existing facilities and services.</p> <p>It is considered therefore that this site does have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Land on west side of Brookhouse Road, Alsager ST7 2PA</b>
<b>SHLAA Ref/Site Ref number</b>	2345
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	The site is a former depot with permission for a new fire station, containing existing single storey brick buildings. The site is immediately on the edge of the town centre. On the north side is a church, to the north is a car park and to the south and west is Milton Park. Access is via steel gates in a 2 metre brick wall from Brookhouse Road to the east.
<b>Site area and dwelling capacity</b>	0.14, SHLAA refers to 5 dwellings. It is not now considered that the site has any capacity, as it is to be redeveloped for a new fire station (see below).
<b>Constraints</b>	Former depot with permission for new fire station. Existing buildings and contamination. Trees in Milton Park adjoining site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005. No specific allocation but the site lies between a protected open space, the Conservation Area and the Principal Shopping Area.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	14/1052C – New fire station including seating area in Milton park and landscaping of frontage. Granted 20 May 2014. The Fire Service have indicated that the new fire station will be operational in July 2015.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/a
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site lies within an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.
<b>Is the site potentially</b>	Not available at present due to proposed new use

<b>developable within the Plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	None
<b>SA considerations</b>	The site is close to amenities and services and in a very sustainable location on the edge of the town centre and close to the railway station.
<b>Conclusions &amp; recommendations</b>	The site is within the settlement zone line for Alsager. It is considered to be suitable for development, but is not now available due to the recent permission for a new fire station. It is considered therefore that this site could not have the potential to be developed within the Plan period.

<b>Site Address</b>	<b>Harpur Crescent, Alsager ST7 2XP</b>
<b>SHLAA Ref/Site Ref number</b>	2452
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	The site is an area of public open space with trees, off St Mary's Close. The open space is directly overlooked by dwellings to the east at the end of the Close, and the north, west and part of the south boundaries are with fenced off rear gardens.
<b>Site area and dwelling capacity</b>	0.1ha; the SHLAA gives a figure of 3 dwellings.
<b>Constraints</b>	Trees including trees covered by a Tree Preservation Order at the rear of the site, public open space.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005 and is protected open space under policy RC2.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	The site was included in the applications for the housing development in this area as public open space.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site lies within an established residential area in Alsager, which is a popular town with both housing developers and new house buyers. It is within an area of very well maintained properties.</p>
<b>Is the site potentially developable within the Plan period;</b>	The site is not considered to be suitable for development given the existing use as public open space and its value to the well-being of local residents.

<b>available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	N/a
<b>SA considerations</b>	The site is close to existing amenities and facilities.
<b>Conclusions &amp; recommendations</b>	The site is within the settlement zone line for Alsager. It is not considered to be suitable for development due to the existing use and policy protection. It is therefore screened out of this study and it is considered that this site does not have the potential to be developed within the Plan period.



<b>Site Address</b>	<b>Sandbach Road South</b>
<b>SHLAA Ref/Site Ref number</b>	2634
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	The site is in use as a car park, serving retail premises and a church. Within the site are 6 garages, and there is a brick wall on the south side. The site is served by a narrow access from Sandbach Road South.
<b>Site area and dwelling capacity</b>	0.09ha. SHLAA refers to a figure of 3 dwellings.
<b>Constraints</b>	Car parking, adjoining buildings.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005 and is within the Principal Shopping Area.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site lies within an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.</p>
<b>Is the site potentially developable within the Plan period; available and</b>	Not available at present due to the existing use for car parking and access/deliveries; this is essential for the continued viability of the adjoining businesses.

<b>achievable?</b>	
<b>Infrastructure issues (including highways)</b>	The access may require improvement, and works are proposed to the junction of Sandbach Road North and South, Crewe Road and Lawton Road, as set out in the Infrastructure Delivery Plan [SD 012].
<b>HRA considerations</b>	None
<b>SA considerations</b>	The site is close to amenities and services and in a very sustainable location.
<b>Conclusions &amp; recommendations</b>	The site is within the settlement zone line for Alsager. It is considered to be suitable for development, but is not available at present due to the existing use. As the site is currently in use, it has been screened out of this study. It is considered therefore that this site does not have the potential to be developed within the Plan period.

<b>Site Address</b>	<b>Land on corner of Linley Road and Talke Road, Alsager. ST7 2QD</b>
<b>SHLAA Ref/Site Ref number</b>	2635
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	The site consists of a block of former garages used for car parking and a small tin-clad chapel, which appears to be in use. It adjoins protected open space to the rear (Merelake Way, the former railway line) and opposite is a water management site (United Utilities).
<b>Site area and dwelling capacity</b>	0.01ha; 1 dwelling
<b>Constraints</b>	No
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	N/a
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/a
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site lies within an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered that this site is potentially developable within the Plan period, as the site constraints would not preclude its development, however it is in use at present and therefore is not available.

<b>Infrastructure issues (including highways)</b>	No
<b>HRA considerations</b>	No
<b>SA considerations</b>	The site is close to services and amenities and the Railway Station.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Alsager and is suitable for development of 1 dwelling, but has an existing use.</p> <p>As the site is currently in use, it has been screened out of this study. It is considered therefore that this site does not have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Land adjoining 53 Coronation Avenue ST7 2JU</b>
<b>SHLAA Ref/Site Ref number</b>	2636
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	A track between two pairs of semi-detached dwellings, providing access to allotments to the rear. The site is located in an area of well-spaced former Council houses, and the dwellings on the north side of Coronation Avenue in this location back onto Cranberry Moss.
<b>Site area and dwelling capacity</b>	0.04Ha. The SHLAA refers to 1 dwelling; however this is reduced to 0 given the constraints referred to below.
<b>Constraints</b>	<p>The site is the access to allotments to the north, which are an area of protected open space.</p> <p>The site appears to be too small to accommodate a dwelling without obstructing the access.</p> <p>It is located with an area of medium density semi detached dwellings with large gardens, and the plot width is much narrower than the general pattern of dwellings in the locality.</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005. The allotments are protected open space (policy RC2).
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

	<p>The site lies adjoining an established residential area in Alsager which is a popular town, with both housing developers and new house buyers.</p> <p>However the site is not considered to be deliverable for the reasons given above.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is not considered to be suitable for development, as set out above.
<b>Infrastructure issues (including highways)</b>	The site is an access to the allotments.
<b>HRA considerations</b>	N/a
<b>SA considerations</b>	The site is close to services and amenities.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Alsager. It is not considered to be suitable for development due to the need to retain access to the allotments and retain compatibility with the locality.</p> <p>As the site is currently in use, it has been screened out of this study. It is considered therefore that this site does not have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Orchard Court, Alsager ST7 2EE</b>
<b>SHLAA Ref/Site Ref number</b>	2637
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	The site consists of a block of 7 garages off Orchard Court, a communal parking area to the rear of terraced houses in Moorhouse Avenue. It is in use and serves dwellings that do not have off-road parking.
<b>Site area and dwelling capacity</b>	0.04ha; the SHLAA gives a figure of 1 dwelling, but this is not feasible given the constraints listed below.
<b>Constraints</b>	Restricted size of site, lack of amenity space for any new dwelling.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	12324/2 planning permission in 1980 for the block of garages.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site lies within an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.</p> <p>However the site is not considered to be deliverable for the reasons given above.</p>
<b>Is the site potentially developable within</b>	The site is not considered to be suitable for development, as set out above.

<b>the Plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	Access and parking.
<b>HRA considerations</b>	None
<b>SA considerations</b>	The site is close to services and amenities.
<b>Conclusions &amp; recommendations</b>	The site is within the settlement zone line for Alsager. It is not considered to be suitable for development due to the restricted site area. It is considered therefore that this site does not have the potential to be developed within the Plan period.



<b>Site Address</b>	<b>Land on the north side of Meads Road, Alsager ST7 2NL</b>
<b>SHLAA Ref/Site Ref number</b>	2638
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	The SHLAA site is in two parts. Firstly an access road between semi-detached houses and to both sides the site of former garages. Secondly to the north is a club house associated with the Public Open Space. The club house is in use for recreational use (Class D2). For the purposes of this study the site has been treated as both an Urban Potential Site and a Site Adjoining a settlement.
<b>Site area and dwelling capacity</b>	0.21ha. The SHLAA refers to a figure of 7 dwellings but it is considered that this may not be possible, due to the need to retain access and the limited width of the former garages sites on both sides of the access.
<b>Constraints</b>	Public right of way, trees, public open space, the need to retain the access to the club house.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The clubhouse is protected public open space (POS) in open countryside, outside the settlement zone line for Alsager contained in the Congleton Local Plan 2005, but the access road and former garages are within the settlement line and not protected POS.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.</p>

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered that this site is not developable within the Plan period, due to site constraints, as set out above.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is close to services and amenities for the town, and adjoins an established residential area.
<b>Conclusions &amp; recommendations</b>	<p>The part of the site within the settlement zone line for Alsager is required for access to the clubhouse and Public Open Space, and is too narrow to accommodate any dwellings with adequate amenity space.</p> <p>The remainder of the site is screened out of the study as it is protected open space. It is considered therefore that the site does not have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Land between Woodside Avenue and East Court, with access off Moorhouse Avenue, Alsager ST7 2DJ</b>
<b>SHLAA Ref/Site Ref number</b>	2640
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	An area of hardstanding and open space adjoining a meeting hall and giving access from Moorhouse Avenue to the open space to north. It is located within an area of well-spaced former Council houses which are well maintained.
<b>Site area and dwelling capacity</b>	0.04ha; the SHLAA refers to 1 dwelling.
<b>Constraints</b>	There are trees on the northern boundary, and the site is designated as public open space. The site gives access to the open space and a meeting hall and garages, which are in use. These constraints make the site undevelopable at the present time.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005, and is protected open space under policy RC2.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site lies within an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.</p> <p>However the site is not considered to be deliverable for the</p>

	reasons given above.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is not considered to be suitable for development, as set out above.
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	None
<b>SA considerations</b>	The site is close to services and amenities.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Alsager. It is not considered to be suitable for development due to the need to retain access to the meeting hall and public open space.</p> <p>The site is screened out of the study as it is protected open space. It is considered therefore that this site does not have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Land on east side of Edwards Way, Alsager ST7 2YB</b>
<b>SHLAA Ref/Site Ref number</b>	2641
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	The site is a significant area of public open space enclosed by trees, at the entrance to the housing estate on the east side of the town. The site is 2.5 metres above the estate road (which rises up to the south) and is flat above a steep embankment.
<b>Site area and dwelling capacity</b>	0.23ha The SHLAA gives a figure of 7 dwellings. However the site levels and trees indicate that only 4 dwellings could physically be accommodated.
<b>Constraints</b>	Protected public open space, site levels and trees, including a bank of trees covered by a Tree Preservation Order on the west boundary.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within the settlement zone line and Protected Open Space in the Congleton Local Plan, covered by policy RC2.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	The land was included in several applications for the housing development as Public Open Space, including application 19939/3.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/a
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site lies adjoining an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.</p> <p>However the site is not considered to be deliverable for the</p>

	reasons given above.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is not considered to be suitable for development, due to the constraints as set out above.
<b>Infrastructure issues (including highways)</b>	Access may present difficulties due to differences in levels from the road.
<b>HRA considerations</b>	N/a
<b>SA considerations</b>	The site is close to services and amenities.
<b>Conclusions &amp; recommendations</b>	The site is within the settlement zone line for Alsager. It is not considered to be suitable for development due to the need to retain the land as public open space and the trees on site. The site is therefore screened out of this study. The site is screened out of the study as it is protected open space. It is considered therefore that this site does not have the potential to be developed within the Plan period.

<b>Site Address</b>	<b>Lea Way Alsager ST7 2NA</b>
<b>SHLAA Ref/Site Ref number</b>	2642
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	The site contains two tennis courts on the west and a bowling green to the east, with a clubhouse to the south. It is situated on the south side of Lea Way and to the east of terraced dwellings in Ashmores Lane. The bowling green is in use but the tennis courts are closed. The site is directly overlooked by houses to the north in Lea Way, and adjoins rear and side gardens on the east and west sides. On the south side is a large dwelling with additional land to the rear in use as a garden.
<b>Site area and dwelling capacity</b>	0.4ha; the SHLAA refers to 12 dwellings.
<b>Constraints</b>	Open space, trees including trees covered by a Tree Preservation Order adjoining the north-east and south-east corners of the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005, and is protected open space under policy RC2.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	14/4946C – tennis court part of the site is subject to current application for 2 dwellings. A decision has yet to be made on this application.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site lies within an established residential area in Alsager, which is a popular town with both housing</p>

	<p>developers and new house buyers.</p> <p>However the site is not considered to be deliverable for the reasons given above.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is not considered to be suitable for development without a policy change, based on an assessment of the recreational needs of the locality and the contribution made by the site towards the health and wellbeing of residents, as set out above.
<b>Infrastructure issues (including highways)</b>	Access may require improvement.
<b>HRA considerations</b>	None
<b>SA considerations</b>	The site is close to services and amenities and within easy walking distance of the town centre.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Alsager. It is not considered to be suitable for development due to the need to retain public open space. The site is therefore screened out of this study.</p> <p>It is considered therefore that this site does not have the potential to be developed within the Plan period.</p>



<b>Site Address</b>	<b>Wilbrahams Way</b>
<b>SHLAA Ref/Site Ref number</b>	2643
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	The site contains a cricket ground and pavilion and 4 all-weather tennis courts to the south, and clubhouse in the north-east corner. Access is from Wilbrahams Way and the site is located in area of attractive, medium to low density housing. To the east is a primary school and playing field, and to the west are rear gardens of dwellings in Eaton Road.
<b>Site area and dwelling capacity</b>	2.01ha; the SHLAA gives figure of 61 dwellings.
<b>Constraints</b>	Trees including a Tree Preservation Order affecting a group of trees east of the site access.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005 and is protected open space under policy RC2.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	Permissions for recreation facilities and alterations to buildings on site.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site lies within an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.
<b>Is the site potentially developable within</b>	The site is not considered to be suitable for development given the existing use and status of the site as protected open

<b>the Plan period; available and achievable?</b>	space. It is in active use and represents an important recreational amenity for the town and wider area.
<b>Infrastructure issues (including highways)</b>	N/a
<b>HRA considerations</b>	N/a
<b>SA considerations</b>	The site is close to amenities and facilities and within walking distance of the town centre.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Alsager. It is not considered to be suitable for development due to the existing use and policy protection. The site is therefore screened out of this study.</p> <p>It is considered therefore that this site does not have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Land north of Talke Road, Alsager ST7 2PP</b>
<b>SHLAA Ref/Site Ref number</b>	2633
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	An area of flat land used as an informal open space area adjoining allotments to the west with the railway line to the north, screened by trees. Access is via a roadway serving the allotments, which also gives rear access to properties in Talke Road to the east. The dwellings in the vicinity are terraced or semi-detached of medium density.
<b>Site area and dwelling capacity</b>	0.56ha The SHLAA refers to 17 dwellings based on the density multiplier.
<b>Constraints</b>	Previous use as railway sidings, possibly involving residual contamination, adjoining railway line.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005. It is designated as protected Open Space in the CLP (policy RC2).
<b>Previously developed land? (PDL)</b>	No, as the railway sidings have been removed and the site has been restored.
<b>Background site history &amp; Current apps</b>	Former railway sidings. Planning permission for reclamation for residential, industrial, allotments and walkway 16497/3 1985.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site lies within an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.
<b>Is the site potentially developable within the Plan period; available and</b>	The site constraints would not preclude its development.

<b>achievable?</b>	
<b>Infrastructure issues (including highways)</b>	No
<b>HRA considerations</b>	N/a
<b>SA considerations</b>	The site is close to amenities and services and the railway station.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Alsager.</p> <p>The site lies in a sustainable location, but it is considered that this site does not have the potential to be developed within the Plan period due to its status as protected open space. The site is therefore screened out of this study.</p>

<b>Site Address</b>	<b>Land at Beechwood, Church Road, Alsager ST7 2HS</b>
<b>SHLAA Ref/Site Ref number</b>	2792
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	The site consists of the front garden and driveway of Beechwood, a pre 20 <sup>th</sup> Century house opposite Christ Church (possibly a former vicarage). The old house has been split into two: the rear dwelling (35) has access from Beechwood Drive and Beechwood retains the original access from Church Road. The surrounding development is very low density large houses with low walls to frontages and grass verges. Mature trees on both sides of the road give the area a parkland appearance. Opposite the site is a sports ground attached to Alsager High School and Leisure Centre.
<b>Site area and dwelling capacity</b>	0.14ha The SHLAA refers to 1 dwelling due to the low density of surrounding development. However after consideration of the constraints listed below the capacity is 0.
<b>Constraints</b>	There are several mature trees within and adjoining the site which are covered by a Tree Preservation Order, which extends eastwards along Church Road. The land is the only garden area for Beechwood.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	No
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/a
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

	<p>The site lies within an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.</p> <p>The site is not considered to be deliverable for the reasons set out above.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is not considered to be developable due to the loss of amenity in terms of trees that are subject of a Tree Preservation Order and the need to retain private open space for the existing dwelling.
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	N/a
<b>SA considerations</b>	N/a
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005. However it is not suitable for development due to the adverse impact of development on protected trees and the loss of amenity space for the existing dwelling.</p> <p>It is not considered therefore that this site has the potential to deliver residential development within the Plan period.</p>

<b>Site Address</b>	<b>Land at rear of 9-17 Cedar Court</b>
<b>SHLAA Ref/Site Ref number</b>	2794
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	<p>The site consists of an overgrown parcel of land at the rear of terraced houses in Cedar Court. Access is available from Back Lane to west.</p> <p>The site is overlooked by the houses to the north and east.</p>
<b>Site area and dwelling capacity</b>	0.05ha; the SHLAA refers to 2 dwellings. However the adverse impact of development on the amenity of existing dwellings reduces this figure to 0.
<b>Constraints</b>	Access is via an unmade track, proximity of adjoining dwellings.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Permissions for garages in 1990s.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site lies within an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.</p> <p>However the site is not considered to be deliverable for the reasons given above.</p>
<b>Is the site potentially</b>	The site is not considered to be suitable for development,

<b>developable within the Plan period; available and achievable?</b>	due to the impact of development on the amenity of adjoining dwellings.
<b>Infrastructure issues (including highways)</b>	The access road requires improvements, which may affect land in separate ownership
<b>HRA considerations</b>	None
<b>SA considerations</b>	The site is very close to services and amenities and close to the railway station.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Alsager. It is not considered to be suitable for development due to the need to maintain amenity for the adjoining dwellings.</p> <p>It is considered therefore that this site does not have the potential to be developed within the Plan period.</p>



<b>Site Address</b>	<b>Percy James Close</b>
<b>SHLAA Ref/Site Ref number</b>	2796
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	The site consists of allotments and the rear garden of 157 Lawton Road. It is surrounded by houses and the allotments have access from Percy James Close to the north-west.
<b>Site area and dwelling capacity</b>	0.41ha. The SHLAA refers to 6 dwellings.
<b>Constraints</b>	Allotments
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement limit in the Congleton Local Plan and is Protected Open space where policy RC2 applies.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/a
<b>Is the site viable/deliverable?</b>	The site is in use as allotments and is not therefore considered to be viable or deliverable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is in use as allotments and is not therefore considered to be available or achievable.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	

<b>SA considerations</b>	The site lies within an established residential area of Alsager, in a sustainable location.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Alsager.</p> <p>The site is not considered to be suitable for development during the Plan period, due to the current use and status as Protected Open Space. The site has therefore been screened out of this study.</p>

<b>Site Address</b>	<b>Civic Centre Car Park, Sandbach Road North/ Lawton Road, Alsager</b>
<b>SHLAA Ref/Site Ref number</b>	2801
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	The site is part car park and part former co-op store (re-opening soon as an Asda). It is a central site in the town centre with access points to Lawton Road and Sandbach Road North.
<b>Site area and dwelling capacity</b>	1.33ha, SHLAA gives a figure of 6 dwellings, but the site has been re-developed since the SHLAA was prepared for a Co-op store (now closed and reopened as an Asda store) and car park and is therefore no longer available. It is not considered therefore that the site has any capacity.
<b>Constraints</b>	Playground, rights of way, site no longer available.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005. No specific allocation for car park and store, the playground on east side is protected open space (policy RC2).
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site lies within an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.</p>
<b>Is the site potentially developable within</b>	The site is not available due to its existing use.

<b>the Plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	None
<b>SA considerations</b>	The site is close to amenities and services and in a very sustainable location.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Alsager, and within the town centre.</p> <p>The site is in use and is no longer available for development and is therefore screened out of this study. It is considered therefore that this site would not have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>East side of Brookhouse Road Alsager</b>
<b>SHLAA Ref/Site Ref number</b>	2803
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	The site is a private car park adjoining existing commercial premises in use in connection with the adjoining premises, fronting Brookhouse Road.
<b>Site area and dwelling capacity</b>	0.01ha, 1 dwelling identified in SHLAA.
<b>Constraints</b>	Existing car park, very restricted site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005. No specific allocation but the site lies between the Conservation Area and the Principal Shopping Area.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Permission for re development of site and car park 2011, now lapsed 11/3102C.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site lies within an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is not available at present due to its existing use, but it is developable.

<b>Infrastructure issues (including highways)</b>	Replacement parking would be required as the main car park for the town is across the main road, making accessibility difficult without this provision.
<b>HRA considerations</b>	None
<b>SA considerations</b>	The site is close to amenities and services and in a very sustainable location.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Alsager.</p> <p>It is considered to be suitable for development, but is not available at present due to the existing use. As the site is currently in use, it has been screened out of this study.</p> <p>It is considered therefore that this site would not have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Front Garden of 112 Lawton Road, off Vale Gardens, Alsager ST7 2DE</b>
<b>SHLAA Ref/Site Ref number</b>	2860
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	The site is the front garden of a detached house set back approximately 40 metres from Lawton Road. The house has access from Lawton Road to a large front parking area. The land rises up to the south and is enclosed by a low wall on the front and significant trees on both sides of a lawn.
<b>Site area and dwelling capacity</b>	0.07ha. SHLAA refers to 2 dwellings, but only 1 dwelling could physically be accommodated, however given the site constraints set out below and the need to retain access, parking and garden for existing dwelling this is reduced to zero.
<b>Constraints</b>	Trees including Tree Preservation Orders affecting trees on both sides of site. Steep gradient and access may present constraints. Impact on existing dwelling would be an issue in terms of the loss of the front garden and amenity.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	Garage/extension to house 1990 22187/3
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/a
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site lies within an established residential area in Alsager, which is a popular town with both housing

	<p>developers and new house buyers. However the site is not considered to be deliverable due to the site constraints referred to above.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The site is not considered to be suitable for development, due to the relationship of the site with existing development, the site gradient and loss of amenity for the existing dwelling and adverse impact on trees.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>No</p>
<p><b>HRA considerations</b></p>	<p>N/a</p>
<p><b>SA considerations</b></p>	<p>The site is close to services and amenities and the railway station</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The site is within the settlement zone line for Alsager. It is not considered to be suitable for development due to the need to retain access and garden for the existing dwelling and retain protected trees.</p> <p>It is considered therefore that this site does not have the potential to be developed within the Plan period.</p>



<b>Site Address</b>	<b>Land at Woodheath, Dunnocksfold Road, Alsager ST7 2JT</b>
<b>SHLAA Ref/Site Ref number</b>	3505
<b>Site visit date</b>	24/2/2015
<b>Site description</b>	The site consists of Woodheath, a large dwelling set in the centre of an extensive plot, and also includes wooded land to the rear (south). Woodheath was built within the grounds of Heathfields, now 1 and 2 The Coach House. Woodheath is set within a group of large dwellings within a medium density residential area and is opposite a sports ground, forming part of the Alsager High School/leisure Centre complex. There are several mature trees within the Woodheath site and the adjoining land to the south, which are covered by a Tree Preservation Order. Access is via Dunnocksfold Road with no other access to the southern area of land.
<b>Site area and dwelling capacity</b>	0.88 ha The SHLAA gives a figure of 5 dwellings. However due to the constraints listed below the site capacity is considered to be zero.
<b>Constraints</b>	A Tree Preservation Order covers extensive areas of the site and to gain access it would be necessary to remove trees.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	N/a
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is

	<p>considered to be viable.</p> <p>The site lies within an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.</p> <p>The site is not considered to be deliverable, as set out above.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is not considered to be suitable for development, due to the adverse impact of the development on protected trees.
<b>Infrastructure issues (including highways)</b>	No
<b>HRA considerations</b>	N/a
<b>SA considerations</b>	N/a
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Alsager contained in the Congleton Local Plan 2005. However it is not suitable for development due to the adverse impact of any development and associated access works on protected trees.</p> <p>It is not considered therefore that this site has the potential to deliver residential development within the Plan period.</p>

# **ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS; KEY SERVICE CENTRES AND LOCAL SERVICE CENTRES**

## **ALSAGER**

### **1. Introduction**

Alsager is classified as a Key Service Centre in the Local Plan Strategy Submission Version [SD 001].

Alsager is located in the south east of Cheshire East and has a population of 11,800 (2013 mid-year estimate [SD 001, 2.47]). It is close to the boundary of the Borough and therefore has links both within the Borough to the nearby towns of Crewe and Sandbach but also externally to the Potteries conurbation.

Alsager was a small farming village until the 19th century when, due to its rail connections and rural character, it became a popular place to live for managers from the nearby Potteries. During the Second World War, a large armaments factory was built outside the town at Radway Green, and the town grew to house the influx of munition workers. This site remains the town's largest employer.

The withdrawal of Manchester Metropolitan University (MMU) to Crewe and the loss of jobs at the Twyfords factory have resulted in a loss of employment opportunities in the town, but the unemployment rate is lower than the Cheshire East average [SD001 2.49].

### **2. Key Policy issues/constraints**

The current Local Plan for the majority of Alsager is the Congleton Local Plan First Review (adopted 2005) [BE111]. This shows the town constrained by the Green Belt to the east and south-east, which also lies close to the settlement boundary on the north-east and southern boundaries. Only one area of mixed-use development is allocated in the Plan, namely the former Manchester Metropolitan University campus. Part of the Royal Ordnance Factory is also allocated under policy E9.

Land west of Close Lane (and a small section of the lane itself) to the west of the town, and approximately half of the Royal Ordnance Factory, are within the former Crewe and Nantwich Borough and covered by the Local Plan for that area, adopted in 2004 [BE112]. The land is shown as open countryside.

There is a Conservation Area in two parts, one based around the listed St Mary Magdalene Church and The Avenue, and the other larger area taking in areas of Station Road and Fields Road.

Alsager Town Centre SPD adopted 14/10/2010, which identified development opportunities.

Alsager Town Strategy was adopted 2012 [BE 083].

Alsager is identified as a Key Service Centre (KSC) in the Local Plan Strategy and is expected to accommodate development of a scale, location and nature that recognises and reinforces the distinctiveness of the town and support its vitality and viability. Its position as a KSC is reflective of its position as a market town in the Sustainable Communities Strategy ([BE049], page 12).

### **3. Key Findings**

9 sites were assessed deriving from Non-Preferred sites, discounted Town Strategy sites and Local Plan Strategy representation (omission) sites put forward in representations to the Examination. Several of these sites have been subject to recent applications and some have been taken to appeal.

Of these 9 sites, 2 were suitable for consideration at the site allocations stage, and 174 dwellings on 10.35ha have been identified. The spreadsheet for edge of settlement sites identifies 1,260 dwellings on 64.59 ha of land on 5 sites for consideration in the Local Plan Strategy. In both cases the development would affect 100% greenfield sites. Two sites that are not being actively promoted are not recommended for further consideration.

The sites are to the north, west and south of the town, reflecting the Green Belt boundary to the east. Of these sites, several have been subject to recent applications and appeals and it is very likely that they will continue to be put forward in the planning process.

There are three non-preferred sites that are not being taken forward in the Local Plan Strategy at: land west of the former MMU campus (257 dwellings, 125 of which now have planning permission following appeals), Sandbach Road North (208 dwellings) and Fanny's Croft, Audley Road (360 dwellings and community sports hub).

### **4. Site Commentary**

The sites considered are all greenfield sites. The nature of Alsager is that it has grown significantly to the north-west and west, away from the Green Belt to the east, and the sites adjoining the settlement boundary are all green field sites. Development to the west of the town will be assessed in terms of the impacts on designated wildlife sites in the vicinity.

Details are shown on the site proformas and summary spreadsheets for Alsager.

The sites being actively promoted in the Local Plan process were considered to be suitable for further consideration and were subject to SA and HRA; they can be seen on the 'Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Alsager' map.

The 'Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Alsager' map shows all the sites considered in the Study. The 'Alsager Town Strategy Development Sites and Areas' map has been included for reference.

### **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

### **6. Conclusion**

Alsager will continue to be a focus of developer interest given the availability of sites and the town's location adjacent to junction 16 of the M6.

Five sites were identified with potential for edge of settlement development in the Local Plan Strategy, totalling 64.59ha and providing for 1,260 potential dwellings. Of these 100% are greenfield.

There were 2 further sites identified with potential to be given further consideration at the site allocations stage, totalling 174 dwellings on greenfield sites.

CHESHIRE EAST LOCAL PLAN STRATEGY: ALSAGER; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION

Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land off Crewe Road, Alsager ST7 2UB (north of Alsager Hall) <b>SUB 2354</b>	The site consists of two blocks of land on the south side of Crewe Road, separated by an access road serving Alsager Hall. Eastern parcel is SHLAA site 2459. A brook and wooded banks form the southern boundary and to the west is a belt of trees with a public house, play barn and car parks. There is a strong roadside belt of trees behind a grass verge. The opposite (north) side of Crewe Road is built up.	Part of discounted site H in Alsager Town Strategy [BE 083] Representation to the Local Plan Strategy Submission Version - SUB 2354 (Omission site)	3.95	70	0	The site is outside the settlement zone line for Alsager, but adjoins a committed site where dwellings are under construction. It is subject to a current appeal and a revised application, both for 70 dwellings. The ecological and aboriginal constraints would restrict the number of dwellings on the eastern part of the site but would not prevent a development. The site is considered to be available and according to the representations received, viable. If Alsager is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Site Allocations and Development Policies Document because of its size and potential capacity.
Fanny's Croft, Alsager <b>SUB1536</b>	<p>A flat and low lying site consisting of three fields south of the generally open boundary with the railway line. Access to site is from Audley Road leading to a public car park and on to Brookhouse Farm, both of which are within the SHLAA site (but outside the representation site). The west site boundary is formed by a relatively straight, engineered watercourse with low vegetation and a few trees, which gives little containment to the site. Beyond this boundary lie the landscaped grounds of The Hall and converted former estate buildings.</p> <p>The site contains trees, two dwellings and two groups of farm buildings. There is also a block of woodland on the west side of the southern field. SHLAA 3483, 2458, 3484.</p>	Site E (discounted) in Alsager Town Strategy [BE 083] Site Alsager 4 in Development Strategy [BE 100] Non-Preferred Site NPS 19 [SD 016] Representation to the Local Plan Strategy Submission Version SUB 1536 (Omission Site). The Local Plan Strategy representation proposal refers to the development of a sports hub, 300 dwellings and 60 bed extra care facilities.	17	360	0	The site is outside the settlement zone line for Alsager, but it adjoins residential development to the east. It is well located in relation to the town but has significant constraints in terms of flood risk and potential access problems. The representation SUB1536/Hearing Statement M15.042 promotes development of the site for 300 dwellings and a 60 bed extra care development. (The SHLAA estimates 400 dwellings on the site.) If Alsager is required to provide further land for housing in the Local Plan Strategy, this site could be given further consideration however the constraints of flooding and potential access problems will also need to be given further consideration.

<p>Land north of Heath End Farm, Hassall Road, Alsager <b>SUB 1786</b></p>	<p>The site is an open field on the corner of Hassall Road, with open views to west including M6 motorway. Old hedgerows have been removed over the years to give one large field. To the north is a sewage works and a waste transfer station. There is established housing to the east across the road. The site is in arable agricultural use.</p>	<p>A representation has been submitted to the Local Plan Strategy Submission Version SUB 1786 (Omission Site) SHLAA 4821 SHLAA 3414 smaller site than omission site. SHLAA 4125 larger site than omission site. The representation requests that the site be allocated as a strategic housing site along with Non Preferred Site (NPS) 17 to the south, to help meet housing needs for the Borough as a sustainable site, and make a logical extension to the growth of Alsager in this location.</p>	<p>12.59</p>	<p>375</p>	<p>0</p>	<p>The site is outside the settlement zone line for Alsager. The constraints affecting the site would not prevent development but it is remote from services and amenities and would be prominent in the landscape. The site would represent a major incursion into open countryside. The representation states that the site should be combined with the MMU allocation and Non-Preferred Site NPS 17 to provide for a more holistic and integrated approach to the delivery of housing in this location, and allow planned provision of infrastructure to allow delivery of housing in the short term. The site is subject to constraints of rights of way, proximity to the M6, trees and existing buildings which would reduce the potential number of dwellings. It is within an area where development has been approved and developers are promoting sites and carrying them forward to construction when approved. If Alsager is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration.</p>
<p>Land at Holly Bank, Close Lane, Alsager <b>SUB 3126</b></p>	<p>The site is a group of fields and includes 2 dwellings. It should be viewed as two separate sites divided by footpath 1 and the access to Yew Tree farm. A. Holly Bank and curtilage, which contains many trees to the south and buildings associated with the dwelling. The site is a frontage site which will be a small gap in a soon to be continuous frontage on the west side of Close Lane. B. Fields to the west which have trees and hedges defining the field boundaries and ponds. Provision has been made for an access to this land from the adjoining development to the south (see below). This site extends into open countryside to the west up to the boundaries with two rural dwellings and their outbuildings.</p>	<p>Representation to the Local Plan Strategy Submission Version - SUB 3126 (Omission site). The representation refers to this site as being suitable for housing development in association with the site to the south (SHLAA site 4556 and reps 14.4.012)</p>	<p>6.40</p>	<p>104</p>	<p>0</p>	<p>The site is subject to constraints of rights of way, proximity to the M6, trees and existing buildings which would reduce the potential number of dwellings. The site is outside the settlement zone line for Alsager but it is within an area where development has been approved and developers are promoting sites and carrying them forward to construction when approved. If Alsager is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Site Allocations and Development Policies Document because of its size and potential capacity.</p>

<p>Land at Radway Green North (south of Crewe Road) Alsager <b>SUB 1870</b></p>	<p>The site comprises open fields south of Crewe Road (B5077) with a watercourse running through the centre of the site in an east-west direction. The east boundary adjoins The Plough Inn public house and play barn, and the southern boundary is formed by a railway line. On the south side of the railway line is the Radway Green employment site, which is screened from the site by a mature tree belt. The northern boundary is formed by Crewe Road and opposite the north-eastern end of the site there are 2 and 3 storey buildings including a block of shops/offices. SHLAA 2457</p>	<p>Part of site H in the Alsager Town Strategy (not taken forward). Representation to the Local Plan Strategy Submission Version Omission site SUB 1870. The representation covers this site and also the land to the south, allocated as employment site CS14 in the Local Plan Strategy. It is requested that the policy relating to the existing employment site be amended. The representation states that the site should be allocated for Employment (10ha) and residential (2ha) development.</p>	<p>12.00</p>	<p>60</p>	<p>0</p>	<p>The site is outside the settlement zone line for Alsager. The constraints affecting this site lead to the conclusion that only the part of the site north-west of the watercourse and outside the flood zone is likely to be developed. The representation SUB1870 promotes the development of the site for 2 hectares of residential development and 10 hectares of employment development. Further investigation and clarification of the issues and constraints affecting this site is required, together with justification of the need for the development. If Alsager is required to provide further land for employment and housing in the Local Plan Strategy, it is considered that, although this site has a number of constraints (as detailed above), it could be given further consideration for inclusion in the Local Plan Strategy as a mixed use but predominantly employment site.</p>
<p>Sandbach Road North, Alsager <b>SUB 2133</b></p>	<p>The site consist of two elements, separated by Footpath 2: SHLAA 4123 This site is accessed from Hassall Road. It is a rectangular field adjoining dwellings with long rear gardens on the south side. The site includes a small pond. SHLAA 4764 and 2455 This site is accessed from Sandbach Road North. The land is in equine use and for growing willow and includes a dwelling and farm buildings. Trees and hedgerows divide the site with 2 ponds on site and a brook to the northern boundary. The site includes a former farm house and agricultural buildings</p>	<p>Non Preferred Site 18 in Non Preferred Sites Justification Paper [SD016] Representation to the Local Plan Strategy Submission Version SUB 2133 (Omission site). Seeking allocation of NPS 18 as a sustainable and achievable location for housing development. The representation includes statements on the delivery of affordable housing and the lack of technical constraints for the sites.</p>	<p>10.00</p>	<p>208</p>	<p>0</p>	<p><u>SHLAA 4123</u> The site is outside the settlement zone line for Alsager, but it adjoins residential development to the south. The site is close to some facilities but remote from the town centre and transport links. The constraints would not prevent its development. <u>SHLAA 4764 and 2455</u> The site is outside the settlement zone line for Alsager, but it adjoins residential development to the south. The site is close to some facilities but remote from the town centre and transport links. The constraints would not prevent its development. This site has been subject to a recent appeal, where permission was refused.</p>



<p>MMU (former Manchester Metropolitan University) extension <b>SUB 1786</b></p>	<p>The site is formed of 6 sites: <u>SHLAA 4707</u> A paddock adjoining Sunnyside farm, with trees along the road frontage. <u>SHLAA 2372</u> An arable field fronting Dunnocksfold Road, rising up gently to the north. It is enclosed by hedges. This site has planning permission for 95 dwellings. <u>SHLAA 2769</u> Agricultural land adjoining the former MMU sports facilities in three parcels. All adjoin the sports facilities for the former MMU. <u>SHLAA 3413</u> A wedge shaped area of grassland enclosed by hedges, north of the play area and sports facilities for the former MMU. This site has planning permission. <u>Play area to south of SHLAA 3413</u> An equipped play area with an area of Public Open Space attached, fronting Hassall Road. The site is enclosed by a post and wire fence behind a grassed verge. <u>SHLAA 3414</u> This site is a flat paddock set behind an avenue of trees with hedgerows, between an approved housing site to the south and Heath farm to the north.</p>	<p>Site J in Alsager Town Strategy [BE083] Alsager 5 in Development Strategy [BE100] Non-Preferred Site NPS17 in Local Plan Strategy [SD016] A representation was submitted to the Local Plan Strategy Submission Version SUB 1786. Seeking allocation of NPS17 for residential development as a sustainable site, and referring to recent appeal decision for land adjoining this site.</p>	<p>13.00</p>	<p>257</p>	<p>0</p>	<p>The site is outside the settlement zone line for Alsager, but it adjoins on three sides residential development, the former MMU and a site that now has outline planning permission for housing. The site is considered to be viable and the constraints would not prevent its development. In terms of sustainability it adjoins existing development areas and is close to services and amenities. If Alsager is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy. As the site includes a protected area of open space (play area) this would either need to be included within any development or a replacement provided for it.</p>
<p><b>TOTALS</b></p>			<p><b>74.94</b></p>	<p><b>1,434</b></p>	<p><b>0</b></p>	

**CHESHIRE EAST LOCAL PLAN STRATEGY: ALSAGER; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES NOT CONSIDERED FOR FURTHER CONSIDERATION**

Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land south of Cedar Avenue (west site) Alsager ST7 2PQ	The site is in use as playing fields on the south side of Cedar Avenue, adjoining allotments to the west and backing onto a railway line.	2644 Part of discounted site F in Alsager Town Strategy	1.9	40	0	The site is outside the settlement zone line for Alsager, and protected open space. It forms part of an important recreation resource for the town in a location easily reached by pedestrians. It is not being actively promoted in the Local Plan process.
Land west of Close Lane, Alsager	The site consists of three parts: <u>SHLAA site 4845 Close Lane/ Nursery Road Flat</u> agricultural land bisected by a public footpath, sloping down to the west. The site has frontages to Close Lane and Nursery Road. <u>Land rear of 52-68 Close Lane A</u> backland site of three fields divided by hedgerows. <u>SHLAA site 2373</u> . This site now has planning permission for 110 dwellings and has access from a cul de sac section of Close Lane	Draft Town Strategy Alternative Residential Option Site I. The site was not taken forward by the Stakeholder panel in the Alsager Town Strategy [BE 056 and BE 117].	13.9	150	0	The site is outside the settlement zone line for Alsager. The two northern areas are well related to existing, committed and proposed housing development areas for the town. The constraints would not prevent development of the site. It has been screened out as the site is not being actively promoted in the LPS.
<b>TOTALS</b>			<b>15.8</b>	<b>190</b>	<b>0</b>	

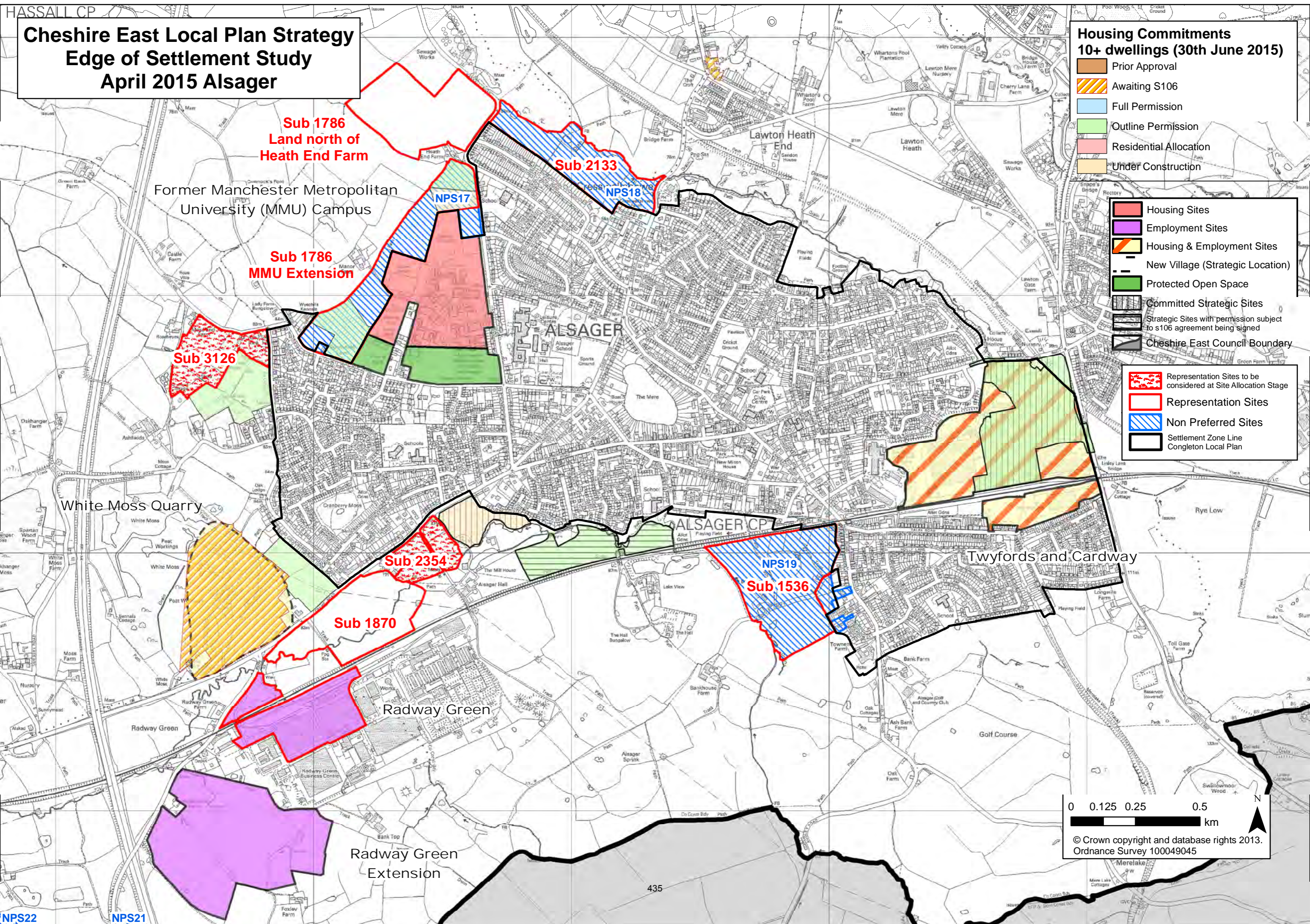
**Cheshire East Local Plan Strategy  
Edge of Settlement Study  
April 2015 Alsager**

**Housing Commitments  
10+ dwellings (30th June 2015)**

- Prior Approval
- Awaiting S106
- Full Permission
- Outline Permission
- Residential Allocation
- Under Construction

- Housing Sites
- Employment Sites
- Housing & Employment Sites
- New Village (Strategic Location)
- Protected Open Space
- Committed Strategic Sites
- Strategic Sites with permission subject to s106 agreement being signed
- Cheshire East Council Boundary

- Representation Sites to be considered at Site Allocation Stage
- Representation Sites
- Non Preferred Sites
- Settlement Zone Line  
Congleton Local Plan

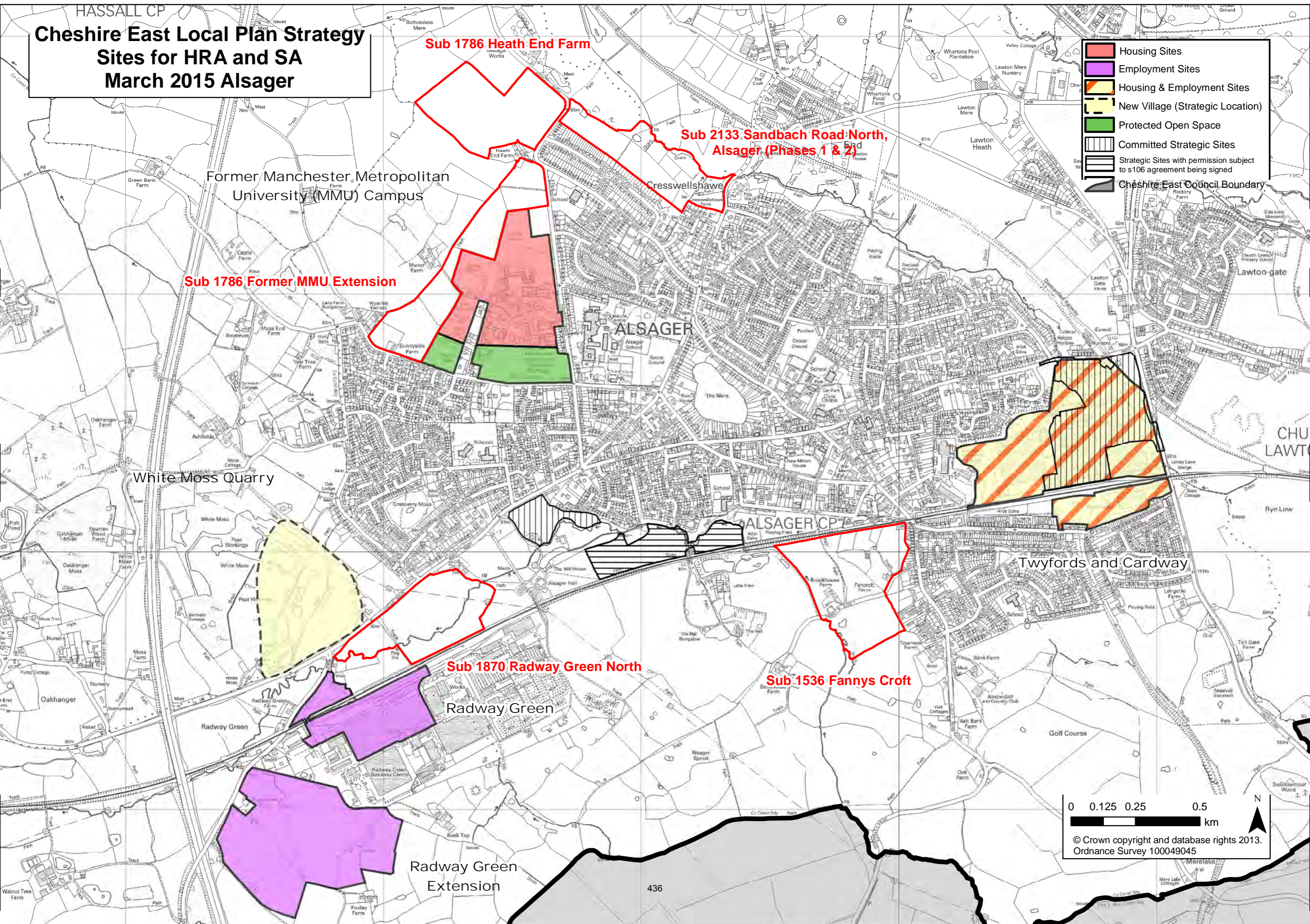


0 0.125 0.25 0.5 km

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Ordnance Survey 100049045

**Cheshire East Local Plan Strategy  
Sites for HRA and SA  
March 2015 Alsager**

- Housing Sites
- Employment Sites
- Housing & Employment Sites
- New Village (Strategic Location)
- Protected Open Space
- Committed Strategic Sites
- Strategic Sites with permission subject to s106 agreement being signed
- Cheshire East Council Boundary

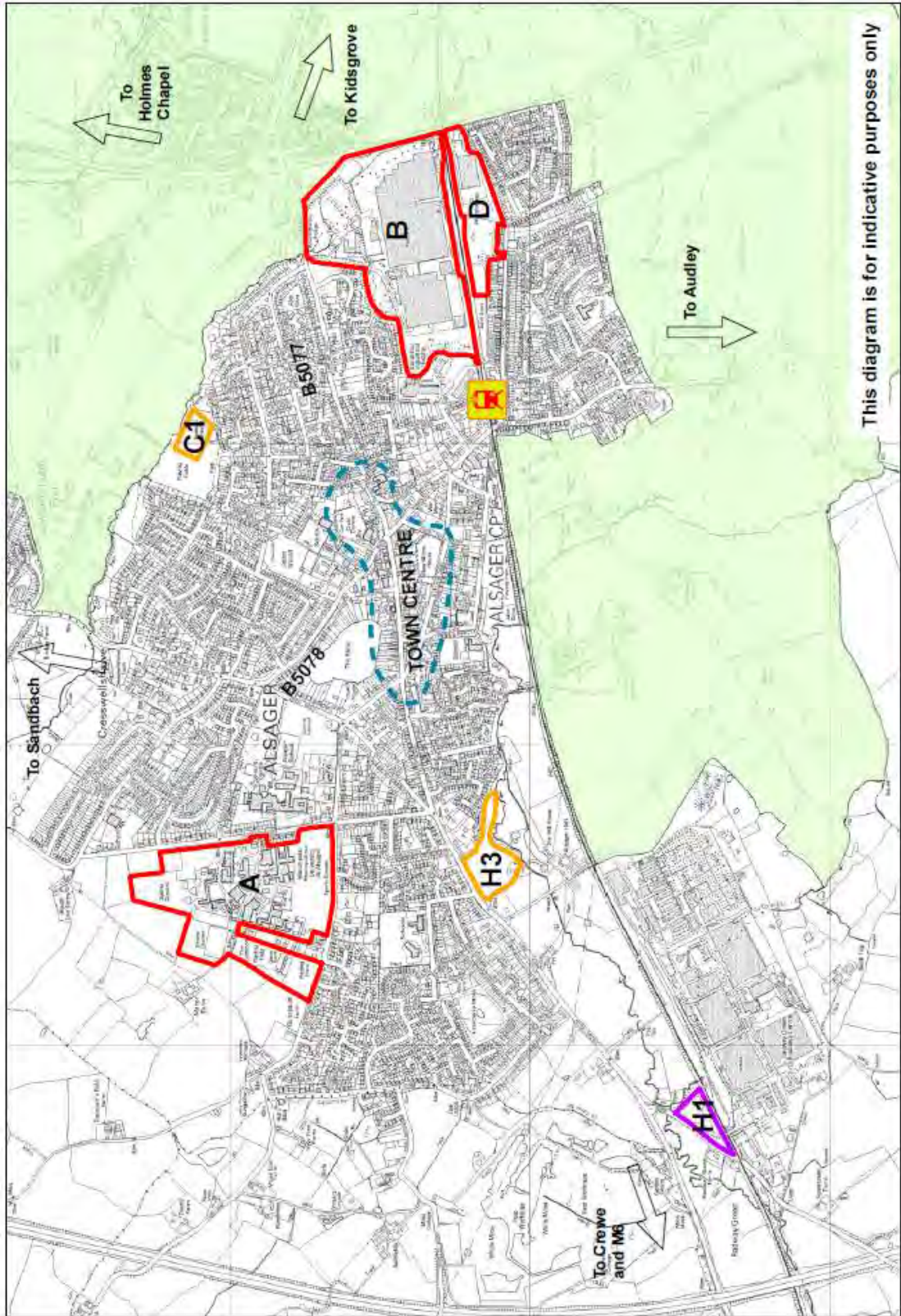


0 0.125 0.25 0.5 km

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## Alsager Town Strategy Development Sites and Areas





This diagram is for indicative purposes only

Development Sites and Areas		
Area	Development Uses	Comments
A	Mixed Use (discussed in more detail in next section)	<ul style="list-style-type: none"> <li>• Former Manchester Metropolitan University Campus</li> <li>• Mixture of brownfield and greenfield</li> <li>• Area of 22.27ha</li> <li>• Surrounding uses include residential development, school, leisure centre, and open countryside</li> <li>• Existing Development Brief for mixed use development including 300 homes</li> <li>• Development to create a Sports and Leisure Hub</li> </ul>
B	Mixed Use (discussed in more detail in next section)	<ul style="list-style-type: none"> <li>• Twyfords Site</li> <li>• Site is brownfield</li> <li>• Area of 28.37ha</li> <li>• Surrounding uses include industry, residential and open countryside</li> <li>• This site could deliver around 450 new homes</li> <li>• Adjacent to the railway</li> </ul>
C1	Residential (Replacement facilities on Area A)	<ul style="list-style-type: none"> <li>• Alsager Football Ground</li> <li>• Greenfield site</li> <li>• Surrounding uses include public open space, residential and open countryside</li> <li>• This site could deliver around 30 new homes</li> <li>• Would require replacement of the existing Football Ground on Area A.</li> </ul>
D	Mixed Use (Including residential and employment)	<ul style="list-style-type: none"> <li>• Cardway Cartons</li> <li>• Mixture of brownfield and greenfield</li> <li>• Part of site in employment use</li> <li>• Surrounding uses include residential, allotments and industry</li> <li>• Adjacent to the railway</li> <li>• This site could deliver around 50 new homes and 2ha of employment land</li> <li>• Would require the retention of a level of employment and open space.</li> </ul>
H1	Employment	<ul style="list-style-type: none"> <li>• Radway Green North</li> <li>• Unused parking area</li> </ul>

Development Sites and Areas		
Area	Development Uses	Comments
		<ul style="list-style-type: none"> <li>• Surrounding uses include employment and open countryside</li> <li>• Adjacent to the railway and a waterway adjacent to the site</li> <li>• This site could deliver around 1ha of employment land</li> </ul>
H3	Residential	<ul style="list-style-type: none"> <li>• Radway Green North</li> <li>• Agricultural land</li> <li>• Greenfield site</li> <li>• Surrounding uses include residential and open countryside</li> <li>• Adjacent to a waterway</li> <li>• This site could deliver around 60 new homes</li> </ul>



**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

**Alsager**

<b>Site Address</b>	<b>Land off Crewe Road, Alsager ST7 2UB (north of Alsager Hall)</b>
<b>SHLAA Ref/Site Ref number</b>	Eastern parcel is SHLAA site 2459
<b>Site visit date</b>	24/2/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Part of discounted site H in Alsager Town Strategy [BE 083] Representation to the Local Plan Strategy Submission Version - SUB2354 (Omission site)
<b>Site description</b>	<p>The site consists of two blocks of land on the south side of Crewe Road, separated by an access road serving Alsager Hall. A brook and wooded banks form the southern boundary and to the west is a belt of trees with a public house, play barn and car parks. There is a strong roadside belt of trees behind a grass verge. The opposite (north) side of Crewe Road is built up. The road in this area is subject to a 30mph speed limit and has street lighting.</p> <p>The land to the east of this site is under construction as a housing development (12/0893C, 13/1210C, 13/2991D, 14/3526D). A further area of land off Hall Drive to the south-east has outline permission for up to 125 dwellings (13/4092C).</p>
<b>Site area and dwelling capacity</b>	3.95ha. The recent planning applications on the site are for 70 dwellings for the whole site. The representation states that the site is capable of accommodating approximately 70 dwellings.
<b>Constraints</b>	Tree Preservation Order on eastern part of site, flood zone, public and private rights of way, protected species, overhead power lines, highway improvements, site is within outer consultation zone for explosives site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is open countryside, outside the settlement zone line for Alsager contained in the Congleton Local Plan 2005.

<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	14/3954C 70 dwellings subject to appeal against non-determination, inquiry starts 14 July 2015. 14/5912C 70 dwellings - current application - decision awaited
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	ID 550570 Hollins Strategic Land representation reference SUB2354.  Matter Statement submitted to the Examination M15.032.  The representation states that the Local Planning Authority should support the development of this site in the longer term by allocating this as a sustainable greenfield site in Alsager as an extension to the Local Plan Strategy committed strategic sites that lie to the immediate east.
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site adjoins an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.  It is close to an approved housing development which is under construction.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is being promoted as available and developable and it adjoins a housing site currently under construction.
<b>Infrastructure issues (including highways)</b>	A contribution towards off-site highway improvements identified in the Infrastructure Delivery Plan [SD12] will be required.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is reasonably close to facilities and amenities and adjoins a site currently under development for residential purposes.
<b>Conclusions &amp; recommendations</b>	The site is outside the settlement zone line for Alsager, but adjoins a committed site.  The constraints would restrict the number of

	<p> dwellings on the eastern part of the site but would not prevent a development. The site is considered to be available and according to the representations received, viable.</p> <p>If Alsager is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Site Allocations and Development Policies Document because of its size and potential capacity.</p>
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<b>Site Address</b>	<b>Fanny's Croft, Alsager</b>
<b>SHLAA Ref/Site Ref number</b>	3483, 2458, 3484
<b>Site visit date</b>	24/2/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Site E (discounted) in Alsager Town Strategy [BE 083] Site Alsager 4 in Development Strategy [BE 100] Non-Preferred Site NPS 19 [SD 016] Representation to the Local Plan Strategy Submission Version SUB 1536 (Omission Site)
<b>Site description</b>	<p>A flat and low lying site consisting of three fields south of the generally open boundary with the railway line. Access to site is from Audley Road leading to a public car park and on to Brookhouse Farm, both of which are within the SHLAA site (but outside the representation site).</p> <p>The west site boundary is formed by a relatively straight, engineered watercourse with low vegetation and a few trees, which gives little containment to the site. Beyond this boundary lie the landscaped grounds of The Hall and converted former estate buildings.</p> <p>The site contains trees, two dwellings and two groups of farm buildings. There is also a block of woodland on the west side of the southern field.</p>
<b>Site area and dwelling capacity</b>	17ha, SHLAA refers to 400 dwellings. The Local Plan Strategy representation proposal refers to the development of a sports hub, 300 dwellings and 60 bed extra care facilities.
<b>Constraints</b>	Public rights of way crossing site, flood risk for watercourse on west boundary and through the centre of the site, as shown by the Strategic Flood Risk Assessment [BE 017], railway line and pedestrian level crossing (safety issues), narrow access requiring improvement, trees, hedges and ponds, existing buildings, outer consultation zone for explosives site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Green Belt in the Congleton Local Plan 2005, where policies PS7, E6, H6, S9 apply.

<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>No relevant planning applications</p> <p>Consultation on Draft Alsager Town Strategy: Do you agree with site E (Fanny's Croft) as a potential area for future development?</p> <ul style="list-style-type: none"> <li>• 79% of respondents answered this question</li> <li>• Yes (28%); No (72%)</li> </ul> <p>Responses include:</p> <ul style="list-style-type: none"> <li>• Close to the town centre</li> <li>• Green Belt should be retained</li> <li>• Rail crossing issues.</li> <li>• Roads already busy and popular for walkers.</li> <li>• Issues regarding poor access.</li> <li>• Land is boggy and may be a flood risk.</li> <li>• Gateway to a historic footpath network.</li> </ul>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	<p>Matter Statement submitted to the Examination M15.042 ID495267 Raleigh Hall properties/ Wardell Armstrong</p> <p>Representation to the Local Plan Strategy Submission Version SUB 1536 (Omission Site) Development of new community, learning and sports hub with a range of housing opportunities on the most sustainable site in the town. Support the delivery of new facilities for Alsager Town football club.</p> <p>N.B. - the representation site excludes the public car park and the majority of the access road</p>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.</p> <p>There could be significant difficulties in delivering the development due to the narrow access to a main road. Further information would be required in relation to this.</p>
<b>Is the site potentially developable within the Plan period; available and</b>	<p>It is considered that the site has a number of constraints, including access difficulties and flood risk.</p> <p>The landowner is promoting the development and</p>

<b>achievable?</b>	intends to submit an outline planning application early in 2015, according to their representation.
<b>Infrastructure issues (including highways)</b>	It is considered that there would be access difficulties due to a narrow road in a built up area. The representation proposes either the improvement of the existing access or the creation of a new access.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is close to services and facilities and the railway station. It was included in the SA for the Local Plan Strategy (SD003) as site Alsager 4, pages 1149 to 1157. Table 5.14 on page 141 states: 'The site has not been progressed because to build on this Green Belt site would be a less sustainable option than the brownfield and greenfield alternatives that have been identified elsewhere in Alsager, and would therefore not relate well to the achievement of the Vision.'
<b>Conclusions &amp; recommendations</b>	The site is outside the settlement zone line for Alsager, but it adjoins residential development to the east.  It is well located in relation to the town but has significant constraints in terms of flood risk and potential access problems. If Alsager is required to provide further land for housing in the Local Plan Strategy, this site could be given further consideration however the constraints of flooding and potential access problems will also need to be given further consideration.  The site is being actively promoted in the Local Plan Process therefore it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.

<b>Site Address</b>	<b>Land north of Heath End Farm, Hassall Road, Alsager</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 4821 SHLAA 3414 smaller site than site 82 SHLAA 4125 larger site than site 82
<b>Site visit date</b>	24/2/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	A representation has been submitted to the Local Plan Strategy Submission Version (SUB 1786) (Omission Site)
<b>Site description</b>	The site is an open field on the corner of Hassall Road, with open views to west including M6 motorway. Old hedgerows have been removed over the years to give one large field. To the north is a sewage works and a waste transfer station. There is established housing to the east across the road. The site is in arable agricultural use.
<b>Site area and dwelling capacity</b>	12.59ha; the SHLAA refers to 375 dwellings, but this figure may be challenging to deliver on this site, taking into account the constraints listed below and the density of developments proposed on adjoining sites. The site promoter has not expressed an opinion on the number of dwellings.
<b>Constraints</b>	Trees including those covered by a Tree Preservation Order in the south-east corner, hedges, ponds of ecological importance, noise from M6 motorway to west.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is open countryside, outside the settlement zone line for Alsager contained in the Congleton Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	8770/1 residential development on eastern part of site refused 1979.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development</b>	Matter Statement submitted to the Examination M15.031 (Omission site), Seddon Homes/ Indigo Planning  Representation to the Local Plan Strategy

<p><b>proposed</b></p>	<p>Submission Version SUB 1786 (Omission Site). The representation requests that the site be allocated as a strategic housing site along with Non Preferred Site (NPS) 17 to the south, to help meet housing needs for the Borough as a sustainable site.</p> <p>The representation states that the site makes a logical extension to the growth of Alsager in this location, particularly in the context of the redevelopment of the former MMU site, the promotion of NPS17 (the extension of MMU including Seddon Homes' already consented site) and NPS18.</p> <p>The representation also states that the development of Alsager in this location has been proven to be sustainable and is the only logical direction for growth and development of the town mindful of environmental constraints elsewhere around the town.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.</p> <p>The site is remote from services and amenities and would represent a major incursion into open countryside.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The site is remote from services and amenities and would represent a major incursion into open countryside.</p> <p>The representation states that the site should be combined with the MMU allocation and Non-Preferred Site NPS 17 to provide for a more holistic and integrated approach to the delivery of housing in this location, and allow planned provision of infrastructure to allow delivery of housing in the short term.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>None known</p>
<p><b>HRA considerations</b></p>	<p>Sites on the west and south-west of Alsager have been subject to the Habitats Regulations</p>



	<p>Assessments carried out for the Local Plan Strategy. Local Plan strategy sites in Alsager have been appraised under the Local Plan Strategy habitat Regulations assessment [SD 004]. The assessment states:</p> <p>“The development of strategic sites in Alsager (CS 13 Former MMU Campus and CS 14 Radway Green Brownfield), and also SL 5 White Moss Quarry could result in adverse impacts on Oakhanger Moss SSSI, a component site of the Midland Meres and Mosses Phase 2 Ramsar due to the potential for changes in local water levels and/or quality, increased levels of air pollution and increased recreational impacts.</p> <p>The development of all other sites is unlikely to impact upon the Ramsar due to the distance of component sites from the proposed development sites and the lack of hydrological connectivity with any watercourses that could be affected by the development of these sites.”</p> <p>There has also been further correspondence with Natural England regarding the White Moss Quarry site SL5 held in the Examination Library [PS B015a]. Revisions to the policies affecting the site allocation at White Moss Quarry have been made, which include a requirement for a Habitats Regulations Assessment for any development proposals.</p>
<b>SA considerations</b>	The site is remote from services and facilities in the town.
<b>Conclusions &amp; recommendations</b>	<p>The site is outside the settlement zone line for Alsager.</p> <p>The constraints affecting the site would not prevent development but it is remote from services and amenities and would be prominent in the landscape.</p> <p>If Alsager is required to provide further land for housing in the Local Plan Strategy, this site could be given further consideration however the concerns highlighted relating to the site’s relationship with the settlement and location on the extreme periphery of the town would also need to be considered further.</p> <p>The site is being actively promoted in the Local Plan Process therefore it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.</p>

<b>Site Address</b>	<b>Land at Holly Bank, Close Lane, Alsager</b>
<b>SHLAA Ref/Site Ref number</b>	No SHLAA number
<b>Site visit date</b>	24/2/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Representation to the Local Plan Strategy Submission Version - SUB 3126 (Omission site)
<b>Site description</b>	<p>The site is a group of fields and includes 2 dwellings. It should be viewed as two separate sites divided by footpath 1 and the access to Yew Tree farm:</p> <p>A. Holly Bank and curtilage, which contains many trees to the south and buildings associated with the dwelling. The site is a frontage site which will be a small gap in a soon to be continuous frontage on the west side of Close Lane.</p> <p>B. Fields to the west which have trees and hedges defining the field boundaries and ponds. Provision has been made for an access to this land from the adjoining development to the south (see below). This site extends into open countryside to the west up to the boundaries with two rural dwellings and their outbuildings.</p>
<b>Site area and dwelling capacity</b>	<p>A. 1.2 ha. Only 4 dwellings (in addition to the existing) could be accommodated due to constraints</p> <p>B. 5.2ha. 100 dwellings (plus 1 existing) should be regarded as a maximum figure due to the constraints listed below and taking into account existing developed areas on the edge of Alsager.</p>
<b>Constraints</b>	Trees, hedges, ponds, protected species, rights of way, Tree Preservation Order on trees within site A north of Yew Tree farm, noise from M6.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is open countryside in the Crewe and Nantwich Local Plan.
<b>Previously developed land? (PDL)</b>	No, except for small areas covered by existing dwellings.

<b>Background site history &amp; Current apps</b>	None on this site of relevance however it adjoins a site which received planning permission on appeal in 2014 for 132 dwellings, 13/1305N, with current applications for discharge of conditions, 14/5666D and reserved matters approval 14/5114C
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	440299 Muller Property/Harris Lamb  Representation to the Local Plan Strategy Submission Version SUB 3126 (Omission Site)  Appendix 9 to the Muller representations refers to this site as being suitable for housing development in association with the site to the south (SHLAA site 4556 and reps 14.4.012)
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site adjoins an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered that this site could have the potential to be developed within the Plan period as the constraints would not prevent its development.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	Local Plan strategy sites in Alsager have been appraised under the Local Plan Strategy Habitat Regulations Assessment [SD 004]. The assessment states:  “The development of strategic sites in Alsager (CS 13 Former MMU Campus and CS 14 Radway Green Brownfield), and also SL 5 White Moss Quarry could result in adverse impacts on Oakhanger Moss SSSI, a component site of the Midland Meres and Mosses Phase 2 Ramsar due to the potential for changes in local water levels and/or quality, increased levels of air pollution and increased recreational impacts.  The development of all other sites is unlikely to impact upon the Ramsar due to the distance of component sites from the proposed development

	<p>sites and the lack of hydrological connectivity with any watercourses that could be affected by the development of these sites.”</p> <p>There has also been further correspondence with Natural England regarding the White Moss Quarry site SL5 held in the Examination Library [PS B015a]. Revisions to the policies affecting the site allocation at White Moss Quarry have been made, which include a requirement for a Habitats Regulations Assessment for any development proposals.</p>
<b>SA considerations</b>	<p>The site is on the edge of the settlement and remote from services and amenities in the town, but the accessibility is similar to other sites which have received planning permission on appeal.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is outside the settlement zone line for Alsager, but adjoins an approved site (see above).</p> <p>The site is subject to constraints of rights of way, proximity to the M6, trees and existing buildings, which would reduce the potential number of dwellings. It is within an area where development has been approved and developers are promoting sites and carrying them forward to construction when approved.</p> <p>If Alsager is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Site Allocations and Development Policies Document.</p>

<b>Site Address</b>	<b>Land at Radway Green North (south of Crewe Road) Alsager</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 2457
<b>Site visit date</b>	24/2/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	<p>Part of site H in the Alsager Town Strategy (not taken forward)</p> <p>Representation to the Local Plan Strategy Submission Version (Omission site) SUB 1870</p> <p>The representation also refers to the land south of the railway line, shown as an existing employment area in the Town Strategy and Site CS14 in the Local Plan Strategy.</p>
<b>Site description</b>	<p>The site comprises open fields south of Crewe Road (B5077) with a watercourse running through the centre of the site in an east-west direction. The east boundary adjoins The Plough Inn public house and play barn, and the southern boundary is formed by a railway line. On the south side of the railway line is the Radway Green employment site, which is screened from the site by a mature tree belt.</p> <p>The northern boundary is formed by Crewe Road and opposite the north-eastern end of the site there are 2 and 3 storey buildings including a block of shops/offices. Two overhead lines cross the site in a north west-south easterly direction. The site is in use for agricultural purposes as grazing land. The northernmost field slopes gently down to the south to the watercourse, which has trees alongside it.</p> <p>On entering the town from the west the site is seen on the right hand side opposite open fields and a group of buildings around the Holly House Hotel. The built up area starts beyond the mid point of the site frontage on the left hand side at Close Lane, just past the overhead power lines. The site ends just before the Plough Inn and play barn, and at this point is a three storey development on the north-west side of the road. Beyond the Plough Inn are further open fields and further on the right hand side is a housing site under construction.</p>

	The existing employment area to the south of the railway line, at Radway Green, includes a car park to the north of the railway line. This is on elevated land prominent from Crewe Road. There is a thick line of trees on the south side of the railway, which provides some screening.
<b>Site area and dwelling capacity</b>	Total site area of 12 hectares; 60 dwellings (site promoter proposes this site as a mixed-use development to also include 10ha of employment along with 2ha of residential development).
<b>Constraints</b>	<p>A watercourse and significant areas of flood zones 2 and 3, which virtually overlap each other, lie within the site. The impact on trees could be mitigated to include safeguarding of the trees; overhead high voltage lines crossing the site in a southeast-north-west direction; Public Rights Of Way along the north-east boundary, noise from railway line and Radway Green employment area.</p> <p>The entire site is within the outer safety consultation zone for explosives site managed by the HSE, and a major portion of the land south-east of the watercourse is within middle zone 2. The part of the site within zone 2 is therefore not developable for residential purposes.</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is identified as Open Countryside in the Congleton Local Plan 2005
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>The site is part of a larger area of land between Crewe Road and the railway line, which was identified as an alternative mixed use development option in the Alsager Town Strategy (site H). The results of the consultation on the Draft Town Strategy [BE 117] were:</p> <p>Do you agree with site H (Radway Green North) as a potential area for future development?</p> <ul style="list-style-type: none"> <li>• 79% of respondents answered this question</li> <li>• Yes (63%); No (38%)</li> </ul> <p>The site was discounted in favour of other options which lay closer to the town and had fewer constraints, but part of the site at the north eastern</p>

	<p>end, adjoining the built up area of the town south of Crewe Road, was put forward for residential development and now has planning permission.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Representation to the Local Plan Strategy Submission Version SUB 1870 (Omission Site): Matter Statements submitted to the Examination: 14.4.007 relating to the existing employment site and policy CS14 14.4.008 relating to this site Representations submitted on behalf of BAE Systems/ CASS associates (ID 644696.)</p> <p>The representation covers this site and also the land to the south, allocated as employment site CS14 in the Local Plan Strategy. It is requested that the policy relating to the existing employment site be amended.</p> <p>The representation states that the site should be allocated for employment (10ha) and residential (2ha) development. It is stated that the allocated site south of the railway line (site CS14) is already in employment use and will not contribute towards sustainable development to meet the needs of the town unless an additional allocation is made.</p> <p>The site subject to the representation, which lies north of the railway line, represents a sustainable edge of town development well related to existing and proposed developments in the town according to the representation received.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. The specific proposal is for a predominantly employment allocation, and no information has been provided to demonstrate the viability of the proposed development by the site promoter.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The development of the site depends on the demand for employment land. Whilst the town has lost several major employers in recent years, notably MMU and Twyfords (as referred to in the Alsager Snapshot Report [BE056]), the need for this site to be allocated has not been demonstrated.</p> <p>There are a number of constraints on the site, most importantly flood risk and safety (see above).</p>

	<p>The proposal involves development in the flood plain. Planning Policy Guidance states in paragraph 7-001 that the general planning approach should be to access the flood risk, avoid flood risk and: “... apply a sequential approach to site selection so that development is, as far as reasonably possible, located where the risk of flooding is lowest..”</p> <p>The area of the site south-west of the watercourse is within the middle safety zone for the explosives factory south of the railway line, where occupied development would not be appropriate.</p> <p>These constraints lead to the conclusion that only the part of the site north-west of the watercourse and outside the flood zone is capable of development. This would undoubtedly result in a reduction in terms of the amount of development that is proposed.</p> <p>It is not considered that all of the site could be developed due to the constraints affecting this site but land to the north west of the watercourse could be given further consideration.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>New access required together with flood prevention works and a bridge over the watercourse.</p>
<p><b>HRA considerations</b></p>	<p>Sites on the west and south-west of Alsager have been subject to the Habitats Regulations Assessments carried out for the Local Plan Strategy. Local Plan strategy sites in Alsager have been appraised under the Local Plan Strategy habitat Regulations assessment [SD 004]. The assessment states:</p> <p>“The development of strategic sites in Alsager (CS 13 Former MMU Campus and CS 14 Radway Green Brownfield), and also SL 5 White Moss Quarry could result in adverse impacts on Oakhanger Moss SSSI, a component site of the Midland Meres and Mosses Phase 2 Ramsar due to the potential for changes in local water levels and/or quality, increased levels of air pollution and increased recreational impacts.</p> <p>The development of all other sites is unlikely to impact upon the Ramsar due to the distance of component sites from the proposed development sites and the lack of hydrological connectivity with any watercourses that could be affected by the development of these sites.”</p>



	<p>There has also been further correspondence with Natural England regarding the Radway Green site [PS B015a]. Revisions to the policies affecting the site allocation at Radway Green Brownfield have been made, which include a requirement for a Habitats Regulations Assessment for any development proposals.</p>
<b>SA considerations</b>	<p>The site is on the edge of the town and 1.5km from the town centre, but has a neighbourhood shop within walking distance.</p>
<b>Conclusions &amp; recommendations</b>	<p>The constraints affecting this site lead to the conclusion that only the part of the site north-west of the watercourse and outside the flood zone is likely to be developed. Further investigation and clarification of the issues and constraints affecting this site is required, together with justification of the need for the development.</p> <p>If Alsager is required to provide further land for employment and housing in the Local Plan Strategy, it is considered that, although this site has a number of constraints (as detailed above), it could be given further consideration for inclusion in the Local Plan Strategy as a mixed use but predominantly employment site.</p> <p>The site is being actively promoted in the Local Plan Process therefore it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.</p>

<b>Site Address</b>	<b>Sandbach Road North Alsager</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 4123, 4764 and 2455
<b>Site visit date</b>	24/2/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Site 18 in Non Preferred Sites Justification Paper [SD016] Representation to the Local Plan Strategy Submission Version SUB 2133 (Omission site)
<b>Site description</b>	The site consist of two elements, separated by Footpath 2: <u>4123</u> This site is accessed from Hassall Road. It is a rectangular field adjoining dwellings with long rear gardens on the south side. The site includes a small pond.  <u>4764 and 2455</u> This site is accessed from Sandbach Road North. The land is in equine use and for growing willow and includes a dwelling and farm buildings. Trees and hedgerows divide the site with 2 ponds on site and a brook to the northern boundary. The site includes a former farm house and agricultural buildings
<b>Site area and dwelling capacity</b>	10ha total, 208 dwellings <u>4123</u> 2.6 ha. The SHLAA refers to 78 dwellings, but the figure of 60 referred to in the planning application is considered more realistic given the location and constraints. <u>4764 and 2455</u> 7.3ha. The SHLAA refers to 155 dwellings but the revised scheme for 130 dwellings was the one taken to appeal in December 2014.
<b>Constraints</b>	Landscape designation Flood risk Contamination Trees, hedges and ponds Public rights of way
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is open countryside, outside the settlement zone line for Alsager contained in the Congleton Local Plan 2005.

<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p><u>4123</u> Outline application for 60 dwellings 14/4010C – Refused 2/2/2015 Re-submission application-15/0463C - under consideration.</p> <p><u>4764 and 2455</u> 14/3919C – outline for 130 dwellings Undetermined 12/4872C – Re-determined appeal for 155 or 130 dwellings dismissed February 2015. The Inspector concluded that the proposal could not be seen as sustainable development as it would not protect the natural environment. Therefore the presumption in favour of sustainable development could not apply.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	<p>Representation to the Local Plan Strategy Submission Version SUB 2133 (ID: 744683).</p> <p>Seeking allocation of NPS 18 as a sustainable and achievable location for housing development. Matter Statement submitted to the Examination 15.016 The representation includes statements on the delivery of affordable housing and the lack of technical constraints for the sites.</p>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Alsager which is a popular town, with both housing developers and new house buyers.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p><u>4123</u> There is developer interest in the site but it is not considered to be suitable for development at the present time as demonstrated by the recent refusal of planning permission.</p> <p><u>4764 and 2455</u> There is developer interest in the site but it is not considered to be suitable for development at the present time as demonstrated by the recent refusal of planning permission and appeal decision.</p>
<b>Infrastructure issues (including highways)</b>	Capable of being addressed by s106 agreement relating to affordable housing, education

	contributions and public open space provision, and footpath and highway improvements.
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The site is close to some facilities but remote from the town centre and transport links. The SA for the Local Plan Strategy [SD 003] states at table 6.1 page 168 that:</p> <p>‘The site has not been progressed by virtue of its inability to deliver sustainable development, relative to other brownfield sites in the area that have fewer constraints and are better capable of meeting the Borough’s housing requirements and regeneration priorities.’</p>
<b>Conclusions &amp; recommendations</b>	<p><u>4123</u> The site is outside the settlement zone line for Alsager, but it adjoins residential development to the south.</p> <p>The site is close to some facilities but remote from the town centre and transport links. The constraints would not prevent its development.</p> <p>If Alsager is required to provide further land for housing in the Local Plan Strategy, it is considered that this site should be given further consideration for inclusion in the Local Plan Strategy.</p> <p><u>4764 and 2455</u> The site is outside the settlement zone line for Alsager, but it adjoins residential development to the south.</p> <p>The site is close to some facilities but remote from the town centre and transport links. The constraints would not prevent its development.</p> <p>If Alsager is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be given further consideration for inclusion in the Local Plan Strategy, however the overriding landscape and sustainability issues recorded in the recent appeal decision would need to be given careful consideration.</p> <p>The site as a whole is being actively promoted in the Local Plan Process therefore it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.</p>

<b>Site Address</b>	<b>MMU (former Manchester Metropolitan University) extension</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 4707, 2372, 2769, 3413, 3414
<b>Site visit date</b>	24/2/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Site J in Alsager Town Strategy [BE083] Alsager 5 in Development Strategy [BE100] Non-Preferred Site NPS17 in Local Plan Strategy [SD016] A representation was submitted to the Local Plan Strategy Submission Version SUB 1786
<b>Site description</b>	<p>The site is formed of 6 sites:</p> <p><u>SHLAA 4707</u> A paddock adjoining Sunnyside farm, with trees along the road frontage.</p> <p>The site is surrounded by existing housing to the south and west, and by a site with outline planning permission to the east and north (12/4146C 95 dwellings allowed on appeal 14/7/2014).</p> <p>It is located within an attractive residential area with high standards of amenity. It is close to community facilities and a mixed use development area, CS 13 in the Local Plan Strategy.</p> <p><u>SHLAA 2372</u> An arable field fronting Dunnocksfold road, rising up gently to the north. It is enclosed by hedges. This site has planning permission, see below.</p> <p><u>SHLAA 2769</u> Agricultural land adjoining the former MMU sports facilities in three parcels. The northern one is an enclosed flat field with trees and hedges on the boundary. The central narrow parcel is linked to Manor farm. The southern parcel is also part of Manor Farm and includes the access to the farm. All adjoin the sports facilities for the former MMU.</p> <p><u>SHLAA 3413</u> A wedge shaped area of grassland enclosed by hedges, north of the play area and sports facilities for the former MMU. This site has planning permission, see below.</p> <p><u>Play area to south of SHLAA 3413</u></p>

	<p>An equipped play area with an area of Public Open Space attached, fronting Hassall Road. The site is enclosed by a post and wire fence behind a grassed verge. There are trees on the frontage and within the site.</p> <p><u>SHLAA 3414</u> This site is a flat paddock set behind an avenue of trees with hedgerows, between an approved housing site to the south and Heath Farm to the north. It adjoins the settlement on east side.</p>
<b>Site area and dwelling capacity</b>	<p>The total area of all the sites is 13ha; total dwelling capacity excluding commitments is 257 dwellings (total including commitments is 382 dwellings).</p> <p><u>SHLAA 4707</u> 0.85ha 25 dwellings based on density multiplier</p> <p><u>SHLAA 2372</u> 3.12ha, 95 dwellings committed</p> <p><u>SHLAA 2769</u> 5.51ha; 198 dwellings in SHLAA but this may need to be reduced due to the need to retain a landscape buffer on the west side.</p> <p><u>SHLAA 3413</u> 1.33ha, 30 dwellings committed</p> <p><u>Play area to south of SHLAA 3413</u> 0.85 ha, 0 dwellings. No indicative layout plan has been submitted with the representation but it is assumed that the play area would be retained or replaced as part of any housing development scheme.</p> <p><u>SHLAA 3414</u> 1.47ha; 34 dwellings</p>
<b>Constraints</b>	<p>Public right of way adjacent to site Hedgerows and Trees to boundaries of the site Protected species present Grade 2 agricultural land</p> <p>Site will require access from the north, south and east.</p>
<b>Current policy designation i.e.</b>	<p>The site is open countryside, outside the settlement zone line for Alsager contained in the Congleton</p>

<b>GB/Open space/ Strategic Site, safeguarded</b>	Local Plan 2005.  The play area is protected open space under policy RC2.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p><u>SHLAA 4707</u> Previous refusal for residential development 1986 (18199/1)</p> <p><u>SHLAA 2372</u> Site has planning permission for 95 dwellings allowed on appeal in 2014, 12/4146C.</p> <p><u>SHLAA 2769</u> 10/3831C current outline application for mixed use re-development of former MMU site includes the narrow section in the middle of the site, but not the two wider parcels.</p> <p><u>SHLAA 3413</u> 12/1670C Appeal allowed 12/12/2013 30 dwellings</p> <p><u>Play area to south of SHLAA 3413</u> No applications</p> <p><u>SHLAA 3414</u> 13/5045C and 12/3905C both refused. 13/5045C refusal for 34 dwellings, subject to an appeal (hearing in April 2015)</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	<p>ID: 805680 Seddon Homes Ltd.</p> <p>Representation to the Local Plan Strategy Submission Version SUB 1786.</p> <p>Matter Statement submitted to the Examination 14.4.</p> <p>Seeking allocation of NPS17 for residential development as a sustainable site, and referring to recent appeal decision for land adjoining this site.</p>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Alsager, which is a popular town with both housing</p>

	developers and new house buyers.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>It is considered that this site is potentially developable within the Plan period with a policy change, as the site constraints would not preclude its development.</p> <p>The representation states that the site is capable of delivering housing to meet shorter term needs as reaffirmed by the recent permission for part of this site.</p>
<b>Infrastructure issues (including highways)</b>	Highway improvements will be required, however the extent of these are not known at present.
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The site is close to services and amenities. It was included in the SA for the Local Plan Strategy (SD003) as site Alsager 5, pages 1149-1157. Table 5.14 page 141 refers to this site and states: 'The site has not been progressed because to build on this greenfield site would be a less sustainable option than the brownfield and greenfield alternatives ...'</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is outside the settlement zone line for Alsager, but it adjoins on three sides residential development, the former MMU and a site that now has outline planning permission for housing.</p> <p>The site is considered to be viable and the constraints would not prevent its development. In terms of sustainability it adjoins existing development areas and is close to services and amenities.</p> <p>If Alsager is required to provide further land for housing in the Local Plan Strategy, it is considered that this site (with the exception of the play area) is suitable for further consideration for inclusion in the Local Plan Strategy. As the site includes a protected area of open space (play area) this would either need to be included within any development or a replacement provided for it.</p> <p>The site is being actively promoted in the Local Plan Process therefore it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.</p>



<b>Site Address</b>	<b>Land south of Cedar Avenue (west site) Alsager ST7 2PQ</b>
<b>SHLAA Ref/Site Ref number</b>	2644 Part of discounted site F in Alsager Town Strategy
<b>Site visit date</b>	24/2/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	n/a
<b>Site description</b>	The site is in use as playing fields on the south side of Cedar Avenue, adjoining allotments to the west and backing onto a railway line. The site slopes gently down to a bank with mature trees on the south boundary with a minor watercourse. A public footpath runs along the east boundary, crossing the railway line by a level crossing. There is a row of trees along the road frontage behind a footway, forming an attractive pedestrian route to the station and local walking routes.
<b>Site area and dwelling capacity</b>	1.96 Hectares The SHLAA gives a figure of 40 dwellings allowing for buffers to the railway line and flood area. However the status of the land as protected open space means that this figure is not achievable.
<b>Constraints</b>	Public Open Space Railway noise Public footpath crossing railway line- safety issues Flood Risk for South west corner of site Trees
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is protected open space in open countryside, outside the settlement zone line for Alsager contained in the Congleton Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	No applications Consultation report on Draft Alsager Town Strategy [BE 117]: Do you agree with site F (Cedar Avenue Playing Fields) as a potential area for future development? • 79% of respondents answered this question • Yes (17%); No (83%)
<b>Reps received</b>	

<b>Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	No
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered that this site could only be developable within the Plan period if there were a policy change based on a re-assessment of the contribution made by the open space site to the well being and amenity of Alsager residents. The site constraints would not preclude its development
<b>Infrastructure issues (including highways)</b>	No
<b>HRA considerations</b>	n/a
<b>SA considerations</b>	The site is very close to services and amenities for the town and the railway station.
<b>Conclusions &amp; recommendations</b>	<p>The site is outside the settlement zone line for Alsager, and protected open space.</p> <p>It forms part of an important recreation resource for the town in a location easily reached by pedestrians.</p> <p>If Alsager is required to provide further land for housing in the Local Plan Strategy, it is considered that the site is not suitable for further consideration for inclusion in the Local Plan Strategy or Site Allocations and Development Policies Document.</p> <p>The site has been screened out as it is not being actively pursued in the Local Plan Strategy</p>

<b>Site Address</b>	<b>Land west of Close Lane, Alsager</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA sites 4845 and 2373
<b>Site visit date</b>	24/2/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Town Strategy Alternative Residential Option Site I. The site was not taken forward by the Stakeholder panel in the Alsager Town Strategy [BE 056 and BE 117].
<b>Site description</b>	<p>The site consists of three parts:</p> <p><u>SHLAA site 4845 Close Lane/Nursery Road</u> Flat agricultural land bisected by a public footpath, sloping down to the west. The site has frontages to Close Lane and Nursery Road.</p> <p><u>Land rear of 52-68 Close Lane</u> A backland site of three fields divided by hedgerows.</p> <p><u>SHLAA site 2373</u> This site now has planning permission and has access from a cul de sac section of Close Lane (see below).</p>
<b>Site area and dwelling capacity</b>	<p><u>SHLAA site 4845 Close Lane/ Nursery Road</u> 8 ha; a figure of 120 dwellings is suggested, taking into account the constraints and based on the density of other edge of settlement developments in this area.</p> <p><u>Land rear of 52-68 Close Lane</u> 2.4ha, 30 dwellings taking into account the constraints and based on the density of other edge of settlement developments in this area.</p> <p><u>SHLAA site 2373</u> 3.48ha 110 dwellings with permission.</p>
<b>Constraints</b>	<p>Close to Oakhanger Moss SSSI. TPO trees and hedges. Public footpaths cross sites Overhead power lines Proximity to active quarry</p>
<b>Current policy designation i.e. GB/Open space/</b>	Open Countryside, outside settlement zone in Crewe and Nantwich Local Plan and Congleton Local Plan (site straddles both former LPAs).

<b>Strategic Site, safeguarded</b>	
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p><u>SHLAA site 4845 Close Lane/ Nursery Road</u> No applications.</p> <p><u>Land rear of 52-68 Close Lane</u> Refusal in 1981 for residential development</p> <p><u>SHLAA site 2373</u> 13/3032C 110 dwellings (outline permission granted 4/11/2014) 14/5880C 110 dwellings (reserved matters, current application)</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site lies adjacent to an established residential area in Alsager, which is a popular town with both housing developers and new house buyers.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No information is available as the site is not being actively promoted.
<b>Infrastructure issues (including highways)</b>	Highways issues are likely to arise due to surrounding road network and lack of footways, lighting and adequate width in places. Contributions towards improvement of town centre junctions have been sought through the planning permission for SHLAA site 2373 (see above).
<b>HRA considerations</b>	<p>Local Plan strategy sites in Alsager have been appraised under the Local Plan Strategy Habitat Regulations Assessment [SD 004]. The assessment states:</p> <p>“The development of strategic sites in Alsager (CS</p>

	<p>13 Former MMU Campus and CS 14 Radway Green Brownfield), and also SL 5 White Moss Quarry could result in adverse impacts on Oakhanger Moss SSSI, a component site of the Midland Meres and Mosses Phase 2 Ramsar due to the potential for changes in local water levels and/or quality, increased levels of air pollution and increased recreational impacts.</p> <p>The development of all other sites is unlikely to impact upon the Ramsar due to the distance of component sites from the proposed development sites and the lack of hydrological connectivity with any watercourses that could be affected by the development of these sites.”</p> <p>There has also been further correspondence with Natural England regarding the White Moss Quarry site SL5 held in the Examination Library [PS B015a]. Revisions to the policies affecting the site allocation at White Moss Quarry have been made, which include a requirement for a Habitats Regulations Assessment for any development proposals.</p>
<b>SA considerations</b>	<p>The site adjoins the settlement zone of Alsager, where there is provision of local services and amenities.</p>
<b>Conclusions &amp; recommendations</b>	<p>The two northern areas are well related to existing, committed and proposed housing development areas for the town.</p> <p>The constraints would not prevent development of the site.</p> <p>However the site is not being actively promoted and so does not require further consideration at this stage.</p>

# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL' OF THE PRINCIPAL TOWNS; KEY SERVICE CENTRES; AND LOCAL SERVICE CENTRES**

## **CONGLETON**

### **1. Introduction**

Congleton is classified as a Key Service Centre in the Local Plan Strategy Submission version [SD 001].

Congleton is an historic mill town with a population of 26,700 (2013 mid year estimates). The town lies on the River Dane which runs to the north of the town. Astbury Mere is a Country Park, which unusually lies within the town boundary.

In its early days, Congleton was an important centre of textile production, especially lace and leather gloves. Currently, the principal industries in Congleton include the manufacture of airbags. There are a number of light engineering factories and sand extraction occurs on the Cheshire Plain, although many of the town's residents work in Manchester, Macclesfield and Stoke-on-Trent.

Planning permission was granted in February 2012 for a retail development in the town centre that will increase the town's attractiveness. The development will take the form of an extension to the Bridestones Centre through to Mill Street, providing a new home for the town's market.

The town is served by several bus routes and has its own Railway Station with direct services between Stoke-on-Trent and Manchester. The M6 motorway is a short distance away. The Macclesfield Canal runs to the east of the town and then turns west to pass through the built up area close to the Railway Station.

### **2. Key Policy issues/constraints**

The current Local Plan for Congleton is the Congleton Local Plan First Review (adopted 2005) [BE 111]. This shows the town constrained by the Green Belt to the south and east, and there is also an administrative constraint of the boundary of the former Macclesfield Borough on the north-east side. The floodplain and designated wildlife sites of the River Dane have left areas of open land projecting into the town centre, and there is a further area of countryside close to the town centre north of Lamberts Lane and south of Cockshutts path. Many sites are designated as protected open space in the Congleton Borough Local Plan First Review.

The town centre contains a designated Conservation Area (extended since the Local Plan was adopted), several Listed Buildings and an area of

Archaeological Potential, and is covered by specific proposals in the town centre inset. The Macclesfield Canal and associated structures are also a Conservation Area.

Congleton Town Strategy [BE 084] was approved in 2012 and examines options for development on all sides of the Town. The vision was “A Little Town with a Big Heart”. A key objective is the promotion and delivery of a northern link road to deliver improvements to the existing road network and support economic growth at Radnor Park and Congleton Business Park.

The Development Strategy [BE 100] published in January 2013 developed the Town Strategy and focussed on the sites to the north of the town that would help to deliver the Congleton Link Road.

The Local Plan Strategy (LPS) for development at Congleton is focussed on high quality employment led growth facilitated by the construction of a Congleton Link Road (CLR) between the A536 and A534 to encourage inward investment, address traffic congestion and deliver employment led growth through extensions to existing employment sites alongside commercial and residential development up to 2030.

Congleton is expected to accommodate in the order of 3,500 new homes and 24 hectares of employment land up to 2030. The Council, in association with potential development partners, will continue to explore the necessary funding regimes to deliver the Congleton Link Road as a key piece of infrastructure including a crossing over the River Dane, which could release land for up to 1650 new dwellings by the end of the plan period.

Congleton Town Council has decided to progress a Neighbourhood Plan for the town and the Neighbourhood Area was approved on 6/11/14. A Neighbourhood Plan is also being produced by Somerford Parish Council, which lies adjacent to Congleton, and includes land that is the subject of two representations to the Local Plan Strategy Submission Version (SUB 1993 and SUB 2805), which are considered in the summary report for sites adjacent to Congleton.

### **3. Development Potential**

Between 1/4/15 and 31/12/14 402 dwellings (net) were completed.

As at 31/12/2014 there were net commitments for 1,010 dwellings, made up of 686 greenfield (68%) 23 mixed (2%) and 301 brownfield (30%). The greenfield sites are predominantly outside the settlement boundary, including a recent permission for 70 dwellings on Holmes Chapel Road allowed at

appeal in March 2015. There have also been developments of brownfield sites close to the town centre, such as at Brook Street.

Within the town boundary there are significant areas of brownfield land, but many of these sites are in use for business or manufacturing purposes. There are a large number of garage sites and also protected open space sites, which could, in the future, become available for development following a review of these areas.

#### **4. Key Findings**

A total of 92 sites were examined in detail and the total number of sites that have potential for development of housing is 29 sites giving a potential for 252 dwellings (196 greenfield and 56 brownfield).

The sites that have been found include some where planning permission has been granted since 31/12/2014, but also include some potential development sites that are likely to come forward for employment. Congleton has a large amount of land in industrial use which may come forward for development in the future. The evidence gathered in this respect will be used at the Site Allocations stage.

There are several garage courts that are currently in use and are therefore screened out of the study however they may provide additional development opportunities in the future.

Details are shown on the site proformas and summary spreadsheets for Congleton.

The 'Cheshire East Local Plan Strategy Urban Potential Study April 2015 Congleton Map' and the 'Cheshire East Local Plan Strategy Urban Potential April 2015 Congleton Inset Map' shows all the sites considered for the Urban Potential Study in Congleton. The 'Congleton Town Strategy Sites' map has been included for reference.

#### **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

The settlement lies in an area that is clearly very attractive to developers. It is a popular place to live.

#### **6. Conclusion**

The study has identified that Congleton has considerable potential for greenfield and brownfield development in the future.



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A total of 92 urban potential sites were examined in detail and the total number of sites that have potential for development of housing is 29 sites, giving a potential for 252 dwellings (196 greenfield and 56 brownfield).

**CHESHIRE EAST LOCAL PLAN STRATEGY: CONGLETON; ASSESSMENT OF URBAN POTENTIAL SITES: SUMMARY OF SITES WITH POTENTIAL FOR DEVELOPMENT DURING THE PLAN PERIOD**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land adjacent to Marfields Primary School, Waggs Road, Congleton	2370	A linear area of undulating and in places steeply sloping open land between Marfields School and dwellings fronting Waggs Road and Banky Fields, and bungalows to the north-west at The Westlands. There are trees to the northern boundary. Tree felling has taken place recently on the western boundary. Access to the site would need to be through SHLAA site 2755 to the south east via Banky Fields.	1.52	20	0	The site is within the settlement zone line for Congleton and is in a sustainable location. It is considered to be suitable for development taking into account the constraints of land levels and access, which would not preclude development. It is considered therefore that this site is likely to have the potential to be developed within the Plan period.
Land east of Eaton Bank, Congleton	5141	The site is contained by the River Dane on the east side, a woodland to the north and west, and Eaton Bank on the south-east side. It slopes gently down to the north east, and there is a steep embankment on the west side with the Academy buildings above. It contains a large surface car park in use by the Siemens factory opposite. The land is scrubland not in agricultural use. There are residential properties to the west of the site on Jackson Road, and the roads leading from this. The site is set in a valley location and is well screened from the town.	4.35	60	15	The site is within the settlement zone line for Congleton. It adjoins a designated wildlife site and important corridor of woodland. The site is subject to constraints of ecological issues. It is close to the town and in a very suitable location for a major secondary school serving the needs of the town and the wider community.
Land adjacent to Brooklands, Padgbury Lane, Congleton	2508	Vacant land behind brick wall and footway, between existing dwellings, with open countryside to west. There are dwellings opposite. The site forms the vehicular access to a proposed development site which is the subject to a current appeal and an omission site representation.	0.16	5	0	The site is within the settlement zone line for Congleton. It is considered to be suitable for development taking into account the sustainable location and the constraints which would not prevent its development. It is considered therefore that this site is likely to have the potential to be developed within the Plan period.
Eaton Bank Farm, Eaton Bank, Congleton	2501	The site consists of a car park (in use) and vacant land relating to Eaton Bank Farm, farm buildings and two occupied dwellings. Residential to west, industrial to the east. When viewed from the south east the site is very prominent as the land falls away steeply to the Dane Valley.	0.52	4	0	The site is within the settlement zone line for Congleton. It is considered to be suitable for development of 4 dwellings taking into account the constraints and the fact that the buildings and car park are currently in use. The site lies in a sustainable location. It is considered therefore that this site is likely to have the potential to be developed within the Plan period.

Land off Canal Street, Congleton.	4243	Field sloping up from road with hedge/tree boundaries and a parking area adjoining Canal Road. Levels rise steeply to western boundary. There is a small area of frontage to Canal Road and another access via a track leading from Silver Street to the north. The surrounding uses are residential, A3 club premises and open countryside.	0.14	8	0	The site is within the settlement zone line for Congleton. The site lies in a sustainable location but the constraints of access and trees would restrict the number of dwellings. It is considered therefore that this site is likely to have the potential to be developed within the Plan period.
Land west of Dane Street, Congleton	2529	Vacant land containing derelict buildings on the east side of A34. The site slopes down gently to the north and has access from Dane Street. There are railings to the main road boundary and a hedge to the east, with a small group of trees at the north end. The site is overlooked by dwellings to the east and south.	0.13	4	0	The site is within the settlement zone line for Congleton. It is considered to be suitable for development as the site lies in a sustainable location within easy walking distance of the town centre and local services and amenities. It does not have any known constraints that would preclude its development. It is considered therefore that this site does have the potential to be developed within the Plan period.
Land off Moss Road Congleton	2480	Vacant land/car park at side of road. There is a group of trees on the western part of the site and the eastern is hard surfaced. The boundary to the road is open. The site is within an area of large dwellings.	0.13	3	0	The site is within the settlement zone line for Congleton. It is considered to be suitable for development as the site lies in a sustainable location and does not have any known constraints that would preclude its development. It is considered therefore that this site does have the potential to be developed within the Plan period.
Land adjacent to 97 Canal Road, Congleton	2483	Garden land elevated by 1 metre above road, to the side of the two storey dwelling. There is a 1.5 stone block wall to the road and a low wall and fence to the south-east. To the rear (south-west) are outbuildings and a long wing which is part of the house. The land is overlooked by the dwellings to the south-east in The Moorings. The dwelling has access to Canal Road via a gently sloping drive to the north.	0.03	1	0	The site is within the settlement zone line for Congleton. It is considered to be suitable for development as the site lies in a sustainable location and the constraints would not preclude its development. It is considered therefore that this site could have the potential to be developed within the Plan period.
Land off Burslam Street, Congleton	2484	The site consists of a steeply a sloping meadow, with woodland above to the south-west. It is accessed from canal Road via Burslam Street adjoining a public house. The access is narrow and lacks passing or turning facilities. The site adjoins residential areas. adjacent adjoining . The former Albany Mill has been re-developed as apartments, involving the construction of a new retaining wall along the south-west boundary with the open land beyond. There is open countryside to the west and south-west.	0.09	3	0	The site is within the settlement zone line for Congleton. It is considered to be suitable for development as the site lies in a sustainable location and the constraints would not preclude its development. It is considered therefore that this site could have the potential to be developed within the Plan period.

17 Woolston Avenue Congleton	387	The site is a parcel of land associated with no. 17 Woolston Avenue, an end of terrace property situated to the southwest of Woolston Avenue Congleton. The surrounding development is formed primarily by rows of post war ex-local authority terraced and semidetached properties built of brick and concrete interlocking roof tiles. The area is predominately residential in character and is located wholly within the Congleton settlement boundary.	0.04	2	0	The site is within the settlement zone line for Congleton. It is considered to be suitable for development as the site lies in a sustainable location and the constraints would not prevent its development. There have been no known changes in circumstances since the previous planning permission was granted. It is considered therefore that this site could have the potential to be developed within the Plan period.
7 Derby Street Congleton	2495	Garden land within residential area, fronting Belgrave Avenue, and used as garden/parking area for 7 Derby Street. The dwellings in the vicinity are post-war and set back from the road with front gardens, but 7 Derby Street is one of a pair of older dwellings. There is a hedge to the road. The site contains a domestic garage.	0.04	1	0	The site is within the settlement zone line for Congleton. It is considered to be suitable for development as the building site lies in a sustainable location and the constraints would not prevent its development. It is considered therefore that this site could have the potential to be developed within the Plan period.
The Stables, Colehill Bank, Congleton	2499	The building is a two storey former garage and store. The entire building has been converted to office use, and units in the eastern section are currently occupied. To the north is the war memorial garden with trees on the south side, and there are two further community gardens, one to the north-west fronting High Street, and one to the south-east associated with the Bath House. To the south-west are dwellings.	0.04	0	1	The site is within the settlement zone line for Congleton. It is considered to be suitable for development as the building site lies in a sustainable location and is vacant. It is considered therefore that this site could have the potential to be developed within the Plan period.
Land adjacent to 27 Banky Fields, Congleton	2755	Vacant relatively flat land occupying an elevated position on a small housing estate to the north-west side of Waggs Road. The site used to contain trees but they have been recently felled. There are dwellings to the west, east and south.	0.11	4	0	The site is within the settlement zone line for Congleton. It is considered to be suitable for development. The site lies in a sustainable location. It is considered therefore that this site is likely to have the potential to be developed within the Plan period.
6 Moody Street Congleton	2776	A two storey late C18 vacant office building in a mixed commercial and residential area, with private car park at rear (accessed from Chapel Street public car park). Part of a group of Listed Buildings in the Conservation Area. It has a central doorway accessed via steps from the footway. Currently for sale.	0.02	0	2	The site is within the settlement zone line for Congleton. It is considered to be suitable for development. The building site lies in a sustainable location and has a major constraint of Listed Building status, which would mean that any preclude its conversion would need to be sensitively designed. It is considered therefore that this site could have the potential to be developed within the Plan period.

Former Valley Manufacturing, North Street, Congleton	3675	The site formerly contained a single storey, vacant commercial store building located near to Congleton town centre, within the Settlement Zone Line. The building has now been demolished in preparation for development. The site is located on North Street which is a somewhat congested, dead-end street comprising of numerous residential properties; most of which are of a terraced style.	0.04	0	4	The site is within the settlement zone line for Congleton. It is considered to be suitable for development. The site lies in a sustainable location; it is a cleared site with planning permission for residential development and no longer has a viable commercial use. It is considered therefore that this site is very likely to have the potential to be developed within the Plan period.
Land west of Forge Lane Congleton	3771	Open land and woodland to the east of a listed water tower. The whole site is covered by a planning permission but the steeply sloping woodland on the west side is not being developed. The eastern part of the site has access from the new development to the south-east.	0.55	5	0	The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.  The site is an area of garages in use at present. It is close to services and amenities. It has been decided that an appropriately designed scheme for 5 dwellings retaining the woodland is acceptable and this has been granted planning approval. It is considered therefore that this site could have the potential to be developed within the Plan period. This has been included as having potential in this study as it had been omitted (an error) in the housing commitments up to 31st Dec 2014
Land off Highfield Road Congleton	2310	The site is an area of grassland area in residential area. It slopes up to the west away from Canal Road. There are two access points- one serving the dwelling via Highfield Road at an acute angle to canal road, and one from the cul-de-sac the Moorings to the south. The adjoining uses are residential to the south, east and west and commercial to the north. Brownfield site adjacent - possible source of contamination	0.29	9	0	The site is in a sustainable location and is a vacant piece of land that does not appear to have a particular use. It is considered therefore that this site could have the potential to be developed within the Plan period.
6 Back Lane Congleton	5105	The application site comprises of a triangular parcel of land (204 square metres) occupied by a detached garage located to the north of No.4 Bank Lane, Congleton, within the Congleton Settlement Zone Line. There are no designations affecting the site	0.02	0	1	The site is within the settlement zone line for Congleton. It is considered to be suitable for development. The site lies in a sustainable location and has the benefit of planning approval for one dwelling in February 2015. It is considered therefore that this site is likely to have the potential to be developed within the Plan period.
Dean House, Chapel street, Congleton	5117	The application for prior approval for a scheme of conversion to 4 dwellings relates to a vacant traditional 2 storey brick built building with a slate roof and painted timber windows. The building was formerly in use as offices. The building is accessed off Chapel Street car park.	0.04	0	4	The site is within the settlement zone line for Congleton. It is considered to be suitable for development. The site lies in a highly sustainable location and has the benefit of a prior approval for 4 dwellings dated February 2015. It is considered therefore that this site is likely to have the potential to be developed within the Plan period.

Land east of Hillfields, Congleton	2386	The site is an overgrown parcel of land near the crest of a hillside facing south west, to the north of Congleton town centre. Access is via pedestrian steps between the top of Hillfields and the bottom. The surrounding development is generally residential. Immediately adjacent to the north is an area of public open space. The site forms part of the Town Wood of a wooded area running through the town. The woodland to the west of the site is a TPO area, the woodland to the east is a Site of Biological Importance and Regionally Important Geological Site, and covered by ancient woodland Inventory.	0.27	9	0	The site is constrained by access issues, however the site is vacant and could have potential for further consideration as a housing site
Land west of Hillfields, Congleton	2387	The site is vacant hillside land and woodland with access from Hillfields and Milk Street, to the south east of Clayton Manor Care Home. The surrounding development is generally residential and a small area of commercial.	0.82	15	0	The site is constrained by access issues, and TPO policy. However the site is vacant and has potential to come forward as a possible housing site.
Brook Street, Congleton (Phase 2)	3447	Former Grinding Works site with new residential development to south (itself also a former industrial site)	1.05	0	23	The site now has planning permission 14/0616C Land off Brook Street Phase 2 approved April 2015. This is an extension to the 16 dwellings currently under construction which will utilise the whole site. This is a committed site, however it is included in this study as permission was granted after 31st of Dec 2014
Land adjacent to Congleton War Memorial Hospital, Canal Road, Congleton	2311	The site comprises a wide grass verge, with a low brick retaining wall to Canal Street. It is well maintained mown grass, gently banked with some semi mature trees on the site. It is adjacent to a residential street (Bunts Lane) to the north and the War Memorial Hospital and associated car parking to the south east. The area is generally residential.	0.25	8	0	This site would be a suitable housing site, with few constraints. However development here would remove any opportunity for further expansion of the hospital or its car park. It has potential to be developed within the plan period.
Land between 16 and 18 Hertford Close, Congleton	2496	The site is flat vacant grass land within residential area and in Council ownership (Assets Map site 298) . There is a path that crosses the site from front to back and gives access to public open space/woodland to south of the site. The site is adjacent to steeply sloped woodland to the south (rear of the site) which gives pedestrian access via a stepped path to Congleton Park.	0.08	2	0	This site could be suitable for residential development. It is not designated open space, and is owned by the Council. The site would need to retain the footpath through the site to ensure connectivity with the town.

Rear of 11 Congleton Edge Road, Congleton	2530	The site is a large rear garden which overlooks the lower ground to the south of Biddulph Street. It is, overlooked by dwellings to the north and north east of the site. Several trees overhang the site along the site boundaries. There is a public right of way adjacent to the south of the site, allowing pedestrian access only to Biddulph Street, a private road.	0.11	1	0	This site has potential. 11 Congleton Edge Road, is currently for sale. There is no planning permission for the site which is being marketed as having a large garden. Given the surrounding density of the housing and the access issues, the plot would be more suitable for one detached property.
112 Broadhurst Lane Congleton	394	Garden land and land beyond 112 Broadhurst Road. At the end of the access road there is a flat field of approximately 0.7 hectares, used for sheep grazing. It is adjacent to the River Dane (disused spillways constructed channel) to the northeast. The channel is several meters lower than the field. The land rises sharply on the western site boundary and the site is overlooked by houses at the bottom of Valley Way. There are mature trees and hedges to the boundaries. To the east of the river is a water treatment works and Dane Mill employment site. The site is semi rural in nature, but within easy reach of the town centre services and facilities, although somewhat isolated by Clayton-By-Pass.	1	30	0	This site would be a reasonable site for housing and would be in keeping with the adjacent housing estate, however the site access is restricted by the single track road to the site.
Throstles Nest Inn 11 Buxton Road Congleton	5154	A former pub fronting onto the A54, attached to the building either side.	0.02	0	3	Proposed change of use from existing public house to 3 no. two bedroom dwellings to the main building approved with conditions 17-Apr-2015. Whilst this site is now a commitment, permission was not granted until after the 13st Dec 2014, therefore is has been included in the urban potential for Congleton
Land off Sherratt Close	5155	The site is former garden land at the rear of the existing houses	0.03	2	0	The site now has planning permission. 15/0073C Application for the construction of two dwellings with vehicle parking and associated domestic land. approved with conditions / 17-Apr-2015. Whilst this site is now a commitment, permission was not granted until after the 13st Dec 2014, therefore is has been included in the urban potential for Congleton.
30, William Street , Congleton, CW12 2EY	5156	No 30 is the end house in a row of terraced houses. The house will be subdivided and a new house added to the end of the terrace in the garden of the current no 30	0.06	0	3	Full planning permission has been granted for the subdivision of an existing dwelling house for use as two separate dwellings and the construction of 1no. two bedroom terraced dwelling approved with conditions 10-Apr-2015. Whilst this site is now a commitment, permission was not granted until after the 13st Dec 2014, therefore is has been included in the urban potential for Congleton.
<b>TOTALS</b>			<b>11.95</b>	<b>196</b>	<b>56</b>	

**CHESHIRE EAST LOCAL PLAN STRATEGY: CONGLETON; ASSESSMENT OF URBAN POTENTIAL SITES; SUMMARY OF SITES NOT CONSIDERED TO HAVE THE POTENTIAL AT THE DATE OF THE STUDY**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Congleton High School Playing fields, Box Lane/ Holmes Chapel Road, Congleton	3554	The site is the Holmes Chapel Road frontage of the High School/6th form centre playing fields. To the north and east are dwellings, to the west are further playing fields separated by a narrow area of woodland, and to the south are further playing fields and an all-weather pitch. There is a mature hedge and trees on the northern boundary with a small group of trees in the corner of the site by the Box Lane junction. Congleton High School is undergoing major expansion works with further works planned.	2.50	10	0	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development. The site lies in a sustainable location and has a viable education and recreation use. The site is protected open space and is therefore screened out of the study.
Land off Astbury Mere, Newcastle Road, Congleton	2830	Allotments, gardens, garages and Country Park on west side of Astbury Mere, to the east of dwellings in Newcastle Road	1.90	5	0	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development. The site lies in a sustainable location and has an important existing use as part of the Country Park. It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period due to the Country Park use and protected trees and it is screened out of this study.
Barnetts (Buglawton) Blockworks, Brook Street, Congleton	2840	The site is in industrial use and is situated south of the Dane Shaw Brook. The watercourse has a 180 degree meander at the site and contains a weir. There are many trees within the loop of the river. Access is from Brook Street to the west in a dip in the main road, which rises up to the north-east and south west away from the river. There is a wall to the road frontage. The road becomes Buxton Road north-east of the Dane Shaw Brook. There is a new housing development on the west side of Brook Street. To the south and north are industrial premises involving engineering activities	1.25	0	38	The site is within the settlement zone line for Congleton, in a sustainable location. It is not considered to be suitable for development due to the viable existing use and the incompatibility of residential use with adjoining uses. It is therefore screened out of this study.
75 Manchester Road, Congleton	2818	The site is at the entrance to the built up area on the west side of Manchester Road, adjoining land subject to a current application for residential development to the north and west. It is in use for car sales and a bungalow. Immediately opposite is a field forming part of a strategic site in the Local Plan Strategy- part of which has planning permission. To the south are four other small commercial sites and then residential dwellings.	0.24	0	5	The site is within the settlement zone line for Congleton. The site lies in a sustainable location and has an existing commercial use. As the site is in use for car sales and residential purposes it is screened out of this study
Congleton Business Park (North), Viking Way, Congleton	2498	The site is operational land of a Statutory Drainage Undertaker, adjacent to Sewage Works and Congleton Business Park. It contains many trees and is undulating and steep in places and provides a visual screen for the water treatment works to the south-east. There is a Fitness centre opposite on the Business Park. Access to Barn Road and Viking Way, office units to the north east, a small retail park to the east and a major manufacturing plant to the north.	1.61	0	49	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the important existing purpose as a buffer area. As the site is in use as operational land of a Statutory Drainage Undertaker, it is screened out of this study



Congleton Business Park (north), Viking Way, Congleton	2754	The site consists of vacant land with permission for office development at the end of Barn Road, and also fronting Viking Way to the west. There is open countryside to north, offices to the south with a fitness centre beyond, a farm and fields on higher ground to the east, and a major manufacturing plant to the west. The site slopes down to the west and is undulating and wet in places. There is a hedge on the northern boundary.	1.44	0	44	The site is within the settlement zone line for Congleton. The site has an important existing purpose as an employment site. It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period. The site is screened out of this study as it is an existing employment site.
Land off Varey Road, Congleton	2497	Vacant land between industrial units and road. Surrounded by employment uses with parking spaces opposite. It is divided into two by the access road to small units on higher ground to the west. The site is overgrown. There are employment uses on all sides and houses look down on the site from the higher land to the west.	0.14	0	5	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the existing and adjoining uses. The site lies in a sustainable location and has a viable existing use. It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period. Due to the constraints relating to the adjacent industrial uses this site is screened out of this study.
Havannah Business Centre, 9 to 11 Havannah Street, Congleton	2827	Storage facilities in a residential and commercial area on the corner of King Street and Havannah Street. The development is a secure, self-storage facility built in the last 10 years and surrounded by security fencing. Access is possible 24/7. It is within an employment area to the north-west of Buxton Road.	0.48	0	15	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the viable existing use, despite being in a sustainable location. It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period. The site is a storage facility, in use for a viable commercial venture and is screened out of this study.
The Academy (Eaton Bank), Congleton	Con 1	The site consists of the education buildings, sports facilities and car park of Eaton Bank Academy (high school and 6th form college) in Council ownership. The buildings are 2 and 3 storey set in landscaped grounds with trees on all sides. A four 4 storey building is under construction at the site. The Part of the site subject to the housing proposal is to the rear (north) of dwellings in Jackson Road and is terraced to create a level surface, with embankments to the south and north.	7.70	50	0	The site is partly within the settlement zone line for Congleton, and partly outside the Congleton Local Plan area and within open countryside. It adjoins a designated wildlife site and important corridor of woodland. The site is subject to constraints of protected open space, ecology, trees, and existing buildings which may prevent the construction of dwellings. However it is screened out of this study in view of the status as protected open space.
Land off Silver Street, Congleton	2397	Woodland, embankments, outbuildings and garden to south of path, and church car park to north. The southern area is a very steeply sloping site. There is a walled path running through the site, known as Cockshuts path which is a Grade II Listed. The church car park to the north is landscaped and contains benches. There is a further car park for the vehicle business at the northern end of the site.	0.89	8	0	The site is within the settlement zone line for Congleton. It is considered to be suitable for development if vehicular access could be achieved. The site lies in a sustainable location within easy walking distance of the town centre and local services and amenities. However it lacks vehicular access and is covered in trees and contains a listed path It is therefore screened out of this study.
Land adjacent to cemetery, Silver Street, Congleton	2812	Open and elevated land covered with trees, to the east of the Cemetery. It is steeply sloping in places. It has no vehicular access but pedestrian access is possible via Silver Street and Cockshuts Path. The site adjoins the boundary of the proposed housing development (Omission) site between Lamberts Lane and The Cemetery, accessed from the Moorings and Falcon Rise. Details of the applications are given below. The land adjoining this site is green space but access could be possible through SHLAA site 4791 to the south-east.	0.00	0	0	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development. The site lies in a sustainable location within easy walking distance of the town centre and local services and amenities. However it lacks pedestrian and vehicular access and is covered in trees. It therefore has constraints that would preclude its development. It is considered therefore that this site does not have the potential to be developed within the Plan period.

Garages and allotments, Hillary Avenue, Congleton	2314	Garage court for 10 garages and open space (allotments/community). Old pit on site possibly associated with old brickworks. The site is in use as a parking area and community allotment on higher and sloping ground to the south-east. The properties to the north-east are 3 storey flats and to the north-east are bungalows- none of which have off-street parking.	0.20	0	7	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development. The site lies in a sustainable location and has an important existing use. Part of the site is protected open space. The status of part of the site as protected open space and the fact that the garage court is still in use mean that the site is screened out of this study.
Timber Yard, Back River Street, Congleton	2315	Builders yard, stores and garages – all still in use. The site is an under-used plot, where deliveries must be difficult given the narrow streets with rectangular road junctions.	0.06	0	2	The site is within the settlement zone line for Congleton. The site lies in a sustainable location and has existing uses, which could be relocated to more suitable locations. The site is still in use and is therefore screened out of this study.
Land at junction of Mill Street/Queen Street, Buglawton	2358	Vehicle repair (4x4) and sales business with area for vehicle storage. The site is reasonably flat and surrounded by wire mesh security fencing. There are buildings on the site towards the northern corner, in use for vehicle repairs and servicing. To the south are dwellings on both sides of the Dane Shaw brook, and to the south east are a sub-station and depot and then dwellings fronting Buxton Road.	0.14	0	5	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the sustainable location, but it has a viable existing use. It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period. The site is screened out due to the existing commercial use.
Protected Open Space, Thirlmere Court, Congleton	2388	The site consists of part of the Public Open Space fronting the end of Thirlmere Court. The open space extends beyond the SHLAA site to a residential institution and beyond to Newcastle Road. It is laid to grass with no trees and there are parking areas to the north and south.	0.16	5	0	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development. The site lies in a sustainable location but has an important existing use as open space. It is therefore screened out of this study.
Land off Bromley Road, Congleton	2482	Car park with trees to north-west side close to major road junction, with access off Park Lane to south-west. There are shops to the south-east, making use of this car park for staff, visitors and deliveries. The site is elevated above Bromley Road and retained by a 1.5m high roadside wall with a steep bank behind containing several trees. To the south-east are detached dwellings fronting Park Lane and to the north-east are flats at Mount Pleasant, overlooking the site.	1.30	0	4	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development. The site lies in a sustainable location and has a viable existing use. The site is therefore screened out of this study
Garages, Edinburgh Road, Congleton	2486	Garages and parking area with grassed area to rear (west) with vehicular access from Edinburgh Road to south and pedestrian access from Dale Crescent and Woolston Avenue. The site is raised above the level of Woolston Avenue and is approached via a narrow access rising up from Edinburgh Road between domestic fences. The site is well used for parking serving dwellings with no off-street parking and the small area of open space is also well maintained.	0.12	0	4	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development. The site lies in a sustainable location and has a viable existing use. The site is still in active use as garages and car parking and is therefore screened out of this study.

Land off Colehill Bank, Congleton (Part of Congleton Bath House and Physic Garden).	2493	An area of former allotments, now in use as a community garden and landscaped grounds of the restored bath house to the south. It is sloping ground formed into terraces by recent landscaping works and contains several trees.	0.11	4	0	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development. The building lies in a sustainable location and has a viable commercial use. It is therefore screened out of this study.
Land at Mill Green Congleton	2494	Car park, garages and woodland on corner site adjoining Hillfields, with access from Mill Green. The car park is in use but the garages are derelict. Hillfields slopes up steeply to the north and the dwellings to the west are at a higher level. To the east are commercial units and to the south-east is an apartment development of several floors.	0.06	0	2	The site is within the settlement zone line for Congleton. The site lies in a sustainable location. As part of the site is in use as a car park and it has a major constraint of flood risk, which could preclude its development the site is screened out of this study.
Bath House, Colehill Bank, Congleton	2500	Restored bath house and garden land, now managed as the Congleton Bath House and Physic Garden as an open space/ community facility within the town centre. The land is elevated and slopes down to the north. There are trees on the site and it is bounded by hedges to the north and east.	0.07	1	0	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development. The site lies in a sustainable location and has a viable community use. It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period.
Robin Hood Garage, Holmes Chapel Road, Congleton	2503	Occupied garage premises on north side of A34 just to the east of the roundabout junction of three main roads, in use as a vehicle body workshop and tyre sales premises. It is situated within a residential area and there is a neighbourhood shop opposite to the south.	0.04	0	1	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development. The site is in use and no longer available. It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period. As the property is no longer vacant and has a viable existing use it is screened out of this study.
Garages Elm Road Congleton	2504	Garage court in residential area, with access to Holmes Chapel Road and Elm Road to rear. There is a neighbourhood shop immediately to the south. There are bungalows to the east, north and west, with limited off-street parking.	0.05	0	2	The site is within the settlement zone line for Congleton. The site lies in a sustainable location and has an existing use. It is considered therefore in use therefore it is screened out of this study.
Public open space between 102 and 102a Chestnut Drive, Congleton	2506	Public open space between dwellings giving access to playing fields to north. The site contains 8 trees. There is a hedge to the west and a fence to the east. The land to the north is a significant playing field extending to Back Lane.	0.09	2	0	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development. The site lies in a sustainable location and serves an important function as open space. It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period. The site is public open space and is therefore screened put of this study
Garages, West End Cottages, Congleton	2510	A block of 4 garages and area of grass within a residential area- mix of houses and bungalows, to the south of West Road. The garages are in use and the land is well maintained. There is an electricity substation to the west and terraced houses to the north-east.	0.03	0	1	The site is within the settlement zone line for Congleton. The site lies in a sustainable location and has an existing use. It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period. The site is in use as garages and is therefore screened out of this study
Garages, Blythe Avenue, Congleton	2520	Tidy garage court (14 garages) with trees, within an area of semi-detached dwellings. There are 2 ½ storey dwellings to the north. The dwellings on Blythe Avenue generally have off-street parking.	0.06	0	2	The site is within the settlement zone line for Congleton. The site lies in a sustainable location. However, the site is in use and is therefore screened out of this study.

Public Open Space, Solly Crescent, Congleton	2523	Part of a larger public open space area to the west of Sandbach Road. Part of the northern area has now been taken into the garden of a property on Newcastle road. The southern area is council POS. The area is a crossing point of footpaths connecting residential areas with Sandbach Road and Newcastle Road. To the south is a row of bungalows and there are houses to the east and west.	0.14	5	0	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development. The site lies in a sustainable location. It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period. It is public open space and a private garden and is therefore screened out of this study
Garages Howey Hill Congleton	2524	Private garages and garden land at the rear of dwellings to the south-east on Howey Hill. The site is approached via a narrow and steeply rising track from Howey Hill, and is reasonably flat. It is in use as private gardens for several dwellings and for general parking and rear access to dwellings. There is a mature hedge on the north-east side and several garden trees within the site.	0	0	0	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development. The site lies in a sustainable location and has a viable existing commercial use. Due to the constraints set out above, it is considered therefore that this site is unlikely to have the potential to be developed within the Plan period.
Garages, Craig Road, Congleton	2525	The site is a parking area with individual garages tucked away in a corner between existing dwellings. Access is from a small cul-de-sac Craig Road on a bend in St Johns Road, and the site is below road level. The access is difficult. The semi detached dwellings to the south have off street parking but the terraced dwellings to the east do not.	0	0	0	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development. The site lies in a sustainable location and has a viable existing use. It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period.
Garages, St John's Road, Congleton	2526	Site containing 2 garages (in use) and open space, with POS area to north-west. Council land. The site provides a link to the playing fields from St Johns Road. There are existing dwellings to the north, east and south-west. Those to the south-west are terraced houses without full off-street parking areas.	0.03	0	1	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.  The site lies in a sustainable location and has a viable existing use.  The garages are in use and the site provides access to public open space; this means that this site is screened out of the study
Garages, Tall Ash Avenue, Congleton	2527	The site consists of 9 individual garages and the turning head at the end of the cul-de-sac. The access road is narrow with a restricted turning head. The majority of properties have off-street parking. There are trees at the north and south ends of the site.	0.06	0	1	The site is within the settlement zone line for Congleton. The site lies in a sustainable location and the constraints would not prevent its development, subject to an assessment of highway issues however it is currently in use as garages, so has to be screened out of this study.
Land off Fol Hollow, Congleton	2531	Vacant area of woodland to the east of a dwelling on the north side of Fol Hollow and to the south of Astbury Mere Country Park. It is fenced off and is situated on sloping ground above the road level. Fol Hollow has the appearance of a country lane in the vicinity with no footways.	0.00	0	0	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development. The site lies some distance from services and facilities in the town and is part of a protected woodland. It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period. The site is screened out of this study due to the adverse impact of development on the protected woodland.

Land off Booth Street Congleton	2824	A block of 3 lock-up garages on the corner of West Street and Booth Street. The garages are in use and within an area of small dwellings built up to the footways. To the west is a bowling green. There is a tree in the north-east corner of the site.	0.01	0	1	The site is within the settlement zone line for Congleton. The site lies in a sustainable location and does not have any known constraints that would preclude its development however the site is in use as garages and is therefore screened out of this study.
Land at Forge Lane, Water Tower 2, Congleton	3770	Area of sloping open land with trees containing water tower on east side. The site is elevated above the town and is served by a narrow access with limited parking and turning facilities. The water tower is a substantial white coloured landmark at the highest point of the site with several telecommunications installations on top. The adjoining land to the east containing a listed water tower (converted to a dwelling) is laid out as a garden with paths and a summerhouse. It overlooks land at a significantly lower level to the east. There is an equipment building at the southern end opposite a block of garages belonging to the converted listed water tower. There are protected trees adjoining the site to the north and open land beyond at a lower level.	0.40	1	4	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development. The site lies in a sustainable location and has an important existing use. It is therefore screened out of the study.
Southern part of Radnor Park Trading Estate, Back Lane, Congleton	2825	A significant existing employment site which could lend itself to redevelopment for other appropriate employment uses but would be inappropriate for any residential uses due to nature of adjoining uses and loss of employment land. The site is to the east of a service road and is screened by trees from Back Lane. There are dwellings opposite on Back Lane and to the south east. To the east is an approved residential development site on lower ground at Forge Mill (SHLAA 2838). To the north-east is a fully developed section of the Industrial Estate. There are some vacant areas within the site.	5.23	0	157	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development. The site lies in a sustainable location and has a viable existing use. It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period and is screened out from the study
Public open space between 70 and 72 Chestnut Drive, Congleton	2505	Public open space area. To the north are open fields and a garden area, there are dwellings on both sides with a hedge to the west and a fence to the east. There is no public access to the open land to north.	0.06	2	0	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development. The site lies in a sustainable location and serves an important function as open space. It is considered therefore that this site should be screened out from this study
Land at Spragg Street Congleton	2489	Vacant Industrial Land/ Car Park within the rectangular street pattern of this manufacturing area. To the south is a brewery and to the east is a row of modern commercial buildings. To the west is the Spindle Mill.	0.05	0	2	The site is in use and is located adjacent to buildings involving deliveries, late/early hours of working, and noise adjoining site, possible contamination. It is considered therefore that this site is unlikely to have the potential to be developed for residential purposes within the Plan period due to the incompatibility with adjoining uses. The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above. The site lies in a sustainable location and has a viable existing use. It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period.

Coal yard at the junction of Brunswick Street and Brook Street, Congleton.	2361	The site is in use as a Coal yard, skip hire and vehicle repair depot. It contains buildings associated with the former Biddulph Valley Railway and now contains the Biddulph Valley Way. The land to the east (the former Sutherland works) received outline planning permission for 63 dwellings in January 2015 (09/3651C). The scheme makes use of the existing vehicular access immediately on the east side of this site fronting Brunswick Street for access to new dwellings.	0.41	0	17	The site is within the settlement zone line for Congleton. The employment site lies in a sustainable location and has constraints of existing uses and contamination, which have been addressed on similar developments of PDL in the locality. As the site is in use it is screened out of this study.
Rear of 56 Sandbach Road, Congleton	2319	The site has a frontage to Birch Road to the north and consists of garden land of the large mid C19th house containing trees, outbuildings and garden features.  To the north, west and east are dwellings set in large gardens.	0.32	10	0	The current constraints and the planning history of the site make the site unlikely to be developable. It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period.
Mill Site / Railway Public House, Biddulph Road, Hightown, Congleton	2852	The site includes several buildings (in use) fronting Biddulph Road at the junction of a main road, canal and railway including Hightown Corn Mills, a pet feed processing factory, The Railway Public House and cottages, with land to rear, including a the Railway Bowling Club clubhouse and green. The Biddulph Road rises up above the buildings at this point to bridge the railway line, which in turn crosses the canal in a cutting. The site is part of Hightown, a small district of shops and services.	0.86	0	7	The site is currently in full use as a pet feed processing factory, public house and bowling club. Due to the constraints it is not considered that the site would be developable
The Cheshire Tavern, West Road, Congleton	2839	The site is a former Children's Home and now a Public House/ restaurant, at the roundabout junction of the A34 West Road with Clayton Road and West Street. It contains the restaurant buildings, a car park and several trees.	0.40	0	12	The site is in use and therefore has been screened out as a potential housing site
Land at Bank Street, Congleton	2313	Mixed use town centre site, including surface car park and commercial development.	1.09	0	20	This site is suitable for mixed used development within a conservation area. However the site is currently in a variety of uses and is screened out.
Land at Princess Street, Congleton	2316	The site is largely a surface level pay and display car park, which is surrounded by mixed use building. To the west of the site Mill Street runs approximately 30 feet higher than the car park, with pedestrian stepped access from it. Three south of the site houses some large commercial sheds, some of which are no longer in use. To the east is the ground level vehicular exit from Morrison's multi storey car park. The site lies adjacent to general town centre uses including some residential, flat conversions.	0.51	0	21	This site is within a Principal Shopping Area. It has an application 09/1018C for an extension to Bridestones Centre, replacement market, hotel and car parking and creation of a town square. Residential development on the site seems very unlikely, as it is not part of any submissions. There is currently no policy direction towards residential and no indication that it is likely to come forward for housing. The site is largely in use. For this reason the site has currently been screened out.

Land west of Eaton Bank, Congleton	2502	This vacant site is steeply sloped. It is heavily vegetated with semi mature trees and scrub. The site adjoins , and categorised as ancient woodland to the west and a wildlife site to the east of Eaton Bank ( Road) in The Landscape Character Assessment. It is likely to be part of a wildlife corridor running through the town wood. The site It is adjacent to an industrial/trading estate to the south east and residential development to the north west which overlooks the site.. Opposite the site, is Eaton Bank Secondary School and an area currently in agricultural use and car parking,(an existing Employment Allocation DP1(C1) In the Congleton Borough Local Plan 2005.	1.40	35	7	The site forms the furthest extent of a wide belt of ancient woodland which runs through the town centre. It is likely to forms an important wildlife corridor. It is a prominent landscape feature, occupying high ground above the town. The site is steeply sloped and only accessible from Eaton Bank/ Jackson Road , meaning all traffic would have to emerge onto the A536 at a steep cross roads junction. Due to the number of constraints this site should be screened out
Oakes Pets Superstore, 28 Biddulph Road, Congleton	2362	The site comprises an unsurfaced car park to the rear of Oakes Pet Superstore ( in use) , a locally listed former workhouse, which is a going concern, with but which has a car park at the front. There are some mature trees to the boundary. Historically the site was used as a depot. Access to the site is via Oakes Pet Shop land.	0.55	0	10	This site is currently in use and currently does not have any potential as a housing site. The site has therefore been screened out.
Rear of Annan Close, Congleton	2485	Vacant land and woodland. The site is not accessible (site is bounded by the canal, railway, and residential properties. trees, noise from railway, within Canal and Rivers Trust consultation zone, adjoins Macclesfield canal Conservation Area. The site is steeply sloping and heavily wooded.	0.06	2	0	The site is inaccessible and has no prospect of coming forward in the plan period. This site has been screened out due to the access issues.
Nortek, Vale Business Centre, Priestly Fields, Congleton	2357	The site comprises a single storey industrial building in use, Historically Vale Mill. It is accessed via Priestly Field, a single track, no through road. leading to a row of residential terraced houses. . Wider area is residential. Woodland and Howty Brook to the west.	0.39	0	12	The site is currently in use and has therefore been screened out
Land off Willow Street Congleton	2383	The site is vacant, vegetated land set behind a brick wall adjacent to the A54. The site slope steeply down from the road. At the bottom of the slope the land adjoins an industrial building, currently in use as a dance studio. Beyond this is Congleton Leisure Centre and playing fields to the north of the site.	0.16	0	6	The site has very limited access and is within a designated leisure zone. It has therefore been screened out
Mill, Lower Park Street, Congleton	2384	Former Mill Building, currently in use as Congleton HUB, a community centre and charity shop for Age Concern. Surrounding development is generally industrial and some residential. The area is adjacent to Congleton Leisure Centre and Park. The site is accessible from Worrall Street and Foundry Bank	0.05	0	2	The building is currently in use and has therefore been ruled out as it is in use as the Age Concern Hub since 2013.
Allotments, Vale Walk, Congleton	2394	Allotments within a generally residential area with some commercial uses.	0.21	7	0	Due to this site being protected open space, it has been screened out for any housing potential.
Garages, Highcroft Avenue, Congleton	2487	The site is on a residential street. There is a block of 9 brick and tile garages set back from road behind parking area. The garages are all in use and parked vehicles are regularly parked in front of the garages.	0.03	0	1	The site is in use and there has been no indication that the site will come forward in the near future. Adjacent to the site in Windsor Place permission has been granted for the removal of several outbuilding and garages, which may increase demand for these to be retained.

South of Rope Walk Congleton	2490	The site comprises vacant land and part of a car park (in use) for the adjacent scout hut. The site is narrow and triangular in shape and is edged to the south by a 30 foot stone retaining wall with industrial building rising above and over looking the site. from the higher adjacent street. Part of the site is about three feet above street level and fronted by a stone retaining wall. Opposite the site are some four storey flats .Access to the site is via Rope Walk a no through, single track road, which is poorly maintained and suffers from on street parking. The rest of Rope Walk is mainly in community use for Army Cadets HQ and Air training Corps HQ and car parking.	0.06	2	0	The foundations of any development here would be likely to be above street level. Adding a tall building on the site would making the road very enclosed. . Whilst the site has limited potential, there are several constraints which would need to be dealt with through careful design The site has been screened out due to constraints.
Public Open Space, Howey Lane, Congleton	2516	The site is a triangle of mown grass fenced off on the rear of the site by the adjacent garden boundaries.	0.06	2	0	The site is designated as Public Open Space. It is therefore not viable for residential development. The site has therefore been screened out
Land off Biddulph Street, Congleton	2517	Garden land in residential area and adjoining open countryside. The site is accessed via Biddulph Street a single track dead end private road	0.12	4	0	The current owner of the site is opposed to development of the site and has no plans to develop. This site has been screened out for the purposes of this study
Public Open Space off Padgbury Lane, Congleton	2389	Public open space area laid to grass and enclosed by hedge to south and east. Accesses from housing estate to north	0.28	9	0	This site is protected Open Space and as such is not viable for residential development and has been screened out
CEC Depot, Brunswick Wharf, Brook Street, Congleton	2318	This site is currently in use as Cheshire East's Council depot containing industrial buildings and a waste transfer station. It is set high above Brook Street behind high walls and fences. The site is adjacent to Biddulph Valley Way, to the south a disused railway route, now a recreational cycle/ bridleway and protected open space. The surrounding area is becoming increasingly transformed from industrial use to residential use.	0.68	0	21	The site is currently in use as Cheshire East's Depot and there is no evidence that the site will become available for housing in the plan period. The site should therefore be screened out
Black Lion Court, High Street, Congleton	407	The site is a small court yard in the town centre behind 16 and 18 High Street. The site comprises tightly packed office buildings with no parking. Access is via a narrow gated entrance between the commercial premises to the street front.	0.03	0	3	The site is currently being promoted as offices to let. The agent did not see any prospect of theses properties coming forward for residential, given the access and parking issues. This site has therefore been screened out.
Land off Heydon Close/ Obelisk Way, Congleton	2537	Open land and rough ground adjoining housing development. Southern edge contains private drive serving 3 dwellings and is maintained as garden land.	0.30	10	0	The south side of the site adjoining the housing development is maintained as garden land. Beyond this the site is fenced off before the site drops away to a stream below. The slope is waterlogged and vegetated. The site is narrow and unsuitable for housing. This site has been screened out.
Cricket Club and bowling green, West Street, Congleton	2395	Cricket club grounds with crown green bowling green to north. The site lies between three roads and dwellings on the west side, which has necessitated the construction of 4 metre high fencing around the ground. Along Booth Street on the east side is a low stone wall, affording views of the cricket ground. To the west of the bowling green is a locally listed building, St James's church, and to the east is a car park.	1.23	37	0	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.  The site lies in a sustainable location and has a viable recreation use.  The site is protected open space and is therefore screened out of the study.

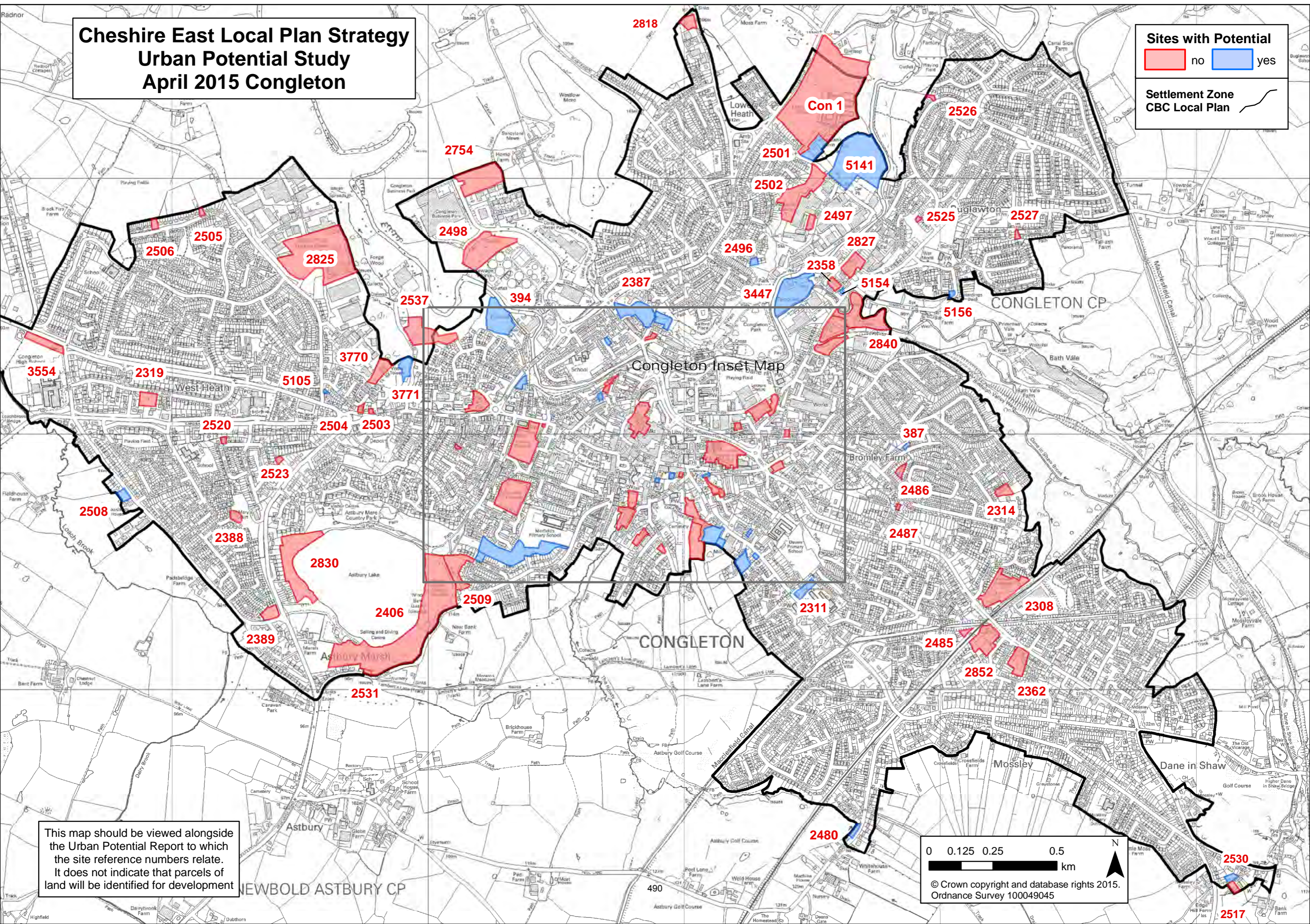


Congleton Town Football Club, Crescent Road, Congleton	2396	The main pitch is orientated north-east/. South west and has floodlights on both sides and a stand with car park on the west side. Access is from Crescent Road and Ivy Gardens to the north, and it is within a residential area.	1.23	37	0	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.  The site lies in a sustainable location and has a viable recreation use.  The site is protected open space and is therefore screened out of the study.
Public open space and Garages, Banky Fields, Congleton	2509	The site is predominantly a grassed area of open space and also contains a small group of garages, .at the southern end. On the west side is a bank of trees and Astbury mere Country park, to the east are dwellings.	0.78	20	0	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.  The site lies in a sustainable location and has a viable recreation use.  The site is protected open space and is therefore screened out of the study.
Land south and east of Astbury Mere, Congleton	2406	Woodland/open space section on the east side of the Astbury Mere Country Park .	30.40	200	0	The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.  The site lies in a sustainable location and has a viable education and recreation use.  The site is protected open space and is therefore screened out of the study.
North of Congleton Station, Park Lane, Congleton	2308	The site is largely an unsurfaced area of vacant land, formerly in railway use. It is currently used as a, car park and for access The site is immediately in front of Railway Cottages, a row of 6 traditional Victorian terraced houses which are occupied and require access across the site. The site is also used by lorries to Wharf Kitchens & Plumbing, a business houses in a traditional brick warehouse with its own car park on the site. The site has become important in terms of its nature conservation value, containing a number of trees and shrubs which have been largely undisturbed for several years. The site is immediately adjacent to the railway line to the east and housing to the west	1.27	0	39	The site is subject to policy DP11 Transport Facilities (C3 improved passenger facilities) in the Congleton Borough Local Plan First Review and is therefore screened out of this study.
Land at Elizabeth Mill, Worrall Street, Congleton	2832	A single storey building with a saw tooth shaped roof, opposite the leisure centre. This is currently in use as a dance studio.	0.39	0	12	The site is in active use and has been screened out as there is currently no prospect of it coming forward for housing.
<b>TOTALS</b>			<b>69.89</b>	<b>468</b>	<b>542</b>	

**Cheshire East Local Plan Strategy  
Urban Potential Study  
April 2015 Congleton**

**Sites with Potential**  
 no  yes

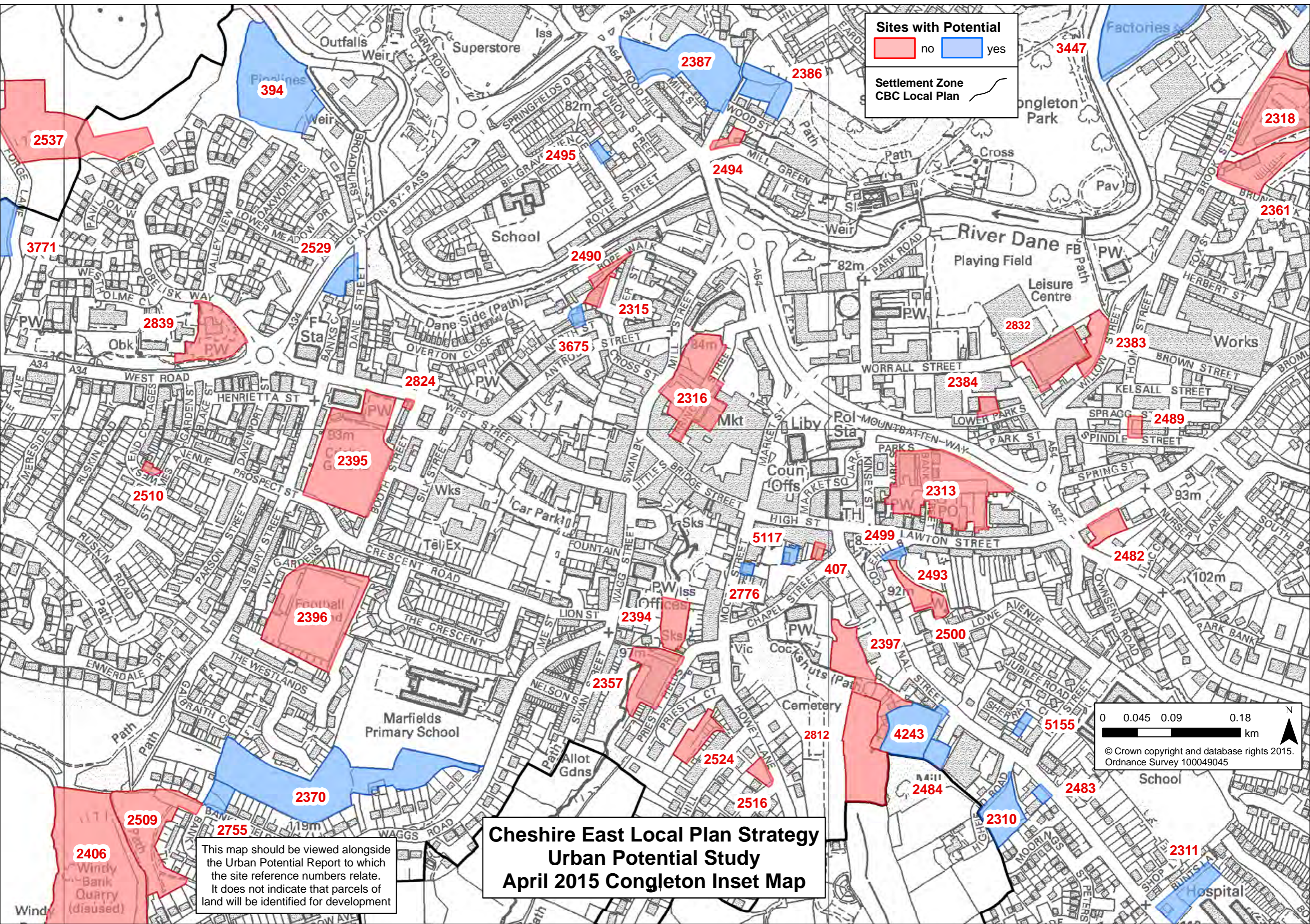
**Settlement Zone**  
**CBC Local Plan**



This map should be viewed alongside the Urban Potential Report to which the site reference numbers relate. It does not indicate that parcels of land will be identified for development

0 0.125 0.25 0.5 km

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**Sites with Potential**

no (red box)    yes (blue box)

**Settlement Zone**  
 CBC Local Plan (black line)

0 0.045 0.09 0.18 km

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 Ordnance Survey 100049045

**Cheshire East Local Plan Strategy  
 Urban Potential Study  
 April 2015 Congleton Inset Map**

This map should be viewed alongside the Urban Potential Report to which the site reference numbers relate. It does not indicate that parcels of land will be identified for development

Windy Barik Quarry (disused)

## Cheshire East Local Plan Strategy: Urban Potential Study of the Principal Towns; Key Service Centres and Local Service Centres: Site Assessment Proforma

### CONGLETON

<b>Site Address</b>	<b>Rear of 56 Sandbach Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2319
<b>Site visit date</b>	13.4.15
<b>Site description</b>	The site has a frontage to Birch Road to the north and consists of garden land of the large mid C19th house containing trees, outbuildings and garden features. To the north, west and east are dwellings set in large gardens.
<b>Site area and dwelling capacity</b>	0.32ha, SHLAA refers to 10 dwellings
<b>Constraints</b>	Flood Zone 1 - Little or no risk. TPOs on three parts of the site plus the trees on the Sandbach Road frontage. Pond on site. Potential air quality issues. 56 Sandbach Road (Heathfield) and outbuildings are listed Grade II
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within Settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	07/1179/QRY. Pre application enquiry for 5 dwellings, LPA response 2/11/2007 negative due to tree and listed building issues.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No given the constraints
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	N/A
<b>SA considerations</b>	The site is reasonably close to services and amenities
<b>Conclusions &amp; recommendations</b>	The current constraints and the planning history, of the site make the site unlikely to be developable. It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period. This site has been screened out.

<b>Site Address</b>	<b>Mill Site/Railway Public House, Biddulph Road, Hightown, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2852
<b>Site visit date</b>	10.4.15
<b>Site description</b>	The site includes several buildings (in use) fronting Biddulph Road at the junction of a main road, canal and railway including Hightown Corn Mills, a pet feed processing factory, The Railway Public House and cottages, with land to rear, including a the Railway Bowling Club clubhouse and green. Biddulph Road rises up above the buildings at this point to bridge the railway line, which in turn crosses the canal in a cutting. The site is part of Hightown, a small district of shops and services.
<b>Site area and dwelling capacity</b>	0.86ha, Capacity 7 SHLAA)
<b>Constraints</b>	Potential contamination, noise from trains, access improvements onto Biddulph Road likely to be needed (congestion and safety issues), site contains 2 Grade II Listed Buildings (Railway Station Hotel and cottage to south-east), Canal and River Trust consultation zone, adjacent to Macclesfield Canal Conservation Area, Protected Open Space/Recreation facility. Potential air quality and noise issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Local Plan 2005, the bowling green is Protected Open Space
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Several applications relating to existing uses, including current application for alterations to corn mill 15/0466C (approved).  Pre-application enquiry for residential development 2008- no response on file
<b>Reps received Matter Statement</b>	None

<b>No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. However due to the constraints detailed above, it is not considered that the site would be deliverable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Due to the constraints detailed above, it is not considered that the site would be developable
<b>Infrastructure issues (including highways)</b>	Unknown
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	The site is within Hightown, a small district centre of several shops. It is adjacent to Congleton Station.
<b>Conclusions &amp; recommendations</b>	The site is currently in full use as a pet feed processing factory, public house and bowling club. Due to the constraints detailed above, it is not considered that the site would be developable. Therefore this site has been screened out.

<b>Site Address</b>	<b>The Cheshire Tavern, West Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2839
<b>Site visit date</b>	10.04.15
<b>Site description</b>	The site is a former Children's Home and now a Public House/restaurant, at the roundabout junction of the A34 West Road with Clayton Road and West Street. It contains the restaurant buildings, a car park and several mature trees.
<b>Site area and dwelling capacity</b>	004ha, Capacity 12 SHLAA
<b>Constraints</b>	Grade II Listed Building and Tree Preservation Order. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. However the site is currently in use and is not considered deliverable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No the site is currently in use and is not considered deliverable in the Plan period.
<b>Infrastructure issues (including highways)</b>	Unknown
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	Unknown
<b>Conclusions &amp; recommendations</b>	The site is in use and therefore has been screened out as a potential housing site.

<b>Site Address</b>	<b>Land at Elizabeth Mill, Worrall Street, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2832
<b>Site visit date</b>	10.04.15
<b>Site description</b>	A single storey building with a saw tooth shaped roof, opposite the leisure centre. This is currently in use as a dance studio (Jo Anne-Bayley School of Dance).
<b>Site area and dwelling capacity</b>	0.39ha, Capacity 12 in SHLAA however due to existing uses this is considered to be zero.
<b>Constraints</b>	Possible contamination. Buildings require demolition. Access constrained serving several other commercial uses. Potential air quality issues. The area has been propose as a future Cultural Quarter in the Town Strategy.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005 This area of the town D (around the Leisure Centre) was identified as a Cultural Quarter in the Congleton Town Strategy [BE084] <i>“Opportunities should be taken to deliver the renaissance of the leisure centre and the protection and enhancement of assets such as the Theatre”</i>
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	09/1671C Change of use of warehouse to dance studio. Granted 3/8/2009
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. However as the site is in use it is not considered deliverable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is currently in use and is therefore not considered developable within the Plan period.
<b>Infrastructure issues (including highways)</b>	The site is adjacent to the leisure centre which is set to expand. This site would be suitable to accommodate possible expansion of the leisure centre
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	Unknown
<b>Conclusions &amp;</b>	This area (D) of the town, around the Leisure Centre



**recommendations**

was identified as a Cultural Quarter in the Congleton Town Strategy [BE084] “*Opportunities should be taken to deliver the renaissance of the leisure centre and the protection and enhancement of assets such as the Theatre*”. This site is in active use and has been screened out as there is currently no prospect of it coming forward for housing.

<b>Site Address</b>	<b>Land east of Hillfields, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2386
<b>Site visit date</b>	10.4.15
<b>Site description</b>	<p>The site is an overgrown parcel of land near the crest of a hillside facing south west, to the north of Congleton town centre. Access is via pedestrian steps between the top of Hillfields and the bottom of Hillfields.</p> <p>The surrounding development is generally residential. Immediately adjacent to the north is an area of public open space. The site forms part of the Town Wood running through the town. The woodland to the west of the site is a TPO area, the woodland to the east is a Site of Biological Importance and Regionally Important Geological Site, and covered by ancient woodland Inventory.</p>
<b>Site area and dwelling capacity</b>	0.27ha, 9 dwellings SHLAA
<b>Constraints</b>	The site is located on a steep slope. Access is only possible on foot and there are topography issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site is within the settlement limits in Congleton Borough Local Plan 2005.</p> <p>Potential air quality issues may be present as the site is within an Air Quality Constraints Region, and Highways Constraints Region. The site is within a Landfill Constraints Region.</p> <p>The site falls within area E in the Congleton Town Strategy [BE 084] Rood Hill and Ropewalks. Rood Hill is identified as an important gateway to the town centre, where opportunities should be taken to enhance links to the River Dane.</p>
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	27789/1 One dwelling refused, appeal dismissed 29/8/1996 on grounds of adverse effect on townscape.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and</b>	The site is vacant and could therefore have potential to come forward in the Plan period.

<b>achievable?</b>	
<b>Infrastructure issues (including highways)</b>	The site is not currently accessible by vehicle. An access road would need to be built from either the top of Hillfields or the bottom, in order to access the site.
<b>HRA considerations</b>	The biodiversity value of this site should be investigated.
<b>S/A</b>	The site is within easy walking distance to the town centre.
<b>Conclusions &amp; recommendations</b>	The site is constrained by access issues, however the site is vacant and could have potential for further consideration as a housing site.

<b>Site Address</b>	<b>Land west of Hillfields, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2387
<b>Site visit date</b>	10.4.15
<b>Site description</b>	The site is vacant hillside land and woodland with access from Hillfields and Milk Street, to the south east of Clayton Manor Care Home. The surrounding development is generally residential and a small area of commercial.
<b>Site area and dwelling capacity</b>	0.82ha, SHLAA refers to 15 dwellings based on topography and trees
<b>Constraints</b>	The site is currently woodland with an area TPO. The site is located on a steep incline. There are no buildings on site. Potential air quality issues may be present as the site is within an Air Quality Constraints Region, and Highways Constraints Region. The site is within a Landfill Constraints Region.  The site falls within area E in the Congleton Town Strategy [BE 084] Rood Hill and Ropewalks. Rood Hill is identified as an important gateway to the town centre, where opportunities should be taken to enhance links to the River Dane.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limit in Congleton Borough Local Plan 2005. Area TPO in the Congleton Borough Local Plan.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	33994/6 31 bedroom Annexe to Clayton Manor Care Home. Allowed on appeal 1993, renewal of permission 2002 28466/3 Proposed annex to existing nursing home, refused 1996 15660/1 outline planning for private housing, refused 1984 27420/3 Application for a residential development. Withdrawn 1995
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable
<b>Is the site potentially</b>	The site has several constraints, such as topography, TPO and access however these would

<b>developable within the Plan period; available and achievable?</b>	not necessarily prevent the site from potentially coming forward within the plan period.
<b>Infrastructure issues (including highways)</b>	Vehicular Access would need to be provided.
<b>HRA considerations</b>	The site is likely to form part of an important wildlife corridor through the town and should be considered for its biodiversity value.
<b>SA considerations</b>	The site is within easy walking distance of the town centre.
<b>Conclusions &amp; recommendations</b>	The site is constrained by access issues, and TPO policy. However the site is vacant and has potential to come forward as a possible housing site.

<b>Site Address</b>	<b>Brook Street, Congleton (Phase 2)</b>
<b>SHLAA Ref/Site Ref number</b>	3447
<b>Site visit date</b>	10.04.15
<b>Site description</b>	Former Grinding Works site with new residential development to south (itself also a former industrial site).
<b>Site area and dwelling capacity</b>	1.05ha, SHLAA refers to 23 dwellings
<b>Constraints</b>	Buildings on site. Hardstanding on site. Trees to boundary. Adjacent to the river and within Flood Risk Area,
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Owner-Specific Employment Site and flood risk (Zone 3) area in Congleton Borough Local Plan 2005
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	14/0616C Land off Brook Street Phase 2 approved April 2015. This is an extension to the 16 dwellings currently under construction which will utilise the whole site.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. The site has a recent planning approval
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes—the site has a recent planning approval.
<b>Infrastructure issues (including highways)</b>	14/0616C was accompanied by a Transport Statement dealing with all access issues.
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	These have been dealt with through the planning approval.
<b>Conclusions &amp; recommendations</b>	This is a committed site. It is included in this study as permission was granted after 31 <sup>st</sup> December 2014.

<b>Site Address</b>	<b>Land at Bank Street, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2313
<b>Site visit date</b>	10.4.15
<b>Site description</b>	Mixed use town centre site, including surface car park and commercial development.
<b>Site area and dwelling capacity</b>	1.09ha, SHLAA refers to 20 dwellings
<b>Constraints</b>	Flood Zone 1 - Little or no risk, buildings on site, Is generally flat. Potential contaminated site. Trees on site. Is partly within Moody Street Conservation Area (which has recently been extended). The site includes a Grade II Listed Building at 9 Park Street.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within settlement limits in Congleton Borough local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site has a number of different current uses and as such is unlikely to come forward as a deliverable site in the Plan period.
<b>Infrastructure issues (including highways)</b>	The site is within the town centre and is nearby facilities. Access to and from the site would need to be configured with the current one way system.
<b>HRA considerations</b>	Unknown
<b>SA considerations</b>	The site is within the centre of Congleton and is within easy walking distance to services and facilities. There is a bus stop 200m, leisure facilities 300m, medical centre within 200m, amenity area 100m, post office 600m, public park 400m, railway station 1300m, grocers 400m.
<b>Conclusions &amp; recommendations</b>	This site is suitable for mixed used development within a conservation area. However the site is

	currently in a variety of uses and is screened out.
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<b>Site Address</b>	<b>Land at Princess Street, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2316
<b>Site visit date</b>	10.4.15
<b>Site description</b>	The site is largely a surface level pay and display car park, which is surrounded by mixed use building. To the west of the site Mill Street runs approximately 30 feet higher than the car park, with pedestrian stepped access from it. The south of the site houses large commercial sheds, some of which are no longer in use. To the east is the ground level vehicular exit from Morrison's multi storey car park. The site lies adjacent to general town centre uses including some residential, flat conversions.
<b>Site area and dwelling capacity</b>	0.51ha, 21 dwellings SHLAA
<b>Constraints</b>	Part of the site lies in flood zone 2 and in zone 3. There is a water course adjacent to the site. The site is over several levels. Princess Street is currently lower than Bridge Street and Mill Street; therefore access may be an issue. The site is adjacent to Brook Mill (Grade II listed), and adjacent to a Listed Building area. There are several buildings, trees and shrubs on site. The site is located on potential contaminated land and within 250m of landfill. There may be potential air quality issues. West Street Conservation Area is adjacent to the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Congleton Borough Local Plan 2005. The site is within: <ul style="list-style-type: none"> <li>• Settlement limits</li> <li>• Principal Shopping Area (S4)</li> <li>• Town Centre. Allocated for Retail uses (DP4(C1))</li> <li>• Improvements to car park (DP11(C1))</li> <li>• An Area of Archaeological Potential ( BH12)</li> </ul>
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	09/1018C full planning application for the erection of an extension to Bridestones Centre comprising a food store, speciality A1 retail units, replacement market, car parking and servicing facilities and creation of a town square. 12/1211C- variation of conditions
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential

	development is considered to be viable. If the current planning application is approved, there is no indication that the site is being promoted for housing.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The current application if approved will not include any provision for housing; therefore the site is not considered a deliverable site within the plan period.
<b>Infrastructure issues (including highways)</b>	Unknown
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	The site is within the centre of Congleton and is within easy walking distance of service and facilities.
<b>Conclusions &amp; recommendations</b>	This site is within a Principal Shopping Area. It has an application 09/1018C for an extension to Bridestones Centre, replacement market, and car parking and creation of a town square. Residential development on the site seems very unlikely, as it is not part of any submissions. There is currently no policy direction towards residential and no indication that it is likely to come forward for housing. The site is largely in use. For this reason the site has currently been screened out.

<b>Site Address</b>	<b>Land adjacent to Congleton War Memorial Hospital, Canal Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2311
<b>Site visit date</b>	27.4.15
<b>Site description</b>	The site comprises a wide grass verge, with a low brick retaining wall to Canal Street. It is well maintained mown grass, gently banked with some semi mature trees on the site. It is adjacent to a residential street (Bunts Lane) to the north and the War Memorial Hospital and associated car parking to the south east. The area is generally residential.
<b>Site area and dwelling capacity</b>	0.25ha, 8 SHLAA
<b>Constraints</b>	The site is within Flood Zone 1 with little or no risk of flooding. The site is sloping with semi mature trees, Adjacent to hospital site, potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is currently vacant so there could be potential for the site to come forward within the plan period.
<b>Infrastructure issues (including highways)</b>	There do not appear to be any highway issues. Development here would remove any opportunity for further expansion of the hospital or its car park.
<b>HRA considerations</b>	Unknown
<b>SA considerations</b>	The site is within walking distance of the town centre and local facilities and services. Daven Primary School is adjacent to the site.

**Conclusions & recommendations**

This site would be a suitable housing site, with few constraints, although development here would remove any opportunity for further expansion of the hospital or its car park. The site has potential to be developed within the plan period.

<b>Site Address</b>	<b>Land west of Eaton Bank, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2502
<b>Site visit date</b>	10.4.15
<b>Site description</b>	This vacant site is steeply sloped. It is heavily vegetated with semi mature trees and scrub. The site adjoins ancient woodland to the west and a wildlife site to the east of Eaton Bank (Road). It is likely to be part of a wildlife corridor running through the town wood. The site is adjacent to an industrial/trading estate to the south east and residential development to the north west which overlooks the site. Opposite the site is Eaton Bank Secondary School and an area currently in agricultural use and car parking, (an existing Employment Allocation DP1 (C1) in the Congleton Borough Local Plan 2005).
<b>Site area and dwelling capacity</b>	1.4ha, Capacity 42 SHLAA The site is narrow and steeply sloped and development would need retaining structures, which may reduce the capacity.
<b>Constraints</b>	Access to the site is constrained by a single no through road (Jackson Road). Visibility at the junction with A536 is poor. The site is narrow and steeply sloped and development would need retaining structures, which may reduce the capacity. The neighbouring trading/industrial estate may cause a significant nuisance if housing is permitted adjacent to the site. There may be potential air quality issues. The site is heavily vegetated with trees and shrubs. It is likely to have a biodiversity value as a wildlife corridor. There is a disused and overgrown car park immediately adjacent to the trading estate at the lowest part of the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within Settlement limits, Congleton Borough Local Plan
<b>Previously developed land? (PDL)</b>	Brownfield potential 7 Greenfield potential 35
<b>Background site history &amp; Current apps</b>	Several applications relating to adjoining employment uses.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within

	an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is part of a wide belt of woodland that runs through the town centre, some of which is ancient woodland. It is likely to form an important wildlife corridor. It is a prominent landscape feature, occupying high ground above the town. The site is steeply sloped and only accessible from Eaton Bank/ Jackson Road, meaning all traffic would have to emerge onto the A536 at a steep cross roads junction.
<b>Infrastructure issues (including highways)</b>	Traffic would have to access the site from the A536 in and out of busy cross roads with poor visibility.
<b>HRA considerations</b>	The site is likely to be ecologically significant as a wildlife corridor adjacent to ancient woodland and a wildlife site.
<b>SA considerations</b>	<p>The site is a wooded site which appears to be a continuation of Congleton Town Wood to the west (although it is not mapped as such). It is likely to be an important wildlife corridor. The site is close to a secondary school and within walking distance of a bus route.</p> <p>Development of the site would lead to traffic issues, due to there only being one access road to the site and a busy junction onto the A536.</p>
<b>Conclusions &amp; recommendations</b>	The site forms the furthest extent of a wide belt of ancient woodland that runs through the town centre. It is likely to form an important wildlife corridor. It is a prominent landscape feature, occupying high ground above the town. The site is steeply sloped and only accessible from Eaton Bank/ Jackson Road, meaning all traffic would have to emerge onto the A536 at a steep cross roads junction. Due to the number of constraints this site should be screened out.

<b>Site Address</b>	<b>Oakes Pets Superstore, 28 Biddulph Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2362
<b>Site visit date</b>	10.4.15
<b>Site description</b>	The site comprises an unsurfaced car park to the rear of Oakes Pet Superstore (in use), a locally listed former workhouse, with a car park at the front. There are some mature trees to the boundary. Historically the site was used as a depot. Access to the site is via Oakes Pet Shop land.
<b>Site area and dwelling capacity</b>	0.55HA, Capacity 10 SHLAA
<b>Constraints</b>	Zone 1 - Little or no risk. Trees, contamination may be an issue, within BWB consultation zone. Buildings on site including locally listed buildings, appears flat. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is in use therefore it is considered that the site is unlikely to come forward in the Plan period.
<b>Infrastructure issues (including highways)</b>	There may need to be junction improvements onto the A527.
<b>HRA considerations</b>	Unknown
<b>SA considerations</b>	The site is within the small district centre of Hightown which provides several shops and Congleton Railway Station.
<b>Conclusions &amp;</b>	This site currently in use and currently has no

<b>recommendations</b>	potential as a housing site The site has therefore been screened out.
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<b>Site Address</b>	<b>Rear of Annan Close, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2485
<b>Site visit date</b>	10.4.15
<b>Site description</b>	Vacant land and woodland.
<b>Site area and dwelling capacity</b>	0.06 Ha, 2 dwellings SHLAA.
<b>Constraints</b>	Not accessible; site is bounded by the canal, railway and residential properties. Trees, noise from railway, within Canal and Rivers Trust consultation zone, adjoins Macclesfield canal Conservation Area. The site is steeply sloping and heavily wooded. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits, Congleton Borough Local Plan.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	none
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. However given the constraints this site is not considered viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is inaccessible and has no prospect of coming forward in the plan period.
<b>Infrastructure issues (including highways)</b>	The site is currently inaccessible.
<b>HRA considerations</b>	Unknown
<b>SA considerations</b>	The site is inaccessible.
<b>Conclusions &amp; recommendations</b>	This site has been screened out due to the access issues.

<b>Site Address</b>	<b>Nortek, Vale Business Centre, Priesty Fields, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2357
<b>Site visit date</b>	10.4.15
<b>Site description</b>	The site comprises a single storey industrial building in use, historically Vale Mill. It is accessed via Priesty Fields, a single track, no through road leading to a row of residential terraced houses.  Wider area is residential. Woodland and Howty Brook to the west.
<b>Site area and dwelling capacity</b>	0.39ha, Capacity 12 in the SHLAA
<b>Constraints</b>	TPOs to rear of site, wildlife corridor adjacent, could affect the setting of listed buildings, footpath adjacent to site, within Flood Zone 3. Wider road network may need improvements. Building on site, appears flat. Located on potential contaminated site. Potential air quality issues. Adjoins West Street Conservation Area.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits, Congleton Borough Local Plan 2005 adjoins Wildlife Corridor.
<b>Previously developed land? (PDL)</b>	Yes in part.
<b>Background site history &amp; Current apps</b>	09/0509C 90 bed nursing home, granted 8/12/2009
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. However the site is currently in use.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is currently in use and is unlikely to come forward within the Plan period.
<b>Infrastructure issues (including highways)</b>	Traffic would be an issue as access is very limited
<b>HRA considerations</b>	The site is adjacent to a wildlife corridor

<b>SA considerations</b>	The site is within easy walking distance of the town centre.
<b>Conclusions &amp; recommendations</b>	The site is currently in use and has therefore been screened out.

<b>Site Address</b>	<b>Land off Willow Street, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2383
<b>Site visit date</b>	10.4.15
<b>Site description</b>	Vacant, vegetated land set behind a brick wall adjacent to the A54. The site slope steeply down from the road. At the bottom of the slope the land adjoins an industrial building, currently in use as a dance studio. Beyond this is Congleton Leisure Centre and playing fields to the north of the site.
<b>Site area and dwelling capacity</b>	0.17ha, 6 dwellings SHLAA
<b>Constraints</b>	Woodland and topography (steep incline). Potential air quality issues, close to open space and locally listed building (St. Stephen's Church). Access to the site is limited via Worrall Street only, which is a no through road directly off Mountbatten Way. There is no potential to create access from the adjacent A54.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits and adjoining protected open space in Congleton Borough Local Plan 2005. This area of the town D (around the Leisure Centre) was identified as a Cultural Quarter in the Congleton Town Strategy [BE084] " <i>Opportunities should be taken to deliver the renaissance of the leisure centre and the protection and enhancement of assets such as the Theatre.</i> "
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	29432/1 Office building refused, appeal dismissed 11/8/1998 11/4125C 1 dwelling refused 23/1/2012 13/1725C four 1 bed flats Withdrawn 20/6/2013
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The land is currently vacant so could have potential to be developed within the plan period.
<b>Infrastructure</b>	Access to the site is limited via Worrall Street only,

<b>issues (including highways)</b>	which is a no through road directly off Mountbatten Way. There is no potential to create access from the adjacent A54.
<b>HRA considerations</b>	Unknown
<b>SA considerations</b>	The site is within walking distance of the town centre and the park.
<b>Conclusions &amp; recommendations</b>	The site has very limited access and is within a designated Cultural Quarter. It has therefore been screened out for housing.

<b>Site Address</b>	<b>Mill, Lower Park Street, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2384
<b>Site visit date</b>	10.4.15
<b>Site description</b>	Former Mill Building, currently in use as Congleton HUB, a community centre and charity shop for Age Concern. Surrounding development is generally industrial and some residential. The area is adjacent to Congleton Leisure Centre and Park. The site is accessible from Worrall Street and Foundary Bank.
<b>Site area and dwelling capacity</b>	0.05ha, 2 dwellings SHLAA,
<b>Constraints</b>	Existing community/employment use, buildings require demolition, appears that only part feasible to convert. Possible contamination, access and parking constrained. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within town centre and settlement zone in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	13/2647C Change of use to health and wellbeing centre. Granted 30/8/2013 (Age Concern HUB).
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The building is currently in use and is therefore unlikely to come forward during the Plan period.
<b>Infrastructure issues (including highways)</b>	Access to the site is via Lower Park Street, which is a no through road coming off Foundary Bank, a steeply sloped narrow access road off whose junction is on a steep corner.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is within easy walking distance of the town centre.

<b>Conclusions &amp; recommendations</b>	The building is currently in use and has therefore been ruled out as it is in use as the Age Concern Hub since 2013.
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<b>Site Address</b>	<b>Allotments, Vale Walk, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2394
<b>Site visit date</b>	10.4.15
<b>Site description</b>	Allotments within a generally residential area with some commercial uses.
<b>Site area and dwelling capacity</b>	0.21ha, 7 dwellings
<b>Constraints</b>	The access to this site is constrained by the surrounding buildings, some of which are listed. Trees overhang site, hedges to boundaries, site is Protected Open Space/Recreation Facility, wildlife corridor. Footpath adjacent to site. Potential air quality issues. Moody Street Conservation Area.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Protected Open Space adjoining town centre in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	2067/1 1 dwelling refused 21/8/1975
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	The site has been listed (17.10.2014) as an Asset of Community Value. A disposal notice was issued on the 23.10.2014. The initial Moratorium ended on 4.12.2014, The full Moratorium ended on 24.04 2015. The protected period ended on 24.04.2016. No date for removal from list has been given but it must be within five years from these dates.
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. However this has recently become an Asset of Community Value and therefore has no potential.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No, this has recently become an Asset of Community Value and therefore has no potential.
<b>Infrastructure issues (including highways)</b>	Very limited vehicular access, due to being surrounded by houses.
<b>HRA considerations</b>	Unknown although it is part of a wildlife corridor.
<b>SA considerations</b>	The site is within easy walking distance of the town



	centre.
<b>Conclusions &amp; recommendations</b>	Due to this site being protected open space; it has been screened out for any housing potential.

<b>Site Address</b>	<b>Garages, Highcroft Avenue, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2487
<b>Site visit date</b>	10.4.15
<b>Site description</b>	The site is on a residential street. There is a block of 9 brick and tile garages set back from road behind parking area. The garages are all in use and parked vehicles are regularly parked in front of the garages.
<b>Site area and dwelling capacity</b>	0.03ha, 1 dwelling SHLAA
<b>Constraints</b>	Bus stop opposite, relationship with adjoining dwellings - overlooking, daylight, outlook. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. However the site is fully in use.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is currently in use and there is no indication that it will come forward.
<b>Infrastructure issues (including highways)</b>	Several garages will be lost through the development of an adjacent site, which may increase the demand to retain these facilities.
<b>HRA considerations</b>	Unknown
<b>SA considerations</b>	The site is within walking distance of the station and the town centre is 1 km away.
<b>Conclusions &amp; recommendations</b>	The site is in use and there has been no indication that the site will come forward in the near future. Adjacent to the site in Windsor Place permission has been granted for the removal of several outbuildings

	and garages, which may increase demand for these to be retained. The site has been screened out.
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<b>Site Address</b>	<b>South of Rope Walk Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2490
<b>Site visit date</b>	10.4.15
<b>Site description</b>	The site comprises vacant land and part of a car park (in use) for the adjacent scout hut. The site is narrow and triangular in shape and is edged to the south by a 30 foot stone retaining wall with industrial building rising above and over looking the site from the higher adjacent street. Part of the site is about three feet above street level and fronted by a stone retaining wall. Opposite the site are some four storey flats. Access to the site is via Rope Walk; a no through, single track road, which is poorly maintained and suffers from on street parking. The rest of Rope Walk is mainly in community use for Army Cadets HQ and Air Training Corps HQ and car parking.
<b>Site area and dwelling capacity</b>	0.06ha, 2 dwellings SHLAA
<b>Constraints</b>	Part of site is within Flood Zone 2. There are topographical issues, as the site lies 30 feet below the adjacent street. Access to the site is via a no through road with parking issues. The car park for the scout hall. The site is located within 250m of landfill. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	22137/3 Additional 1 <sup>st</sup> floor accommodation to Scout HQ, Granted 29/5/1990
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. However given the current constraints such as part of the site being the scout HQ car park, the site does not appear viable.
<b>Is the site potentially</b>	Part of the site is vacant so could possibly come forward in part during the plan period.

<b>developable within the Plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	The development would lead to a loss of car parking.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is within the centre of Congleton and is within easy walking distance of services and amenities. Access to the site is via a no through single track road with parking issues.
<b>Conclusions &amp; recommendations</b>	The foundations of any development here would be likely to be above street level. Adding a tall building on the site would make the road very enclosed. Whilst the site has limited potential, there are several constraints that would need to be dealt with through careful design. The site has been screened out due to constraints.

<b>Site Address</b>	<b>Land between 16 and 18 Hertford Close, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2496
<b>Site visit date</b>	10.4.15
<b>Site description</b>	The site is flat vacant grass land within residential area and in Council ownership (Assets Map site 298). There is a footpath (although not marked as PROW) that crosses the site from front to back and gives access to public open space/woodland to south of the site. The site is adjacent to steeply sloped woodland to the south (rear of the site) which gives pedestrian access via a stepped path to Congleton Park.
<b>Site area and dwelling capacity</b>	0.08ha, capacity 2 at 25 dph in SHLAA ,
<b>Constraints</b>	Flood Zone 1 - Little or no risk. Would need to maintain access to public open space to the south via the footpath. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the settlement limits in Congleton Borough Local Plan 2005. It is not currently designated Protected Open Space.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	25274/3 amendments to play area granted 25/3/1993 This is likely to have arisen through a developer commitment on the adjacent road (Norfolk Road).
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is vacant so could potentially come forward within the Plan period.
<b>Infrastructure issues (including highways)</b>	The site would need to retain the pedestrian access across the site
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is within a residential area with reasonable access to facilities and services within the town. However there is limited access to protected Open/ play space in the vicinity. The pedestrian access

	through the site forms an important access point to the woodland south of the site and improves connectivity.
<b>Conclusions &amp; recommendations</b>	This site could be suitable for residential development. It is not designated open space, and is owned by the Council. The site would need to retain the footpath through the site to ensure connectivity with the town. The site has potential to be developed within the Plan Period.

<b>Site Address</b>	<b>Public Open Space, Howey Lane, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2516
<b>Site visit date</b>	10.4.15
<b>Site description</b>	The site is a triangle of mown grass fenced off on the rear of the site by the adjacent garden boundaries.
<b>Site area and dwelling capacity</b>	0.06ha, 2 dwellings
<b>Constraints</b>	The site is slightly raised. Area of Protected Open Space/Recreation facility. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Protected open space within settlement limits, Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	20413/1 Bungalow refused 6/12/1988
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	No, however according to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	This site is Protected Open Space and as such does not have any potential to come forward in the Plan period.
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is within walking distance of the town centre
<b>Conclusions &amp; recommendations</b>	The site is designated as Public Open Space. It is therefore not viable for residential development. The site has therefore been screened out.



<b>Site Address</b>	<b>Land off Biddulph Street, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2517
<b>Site visit date</b>	10.4.15
<b>Site description</b>	Garden land in residential area and adjoining open countryside. The site is accessed via Biddulph Street a single track dead end private road. The site slopes steeply from north to south and is part of a very hilly landscape. There is a stream running through the site, partially underground. There is a public right of way adjacent to the site joining Congleton Edge Road.
<b>Site area and dwelling capacity</b>	0.12ha, 4 dwellings SHLAA. However the land ownership has changed since the inclusion of this site in the SHLAA. The current owner is strongly opposed to development of this site, which is currently garden land.
<b>Constraints</b>	Access is via a private road with limited pedestrian provision, trees, hedgerows and other vegetation on site; with links to open countryside indicate potential biodiversity value. PROW.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits - Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable however the current owner is opposed to development.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No. The current owner is opposed to development of this site.

<b>Infrastructure issues (including highways)</b>	Access and drainage
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is on the furthest edges of the Congleton Settlement Zone. It is not well served by local services and facilities.
<b>Conclusions &amp; recommendations</b>	The current owner of the site is opposed to development of the site and has no plans to develop. This site has been screened out for the purposes of this study

<b>Site Address</b>	<b>Rear of 11 Congleton Edge Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2530
<b>Site visit date</b>	10.4.15
<b>Site description</b>	Large garden
<b>Site area and dwelling capacity</b>	0.11ha, 4 dwellings SHLAA, (given the access and surrounding density, 1 dwelling would be more viable).
<b>Constraints</b>	The site is a large rear garden which overlooks the lower ground to the south of Biddulph Street. It is overlooked by dwellings to the north and north east of the site. Several trees overhang the site along the site boundaries. There is a public right of way adjacent to the south of the site, allowing pedestrian access only to Biddulph Street, a private road.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	16604/1 outline for residential development refused 27/2/1985 17125/1 Bungalow refused 22/10/1985
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No 11 Congleton Edge Road is for sale and is being marketed as having a large garden. There may be potential for the site to come forward in the plan period.
<b>Infrastructure issues (including highways)</b>	Access can only be achieved via the drive of 11 Congleton Edge Road. Access from Biddulph Street would not be possible, due to the fact there is a marked change in level and it is a private road.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is on the furthest reach of Congleton settlement zone and is not well served by local facilities and services. Neighbours in Biddulph Street have an ongoing complaint about the adjacent cattle farmers' cattle effluence, which drains down to their

	properties causing a bad neighbour use.
<b>Conclusions &amp; recommendations</b>	This site has potential. 11 Congleton Edge Road is currently for sale. There is no planning permission for the site which is being marketed as having a large garden. Given the surrounding density of the housing and the access issues, the plot would be more suitable for one detached property.

<b>Site Address</b>	<b>Public Open Space off Padgbury Lane, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2389
<b>Site visit date</b>	10.4.15
<b>Site description</b>	Public open space area laid to grass and enclosed by hedge to south and east. Accesses from housing estate to north.
<b>Site area and dwelling capacity</b>	0.28ha, 9 dwellings SHLAA
<b>Constraints</b>	Site is a protected area of open space. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Protected Open Space within settlement limits in Congleton Local Plan 2005
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable however the site is a protected area of open space and has no viability however the site is a protected area of open space.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is a protected area of open space and is therefore not developable.
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	None
<b>SA considerations</b>	None
<b>Conclusions &amp; recommendations</b>	This site is protected Open Space and as such is not viable for residential development and has been screened out

<b>Site Address</b>	<b>112 Broadhurst Lane Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	394 SHLAA 5142 SHLAA adjacent site with PP for 1 dwelling
<b>Site visit date</b>	10.4.15
<b>Site description</b>	<b>5142 SHLAA</b> – This site is garden land for 112 Broadhurst Road. The site now has permission for a four bed detached house to the rear of 112 Broadhurst Road. <b>394 SHLAA</b> - beyond 112 Boardhurst Road, at the end of the access road there is a flat field of approximately 0.7 hectares, used for sheep grazing. It is adjacent to the River Dane (disused spillways constructed channel) to the northeast. The channel is several metres lower than the field. The land rises sharply on the western site boundary and the site is overlooked by houses at the bottom of Valley Way. There are mature trees and hedges to the boundaries. To the east of the river is a water treatment works and Dane Mill employment site. The site is semi rural in nature, but within easy reach of the town centre services and facilities, although somewhat isolated by Clayton By-Pass.
<b>Site area and dwelling capacity</b>	<b>394</b> 1.ha, capacity 30 dwellings according to the SHLAA.
<b>Constraints</b>	The river, adjacent to the site is in flood zone 2 and 3. There is a gas main and sewers, trees including small woodland forming west boundary. The access to the site along Broadhurst Lane is a constraint as it is a single track road.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<b>5142</b> Within settlement limits in Congleton Borough Local Plan 2005. There is a wildlife corridor/ protected open space adjacent to the north of the site.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<b>5142 SHLAA</b> 14/5172C 1 dwelling granted 15/12/2014, adjacent to the site.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period;</b>	The site is vacant therefore there is potential for the site to come forward within the Plan period.

<b>available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	Access to the site is an issue, due to the single track road, Broadhurst Lane. Traffic would emerge onto Clayton-By-Pass on a fast stretch of carriageway.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is within walking distance of the town centre although the site is separated by Clayton By-Pass.
<b>Conclusions &amp; recommendations</b>	This site has potential as site for housing within the Plan period and would be in keeping with the adjacent housing estate. The site access is restricted by the single track road to the site.

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<b>Site Address</b>	<b>North of Congleton Station, Park Lane, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2308
<b>Site visit date</b>	10.4.15
<b>Site description</b>	The site is largely an unsurfaced area of vacant land, formerly in railway use. It is currently used as a car park and for access. The site is immediately in front of Railway Cottages, a row of 6 traditional Victorian terraced houses, which are occupied and require access across the site. The site is also used by lorries to Wharf Kitchens & Plumbing, a business housed in a traditional brick warehouse with its own car park on the site. The site has become important in terms of its nature conservation value, containing a number of trees and shrubs, which have been largely undisturbed for several years. The site is immediately adjacent to the railway line to the east and housing to the west.
<b>Site area and dwelling capacity</b>	1.27ha, 39 dwellings SHLAA although given the constraints this is likely to be significantly lower.
<b>Constraints</b>	<p>Access to and from Biddulph Road has been raised as an objection to the current planning application by nearby residents and is yet to be addressed by highways.</p> <p>The proposed development of the site is likely to lead to future parking/access problems as Congleton expands and requires additional Station/parking capacity (Policy DP11 (C3) Improvements to Public transport in the Congleton Borough Local Plan 2005).</p> <p>The site is adjacent to the railway track and development would be subject to restrictions imposed by the operator such as evergreen trees only adjacent to the track. Noise mitigation may be necessary.</p> <p>The site has great biodiversity value and is home to some rare bees, bats and other wildlife. There is a public sewer with a 3 metre easement. A contaminated land study would be needed and a travel plan.</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>Within settlement limits, Congleton Borough Local Plan 2005</p> <p>Policy DP11 (C3) Improvements to Public transport in the Congleton Borough Local Plan 2005 a saved policy.</p>
<b>Previously developed land?</b>	Yes, station sidings/dairy



<b>(PDL)</b>	
<b>Background site history &amp; Current apps</b>	14/5540C 30 dwellings current
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	There is currently a planning application awaiting a decision in June 2015, therefore there may be scope for this site to be delivered within the Plan period.
<b>Infrastructure issues (including highways)</b>	The site has been earmarked in the current Congleton Borough Local Plan 2005, Policy DP11 (C3), as being an important site for potential 'Improvements to Public Transport'. The policy has been saved in the emerging Local Plan. This site should be retained for further station capacity such as car parking or bus interchange to serve Congleton's rapidly growing population.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is adjacent to Congleton Station and provides an opportunity to encourage further use of public transport. The site has great biodiversity value and is home to some rare bees, bats and other wildlife.
<b>Conclusions &amp; recommendations</b>	The site is subject to policy DP11 Transport Facilities (C3 improved passenger facilities) in the Congleton Borough Local Plan First Review and is therefore screened out of this study.

<b>Site Address</b>	<b>CEC Depot, Brunswick Wharf, Brook Street, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2318
<b>Site visit date</b>	10.4.15
<b>Site description</b>	This site is currently in use as Cheshire East's Council depot containing industrial buildings and a waste transfer station. It is set high above Brook Street behind high walls and fences. The site is adjacent to Biddulph Valley Way, to the south a disused railway route, now a recreational cycle/bridleway and protected open space. The surrounding area is becoming increasingly transformed from industrial use to residential use.
<b>Site area and dwelling capacity</b>	0.68ha, 21 dwellings SHLAA
<b>Constraints</b>	There are buildings on site and on potentially contaminated land.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within Settlement Limits in Congleton Borough Local Plan 2005. Biddulph Valley Way is Protected Open Space and Wildlife Corridor to south.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	12/0049C new welfare building Granted 13/2/2012
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is currently in use as a Council depot and is therefore unlikely to come forward in the Plan period.
<b>Infrastructure issues (including highways)</b>	A new Council depot would be required.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is within half a km of the town centre.
<b>Conclusions &amp; recommendations</b>	The site is currently in use as Cheshire East's Depot and there is no evidence that the site will become available for housing in the plan period. The site is therefore screened out.



<b>Site Address</b>	<b>Black Lion Court, High Street, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	407
<b>Site visit date</b>	10.4.15
<b>Site description</b>	The site is a small court yard in the town centre behind 16 and 18 High Street. The site comprises tightly packed office buildings with no parking. Access is via a narrow gated entrance between the commercial premises to the street front.
<b>Site area and dwelling capacity</b>	0.03ha, 3 dwellings The site is currently being promoted as offices to let. The agent did not see any prospect of these properties coming forward for residential, given the access and parking issues.
<b>Constraints</b>	Flood Zone 1 - Little or no risk. Access and parking limited, surrounded by other buildings, Listed Buildings on High Street and Chapel Street.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within town centre, Conservation Area and area of Archaeological Potential in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	08/1980/FUL Change of use to 3 apartments. Granted 5/2/2009, expired 5/2/2012
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Unknown
<b>Infrastructure issues (including highways)</b>	No parking
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is within the heart of the town centre and within easy walking distance to services and amenities.
<b>Conclusions &amp; recommendations</b>	The site is currently being promoted as offices to let. The agent did not see any prospect of these

	properties coming forward for residential development given the access and parking issues. This site has therefore been screened out.
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<b>Site Address</b>	<b>Land off Heydon Close/Obelisk Way, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2537 (the part within settlement limits)
<b>Site visit date</b>	17.4.15
<b>Site description</b>	Open land and rough ground adjoining housing development. Southern edge contains private drive serving 3 dwellings and is maintained as garden land.
<b>Site area and dwelling capacity</b>	0.3 ha, potential for 10 dwellings
<b>Constraints</b>	Topographical and access issues. The site lies with the Jodrell Bank consultation zone, a wildlife corridor, Area of Special Control for Adverts, and Flood Zones 2 and 3. Site is close to a Site of Biological Importance. Trees present on site. Site is generally flat. Located within 250m of landfill. Potential air quality issues. Sewer crosses site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. Protected open space to north.
<b>Previously developed land? (PDL)</b>	no
<b>Background site history &amp; Current apps</b>	32271/3 erection of 100 houses and provision of open space, granted 24/5/2001
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton, which is a popular town, with both housing developers and new house buyers.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Inappropriate for either residential or employment use due to site and access constraints and environmental impact on the River Dane landscape. The site is not developable within the Plan period
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	

<b>SA considerations</b>	Site is within walking distance of a bus stop.
<b>Conclusions &amp; recommendations</b>	The south side of the site adjoining the housing development is maintained as garden land. Beyond this the site is fenced off before the site drops away to a stream below. The slope is waterlogged and vegetated. The site is narrow and unsuitable for housing. This site has been screened out.

<b>Site Address</b>	<b>Throstles Nest Inn, 11 Buxton Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	5154
<b>Site visit date</b>	13.5.15
<b>Site description</b>	A former pub fronting onto the A54, attached to buildings either side.
<b>Site area and dwelling capacity</b>	3
<b>Constraints</b>	Within flood zone 2 and 3
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within the Settlement zone
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Proposed change of use from existing public house to 3 no. two bedroom dwellings to the main building approved with conditions, 17-Apr-2015
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. The site has planning permission.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes, it has planning permission.
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	None
<b>SA considerations</b>	None
<b>Conclusions &amp; recommendations</b>	Whilst this site is now a commitment, permission was not granted until after the 13 <sup>th</sup> Dec 2014, therefore it has been included in the urban potential for Congleton.



<b>Site Address</b>	<b>Land off Sherratt Close</b>
<b>SHLAA Ref/Site Ref number</b>	5155
<b>Site visit date</b>	13.5.15
<b>Site description</b>	The site is former garden land at the rear of the existing houses.
<b>Site area and dwelling capacity</b>	2
<b>Constraints</b>	None
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within the settlement zone
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	15/0073C Application for the construction of two dwellings with vehicle parking and associated domestic land. approved with conditions 17-Apr-2015
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. The site has planning permission.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes it has planning permission
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	None
<b>SA considerations</b>	None
<b>Conclusions &amp; recommendations</b>	Whilst this site is now a commitment, permission was not granted until after the 13th Dec 2014, therefore it has been included in the urban potential for Congleton

<b>Site Address</b>	<b>30, William Street , Congleton, CW12 2EY</b>
<b>SHLAA Ref/Site Ref number</b>	5156
<b>Site visit date</b>	13.5.15
<b>Site description</b>	No 30 is the end house in a row of terraced houses. The house will be subdivided and a new house added to the end of the terrace in the garden of the current no 30.
<b>Site area and dwelling capacity</b>	3
<b>Constraints</b>	None
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within the Congleton settlement Zone
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Full planning permission for the subdivision of an existing dwelling house for use as two separate dwellings and the construction of 1no. two bedroom terraced dwelling approved with conditions 10-Apr-2015.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. The site has planning permission.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes- it has planning permission
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	None
<b>SA considerations</b>	None
<b>Conclusions &amp; recommendations</b>	Whilst this site is now a commitment, permission was not granted until after the 13st Dec 2014, therefore is

	has been included in the urban potential for Congleton.
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<b>Site Address</b>	<b>Congleton High School Playing fields, Box Lane/ Holmes Chapel Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	3554
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	<p>The site is the Holmes Chapel Road frontage of the High School/6<sup>th</sup> form centre playing fields. To the north and east are dwellings, to the west are further playing fields separated by a narrow area of woodland, and to the south are further playing fields and an all-weather pitch.</p> <p>There is a mature hedge and trees on the northern boundary with a small group of trees in the corner of the site by the Box Lane junction.</p> <p>Congleton High School is undergoing major expansion works with further works planned. There is a pedestrian crossing of Holmes Chapel Road on the site frontage.</p>
<b>Site area and dwelling capacity</b>	2.5 ha, SHLAA refers to 10 dwellings, but the status as protected open space and the trees mean that this site is screened out of the study.
<b>Constraints</b>	Protected Open Space, Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites, trees to road frontage and western boundary, car park for school to south-east.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Protected Open Space within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	Several applications relating to developments at the school.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in</p>

	<p>Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is in use as school playing fields at present.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No due to status as protected open space.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is reasonably close to services and amenities.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has a viable education and recreation use.</p> <p>The site is protected open space and is therefore screened out of the study.</p>

<b>Site Address</b>	<b>Land adjacent to Marfields Primary School, Waggs Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2370
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	<p>A linear area of undulating and in places steeply sloping open land between Marfields School and dwellings fronting Waggs Road and Banky Fields, and bungalows to the north-west at The Westlands. There are trees to the northern boundary. Tree felling has taken place recently on the western boundary.</p> <p>Access to the site would need to be through SHLAA site 2755 to the south east via Banky Fields.</p>
<b>Site area and dwelling capacity</b>	1.52ha, SHLAA refers to 46 dwellings, but the shape and contours of the site would reduce this number to 20.
<b>Constraints</b>	Potential access and topographical issues. Small construction on site. Trees and shrubs on site. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	1179/1 12 dwellings withdrawn 26/8/1976. The application also included SHLAA site 2755 to the south-west.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is a vacant plot, which is close to services, and the town centre to the north- east is within a reasonable walking distance.</p> <p>It is considered that an appropriately designed scheme could be acceptable.</p>

<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>It is considered therefore that this site could have the potential to be developed within the Plan period. The constraints of land levels and access could reduce the number of dwellings.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>Providing access and suitable building areas would require significant works however it is not considered that this would preclude development.</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>The site is close to services and amenities. It is next to a primary school and within walking distance of the town centre shops.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The site is within the settlement zone line for Congleton. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has constraints of land levels and access; however it is not considered that this would preclude development.</p> <p>It is considered therefore that this site is likely to have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Land off Astbury Mere, Newcastle Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2830
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	Allotments, gardens, garages and Country Park on west side of Astbury Mere, to the east of dwellings in Newcastle Road.
<b>Site area and dwelling capacity</b>	1.9 hectares. The SHLAA entry refers to 5 dwellings The site is within a Protected Area of Open Space/ Country Park and protected trees and it is therefore screened out of this study.
<b>Constraints</b>	TPO covers almost the entire site, Country Park, protected open space, possible contamination.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Protected Open Space within settlement limits in Congleton Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Partly (capacity 4 on brownfield)
<b>Background site history &amp; Current apps</b>	35435/3 enhancement of Astbury Mere Country Park, provision of leisure facilities & enabling office development refused 22/4/2003 07/0177/FUL Construction of surfaced footpaths with associated drainage and fencing works and construction of car park for 14 vehicles. Granted 3/5/2007 Several other applications relating to Country Park.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.  The site is an area of open space and gardens. It is very close to services and amenities.
<b>Is the site potentially developable within</b>	It is considered that this site is unlikely to have the potential to be developed within the Plan period.



<b>the Plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	Possible flooding and retainage issues
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is close to services and amenities
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has an important existing use as part of the Country Park.</p> <p>It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period due to the Country Park use and protected trees and it is screened out of this study.</p>

<b>Site Address</b>	<b>Barnetts (Buglawton) Blockworks, Brook Street, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2840
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	<p>The site is in industrial use and is situated south of the Dane Shaw Brook. The watercourse has a 180 degree meander at the site and contains a weir. There are many trees within the loop of the river. Access is from Brook Street to the west in a dip in the main road, which rises up to the north-east and south west away from the river. There is a wall to the road frontage. The road becomes Buxton Road north-east of the Dane Shaw Brook.</p> <p>There is a new housing development on the west side of Brook Street. To the south and north are industrial premises involving engineering activities.</p>
<b>Site area and dwelling capacity</b>	1.25ha, SHLAA refers to 38 dwellings, but the constraints and the existing employment use mean that this site is screened out of this study.
<b>Constraints</b>	Parts of site are within Flood Zones 2 and 3. Risk of erosion through development of river meanders. Employment use remains on site. Located on potential contaminated site. Potential air quality issues. Many trees on site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is within an industrial area, close to an established residential area in Congleton, which is a popular town, with both housing developers and new</p>

	<p>house buyers.</p> <p>The site is an industrial facility, in use for a viable commercial venture, and adjoining other similar sites. It is close to services, and the town centre to the south- west is within walking distance.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered therefore that this site is unlikely to have the potential to be developed for residential purposes within the Plan period due to the existing use and the incompatibility with adjoining uses.
<b>Infrastructure issues (including highways)</b>	Flood prevention and bank protection works may be required
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is close to some services and facilities and within walking distance of the town centre.
<b>Conclusions &amp; recommendations</b>	The site is within the settlement zone line for Congleton. The site lies in a sustainable location and appears to have a viable existing use. It is therefore screened out of this study.

<b>Site Address</b>	<b>75 Manchester Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2818
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	<p>The site is at the entrance to the built up area on the west side of Manchester Road, adjoining land subject to a current application for residential development to the north and west. It is in use for car sales and a bungalow. Immediately opposite is a field forming part of a strategic site in the Local Plan Strategy- part of which has planning permission.</p> <p>To the south are four other small commercial sites and then residential dwellings.</p>
<b>Site area and dwelling capacity</b>	0.24ha, SHLAA refers to 8 dwellings, which is considered to be too high given the surrounding development, and a figure of 5 would be appropriate. As the site is in use for car sales and residential purposes it is screened out of this study.
<b>Constraints</b>	Existing buildings, possible contamination
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	<p>08/0517/OUT Erection of 10 dwellings. Withdrawn 8/7/2008</p> <p>Land to north-west: 14/1680C Outline for 96 dwellings Resolution to grant August 2014 subject to legal agreement</p> <p>Land opposite to east: 13/0918C 45 dwellings (phase 1) Granted 13/10/2014</p> <p>14/5386C Reserved matters granted 6/2/2015</p> <p>14/4452C Outline for 99 dwellings (phase 2), Resolution to grant December 2014 subject to legal agreement</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

	<p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is a commercial plot, which is on the edge of the built-up area, and not accessible to the town centre. However other residential developments are taking place in the vicinity and accessibility will improve.</p> <p>It is considered that an appropriately designed scheme could be acceptable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered therefore that this site could have the potential to be developed for up to 5 dwellings within the Plan period.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is remote from services and facilities but is within a development area where improved provision will come forward.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton.</p> <p>The site lies in a sustainable location and has an existing commercial use.</p> <p>The site is in use for car sales and has therefore been screened out for residential purposes for this study.</p>

<b>Site Address</b>	<b>Land east of Eaton Bank, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	5141 (adjacent to 2317) This site is also an omission site <i>(NB- this SHLAA site is to be revised and the site split into separate sites, one based on the planning application 14/2049C with the SHLAA number 5141, and another for the steeply sloping triangular land to the west as an urban potential site (number awaited).</i>
<b>Site visit date</b>	2/4/2015
<b>Site description</b>	<p>The site is contained by the river Dane on the east side, woodland to the north and west, and Eaton Bank on the south-east side. It slopes gently down to the north east, and there is a steep embankment on the west side with the Academy buildings above. It contains a large surface car park in use by the Siemens factory opposite. The land is scrubland not in agricultural use.</p> <p>The site is located to the south of the junction of the A34 and A356 (Macclesfield Road). The site is bordered to the east by the River Dane, beyond which are residential properties in Havannah Street and open space. To the north there is a further area of open land, beyond which lies Eaton Bank Academy and its associated playing fields. To the south is the highway Eaton Bank, and the existing Siemens facility and industrial buildings along Varey Road. There are residential properties to the west of the site on Jackson Road, and the roads leading from this.</p> <p>The site is set in a valley location and is well screened from the town.</p>
<b>Site area and dwelling capacity</b>	4.35ha total site area, of which 3 ha is developable land. The SHLAA refers to 90 dwellings on a larger site, but the planning application shows a reduced number (75) to safeguard the SBI and provide 320 parking spaces for the existing employment site opposite.
<b>Constraints</b>	River Dane and Havannah Wood Local Wildlife Sites, Flood Zones 2 and 3, trees and hedges, overhead power lines.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the settlement zone with the majority of the site (the area of open land) identified as an employment allocation in the Congleton Borough Local Plan 2005. The Havannah Wood Local Wildlife site is located to the north west of the application site and the River Dane Local Wildlife Site is located to the east
<b>Previously</b>	Partly: capacity 15 brownfield, 60 greenfield

<b>developed land? (PDL)</b>	
<b>Background site history &amp; Current apps</b>	29294/3 Production area, warehouse and offices. Granted 12/8/1997 14/2049C Demolition of existing industrial building and redevelopment to provide residential development (up to 75 dwellings), new access, open space and reconfigured car park (part of SHLAA site only) Resolution to grant November 2014 subject to s106 agreement. The resolution to grant subject to s106 is not in the commitments list therefore this is included in this study.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	Representation to the Local Plan Strategy Submission Version – SUB826 (Omission site) Seeking allocation of the site for residential purposes as per the planning application.
<b>Is the site viable/deliverable?</b>	Yes, as demonstrated by current application. According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes, as demonstrated by current application
<b>Infrastructure issues (including highways)</b>	The planning application will require a legal agreement to provide open space, highway improvement works on the A34 corridor, bus stop improvements, and wildlife enhancement works
<b>HRA considerations</b>	The site has not been subject to HRA
<b>SA considerations</b>	The site is close to services and amenities and public transport.
<b>Conclusions &amp; recommendations</b>	The site is within the settlement zone line for Congleton, It adjoins a designated wildlife site and important corridor of woodland.  The site is subject to constraints of ecological issues. It is close to the town and in a very suitable location for a major secondary school serving the needs of the town and the wider community.

<b>Site Address</b>	<b>Congleton Business Park (North), Viking Way, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2498
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	<p>The site is operational land of a Statutory Drainage Undertaker, adjacent to Sewage Works and Congleton Business Park. It contains many trees and is undulating and steep in places and provides a visual screen for the water treatment works to the south-east.</p> <p>There is a fitness centre opposite on the Business Park. Access to Barn Road and Viking Way, office units to the north east, a small retail park to the east and a major manufacturing plant to the north.</p>
<b>Site area and dwelling capacity</b>	1.61ha, the SHLAA refers to 49 dwellings but as it is in use as operational land of a Statutory Drainage Undertaker, it is screened out of this study
<b>Constraints</b>	Part of site in Flood Zone 2 and Zone 3. Adjacent to water Treatment Works. [CRWLP 2007] - Household waste recycling centre proposed. Slope to site. Trees and shrubs on site. Located directly on landfill. Potential air quality issues. Minor watercourse runs through site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	13841/3 Security fence
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is within an industrial area, not particularly close to an established residential area in Congleton which is a popular town, with both housing</p>



	<p>developers and new house buyers.</p> <p>The site is part of the buffer to the water treatment works, and has other constraints in terms of contamination and landform. It is close to retail facilities but remote from other services and the town centre.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No, as the site forms part of the buffer around the water treatment works and it would not be appropriate to introduce a residential use so close.
<b>Infrastructure issues (including highways)</b>	Possible issues relating to operational status of land
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is in close proximity to shops and within walking distance of a bus route.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site has an important existing purpose as a buffer area.</p> <p>As the site is in use as operational land of a Statutory Drainage Undertaker, it is screened out of this study</p>

<b>Site Address</b>	<b>Land adjacent to Brooklands, Padgbury Lane, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2508
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	Vacant land behind brick wall and footway, between existing dwellings, with open countryside to west. There are dwellings opposite. The site forms the vehicular access to a proposed development site which is the subject to a current appeal and an omission site representation.
<b>Site area and dwelling capacity</b>	0.16ha, 5 dwellings
<b>Constraints</b>	Flood Zone 1 - Little or no risk. Overhead line bordering the site, pond just outside the border of the site to the rear. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	17002/1 3 dwellings refused 1985 Previous refused application had concerns regarding the pumping station.  Site included in major scheme for 120 dwellings on land to west: 13/4219C Refused 30/4/2014. Current appeal (inquiry opens 21/4/2015) 14/3649C refused 23/2/2015
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	Representations received for omission site to west Padgbury Lane. 806545 Hourigan Connolly for owners Matter Statement submitted to the Examination 15.041 Representation to the Local Plan Strategy Submission Version - SUB2384 (Omission site)  Request allocation of sites for residential and associated development.  The representation includes report and assessments submitted with the current appeals.
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential

	<p>development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is a vacant plot, which is close to services and facilities.</p> <p>It is considered that an appropriately designed scheme could be acceptable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered that this site could have the potential to be developed within the Plan period.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is close to local services and facilities and is within easy walking distance (less than 500m) of both a primary and a high school.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and the constraints would not prevent its development.</p> <p>It is considered therefore that this site is likely to have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Land off Varey Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2497
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	<p>Vacant land between industrial units and road. Surrounded by employment uses with parking spaces opposite. It is divided into two by the access road to small units on higher ground to the west.</p> <p>The site is overgrown. There are employment uses on all sides and houses look down on the site from the higher land to the west.</p>
<b>Site area and dwelling capacity</b>	0.14ha, SHLAA refers to 5 dwellings
<b>Constraints</b>	Commercial environment with B2 uses involving large vehicles accessing a narrow road with poor turning facilities. Located on potential contaminated land. Potential air quality issues. Sewers cross site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits, Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	25258/3 Service yard Granted 25/5/1993. This was to have made use of the north-eastern part of the site.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is within an industrial area, away from any established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is land originally earmarked to be used in connection with an industrial facility, and adjoining other similar sites. It is close to services, and the town centre to the south- west is within walking distance.</p>

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered that this site is unlikely to have the potential to be developed for residential purposes within the Plan period due to the existing use and the incompatibility with adjoining uses.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is not in an accessible location requiring access via a bust industrial estate road and a steep hill to access services and facilities.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has a viable existing use.</p> <p>Due to the constraints relating to the adjacent industrial uses this site is screened out of this study.</p>

<b>Site Address</b>	<b>Havannah Business Centre, 9 to 11 Havannah Street, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2827
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	<p>Storage facilities in a residential and commercial area on the corner of King Street and Havannah Street. The development is a secure, self-storage facility built in the last 10 years and surrounded by security fencing. Access is possible 24/7.</p> <p>It is within an employment area to the north-west of Buxton Road.</p>
<b>Site area and dwelling capacity</b>	0.48ha, SHLAA refers to 15 dwellings, but the existing use means that this site is screened out of this study.
<b>Constraints</b>	Existing buildings and use. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits of Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	08/0673/FUL Security fencing Granted 23/6/2008
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is within an industrial area, close to an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is a storage facility, in use for a viable commercial venture. It is close to services, and the town centre to the south- west is within a few minutes walking distance.</p>
<b>Is the site potentially</b>	It is considered therefore that this site is unlikely to have the potential to be developed for residential

<b>developable within the Plan period; available and achievable?</b>	purposes within the Plan period due to the existing use and the incompatibility with adjoining uses.
<b>Infrastructure issues (including highways)</b>	Not known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is reasonably close to services and amenities and is served by bus services.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has a viable existing use.</p> <p>The site is a storage facility, in use for a viable commercial venture and is screened out of this study.</p>

<b>Site Address</b>	<b>Eaton Bank Farm, Eaton Bank, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2501
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	The site consists of a car park (in use) and vacant land relating to Eaton Bank Farm, farm buildings and two occupied dwellings. Residential to west, industrial to the east. When viewed from the south east the site is very prominent as the land falls away steeply to the Dane Valley.
<b>Site area and dwelling capacity</b>	0.52ha, SHLAA refers to 16 dwellings, but this would be reduced to 4 if existing buildings are to be retained.
<b>Constraints</b>	Flood Zone 1 - Little or no risk. Adjacent to open countryside and Site of Biological Importance (Havannah Wood). Buildings, trees and hedges on site and slope to site. Potential air quality issues. Existing buildings, sloping land to east.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan.
<b>Previously developed land? (PDL)</b>	If the greenfield area was developed this could deliver 4 dwellings
<b>Background site history &amp; Current apps</b>	23024/1 2 dwellings refused on front part of site 12/2/1991, appeal dismissed 24/6/1991 Inspector decided that development would harm the character and appearance of the area (site outside settlement limits at that time) 24348/1 2 dwellings refused on rear part of site 26/5/1992, appeal dismissed 20/11/1992. Inspector concluded that access was capable of improvement but development would be intrusive and seriously detract from the rural character of the area (site outside settlement limits at that time).
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers. The land to the east below Havannah Wood has been subject to a



	<p>recent application for residential development, which has received a resolution to approve subject to a prior legal agreement (14/2049C).</p> <p>The site is an area of underused land associated with a farm that has become separated from its land. It is close to services and amenities and bus routes.</p> <p>It is considered that an appropriately designed scheme for 4 dwellings could be acceptable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes for a small development based on retaining existing buildings
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is close to a secondary school and within walking distance of a major bus route to the town centre. There is a convenience store within 600 meters of the site.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is considered to be suitable for development of 4 dwellings taking into account the considerations outlined above and the fact that the buildings and car park are currently in use.</p> <p>The site lies in a sustainable location.</p> <p>It is considered therefore that this site is likely to have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>The Academy (Eaton Bank), Jackson Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	Con 1 (This site is also subject of a Representation to the Local Plan Strategy Submission Version – SUB3575 (Omission site))
<b>Site visit date</b>	2/4/2015

<p><b>Site description</b></p>	<p>The site consists of the education buildings, sports facilities and car park of Eaton Bank Academy (high school and 6<sup>th</sup> form college) in Council ownership. The buildings are 2 and 3 storey set in landscaped grounds with trees on all sides. A four storey building is under construction at the site.</p> <p>The boundary with Macclesfield Road to the west is enclosed by mature trees and a hedge with grass verge, and there are houses opposite. Jackson Road to the south is a row of detached and semi-detached dwellings, to the east the land drops away steeply to the River Dane and deciduous woodland occupies the sloping land, and to the north is Havannah Lane.</p> <p>The part of the site subject to the housing proposal is to the rear (north) of dwellings in Jackson Road and is terraced to create a level surface, with embankments to the south and north.</p> <p>The site has good access arrangements catering for public transport onto traffic calmed roads.</p>
<p><b>Site area and dwelling capacity</b></p>	<p>7.7 hectares. There is a specific representation relating to the development of community sports facilities and 50 dwellings. As the site is protected open space it is screened out of this study.</p>
<p><b>Constraints</b></p>	<p>Protected open space, trees and mature hedge along Macclesfield Road, deciduous woodland network</p>
<p><b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b></p>	<p>Protected Open Space predominantly within settlement boundary in Congleton Borough Local Plan 2005, adjoining the Dane Valley Site of Biological Importance. The top 80 metres of the site is outside the Congleton Borough Local Plan area, and is within Countryside Beyond the Green Belt in Macclesfield Borough Local Plan 2004, and adjoins the Dane Valley Site of Nature Conservation Importance.</p>
<p><b>Previously developed land? (PDL)</b></p>	<p>No</p>
<p><b>Background site history &amp; Current apps</b></p>	<p>Applications relating to educational use, 13/0773C</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised</b></p>	<p>Hourigan Connolly for Eaton Bank Academy Consultee 836417 Representation to the Local Plan Strategy Submission Version – SUB3575 (Omission site)</p> <p>Eaton Bank Academy should be allocated as a Strategic Site for mixed use purposes including a Community Sports Centre and up to 50 dwellings.</p>

	<p>Land at Eaton Bank Academy should be considered to be equally sustainably located (as CS sites) and for that reason, should be subject to its own allocation for a new Community Sports Centre and up to 50 dwellings for the reasons outlined herein.</p> <p>Hourigan Connolly is instructed to prepare a hybrid planning application for a new Community Sports Centre at Eaton Bank Academy which will be accessible to residents, other schools and community groups. A planning application is due to be submitted imminently following the recent completion of a public consultation event. This will be part-funded through the disposal of surplus playing fields to deliver up to 50 dwellings, including 30% affordable housing.</p> <p>The indicative plan submitted with the representation shows the dwellings located in the southern part of the site adjoining existing dwellings in Jackson Road. Access for the dwellings would be from Macclesfield Road. The sports facilities would be towards the northern end of the site.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>The academy website refers to the development of the Ann Packer centre. Stage 1 (a multi-use games centre) will be complete this summer, Stage 2 is an astroturf pitch and new entrance, and stage 3 is a new sports hall, conference centre, all-weather pitch and running track for the wider community. The delivery of the development at the school is dependant on the release of the protected open space for housing. This will require a thorough assessment of the recreational needs of the education establishment and the wider community, in consultation with Sport England.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>No due to status as protected open space</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>A new access is proposed from Macclesfield Road (A34) which may need to await the construction of the Congleton Link Road.</p>

<b>HRA considerations</b>	
<b>SA considerations</b>	The site is close to amenities and services and is well served by bus routes
<b>Conclusions &amp; recommendations</b>	<p>The site is partly within the settlement zone line for Congleton, and partly outside the Congleton Local Plan area and within open countryside. It adjoins a designated wildlife site and important corridor of woodland.</p> <p>The site is subject to constraints of protected open space, ecology, trees, and existing buildings which may prevent the construction of dwellings. It is close to the town and in a very suitable location for a major secondary school serving the needs of the town and the wider community.</p> <p>However it is screened out of this study in view of the status as protected open space.</p>

<b>Site Address</b>	<b>Land off Silver Street, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2397
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	Woodland, embankments, outbuildings and garden to south of path, and church car park to north. The southern area is a very steeply sloping site. There is a walled path running through the site, known as Cockshuts path which is grade II Listed. The church car park to the north is landscaped and contains benches. There is a further car park for the vehicle business at the northern end of the site.
<b>Site area and dwelling capacity</b>	0.89HA, SHLAA refers to 12 dwellings, but this is reduced to 8 due to the constraints referred to below.
<b>Constraints</b>	Flood Zone 1 - Little or no risk. Levels change sharply, trees and hedges, access constrained, , has the potential to affect the setting of Grade I listed St Peter's Church, Moody Street Conservation Area covers part of site, important historic path runs through site, TPO adj to site. Adjacent to Canal Street garage - a possible source of contamination. Potential air quality issues. Contains listed Cockshuts footpath. Surface water runoff should be calculated in accordance with Environment Agency guidelines.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within Congleton SZL. Part of site within town centre. Part of site within an area of Archaeological Potential.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	10713/1 vehicle maintenance and storage building granted 11/3/1980. 10/4431C security fencing refused 6/10/2011, appeal dismissed 23/2/2012 10/4432C security fencing refused 4/2/2011 09/0055/PREAPP Site for Congleton primary care centre
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential

	<p>development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is a vacant area of derelict buildings and is divided in two by a historic and listed path. It does not have suitable access.</p> <p>It is reasonably close to services, and the town centre to the north is within a few minutes walking distance.</p> <p>If development in this area (SHLAA sites 2397, 2812 and 4243) is possible in the future, all or part of the site may have to be set aside for ecological, conservation or visual amenity reasons.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered that the site is not developable within the Plan period in view of the lack of access, conservation issues and tree cover, despite its excellent accessibility.
<b>Infrastructure issues (including highways)</b>	A new access would be required which could affect the character of the Conservation Area and the setting of the listed path. There are adjacent sites that could potentially provide an opportunity for this to be achieved however they are all currently in use.
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is within easy walking distance of the town centre but has no suitable access at present.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is considered to be suitable for development if vehicular access could be achieved.</p> <p>The site lies in a sustainable location within easy walking distance of the town centre and local services and amenities. However it lacks vehicular access and is covered in trees and contains a listed path It is therefore screened out of this study.</p>

<b>Site Address</b>	<b>Land off Canal Street, Congleton.</b>
<b>SHLAA Ref/Site Ref number</b>	4243
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	Field sloping up from road with hedge/tree boundaries and a parking area adjoining Canal Road. Levels rise steeply to western boundary. There is a small area of frontage to Canal Road and another access vis a track leading from Silver Street to the north. The surrounding uses are residential, A3 club premises and open countryside.
<b>Site area and dwelling capacity</b>	0.41ha, SHLAA refers to 12 dwellings, but this figure would need to be reduced to 8 due to the constraints of gradient, trees and access.
<b>Constraints</b>	Flood zone 1 - little or no risk. Access, topography and potential contaminated land are all issues for the site. Trees with Tree Preservation Orders overhang the site. Site is bordered by trees and hedges. Achieving visibility from an access to Canal Road may be difficult, and alternative access via Silver Street is not suitable for further development due to narrow track, steep gradient and restricted visibility at Canal Road junction.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits, Congleton Borough Local Plan.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	23977/3 Change of use of land for parking area Granted 11/2/1992
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.  The site is a vacant plot, which is close to services,

	<p>and the town centre to the north- west is within a few minutes walking distance.</p> <p>If development in this area (SHLAA sites 2397, 2812 and 4243) is possible in the future, all or part of the site may have to be set aside for ecological, conservation or visual amenity reasons.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered therefore that this site could have the potential to be developed within the Plan period if access, tree and ecological issues can be addressed.
<b>Infrastructure issues (including highways)</b>	The existing access is unlikely to be adequate for a significant residential development of the site.
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is close to services and amenities and within walking distance of the town centre.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton.</p> <p>The site lies in a sustainable location but the constraints of access and trees would restrict the number of dwellings. It is considered therefore that this site is likely to have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Land adjacent to cemetery, Silver Street, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2812
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	<p>Open and elevated land covered with trees, to the east of the Cemetery. It is steeply sloping in places. It has no vehicular access but pedestrian access is possible via Silver Street and Cockshuts path.</p> <p>The site adjoins the boundary of the proposed housing development (Omission) site between Lamberts Lane and the Cemetery, accessed from the Moorings and Falcon Rise. Details of the applications are given below. The land adjoining this site is green space but access could be possible through SHLAA site 4791 to the south-east.</p>
<b>Site area and dwelling capacity</b>	0.65ha, the SHLAA refers to 20 dwellings, but the lack of access at present and the tree cover mean that it is considered that this site could not be developed at the present time and therefore its site capacity is zero.
<b>Constraints</b>	Levels, power lines, trees, hedges and biodiversity,



	TPO's bordering site, access, watercourse. Potential air quality issues. Public right of way to north forming the boundary of Moody Street Conservation Area. Cockshuts path and features are grade II listed.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits, Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None on site. The land to the south is subject to two applications: 13/3517C 130 dwellings refused 16 May 2014 appeal – public inquiry opens 9/9/2014 14/4938C 120 dwellings current application
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site is close to an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.  The site is a vacant area of woodland with no access. It is reasonably close to services, and the town centre to the north is within a few minutes walking distance.  If development in this area (SHLAA sites 2397, 2812 and 4243) is possible in the future, all or part of the site may have to be set aside for ecological or visual amenity reasons.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered that the site is not developable within the Plan period in view of the lack of access and tree cover, despite its excellent accessibility.
<b>Infrastructure issues (including highways)</b>	The provision of a suitable access is required
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is within easy walking distance of the town centre but has no suitable access at present.
<b>Conclusions &amp;</b>	The site is within the settlement zone line for

**recommendations**

Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.

The site lies in a sustainable location within easy walking distance of the town centre and local services and amenities. However it lacks pedestrian and vehicular access and is covered in trees. It therefore has constraints that would preclude its development.

It is considered therefore that this site does not have the potential to be developed within the Plan period.

<b>Site Address</b>	<b>Congleton Business Park (north), Viking Way, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2754
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	The site consists of vacant land with permission for office development at the end of Barn Road, and also fronting Viking Way to the west. There is open countryside to north, offices to the south with a fitness centre beyond, a farm and fields on higher ground to the east, and a major manufacturing plant to the west. The site slopes down to the west and is undulating and wet in places. There is a hedge on the northern boundary.
<b>Site area and dwelling capacity</b>	1.44ha, the SHLAA refers to 44 dwellings but the site is an employment site and is therefore screened out of this study.
<b>Constraints</b>	Flood zone 1 - little or no risk. Located within 250m of landfill. Potential air quality issues. Trees and hedges to boundary. Site appears generally flat.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Allocated as an employment commitment within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	11/1662C Office development approved 26/5/2011 This consisted of 9, three storey office buildings plus a 3 storey extension to the existing office building to the south, with access from Barn Road.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is within an industrial area, and not particularly close to an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is designated for employment purposes and has permission for such use. Access to the site is through an employment area with a major</p>

	<p>manufacturing plant nearby.</p> <p>It is close to retail facilities but remote from other services and the town centre.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No, as the site forms a designated employment site and has access through an industrial area, adjoining a major manufacturing plant. It would not be appropriate to introduce a residential use so close.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is in close proximity to shops and within walking distance of a bus route.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site has an important existing purpose as an employment site. It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period. The site is screened out of this study as it is an existing employment site. .</p>

<b>Site Address</b>	<b>Land west of Dane Street, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2529
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	Vacant land containing derelict buildings on the east side of A34. The site slopes down gently to the north and has access from Dane Street. There are railings to the main road boundary and a hedge to the east, with a small group of trees at the north end. The site is overlooked by dwellings to the east and south.
<b>Site area and dwelling capacity</b>	0.13ha, the SHLAA refers to 4 dwellings being considered possible
<b>Constraints</b>	Flood Zone 1 - Little or no risk. Access is along a narrow road, overlooking and other impacts on existing dwellings in close proximity, TPO on site. May be an issue with air quality as near busy main road and junction within 500m of two Air Quality Management Areas. Located within 250m of landfill.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits, Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	20380/6 Permission for residential development granted 2/1/1992. The planning approval has now lapsed; there is no obvious indication regarding why this is the case.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is a vacant plot with no clear reason why it has not been developed. It is reasonably close to services, and the railway station to the east is within a few minutes walking distance.</p>

	It is considered that an appropriately designed scheme would be acceptable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered that the site is potentially developable within the Plan period and has excellent accessibility, as the constraints would not preclude development.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	It is reasonably close to services, and the railway station to the east is within a few minutes walking distance.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location within easy walking distance of the town centre and local services and amenities. It does not have any known constraints that would preclude its development.</p> <p>It is considered therefore that this site does have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Garages and allotments, Hillary Avenue, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2314
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	Garage court for 10 garages and open space (allotments/community). Old pit on site possibly associated with old brickworks. The site is in use as a parking area and community allotment on higher and sloping ground to the south-east. The properties to the north-east are 3 storey flats and to the north-east are bungalows- none of which have off-street parking.
<b>Site area and dwelling capacity</b>	0.2ha, SHLAA refers to 7 dwellings, but the status of part of the site as protected open space and the fact that the garage court is still in use mean that the site is screened out of this study.
<b>Constraints</b>	Flood Zone 1 - Little or no risk. Loss of open space serving community as allotments, area of Protected Open Space/Recreation facility, wildlife corridor. Located on potential contaminated land. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The allotments and open space area Protected Open Space, within Settlement Limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes garages and parking area, the allotments are greenfield.
<b>Background site history &amp; Current apps</b>	07/1316/COU Change of use to allotments. Granted 25/2/2008
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is an area of garages, parking land and community allotments in use at present. It is very close to services and amenities. The existing use would preclude development.</p>

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No due to existing use and constraints
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is close to services and facilities ( Doctor, Co-op) serving the area and is 1km from the nearest primary school. There are bus services serving the locality providing access to the town centre.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has an important existing use. Part of the site is protected open space.</p> <p>The status of part of the site as protected open space and the fact that the garage court is still in use mean that the site is screened out of this study.</p>



<b>Site Address</b>	<b>Timber Yard, Back River Street, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2315
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	Builders yard, stores and garages – all still in use
<b>Site area and dwelling capacity</b>	0.06ha, The SHLAA refers to 2 dwellings
<b>Constraints</b>	Flood Zone 1 - Little or no risk. Located within 250 of landfill. Potential air quality issues. West Street Conservation Area lies to the south.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits, Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	29676/3 Change of use to dwelling with parking area. Granted 5/5/1998. The permission has now lapsed- there is no clear reason why this has not been developed.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is within an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is an under-used plot, where deliveries must be difficult given the narrow streets with rectangular road junctions. It is close to services, and the town centre to the east is within a few minutes walking distance</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is still in use and is therefore screened out of this study.
<b>Infrastructure issues (including</b>	None known

<b>highways)</b>	
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is in a sustainable location
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton.</p> <p>The site lies in a sustainable location and has existing uses, which could be relocated to more suitable locations.</p> <p>The site is still in use and is therefore screened out of this study.</p>

<b>Site Address</b>	<b>Land at junction of Mill Street/Queen Street, Buglawton</b>
<b>SHLAA Ref/Site Ref number</b>	2358
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	Vehicle repair (4x4) and sales business with area for vehicle storage. The site is reasonably flat and surrounded by wire mesh security fencing. There are buildings on the site towards the northern corner, in use for vehicle repairs and servicing. To the south are dwellings on both sides of the Dane Shaw brook, and to the south east are a sub-station and depot and then dwellings fronting Buxton Road.
<b>Site area and dwelling capacity</b>	0.14ha, SHLAA refers to 5 dwellings, but the site is screened out due to the existing commercial use.
<b>Constraints</b>	Zone 1 - Little or no risk, but edge of Flood Risk Zone 3 to edge of site. Possible access issues with narrow streets joining Buxton Road at junctions with restricted visibility, and subject to one-way traffic orders. Located on potential contaminated site. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	09/0233/FUL 11 dwellings refused 15/5/2009 on grounds of loss of employment land and design issues.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is within an industrial area, close to an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is a vehicle sales and repair facility, in use for a viable commercial venture. It is close to services, and the town centre to the south- west is within a few minutes walking distance.</p>

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered therefore that this site is unlikely to have the potential to be developed for residential purposes within the Plan period due to the existing use and the incompatibility with adjoining uses.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is reasonably close to services and amenities and is served by bus services.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has a viable existing use.</p> <p>It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period. The site is screened out due to the existing commercial use.</p>

<b>Site Address</b>	<b>Protected Open Space, Thirlmere Court, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2388
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	<p>The site consists of part of the Public Open Space fronting the end of Thirlmere Court. The open space extends beyond the SHLAA site to a residential institution and beyond to Newcastle Road.</p> <p>It is laid to grass with no trees and there are parking areas to the north and south.</p>
<b>Site area and dwelling capacity</b>	0.16ha, SHLAA refers to 5 dwellings but the site is protected open space and is therefore screened out of this study.
<b>Constraints</b>	Protected Open Space, possible air quality issues
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Protected Open Space within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is protected open space serving and important function for local residents.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period.

<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is close to services and amenities
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location but has an important existing use as open space. It is therefore screened out of this study.</p>

<b>Site Address</b>	<b>Land off Moss Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2480
<b>Site visit date</b>	2/4/2015
<b>Site description</b>	Vacant land at side of road. There is a group of trees on the western part of the site and the eastern is hard surfaced. The boundary to the road is open. The site is within an area of large dwellings.
<b>Site area and dwelling capacity</b>	0.1ha, 3 dwellings
<b>Constraints</b>	Flood Zone 1 - Little or no risk. Access visibility onto main road is limited. Trees and hedgerow on boundary of site. Potential air quality issues. Minor watercourse.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	21064/1 Detached dwelling granted 20/6/1989 The planning approval has now lapsed; there is no obvious indication regarding why this is the case. 28331/1 residential development withdrawn 4/10/1996
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is a vacant plot with no clear reason why it has not been developed. It is reasonably close to services, and the railway station to the east is within a few minutes walking distance.</p> <p>It is considered that an appropriately designed scheme would be acceptable.</p>
<b>Is the site</b>	It is considered that the site is potentially developable

<b>potentially developable within the Plan period; available and achievable?</b>	within the Plan period and has excellent accessibility, as the constraints would not preclude development.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is within 2km of the town centre and reasonably close to services and amenities
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and does not have any known constraints that would preclude its development.</p> <p>It is considered therefore that this site does have the potential to be developed within the Plan period.</p>



<b>Site Address</b>	<b>Land off Bromley Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2482
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	<p>Car park with trees to north-west side close to major road junction, with access off Park Lane to south-west. There are shops to the south-east, making use of this car park for staff, visitors and deliveries. The site is elevated above Bromley Road and retained by a 1.5m high roadside wall with a steep bank behind containing several trees.</p> <p>To the south-east are detached dwellings fronting Park Lane and to the north-east are flats at Mount Pleasant, overlooking the site.</p>
<b>Site area and dwelling capacity</b>	0.13ha, SHLAA refers to 4 dwellings, but due to the existing use the site is screened out of this study.
<b>Constraints</b>	Flood Zone 1 - Little or no risk. Steep access to site. Adjacent to old works - possible source of contamination. Potential air quality issues. Trees. Restricted visibility from access to Park Lane by a major road junction.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits and on edge of town centre in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	20091/3 refurbishment of shop premises Granted 7/9/1988
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is in use as a car park and delivery area. It is close to services, and the town centre to the north-</p>

	<p>west is within a few minutes walking distance.</p> <p>It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No due to existing use and constraints of access visibility
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is in a highly sustainable location adjoining the town centre
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has a viable existing use.</p> <p>The site is therefore screened out of this study.</p>

<b>Site Address</b>	<b>Land adjacent to 97 Canal Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2483
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	<p>Garden land elevated by 1 metre above road, to the side of the two storey dwelling. There is a 1.5 stone block wall to the road and a low wall and fence to the south-east. To the rear (south-west) are outbuildings and a long wing which is part of the house. The land is overlooked by the dwellings to the south-east in The Moorings.</p> <p>The dwelling has access to Canal Road via a gently sloping drive to the north.</p>
<b>Site area and dwelling capacity</b>	0.03, 1 dwelling
<b>Constraints</b>	Flood Zone 1 - Little or no risk. Possible building of local interest. Access - visibility onto main road poor and rise in levels. Site overlooked. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	28072/3 Boundary wall & railings and change of use of land to garden. Granted 23/7/1996
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is a vacant plot, which is close to services, and the town centre to the north- west is within a few minutes walking distance.</p>

	It is considered that an appropriately designed scheme could be acceptable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered that the site is potentially developable within the Plan period and has excellent accessibility, and the constraints would not necessarily preclude development.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is close to amenities and services and within easy walking distance (less than 500m) of the town centre.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and the constraints would not preclude its development.</p> <p>It is considered therefore that this site could have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Land off Burslam Street, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2484
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	<p>The site consists of a steeply sloping meadow, with woodland above to the south-west. It is accessed from Canal Road via Burslam Street adjoining a public house. The access is narrow and lacks passing or turning facilities.</p> <p>The site adjoins residential areas. The former Albany Mill has been re-developed as apartments, involving the construction of a new retaining wall along the south-west boundary with the open land beyond. There is open countryside to the west and south-west.</p>
<b>Site area and dwelling capacity</b>	0.09ha, SHLAA refers to 3 dwellings which is considered to be reasonable given the constraints.
<b>Constraints</b>	Flood Zone 1 - Little or no risk. Visibility at access onto Canal Street limited. TPOs overhang to rear and hedges to boundary. Located on potential contaminated site. Potential air quality issues. Steeply sloping site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	29281/1 2 Starter Homes refused 12/8/1997, appeal dismissed 20/4/1998. The main issue was the impact of the adjoining industrial premises (now demolished and replaced with apartments) on the residential amenity of future occupiers. This application related to approximately 2/3 of the site.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p>

	<p>The site is a vacant plot, which is close to services, and the town centre to the north- west is within a few minutes walking distance.</p> <p>It is considered that an appropriately designed scheme could be acceptable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered that the site is potentially developable within the Plan period and has excellent accessibility, and the constraints would not preclude development
<b>Infrastructure issues (including highways)</b>	Improvements to the access road may be required
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is close to amenities and services and within easy walking distance of the town centre.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and the constraints would not preclude its development.</p> <p>It is considered therefore that this site could have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Garages, Edinburgh Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2486
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	<p>Garages and parking area with grassed area to rear (west) with vehicular access from Edinburgh Road to south and pedestrian access from Dale Crescent and Woolston Avenue.</p> <p>The site is raised above the level of Woolston Avenue and is approached via a narrow access rising up from Edinburgh Road between domestic fences. The site is well used for parking serving dwellings with no off-street parking and the small area of open space is also well maintained.</p>
<b>Site area and dwelling capacity</b>	0.12ha, SHLAA refers to 4 dwellings, but the site is screened out as it is in active use. The site is still in use and is therefore screened out of this study.
<b>Constraints</b>	Access, sloping site overlooks adjoining dwellings, loss of domestic parking, footpath route through site. Potential air quality area.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits, Congleton Borough Local Plan.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is an area of well-used garages and open space serving the adjoining dwellings with limited off-street parking. It is close to services and amenities.</p>
<b>Is the site potentially</b>	No due to existing use and constraints of land levels.

<b>developable within the Plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is close to services and amenities and there are local bus services providing connections to the town centre.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has a viable existing use.</p> <p>The site is still in active use as garages and car parking and is therefore screened out of this study.</p>



<b>Site Address</b>	<b>Land off Colehill Bank, Congleton (Part of Congleton Bath House and Physic Garden).</b>
<b>SHLAA Ref/Site Ref number</b>	2493
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	An area of former allotments, now in use as a community garden and landscaped grounds of the restored bath house to the south. It is sloping ground formed into terraces by recent landscaping works and contains several trees.
<b>Site area and dwelling capacity</b>	0.11ha, SHLAA refers to 4 dwellings. However the site is screened out of this study due to the constraints and status as a community garden and curtilage of a Listed Building.
<b>Constraints</b>	Development would affect the setting of a Listed Building, trees, access, site within Moody Street Conservation Area and is Protected Open Space/Recreation Facility. Potential air quality issues. Area of Archaeological Interest. Grade II listed bathhouse to south.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Protected Open Space, Conservation Area, town centre, within settlement limits in Congleton Borough Local Plan.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	06/0880/COU Change of use from derelict building to artists studio & educational display area Granted 12/1/2007
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is an area of managed open space. It is very close to services and amenities being within the town centre.</p>
<b>Is the site potentially</b>	No due to existing community use

<b>developable within the Plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is in a highly sustainable location within the town centre
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The building lies in a sustainable location and has a viable commercial use.</p> <p>It is therefore screened out of this study.</p>

<b>Site Address</b>	<b>Land at Mill Green Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2494
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	<p>Car park, garages and woodland on corner site adjoining Hillfields, with access from Mill Green.</p> <p>The car park is in use but the garages are derelict.</p> <p>Hillfields slopes up steeply to the north and the dwellings to the west are at a higher level. To the east are commercial units and to the south-east is an apartment development of several floors.</p>
<b>Site area and dwelling capacity</b>	0.06ha, SHLAA refers to 2 dwellings
<b>Constraints</b>	Majority of site is within Flood Zone 2 and there are topography issues. Located within 250m of landfill. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits, Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	27242/3 Conversion of waste ground to car park. Granted 13/6/1995
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is a vacant plot with a significant flooding constraint. It is close to services, and the town centre to the south-east is within a few minutes walking distance.</p>
<b>Is the site potentially developable within the Plan period;</b>	It is considered that although the site has excellent accessibility, and the constraint of flood risk would preclude development.

<b>available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is close to facilities and services
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton.</p> <p>The site lies in a sustainable location.</p> <p>As part of the site is in use as a car park and it has a major constraint of flood risk, which could preclude its development the site is screened out of this study</p>

<b>Site Address</b>	<b>17 Woolston Avenue Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	387
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	The site is a parcel of land associated with no. 17 Woolston Avenue, an end of terrace property situated to the southwest of Woolston Avenue. The surrounding development is formed primarily by rows of post war ex-local authority terraced and semidetached properties built of brick and concrete interlocking roof tiles. The area is predominately residential in character and is located wholly within the Congleton settlement boundary.
<b>Site area and dwelling capacity</b>	0.04ha, 2 dwellings
<b>Constraints</b>	None
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits, Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	11/3332C Pair of semi-detached houses granted 28/11/2011, expired 28/11/2014 The planning approval for 2 dwellings has now lapsed; there is no obvious indication regarding why this is the case.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.  The site is a vacant plot of land. It is close to services and amenities.
<b>Is the site potentially developable within the Plan period;</b>	It is considered that the site is potentially developable within the Plan period and has good accessibility, as the constraints would not preclude development.

<b>available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is close to local services and amenities and is well served by bus services to the town centre.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and the constraints would not prevent its development. There have been no known changes in circumstances since the previous planning permission was granted.</p> <p>It is considered therefore that this site could have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>7 Derby Street, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2495
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	Garden land within residential area, fronting Belgrave Avenue, and used as garden/parking area for 7 Derby Street. The dwellings in the vicinity are post-war and set back from the road with front gardens, but 7 Derby Street is one of a pair of older dwellings. There is a hedge to the road. The site contains a domestic garage.
<b>Site area and dwelling capacity</b>	0.04ha, 1 dwelling
<b>Constraints</b>	Flood Zone 1 - Little or no risk. Located within 250m of landfill. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	7497/1 Dwelling refused 1/8/1978
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is an underused plot with no clear reason why it has not been developed. It is reasonably close to services, and the town centre to the north-east is within a few minutes walking distance.</p> <p>It is considered that an appropriately designed scheme would be acceptable.</p>
<b>Is the site potentially</b>	It is considered that the site is potentially developable within the Plan period and has good accessibility, as

<b>developable within the Plan period; available and achievable?</b>	the constraints would not preclude development.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is in a sustainable location and close to services and amenities in the town.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and the constraints would not prevent its development.</p> <p>It is considered therefore that this site could have the potential to be developed within the Plan period.</p>



<b>Site Address</b>	<b>The Stables, Colehill Bank, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2499
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	<p>The building is a two storey former garage and store. The entire building has been converted to office use, and units in the eastern section are currently occupied.</p> <p>To the north is the war memorial garden with trees on the south side, and there are two further community gardens, one to the north-west fronting High Street, and one to the south-east associated with the Bath House.</p> <p>To the south-west are dwellings.</p>
<b>Site area and dwelling capacity</b>	0.04ha, 1 dwelling
<b>Constraints</b>	Site within Moody Street Conservation Area and adjacent to Listed Building. Access constrained and limited parking. 2 office units completed (conversion). Potential air quality issues, Area of Archaeological Interest.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within town centre and Conservation Area, Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	06/0105/FUL Change of use to offices. Granted 27/3/2006 08/1355/COU Change of use of vacant office to hairdressing salon. Granted 29/9/2008
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is a vacant office building. It is very close to services and amenities being within the town centre.</p>
<b>Is the site</b>	The site is a vacant office building. It is very close to

<b>potentially developable within the Plan period; available and achievable?</b>	services and amenities being within the town centre. It is therefore considered to have potential for development.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The property is in a highly sustainable location within the town centre.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The building site lies in a sustainable location and is vacant.</p> <p>It is considered therefore that this site could have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Bath House, Colehill Bank, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2500
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	Restored bath house and garden land, now managed as the Congleton Bath House and Physic Garden as an open space/community facility within the town centre. The land is elevated and slopes down to the north. There are trees on the site and it is bounded by hedges to the north and east.
<b>Site area and dwelling capacity</b>	0.07ha, SHLAA refers to 1 dwelling, but the site is clearly in use and is therefore screened out of this study.
<b>Constraints</b>	Trees overhang site, overlooking from adjoining dwellings, access constrained, Grade II Listed Building and within Moody Street Conservation Area, area of archaeological potential. Possible air quality issues. Access is via narrow and steep lane without footways or passing places.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within town centre and conservation area, Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	06/0880/COU Change of use from derelict building to artists studio & educational display area, granted 12/1/2007
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.  The site is a community facility. It is very close to services and amenities being within the town centre.
<b>Is the site potentially</b>	The site is in community use and may be considered as protected open space in the Site Allocations stage.

<b>developable within the Plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is close to the town centre and is accessible for ambulant pedestrians
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has a viable community use.</p> <p>It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Robin Hood Garage, Holmes Chapel Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2503
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	Occupied garage premises on north side of A34 just to the east of the roundabout junction of three main roads, in use as a vehicle body workshop and tyre sales premises. It is situated within a residential area and there is a neighbourhood shop opposite to the south.
<b>Site area and dwelling capacity</b>	0.04 ha, SHLAA refers to 1 dwelling As the property is no longer vacant and has a viable existing use it is screened out of this study.
<b>Constraints</b>	Flood Zone 1 - Little or no risk. Access issue. Located on potential contaminated site. Potential air quality issues. TPO trees to west. Locally listed building to east
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is within an industrial area, close to an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is a vacant plot, in use for car parking. It is close to services, and the town centre to the south-west is within a few minutes walking distance.</p>
<b>Is the site potentially developable within the Plan period; available and</b>	No due to existing use

<b>achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is within a sustainable location close to services and facilities and within walking distance of the town centre.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site is in use and no longer available.</p> <p>As the property is no longer vacant and has a viable existing use it is screened out of this study.</p>

<b>Site Address</b>	<b>Garages Elm Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2504
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	Garage court in residential area, with access to Holmes Chapel Road and Elm Road to rear. There is a neighbourhood shop immediately to the south. There are bungalows to the east, north and west, with limited off-street parking.
<b>Site area and dwelling capacity</b>	0.05ha, SHLAA refers to 2 dwellings based on previous permission.
<b>Constraints</b>	Air quality issues, TPO on site frontage
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	06/1428/FUL Demolition of existing garage block. Construction of 2no. affordable houses for rent. Creation of off street communal parking spaces Granted 1/3/2007, expired 1/3/2010. There is no obvious reason why this permission has not been implemented.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is an area of garages in use at present. It is very close to services and amenities.</p> <p>It is considered that an appropriately designed scheme along the lines of the previous planning permission could be acceptable, retaining off-street parking and locating the dwellings on the Holmes Chapel Road frontage.</p>
<b>Is the site</b>	Yes

<b>potentially developable within the Plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is close to services and amenities
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton.</p> <p>The site lies in a sustainable location and has an existing use.</p> <p>It is in use therefore it is screened out of this study.</p>



<b>Site Address</b>	<b>Public open space between 102 and 102a Chestnut Drive, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2506
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	Public open space between dwellings giving access to playing fields to north. The site contains 8 trees. There is a hedge to the west and a fence to the east. The land to the north is a significant playing field extending to Back Lane.
<b>Site area and dwelling capacity</b>	0.09ha, SHLAA refers to 2 dwellings The site is public open space and is therefore screened out of this study
<b>Constraints</b>	Flood Zone 1 - Little or no risk. Access way to open space through the site. Potential air quality issues. Trees and hedges. Link to open space.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits Congleton Local Plan 2005 (not protected POS but should be based on the designation of a similar site to the east SHLAA 2505)
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	10994/1 2 dwellings refused 29/4/1980 11722/1 2 dwellings refused 29/7/1980
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is an area of public open space providing access to playing fields at present. It is close to services and amenities.</p> <p>It is considered that the site is not deliverable.</p>
<b>Is the site potentially developable within the Plan period;</b>	No due to existing use

<b>available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is on the edge of the built up area but there are services and amenities in the locality.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and serves an important function as open space.</p> <p>The site is public open space and is therefore screened out of this study.</p>

<b>Site Address</b>	<b>Garages, West End Cottages, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2510
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	A block of 4 garages and area of grass within a residential area- mix of houses and bungalows, to the south of West Road. The garages are in use and the land is well maintained. There is an electricity substation to the west and terraced houses to the north-east.
<b>Site area and dwelling capacity</b>	0.03ha, 1 dwelling
<b>Constraints</b>	Limited size of site, existing use
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits - Congleton Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is close to services, and the town centre to the north- east is within a few minutes walking distance.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is in use as garages and is therefore screened out of this study.
<b>Infrastructure issues (including</b>	None known

<b>highways)</b>	
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is close to services and amenities.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton.</p> <p>The site lies in a sustainable location and has an existing use.</p> <p>The site is in use as garages and is therefore screened out of this study</p>

<b>Site Address</b>	<b>Garages, Blythe Avenue, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2520
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	Tidy garage court (14 garages) with trees, within an area of semi-detached dwellings. There are 2 ½ storey dwellings to the north. The dwellings on Blythe Avenue generally have off-street parking.
<b>Site area and dwelling capacity</b>	0.06ha, 2 dwellings
<b>Constraints</b>	Flood Zone 1 - Little or no risk. Potential air quality issues. Existing buildings, trees.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is an area of garages in use at present. It is very close to services and amenities.</p> <p>It is considered that an appropriately designed scheme could be acceptable however the site is in use and is therefore screened out of this study.</p>
<b>Is the site potentially developable within the Plan period; available and</b>	The site is in use and is therefore screened out of this study.

<b>achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is close to services and amenities.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton.</p> <p>The site lies in a sustainable location.</p> <p>However, the site is in use and is therefore screened out of this study.</p>

<b>Site Address</b>	<b>Public Open Space, Solly Crescent, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2523
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	Part of a larger public open space area to the west of Sandbach Road. Part of the northern area has now been taken into the garden of a property on Newcastle road. The southern area is council POS. The area is a crossing point of footpaths connecting residential areas with Sandbach Road and Newcastle Road. To the south is a row of bungalows and there are houses to the east and west.
<b>Site area and dwelling capacity</b>	0.14ha, the SHLAA refers to 5 dwellings but as it is protected open space and part as a private garden, it is therefore screened out of this study.
<b>Constraints</b>	Site is Protected Open Space/Recreation Facility. Footpath crosses part of site. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Part of larger area of protected open space within settlement limits in Congleton local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	30493/3 Garden area for 30 Newcastle Road granted 30/11/1998
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.  The site is public open space and a private garden; it is therefore screened out of this study.  The site is close to services.
<b>Is the site potentially developable within</b>	It is considered therefore that this site is unlikely to have the potential to be developed within the Plan

<b>the Plan period; available and achievable?</b>	period.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is close to local services and amenities
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location.</p> <p>It is public open space and a private garden and is therefore screened out of this study.</p>



<b>Site Address</b>	<b>Garages, Howey Hill, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2524
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	Private garages and garden land at the rear of dwellings to the south-east on Howey Hill. The site is approached via a narrow and steeply rising track from Howey Hill, and is reasonably flat. It is in use as private gardens for several dwellings and for general parking and rear access to dwellings. There is a mature hedge on the north-east side and several garden trees within the site.
<b>Site area and dwelling capacity</b>	0.17ha, the SHLAA refers to 6 dwellings, but the difficult access, existing use and Conservation issues would reduce this figure to 0.
<b>Constraints</b>	Relationship with existing dwellings (privacy, daylight, and outlook), ownership possibly piecemeal, access constrained. Potential air quality issues. Moody Street Conservation Area.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement boundary, Congleton Borough Local Plan 2005 (not shown as Conservation Area at that time).
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is an area of well-used private open space. It is very close to services and amenities being within the town centre.</p>
<b>Is the site potentially developable within the Plan period;</b>	No due to existing use and constraints

<b>available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	The access would require improvement which may have an adverse visual impact on the Conservation Area.
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is in a highly sustainable location close to the town centre
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has a viable existing use.</p> <p>Due to the constraints set out above, it is considered therefore that this site is unlikely to have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Garages, St John's Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2526
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	<p>Site containing 2 garages (in use) and open space, with POS area to north-west. Council land. The site provides a link to the playing fields from St Johns Road.</p> <p>There are existing dwellings to the north, east and south-west. Those to the south-west are terraced houses without full off-street parking areas.</p>
<b>Site area and dwelling capacity</b>	0.033ha, SHLAA refers to 1 dwelling but the fact that the garages are in use and the site provides access to public open space means that this site is screened out of the study.
<b>Constraints</b>	Flood Zone 1 - Little or no risk. There is an existing access through the site to the area of Public Open Space to the rear. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits Congleton Borough Local Plan 2005. Protected POS and open countryside to north-west.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is within an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is in use as a parking area serving adjoining dwellings and a link to public open space areas. It is close to services and amenities, and is served by bus routes.</p>
<b>Is the site potentially</b>	No due to existing use and constraints

<b>developable within the Plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is reasonably close to services and amenities
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has a viable existing use.</p> <p>The garages are in use and the site provides access to public open space; this means that this site is screened out of the study.</p>

<b>Site Address</b>	<b>Garages, Tall Ash Avenue, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2527
<b>Site visit date</b>	2/4/2015
<b>Site description</b>	The site consists of 9 individual garages and the turning head at the end of the cul-de-sac. The access road is narrow with a restricted turning head. The majority of properties have off-street parking. There are trees at the north and south ends of the site.
<b>Site area and dwelling capacity</b>	0.06ha, the SHLAA refers to 1 dwelling
<b>Constraints</b>	Flood Zone 1 - Little or no risk. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is within an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>It is close to services and amenities.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered that the site is potentially developable within the Plan period subject to an assessment of highway issues. It has good accessibility, as the constraints would not preclude development however it is currently in use as garages, so has to be screened out of this study.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	

<b>SA considerations</b>	The site is within reasonable walking distance of local services and facilities.
<b>Conclusions &amp; recommendations</b>	The site is within the settlement zone line for Congleton. The site lies in a sustainable location and the constraints would not prevent its development, subject to an assessment of highway issues however it is currently in use as garages, so has to be screened out of this study.

<b>Site Address</b>	<b>Land off Fol Hollow, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2531
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	Vacant area of woodland to the east of a dwelling on the north side of Fol Hollow and to the south of Astbury Mere Country Park. It is fenced off and is situated on sloping ground above the road level. Fol Hollow has the appearance of a country lane in the vicinity with no footways.
<b>Site area and dwelling capacity</b>	0.05ha, SHLAA refers to 2 dwellings, but this is reduced to 0 in view of the constraints referred to below (mainly the Tree Preservation Order) and the site is screened out of this study.
<b>Constraints</b>	Consultation with Contaminated Land Officer. Air quality assessment may be required (size of development, proximity to AQMA). Tree Preservation Order. Woodland
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005, adjoins protected Public Open Space.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	Applications relating to Country Park
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is woodland on sloping ground above the road and any construction works would have a severe impact on protected trees and their root systems.</p>
<b>Is the site potentially developable within the Plan period;</b>	It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period.

<b>available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	The access would require improvement which may have an adverse impact on protected trees.
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is remote from services and facilities in the town.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies some distance from services and facilities in the town and is part of protected woodland.</p> <p>The site is screened out of this study due to the adverse impact of development on the protected woodland.</p>



<b>Site Address</b>	<b>Land adjacent to 27 Banky Fields, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2755
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	Vacant relatively flat land occupying an elevated position on a small housing estate to the north-west side of Waggs Road. The site used to contain trees but they have been recently felled. There are dwellings to the west, east and south.
<b>Site area and dwelling capacity</b>	0.11ha, 4 dwellings
<b>Constraints</b>	Surface water runoff should be calculated in accordance with Environment Agency guidelines. The site would form the access to any development of the land to the north (SHLAA 2370).
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005 (not protected POS)
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	1179/1 residential development withdrawn 26/8/1976. The site also included SHLAA site 2370 to the north.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is a vacant plot, which is close to services, and the town centre to the north- west is within a few minutes walking distance.</p> <p>It is considered that an appropriately designed scheme could be acceptable.</p>
<b>Is the site potentially developable within</b>	It is considered therefore that this site could have the potential to be developed within the Plan period.

<b>the Plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is close to services and facilities and the town centre to the north- west is within a few minutes walking distance.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location.</p> <p>It is considered therefore that this site is likely to have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>6 Moody Street, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2776
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	<p>A two storey late C18 vacant office building in a mixed commercial and residential area, with private car park at rear (accessed from Chapel Street public car park).</p> <p>Part of a group of Listed Buildings in the Conservation Area.</p> <p>It has a central doorway accessed via steps from the footway.</p> <p>Currently for sale.</p>
<b>Site area and dwelling capacity</b>	0.02ha, SHLAA refers to 1 dwelling, but 2 dwellings could be feasible.
<b>Constraints</b>	Grade II Listed Building and in a Conservation Area, suitable for conversion only. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within town centre and Conservation Area, Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Several relating to works to Listed Building
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is a vacant office building. It is very close to services and amenities being within the town centre.</p>
<b>Is the site potentially developable within the Plan period; available and</b>	<p>Any conversion scheme must reflect the character of the property.</p> <p>At the time of the site visit, it was for sale.</p>

<b>achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The building is within the town centre in a very sustainable location.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The building lies in a sustainable location and has a constraint of Listed Building status, which would mean that any conversion would need to be sensitively designed.</p> <p>It is considered therefore that this site could have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Land off Booth Street Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2824
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	A block of 3 lock-up garages on the corner of West Street and Booth Street. The garages are in use and within an area of small dwellings built up to the footways. To the west is a bowling green. There is a tree in the north-east corner of the site.
<b>Site area and dwelling capacity</b>	0.01ha, 1 dwelling
<b>Constraints</b>	West Street Conservation Area, trees
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005, protected public open space to west.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None known
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None known
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>It is reasonably close to services, and the town centre to the east is within a few minutes walking distance.</p> <p>It is considered that an appropriately designed scheme would be acceptable however the site is in use as garages and is therefore screened out of this study.</p>
<b>Is the site potentially developable within the Plan period;</b>	It is considered that the site is potentially developable within the Plan period and has good accessibility, as the constraints would not preclude development

<b>available and achievable?</b>	however the site is in use as garages and is therefore screened out of this study.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is close to the town centre and reasonably close to services and amenities
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton.</p> <p>The site lies in a sustainable location and does not have any known constraints that would preclude its development however the site is in use as garages and is therefore screened out of this study</p>

<b>Site Address</b>	<b>Former Valley Manufacturing, North Street, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	3675
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	<p>The site formerly contained a single storey, vacant commercial store building located near to Congleton town centre, within the Settlement Zone Line. The building has now been demolished in preparation for development.</p> <p>The site is located on North Street which is a somewhat congested, dead-end street comprising of numerous residential properties; most of which are of a terraced style.</p>
<b>Site area and dwelling capacity</b>	0.04ha, 4 dwellings The site has planning approval for 4 dwellings (see below); it is included in this study, as it is not in the housing commitments list (in error.)
<b>Constraints</b>	Conservation Area, contamination, existing buildings
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005 (not CA at that time).
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	10/4480C 4 dwellings granted 7/1/2011 10/4467C Conservation Area Consent for demolition. Granted 7/1/2011 13/3679C variation of conditions. Refused 15/11/2013 13/3678C discharge of conditions. Granted 17/2/2014
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is within an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is a vacant plot, which has planning approval (see above); it is close to services, and the town</p>

	<p>centre to the east is within a few minutes walking distance.</p> <p>An appropriately designed scheme has been found to be acceptable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site has been cleared and the conditions on the planning approval have been discharged which indicates that the commencement of development is imminent.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is in a sustainable location
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location; it is a cleared site with planning permission for residential development and no longer has a viable commercial use.</p> <p>It is considered therefore that this site is very likely to have the potential to be developed within the Plan period.</p>



<b>Site Address</b>	<b>Land at Forge Lane, Water Tower 2, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	3770
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	<p>Area of sloping open land with trees containing water tower on east side. The site is elevated above the town and is served by a narrow access with limited parking and turning facilities. The water tower is a substantial white coloured landmark at the highest point of the site with several telecommunications installations on top.</p> <p>The adjoining land to the east containing a listed water tower (converted to a dwelling) is laid out as a garden with paths and a summerhouse. It overlooks land at a significantly lower level to the east. There is an equipment building at the southern end opposite a block of garages belonging to the converted listed water tower. There are protected trees adjoining the site to the north and open land beyond at a lower level.</p>
<b>Site area and dwelling capacity</b>	0.4ha, the SHLAA refers to 12 dwellings but this is unlikely to be achievable given the existing use, constraints and location. It is therefore screened out of the study. A maximum figure of 5 should be used.
<b>Constraints</b>	Existing building (water tower), trees on site, narrow access. Adjoining water tower to east is a grade II Listed Building. Trees and TPO to north
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Local Plan 2005
<b>Previously developed land? (PDL)</b>	Yes in terms of the water tower only (10%), remainder greenfield
<b>Background site history &amp; Current apps</b>	Several telecommunications applications and notifications
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing</p>

	<p>developers and new house buyers.</p> <p>The site is an area in use by a statutory undertaker, which is reasonably close to services, and the town centre to the south-east is within a few minutes walking distance.</p> <p>The existing use indicates that it is not deliverable at present.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No due to existing use and constraints.
<b>Infrastructure issues (including highways)</b>	There are major water and telecommunications installations on the site.
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is close to services and amenities but on a steep hill above the town.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has an important existing use. It is therefore screened out of the study.</p>

<b>Site Address</b>	<b>Land west of Forge Lane, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	3771
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	Open land and woodland to the east of a listed water tower. The whole site is covered by a planning permission but the steeply sloping woodland on the west side is not being developed. The eastern part of the site has access from the new development to the south-east.
<b>Site area and dwelling capacity</b>	0.55ha, SHLAA refers to 16 dwellings but this should be reduced to 5 based on the recent planning permission.
<b>Constraints</b>	Woodland on site. Site slopes quite steeply from road.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	13/3698C Planning permission for 5 dwellings affecting eastern part of site granted 4/2/2014. The remainder of the site is shown as retained and protected woodland covered by the conditions of the permission.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>Yes- as shown by recent planning permission</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes- as shown by recent planning permission

<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is in a sustainable location
<b>Conclusions &amp; recommendations</b>	<p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>It has been decided that an appropriately designed scheme for 5 dwellings retaining the woodland is acceptable and this has been granted planning approval (see above).</p> <p>It is considered therefore that this site could have the potential to be developed within the Plan period. This has been included as having potential in this study as it had been omitted (an error) in the housing commitments up to 31<sup>st</sup> Dec 2014.</p>

<b>Site Address</b>	<b>Southern part of Radnor Park Trading Estate, Back Lane, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2825
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	A significant existing employment site which could lend itself to redevelopment for other appropriate employment uses but would be inappropriate for any residential uses due to nature of adjoining uses and loss of employment land. The site is to the east of a service road and is screened by trees from Back Lane. There are dwellings opposite on Back Lane and to the south east. To the east is an approved residential development site on lower ground at Forge Mill (SHLAA 2838). To the north-east is a fully developed section of the Industrial Estate. There are some vacant areas within the site.
<b>Site area and dwelling capacity</b>	5.23ha, SHLAA refers to 157 dwellings but this is screened out from the study in view of the existing use.
<b>Constraints</b>	A significant existing employment site. Located on potential contaminated site. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Existing employment site in Congleton Borough Local Plan 2005.
<b>Previously developed land?</b>	Yes

<b>(PDL)</b>	
<b>Background site history &amp; Current apps</b>	14/5111C 2 industrial buildings. Current
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is within an industrial area, and not particularly close to an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is designated for employment purposes and is in use as such.</p> <p>It is close to services and facilities</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered that this site is unlikely to have the potential to be developed for residential purposes within the Plan period due to the incompatibility with adjoining uses.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is reasonably close to services and amenities.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has a viable existing use.</p> <p>It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period and is screened out from the study.</p>

<b>Site Address</b>	<b>Public open space between 70 and 72 Chestnut Drive, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2505
<b>Site visit date</b>	14/5/2015
<b>Site description</b>	Public open space area. To the north are open fields and a garden area, there are dwellings on both sides with a hedge to the west and a fence to the east. There is no public access to the open land to north.
<b>Site area and dwelling capacity</b>	0.06ha, SHLAA refers to 2 dwellings. Site is screened out due to its status as protected open space.
<b>Constraints</b>	Protected Open Space
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Protected Open Space within settlement limits in Congleton Borough Local Plan 2005. Land to the north is allocated as POS (DP5 C1).
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is an area of public open space which could provide access to proposed open space to the north. It is close to services and amenities.</p> <p>It is considered that the site is not deliverable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No due to existing use
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is on the edge of the built up area but there are services and amenities in the locality.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and serves an important function as open space.</p> <p>It is considered therefore that this site should be screened out from this study.</p>

<b>Site Address</b>	<b>Land off Highfield Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2310
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	The site is an area of grassland in residential area. It slopes up to the west away from Canal Road. There are two access points - one serving the dwelling via Highfield Road at an acute angle to Canal Road, and one from the cul-de-sac the Moorings to the south. The adjoining uses are residential to the south, east and west and commercial to the north. Brownfield site adjacent - possible source of contamination
<b>Site area and dwelling capacity</b>	0.29ha, the SHLAA refers to 9 dwellings
<b>Constraints</b>	Flood Zone 1 - Little or no risk. Access requires improvements and visibility limited. Tree Preservation Order trees overhang to south-west, sloping site. Potential air quality issues. Former works adjacent to site, possible source of contamination.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	Land to west: 12/3028C Outline application for 40 dwellings off The Moorings. Appeal allowed 3/2/2014 There are also applications on this site for a development of 120-130 dwellings as part of a larger site extending further to the south and west.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.  The site is a vacant plot, which is close to services, and the town centre to the north- west is within a few



	<p>minutes walking distance.</p> <p>It is considered that an appropriately designed scheme could be acceptable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered therefore that this site could have the potential to be developed within the Plan period.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is close to amenities and services and within easy walking distance of the town centre
<b>Conclusions &amp; recommendations</b>	The site is in a sustainable location and is a vacant piece of land that does not appear to have a particular use. It is considered therefore that this site could have the potential to be developed within the Plan period.

<b>Site Address</b>	<b>Land at Spragg Street, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2489
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	Vacant Industrial Land/Car Park within the rectangular street pattern of this manufacturing area. To the south is a brewery and to the east is a row of modern commercial buildings. To the west is the Spindle Mill.
<b>Site area and dwelling capacity</b>	0.05ha, SHLAA refers to 2 dwellings
<b>Constraints</b>	Existing buildings involving deliveries, late/early hours of working, and noise adjoining site, possible contamination
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is within an industrial area, close to an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is a vacant plot, in use for car parking. It is close to services, and the town centre to the south-west is within a few minutes walking distance.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is in use and is located adjacent to buildings involving deliveries, late/early hours of working, and noise adjoining site, possible contamination. It is considered therefore that this site is unlikely to have the potential to be developed for residential purposes within the Plan period due to the incompatibility with

	adjoining uses.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is close to amenities and services and is within walking distance of the town centre.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has a viable existing use.</p> <p>It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Garages, Craig Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2525
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	<p>The site is a parking area with individual garages tucked away in a corner between existing dwellings. Access is from a small cul-de-sac Craig Road on a bend in St Johns Road, and the site is below road level. The access is difficult.</p> <p>The semi detached dwellings to the south have off street parking but the terraced dwellings to the east do not.</p>
<b>Site area and dwelling capacity</b>	0.03ha, SHLAA refers to 1 dwelling but the constraints and existing use reduce this figure to 0.
<b>Constraints</b>	Difficult access and levels.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. Protected Open Space to rear.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is within an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is in use as a parking area serving adjoining dwellings. It is close to services and amenities, and is served by bus routes</p>
<b>Is the site potentially developable within the Plan period; available and</b>	No due to existing use and constraints.

<b>achievable?</b>	
<b>Infrastructure issues (including highways)</b>	The access may require improvement
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is reasonably close to services and amenities
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has a viable existing use.</p> <p>It is considered therefore that this site is unlikely to have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Coal yard at the junction of Brunswick Street and Brook Street, Congleton.</b>
<b>SHLAA Ref/Site Ref number</b>	2361
<b>Site visit date</b>	13/4/2015
<b>Site description</b>	<p>The site is in use as a Coal yard, skip hire and vehicle repair depot. It contains buildings associated with the former Biddulph Valley Railway and now contains the Biddulph Valley Way.</p> <p>The land to the east (the former Sutherland works) received outline planning permission for 63 dwellings in January 2015 (09/3651C). The scheme makes use of the existing vehicular access immediately on the east side of this site fronting Brunswick Street for access to new dwellings.</p>
<b>Site area and dwelling capacity</b>	0.41ha, SHLAA refers to 17 dwellings
<b>Constraints</b>	Zone 1 - Little or no risk. Contamination likely. Buildings on site, appears flat. Potential of small explosion or fire risk. Trees to border. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. Protected Open Space and wildlife corridor to north.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	09/3162W Change of use from coal and transport yard to skip hire business with recycling business. Granted 11/3/2010 This applies to the north-eastern part of the site.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is in use at present, but the nature of the existing uses is that they could be relocated to a dedicated industrial area. Residential development of the site would be compatible with the approved</p>

	development to the east, using the Biddulph valley way and the associated screening as a buffer with the industrial uses to the north. It is close to services and amenities.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is currently in use and is therefore screened out of this study.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is close to amenities and facilities and is within walking distance of the town centre.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton.</p> <p>The employment site lies in a sustainable location and has constraints of existing uses and contamination, which have been addressed on similar developments of PDL in the locality.</p> <p>As the site is in use it is screened out of this study.</p>

<b>Site Address</b>	<b>6 Back Lane, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	5105
<b>Site visit date</b>	22/1/2015 (by DM case officer)
<b>Site description</b>	The application site comprises of a triangular parcel of land (204 square metres) occupied by a detached garage located to the north of No.4 Bank Lane, Congleton, within the Congleton Settlement Zone Line. There are no designations affecting the site.
<b>Site area and dwelling capacity</b>	0.02ha, 1 dwelling
<b>Constraints</b>	None
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits, Congleton Borough Local Plan 2005
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	14/5789C Demolition of concrete and timber fronted double lock-garage and replacement with a detached two storey, two bedroomed house Granted 3/2/2015
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site lies within an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is very close to services, and the town centre to the east is within a few minutes walking distance.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes as shown by recent planning permission
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	



<b>SA considerations</b>	The site is close to a neighbourhood shop and a shopping centre, and is within walking distance (1km) of a primary school.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has the benefit of planning approval for one dwelling (see above).</p> <p>It is considered therefore that this site is likely to have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Dean House, Chapel street, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	5117
<b>Site visit date</b>	14/1/2015 (by DM officer)
<b>Site description</b>	The application relates to a vacant traditional 2 storey brick built building with a slate roof and painted timber windows. The building was formerly in use as offices. The building is accessed off Chapel Street car park.
<b>Site area and dwelling capacity</b>	0.04ha, 4 dwellings based on prior approval (see below)
<b>Constraints</b>	Within Moody Street Conservation Area. Grade II Listed Buildings on all sides.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within town centre, area of archaeological potential and settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	14/5543C Prior Approval of proposed change from B1 use to 4no apartments/C3 use. Determined (approval not required) 16/2/2015
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site lies within an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is very close to services, and the town centre to the east is within a few minutes walking distance.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes as shown by the prior approval (see above)
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	The site is in a highly sustainable location within the town centre.
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a highly sustainable location and has the benefit of a prior approval for 4 dwellings.</p> <p>It is considered therefore that this site is likely to have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Land south and east of Astbury Mere, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2406
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	Woodland/open space section on the east side of the Astbury Mere Country Park.
<b>Site area and dwelling capacity</b>	30.4ha. In theory the SHLAA suggests 200 dwellings, but the status as protected open space and the trees and constraints mean that this site is screened out of the study.
<b>Constraints</b>	Flood zone 1 - little or no risk, extensive areas of TPOs and Protected Open Space, footpath adjacent to site. Steep change in levels on site. Located on potential contaminated site. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Protected Open Space within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	35435/3 enhancement of Astbury country park, provision of leisure facilities & enabling office development refused 22/4/2003 07/0177/FUL Construction of surfaced footpaths with associated drainage and fencing works and construction of car park for 14 vehicles. Granted 3/5/2007 Several other applications relating to Country Park.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.  The site is in use as a Country Park at present.
<b>Is the site potentially developable within the Plan period; available and</b>	No due to status as protected open space.

<b>achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is reasonably close to services and amenities
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has a viable education and recreation use.</p> <p>The site is protected open space and is therefore screened out of the study.</p>

<b>Site Address</b>	<b>Public open space and Garages, Banky Fields, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2509
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	The site is predominantly a grassed area of open space and also contains a small group of garages, at the southern end. On the west side is a bank of trees and Astbury Mere Country Park, to the east are dwellings.
<b>Site area and dwelling capacity</b>	0.78ha, the SHLAA suggests up to 20 dwellings, the status as protected open space and the existing use as garages mean that this site is screened out of the study.
<b>Constraints</b>	Part of the site is an area of Protected Open Space/Recreation facility. A footpath and TPO runs along part of the border of the site on the north and west sides. Garages on site, appears generally flat. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Protected Open Space within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	0.74ha greenfield, 0.04 brownfield
<b>Background site history &amp; Current apps</b>	
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is in use as garages and open space at present.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No due to status as protected open space serving the adjoining residential estate.

<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is reasonably close to services and amenities
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has a viable recreation use.</p> <p>The site is protected open space and is therefore screened out of the study.</p>

<b>Site Address</b>	<b>Congleton Town Football Club, Crescent Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2396
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	The main pitch is orientated north-east/ South west and has floodlights on both sides and a stand with car park on the west side. Access is from Crescent Road and Ivy Gardens to the north, and it is within a residential area.
<b>Site area and dwelling capacity</b>	1.23ha, the SHLAA suggests 37 dwellings, but the status as protected open space for a significant sports facility in the town mean that this site is screened out of the study.
<b>Constraints</b>	Flood zone 1 - little or no risk. Site is an area of Protected Open Space/Recreation Facility. Public footpath adjacent to site. Buildings on site, appears flat. Site is in use by Congleton Town FC. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Protected Open Space within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	Part (10%) is brownfield, rest (90%) is greenfield
<b>Background site history &amp; Current apps</b>	Various applications in connection with the football club use.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is in use as the town football club's grounds at present.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No due to status as protected open space and the existing use.



<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is reasonably close to services and amenities
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has a viable recreation use.</p> <p>The site is protected open space and is therefore screened out of the study.</p>

<b>Site Address</b>	<b>Cricket Club and bowling green, West Street, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2395
<b>Site visit date</b>	14/4/2015
<b>Site description</b>	Cricket club grounds with crown green bowling green to north. The site lies between three roads and dwellings on the west side, which has necessitated the construction of 4 metre high fencing around the ground. Along Booth Street on the east side is a low stone wall, affording views of the cricket ground. To the west of the bowling green is a locally listed building, St James's church, and to the east is a car park.
<b>Site area and dwelling capacity</b>	1.23ha, the SHLAA suggests 37 dwellings but the status as protected open space means that this site is screened out of the study.
<b>Constraints</b>	Flood zone 1 - little or no risk. Site is an area of Protected Open Space/Recreation Facility. Buildings on site, appears flat. TPO's adjacent to site. Potential air quality issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Protected Open Space within settlement limits in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	Various applications relating to recreational uses
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is in use as the town's cricket club grounds and a bowling green at present.</p>
<b>Is the site potentially developable within</b>	No due to status as protected open space.

<b>the Plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is reasonably close to services and amenities
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Congleton. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has a viable recreation use.</p> <p>The site is protected open space and is therefore screened out of the study.</p>

# **ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS; KEY SERVICE CENTRES; AND LOCAL SERVICE CENTRES**

## **CONGLETON**

### **1. Introduction**

Congleton is identified as a Key Service Centre in the Local Plan Strategy.

Further detail about Congleton can be found in the Urban Potential Summary Report.

### **2. Key Policy issues/constraints**

The current Local Plan for Congleton is the Congleton Local Plan First Review (adopted 2005) [BE 111]. This shows the town constrained by the Green Belt to the south and east.. The floodplain and designated wildlife sites of the River Dane have left areas of open land projecting into the town centre, and there is a further area of countryside close to the town centre north of Lamberts Lane and south of Cockshuts path. Many sites are designated as protected open space.

The town centre contains a designated Conservation Area (extended since the Local Plan was adopted), several Listed Buildings and an area of Archaeological Potential, and is covered by specific proposals in the town centre inset. The Macclesfield Canal and associated structures are also a Conservation Area.

Congleton Town Strategy [BE 084] was approved in 2012 and examines options for development on all sides of the Town. The vision was “A Little Town with a Big Heart”. A key objective is the promotion and delivery of a northern link road to deliver improvements to the existing road network and support economic growth at Radnor Park and Congleton Business Park.

The Development Strategy [BE 100] published in January 2013 developed the Town Strategy and focusses on the sites to the north of the town that would help to deliver the Congleton Link Road.

The Local Plan Strategy (LPS) for development at Congleton is focussed on high quality employment led growth facilitated by the construction of a Congleton Link Road (CLR) between the A536 and A534 to encourage inward investment, address traffic congestion and deliver employment led growth through extensions to existing employment sites alongside commercial and residential development up to 2030.

Congleton is expected to accommodate in the order of 3,500 new homes and 24 hectares of employment land up to 2030. The Council, in association with

potential development partners, will continue to explore the necessary funding regimes to deliver the Congleton Link Road as a key piece of infrastructure including a crossing over the River Dane, which could release land for up to 1650 new dwellings by the end of the plan period.

### **3. Key Findings**

All the sites adjacent to Congleton that have previously been considered as part of the Local Plan process are being promoted. 12 sites were assessed adjacent to Congleton. All sites are either derived from Non-Preferred sites, discounted Town Strategy sites or 'Omission Sites' put forward in representations to the Examination.

The spreadsheet for edge of settlement sites identifies 2,630 dwellings on 136.13 ha of land on 9 sites, with the remaining three sites totalling 220 dwellings being recommended for further consideration in the Site Allocations and Development Policies document. The development would affect 100% greenfield sites.

The sites are on all sides of the town, avoiding the Green Belt boundary to the south and east, apart from one site off Boundary Lane for 100 houses which lies within the Green Belt. Of these sites, several have been subject to recent applications and appeals and it is very likely that they will continue to be put forward in the planning process.

### **4. Site Commentary**

The nature of Congleton is that it has grown significantly to the west away from the Green Belt, and this has created traffic problems in the town centre. The Congleton Link Road and associated development is the preferred response to this issue.

Several sites are being taken forward in the planning process, which has resulted in several appeals, and the decisions on further sites are awaited.

Details are shown on the site proformas and summary spreadsheets for Congleton.

The sites being actively promoted in the Local Plan process were considered to be suitable for further consideration and were subject to SA and HRA; they can be seen on the 'Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Congleton' map.

The 'Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Congleton' map shows all the sites considered in the Study. The 'Congleton Town Strategy Sites' map has been included for reference.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

## **6. Conclusion**

Congleton will continue to be a focus of developer interest given the availability of sites and the town's location close to junctions 17 and 18 of the M6, with a train service to Manchester and Stoke on Trent.

9 sites were identified for further consideration for inclusion in the Local Plan, Strategy, if additional land is required to be provided, totalling 136.13 ha and providing for 2630 potential dwellings. Of these 100% are greenfield.

There were 3 further sites identified with potential to be given further consideration at the site allocations stage, totalling 220 dwellings on greenfield sites, one being within the Green Belt.

CHESHIRE EAST LOCAL PLAN STRATEGY: CONGLETON; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION

Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Back Lane/ Radnor Park, Somerford <b>SUB 1993</b>	The site consists of three large agricultural fields. The east boundary is defined by the River Dane and includes areas of woodland. The northern boundary is defined by Radnor Wood and Radnor Farm. To the south-east is the Radnor Park trading estate, Paddock House farm and a section of Back Lane, and to the west the site wraps around Radnor Cottages. The land is undulating and contains many old hedges. Back Lane has the character of a country lane and at its northern end is visually not part of the town.	Congleton Town Strategy Site B [BE 084] The majority of the site is within Strategic Location SL6 in Local Plan Strategy (LPS), but the representation site refers to the inclusion of further land on the north side and the SL6 site extends further to the south-west. Representation to the Local Plan Strategy Submission Version SUB 1993 Matter Statement submitted to the Examination- Matter 14.5.006	37.6	500	0	The main part of the site is outside the settlement zone line for Congleton, and is currently proposed to be allocated as Strategic Location SL6 in the Local Plan Strategy. The representation seeks the deletion of the reference in policy SL6 to the northern boundary being the approved line of the Congleton Link Road and this forming the limit of development, adding "at least" before 500 homes, reducing employment allocation to 5ha from 10 ha, and other modifications to the wording of the policy and the site specific principles of development. In terms of the additional land to the north-east, if Congleton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be given further consideration. The site is being actively promoted in the Local Plan Process therefore it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.
Bent Lane Farm, Congleton <b>SUB 2834</b>	The site is in an area of open countryside consisting of several fields enclosed by hedges extending over a wide area, to the west side of Congleton. The land slopes up to the south-west. The Loach Brook runs along its north eastern boundary, and parts of the site are within flood zones 2 and 3. Congleton High School lies to the north east of the site. The site extends to a small section of Sandbach Road to the west and to two sections of Newcastle Road to the east, adjoining the village of Astbury. The land is of high agricultural quality and is generally in agricultural use. It falls within the Jodrell Bank consultation zone. There are trees and hedges within the site. Land to the west of Bent Farm is in use for silica sand working and there are ponds resulting from former workings	The northern part of the site (approx. 60%) has been considered under the following: Development Strategy Alternative Site 5 [BE 100] Congleton Town Strategy site G [BE 084] Local Plan Strategy Non Preferred Site 36 [SD 16] Representation to the Local Plan Strategy Submission Version - SUB2834 (Omission site)	35	845	0	The site is outside the settlement zone line for Congleton and does not adjoin any areas of existing or proposed development. It is not well located in relation to the town and has significant constraints in terms of silica sand extraction and a Scheduled Monument. It does not contribute towards the provision of the Congleton Link Road scheme. If Congleton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy however the issues highlighted above that relate to its location and constraints will also need to be given further consideration. There is also a need to resolve the issues relating to the mineral reserve of Silica Sand. The site is being actively promoted in the Local Plan Process therefore it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.
North of Lamberts Lane, Congleton <b>SUB 1789</b>	The site lies 700m south of the town centre in open countryside, and is in use for grazing land. To the north is Congleton cemetery and Howey Lane. To the east are the residential estates of The Moorings, Goldfinch Close and Kestrel Close, providing vehicular access to the site. To the south is a well screened bridleway known as Lamberts Lane and beyond is Astbury Golf Course. To the north west are dwellings at Tudor Way and Howey Hill. The land slopes generally to the west and there are views of the town. A water tower to the south east is a prominent feature of the locality. The site contains trees and hedges and consists of several fields.	Congleton Town Strategy Site F [BE 084] Development Strategy Site Alternative 6 [BE 100] Local Plan Strategy Non Preferred Site 37 [SD16] Representation to the Local Plan Strategy Submission Version – SUB1789 (Omission site)	15	230	0	The site is outside the settlement zone line for Congleton and adjoins existing residential development. Parts of the site have already received planning permission at appeal, and a further appeal into development of the entire site is taking place in September 2015. The figure of 230 has been used as this is subject to appeal (13/3517C) It is close to the town centre. However the site has significant constraints in terms of adverse impacts on the landscape and setting of the historic core of the town and requires off-site highway improvements, as demonstrated by the recent refusal of planning permission 13/3517C. It does not contribute towards the provision of the Congleton Link Road scheme. If Congleton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration however the constraints relating to the site highlighted above will also need to be given further consideration. The site is being actively promoted in the Local Plan Process therefore it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.

Padgbury Lane, Congleton <b>SUB 2706</b>	<p>Northern Site 2545 The site comprises 5.45ha of gently undulating grassland in agricultural use. The eastern boundary of the site extends to Padgbury Lane and the rear boundary of existing dwellings which front on to Padgbury Lane. The southern/eastern boundary of the site comprises the Heath Farm Public house, a grade II Listed Building associated out buildings and four dwellings, one of which is grade II listed. To the rear of the southern boundary lies the hedgerow and tree belt which forms the boundary with the southern site. Loach Brook forms the rear, south western boundary of the site, beyond which lies further agricultural fields. A public right of way bisects the site.</p> <p>Southern Site 2546 This 8.2 ha site is located to the south west side of Padgbury Lane which links the A34 and the A534 approx 1 mile to the south west of Congleton town centre. The site is roughly triangular in shape. The site is bordered to the north east by Padgbury Lane which has a modern housing estate on the other side. A petrol filling station and a separate dwelling on Padgbury Lane about the southern end of the site, which has a overgrown, unkempt, weedy appearance. The south west boundary of the site abuts Loach brook which ultimately feeds into the River Dane down stream. The north west boundary is marked by a mature hedgerow with the Heath Farm public house/Wacky Warehouse and small number of dwellings to the rear of the public house. The land is generally level with a gentle fall towards Loach Brook. A row of mature trees/mature hedgerow fronts the Padgbury Lane frontage.</p>	Part of Development Strategy alternative site 5 [BE 100] Part of Congleton Town Strategy site G [BE 084] Part of Local Plan Strategy Non Preferred Site 36 [SD 16] Representation to the Local Plan Strategy Submission Version - SUB2834 (Omission site) SUB 2706	13.6	270	0	The site is outside the settlement zone line for Congleton and adjoins existing residential development. A public inquiry into an appeal against refusal of two applications took place in April 2015. Although it is located adjacent to the existing edge of Congleton, and is close to some existing facilities, the site does not have good access to the main local services of the town and existing infrastructure and is in an area of open countryside with a watercourse and natural features. It does not contribute towards the provision of the Congleton Link Road scheme. If Congleton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy. The site is being actively promoted in the Local Plan Process therefore it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.
Sandbach Road, Congleton <b>SUB 2906</b>	<p>The Site lies adjacent to the western edge of Congleton. It comprises greenfield land, immediately south of Sandbach Road, and west of Padgbury Lane. A Public Right of Way lies to the west and south of the Site, which forms part of the Dane Valley Way. Opposite the site on the north side of Sandbach Road is a residential development site known as Loachbrook Farm.</p>	Part of Development Strategy alternative site 5 [BE 100] Part of Congleton Town Strategy site G [BE 084] Part of Local Plan Strategy Non Preferred Sites site 36 [SD 16] Representation to the Local Plan Strategy Submission Version - SUB2906 (Omission site)	5.4	120	0	The site is outside the settlement zone line for Congleton but adjoins existing residential development. The site is subject to constraints of flooding which could reduce the potential number of dwellings. It is within an area where development has been approved and developers are promoting sites and carrying them forward to construction when approved. The site is less well connected to the town than some of the alternatives. If Congleton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy. The site is being actively promoted in the Local Plan Process. Although it is being promoted for 120 dwellings, the SHLAA refers to a capacity of 163 dwellings. For these reasons it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.
Sandbach Road/Padgbury Lane, Congleton <b>SUB 1789</b>	<p>The site consists of two fields at the rear of dwellings in Padgbury Lane and Sandbach Road. They slope down to the Loach Brook to the west and are divided by mature hedgerows. To the west is open countryside, and to the south is the current appeal site for the Padgbury Lane residential scheme 13/4219C. Further north is Congleton High School and the housing development known as Loachbrook Farm north of Sandbach Road.</p>	Part of Development Strategy alternative site 5 [BE 100] Part of Congleton Town Strategy site G [BE 084] Part of Local Plan Strategy Non Preferred Sites site 36 [SD 16] Representation to the Local Plan Strategy Submission Version - SUB2906 (Omission site) SUB 1789	3	90	0	The site is outside the settlement zone line for Congleton but adjoins existing residential development. The site is subject to constraints of flooding which could reduce the potential number of dwellings. The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers. It is close to local facilities but is not well related to the town and the main services, facilities and transport links. If Congleton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy. The site is being actively promoted in the Local Plan Process, and forms part of a group of other "omission" sites in this locality. For these reasons it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.









Sandy Lane/Sandbach Road, Congleton <b>SUB 2834</b>	The site is triangular in shape and includes a bungalow and outbuildings fronting Sandbach Road to the south. To the west is Sandy Lane and to the east is the new housing development at Loachbrook Farm. To the west of Sandy Lane is the consultation line of the proposed Congleton Link Road, joining Sandbach Road to Macclesfield Road around the north of the town. It is elevated above the town in a very open agricultural location and from Sandy Lane the town is not visible.	Part of Congleton Town Strategy site H [BE 084] Representation to the Local Plan Strategy Submission Version - SUB2834 2675 2805 (Omission site)	5.72	175	0	The site is outside the settlement zone line for Congleton but adjoins existing residential development. Development here would be visually intrusive and would extend the boundary of the town onto elevated land within open countryside. It is accepted that the Congleton Link Road will bring significant changes to the landscape in the locality. However the character of this locality was an important issue in the recent appeal decision on land to the east, and this site would be on higher ground and therefore would have a more severe impact on landforms which provide the setting of Congleton. The site is within an area where development has been approved and developers are promoting sites and carrying them forward to construction when approved. If Congleton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy. The site is being actively promoted in the Local Plan Process, and forms part of a group of other "omission" sites in this locality. For these reasons it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.
Tall Ash Farm 1*, Congleton <b>SUB 3225</b>	The site is bound to the north and north west by existing residential development, and a frontage to Buxton Road defined by a hedgerow with no footway. It rises gently towards the east and contains springs, and also rises to a high point on Buxton Road in the vicinity of the farm house. There is a group of buildings on the west side of the Buxton Road frontage. Along the entire eastern boundary for a distance of over 500 metres by the Macclesfield canal, set in a 3m deep cutting with sloping banks, mature trees on both sides and a towpath on the west side. Beyond the canal is open countryside. To the south lies Bath Vale wood (part of which is within the representation site) and Timbers Brook, and beyond the brook to the south west is the former Brook Vale Works, which is being redeveloped for housing. To the west is a large field situated between Bath Vale and Beatty Drive, which is excluded from the area of this representation. The site is very prominent from the Bath Vale area and the town, and there are open views from the site of the town to the south west and hills to the west.	Site E in Congleton Town Strategy [BE 084], suitable for 200 dwellings. Representation to the Local Plan Strategy Submission Version – SUB3225 (Omission site)	20	300		The site is outside the settlement zone line for Congleton and adjoins existing residential development. The site as a whole is not well located in relation to the town and has significant constraints in terms of adverse landscape impacts and impact on the setting of the Macclesfield Canal Conservation Area and listed bridge. It does not contribute towards the provision of the Congleton Link Road scheme. The field closest to Buxton Road (which is common to both this representation and Tall Ash Farm 2) may have fewer constraints. If Congleton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy. The site is being actively promoted in the Local Plan Process therefore it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.
Tall Ash Farm 2 *, Congleton <b>SUB 3159</b>	The site is bounded to the north and north west by existing residential development, and a frontage to Buxton Road defined by a hedgerow with no footway. It rises gently towards the east and contains springs, and also rises to a high point on Buxton Road in the vicinity of the farm house. There is a group of buildings on the west side of the Buxton Road frontage. The northern field wraps around Tall Ash Farm and adjoins existing residential development on the north and west sides. It borders the Macclesfield Canal to the east, which is set in 3m deep cutting with sloping banks, mature trees on both sides and a towpath on the west side, and beyond the canal is open countryside. It has a road frontage to Buxton Road defined by a mature hedgerow with no footway. The second field lies to the south and extends westwards to the south of Beatty Drive. Field boundaries are defined by mature hedgerows and trees. The site is very prominent from the Bath Vale area and the town, and there are open views from the site of the town to the south west and hills to the west.	Site E in Congleton Town Strategy [BE 084], suitable for 200 dwellings. Representation to the Local Plan Strategy Submission Version – SUB3159 (Omission site)	15.8	365		The site is outside the settlement zone line for Congleton and adjoins existing residential development. It is not well located in relation to the town and has significant constraints in terms of adverse landscape impacts and impact on the setting of the Macclesfield Canal Conservation Area and listed bridge. It does not contribute towards the provision of the Congleton Link Road scheme. The field closest to Buxton Road (which is common to both this representation and Tall Ash Farm 1) may have fewer constraints. If Congleton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy. The site is being actively promoted in the Local Plan Process therefore it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.





Boundary Lane, Congleton <b>SUB 26/27</b>	The site consists of fields south of Boundary Lane sloping gently down the south, and contained by hedges to the east and west. The site is one of several long and thin plots stretching away from Boundary Lane and Leek Road. The site includes an existing dwelling at 4 Boundary Lane and is situated in an area of large, low density dwellings. There are dwellings on the north and north-west sides.	Representation to the Local Plan Strategy Submission Version – SUB 26 and 27 (Omission site)	3.5	100	0	The representation is seeking allocation as allocated site or as safeguarded land and release from the Green Belt. Also requesting modification of the Green Belt boundary to reflect approved development at Boundary Villa Farm. The site is outside the settlement zone line for Congleton, but it adjoins residential development to the north. It is well located in relation to the town but has significant constraints including access, demolition of buildings and land purchase. The site is being actively promoted in the Local Plan Process. If Congleton is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site is suitable for further consideration however the site constraints will also need to be given further consideration.
Eaton Bank Academy, Jackson Road, Congleton <b>SUB 3575</b>	The site consists of the education buildings, sports facilities and car park of Eaton Bank Academy (high school and 6th form college) in Council ownership. The buildings are 2 and 3 storey set in landscaped grounds with trees on all sides. A 4 storey building is under construction at the site. The boundary with Macclesfield Road to the west is enclosed by mature trees and a hedge with grass verge, and there are houses opposite. Jackson Road to the south is a row of detached and semi-detached dwellings; to the east the land drops away steeply to the river Dane and deciduous woodland occupies the sloping land, and to the north is Havannah Lane. The Part of the site subject to the housing proposal is to the rear (north) of dwellings in Jackson Road and is terraced to create a level surface, with embankments to the south and north.	Representation to the Local Plan Strategy Submission Version – SUB3575 (Omission site)	7.7	50	0	The representation requests that Eaton Bank Academy should be allocated as a Strategic Site for mixed use purposes including a Community Sports Centre and up to 50 dwellings. The site is partly within the settlement zone line for Congleton, and partly outside the Congleton Local Plan area and within open countryside. It adjoins a designated wildlife site and important corridor of woodland. The site is subject to constraints of protected open space, ecology, trees, and existing buildings which may prevent the construction of dwellings. It is close to the town and would represent residential development of part of an education site which is in a very suitable location for a major secondary school serving the needs of the town and the wider community. If Congleton is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site may be suitable for further consideration; however the major constraint relating to this site is its status as protected open space which would need to be given very careful consideration.
Holmes Chapel Road, Congleton <b>SUB 2805</b>	The application site is roughly triangular and comprises grassland which is in agricultural use. The topography slopes downwards from the road towards Loach Brook which forms the southern/western boundary of the site. The northern boundary of the site is formed by Holmes Chapel Road. Existing dwellings along Holmes Chapel Road face the application site. The eastern boundary of the site is formed by Congleton High School. There are mature trees along the site frontage but the land has a generally open aspect and affords views of the former Scheduled Monument to the south of Loach Brook.	Congleton Town Strategy Site H [BE 084] Representation to the Local Plan Strategy Submission Version – SUB 2805 (Omission site)	3.79	70	0	The representation requests allocation of this site for residential development in accordance with the planning application for 70 dwellings (now granted following an appeal). This site is now a committed site, for 70 dwellings following the recent appeal decision. The site is included in this study, as the site was granted approval in March 2015 and therefore post-dates the housing commitments list for 31 December 2014. It is considered that the site will therefore contribute to the future housing needs of Congleton.
<b>TOTALS</b>			<b>151.12</b>	<b>3,115</b>	<b>0</b>	
<b>Amended total</b>				<b>2,850</b>		

\* these sites overlap and so a figure of 400 dwellings in total for the combined sites has been used in the total number of dwellings.







NB taking into account the overlapping sites the figure of 3,125 is amended to 2,850 (300+365=665; 665-400=265; 3,125-265=2,850)

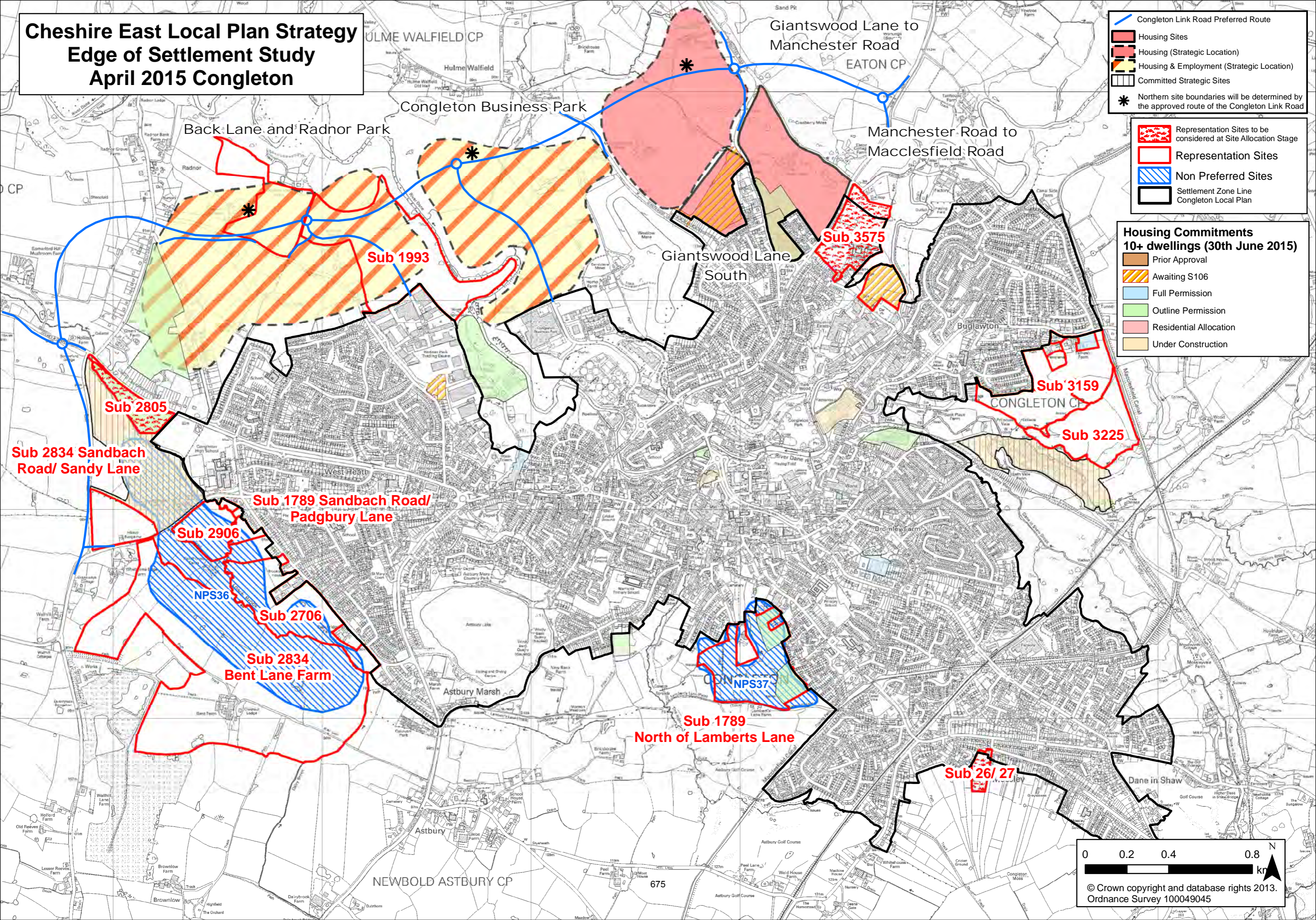
**Cheshire East Local Plan Strategy  
Edge of Settlement Study  
April 2015 Congleton**

-  Congleton Link Road Preferred Route
-  Housing Sites
-  Housing (Strategic Location)
-  Housing & Employment (Strategic Location)
-  Committed Strategic Sites
-  \* Northern site boundaries will be determined by the approved route of the Congleton Link Road

-  Representation Sites to be considered at Site Allocation Stage
-  Representation Sites
-  Non Preferred Sites
-  Settlement Zone Line Congleton Local Plan

**Housing Commitments  
10+ dwellings (30th June 2015)**

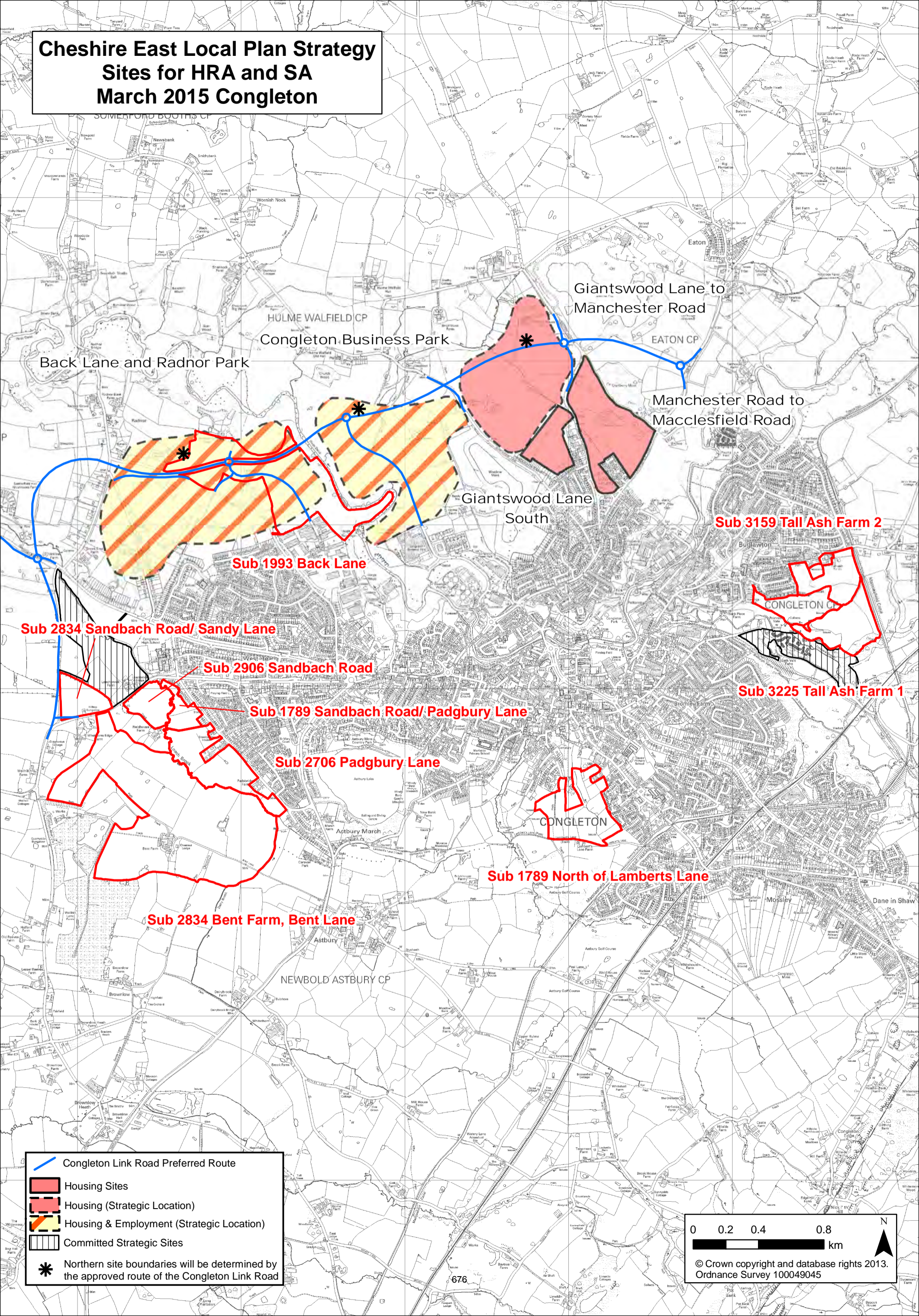
-  Prior Approval
-  Awaiting S106
-  Full Permission
-  Outline Permission
-  Residential Allocation
-  Under Construction



0 0.2 0.4 0.8 N  
km

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Ordnance Survey 100049045

# Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Congleton



Back Lane and Radnor Park

HULME WALFIELD CP  
Congleton Business Park

Giantswood Lane to  
Manchester Road

Manchester Road to  
Macclesfield Road

Giantswood Lane  
South

Sub 1993 Back Lane

Sub 3159 Tall Ash Farm 2

Sub 2834 Sandbach Road/ Sandy Lane

Sub 2906 Sandbach Road







Sub 3225 Tall Ash Farm 1

Sub 1789 Sandbach Road/ Padgbury Lane

Sub 2706 Padgbury Lane

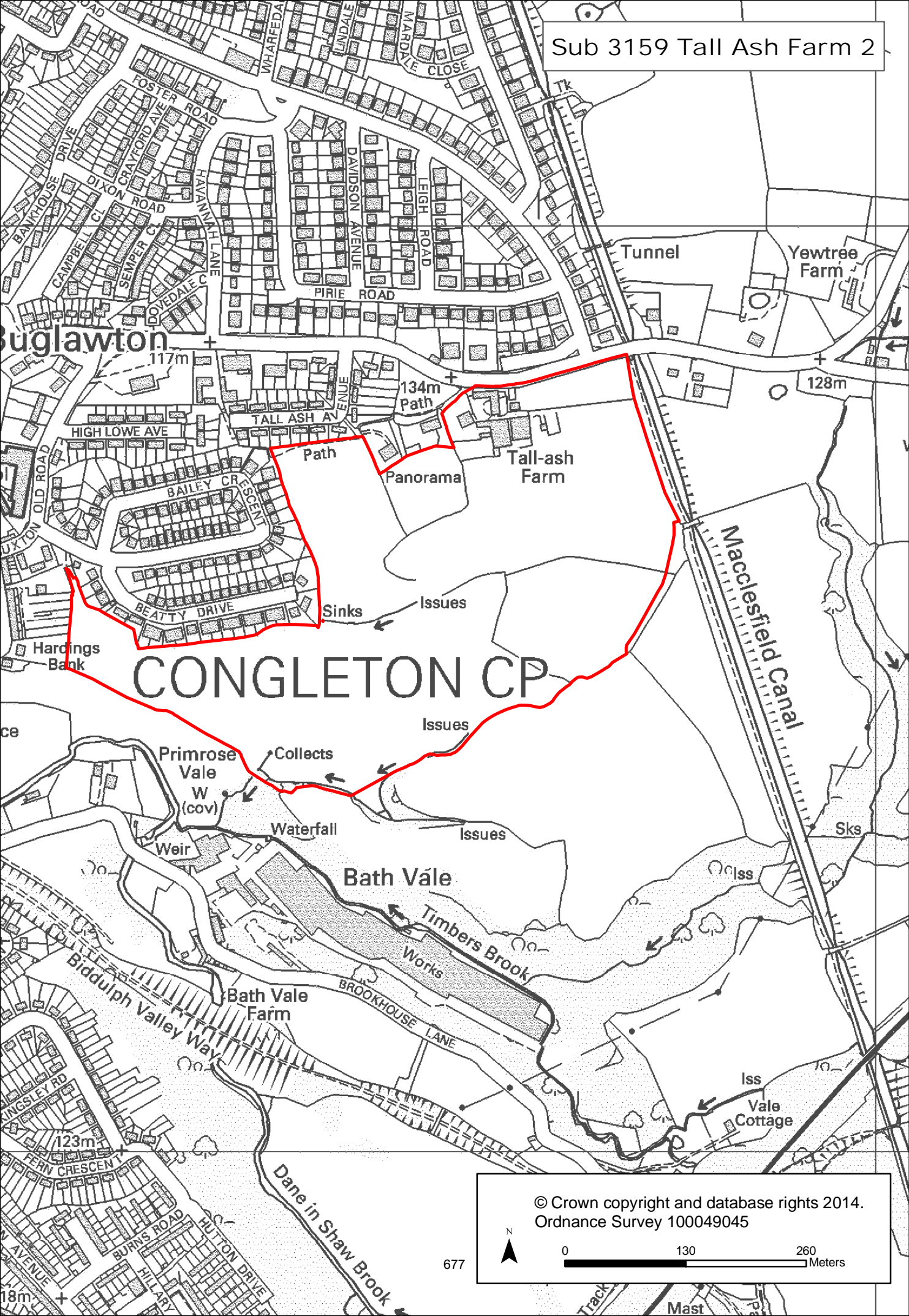
Sub 1789 North of Lamberts Lane

Sub 2834 Bent Farm, Bent Lane

-  Congleton Link Road Preferred Route
-  Housing Sites
-  Housing (Strategic Location)
-  Housing & Employment (Strategic Location)
-  Committed Strategic Sites
-  Northern site boundaries will be determined by the approved route of the Congleton Link Road

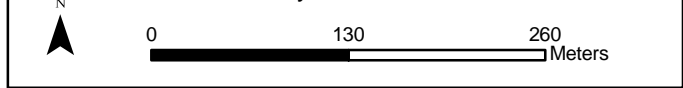
0 0.2 0.4 0.8 km

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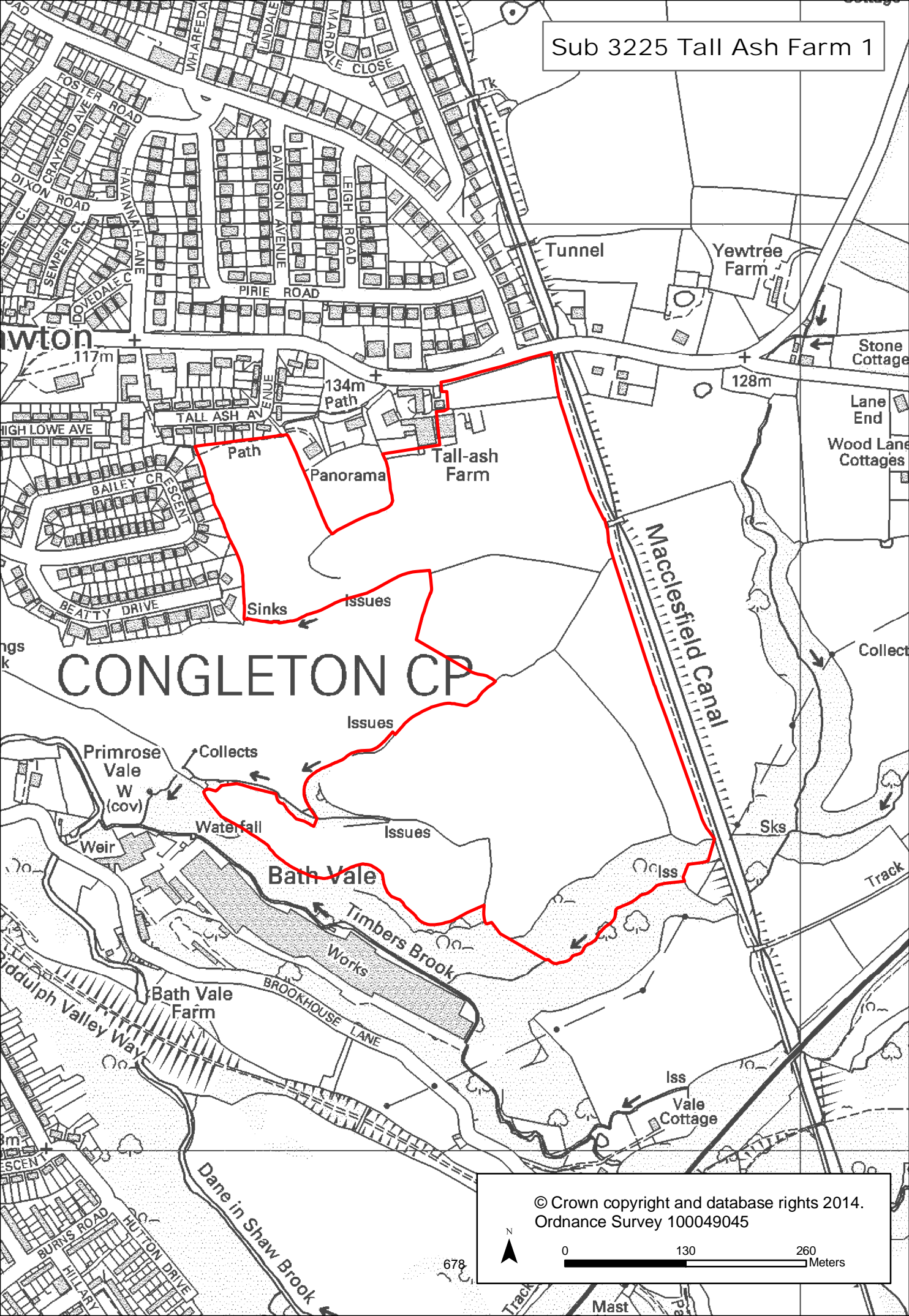


# CONGLETON CP

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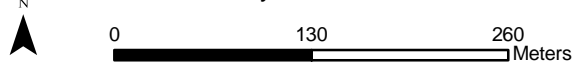


Sub 3225 Tall Ash Farm 1



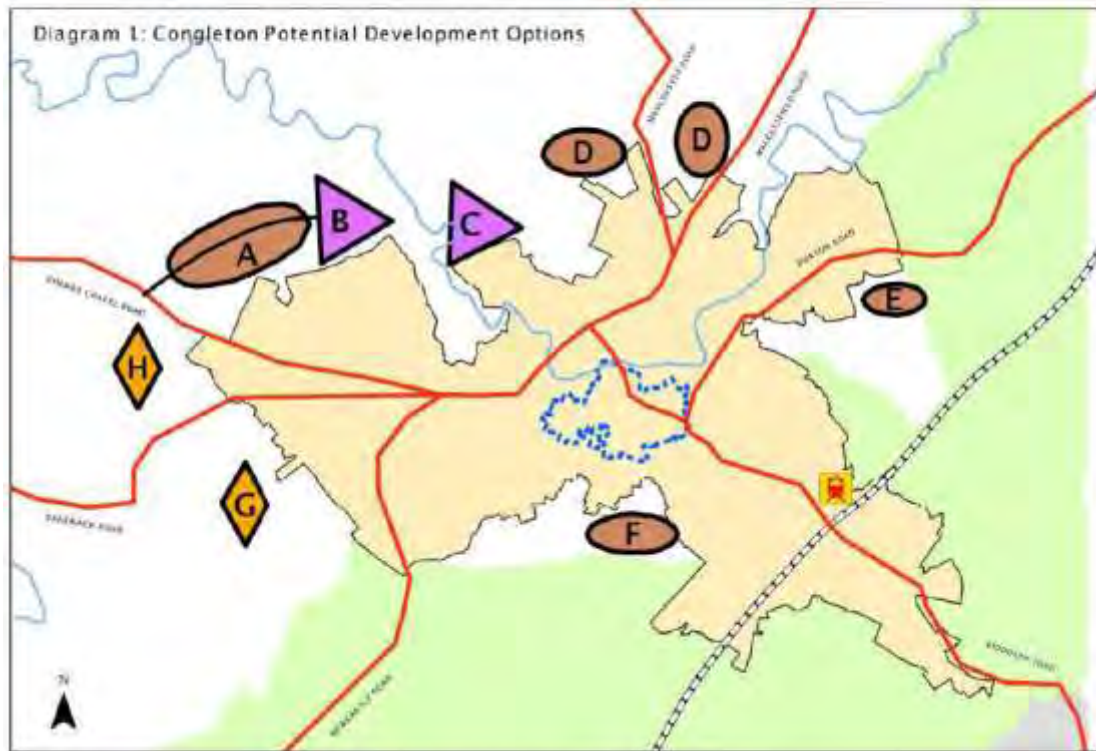
# CONGLETON CP

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678

# Congleton Town Strategy Sites



This Diagram is for Indicative Purposes Only



## Congleton Town Strategy Sites

Area	Potential Development Uses	Comments
<b>A</b>	Housing	<ul style="list-style-type: none"> <li>• Surrounding uses include residential and open countryside.</li> <li>• This area could deliver around 1000 dwellings.</li> <li>• This area could be brought forward to assist the delivery of an access road into an extension to the Radnor Park employment site (area B)</li> </ul>
<b>B</b>	Employment	<ul style="list-style-type: none"> <li>• Represents an extension to Radnor Park to provide space for manufacturing businesses and allow businesses to expand.</li> <li>• Surrounding uses include commercial, residential, sports pitches and open countryside.</li> <li>• Assessment of vehicular access is being undertaken including a new road link through site A to address concerns over the current access to the site.</li> </ul>
<b>C</b>	Employment	<ul style="list-style-type: none"> <li>• Represents an extension to Congleton Business Park.</li> </ul>



## Congleton Town Strategy Sites

Area	Potential Development Uses	Comments
		<ul style="list-style-type: none"> <li>The aim of this extension would be to provide space for business, allow existing businesses to expand and to attract inward investment to the town.</li> <li>Surrounding uses are commercial and open countryside.</li> <li>Assessment of vehicular access would need to be undertaken as it may require improvements to the surrounding road network.</li> </ul>
D	Housing	<ul style="list-style-type: none"> <li>Surrounding uses are residential and open countryside.</li> <li>This site could deliver around 1000 dwellings over two areas.</li> </ul>
E	Housing	<ul style="list-style-type: none"> <li>Surrounding uses are residential and open countryside.</li> <li>The site could deliver around 200 dwellings.</li> </ul>
F	Housing	<ul style="list-style-type: none"> <li>Surrounding uses are residential and open countryside.</li> <li>The site could deliver around 300 dwellings.</li> </ul>
G and H represent areas of growth and have potential to be brought forward for a mixture of uses.		
G	Mixed Use	<ul style="list-style-type: none"> <li>A mixture of high quality business and commercial uses would attract inward investment into the town.</li> <li>This direction of growth would deliver a mixed use proposal including around 500 dwellings, outdoor sports pitches and facilities, employment land and community facilities set within a strong landscape framework.</li> <li>A masterplanning exercise would determine the precise boundaries and areas required for employment and residential.</li> <li>Surrounding uses include residential and open countryside.</li> </ul>
H	Mixed Use	<ul style="list-style-type: none"> <li>A mixture of high quality business and commercial uses would attract inward investment into the town.</li> <li>This direction of growth would deliver a mixed use proposal including around 500 dwellings, outdoor sports pitches and facilities, employment land and community facilities set within a strong landscape framework.</li> <li>A masterplanning exercise would determine the precise boundaries and areas required for employment and residential.</li> <li>Surrounding uses include Congleton High School, residential and open countryside.</li> </ul>

**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

**CONGLETON**

<b>Site Address</b>	<b>Back Lane/ Radnor Park, Somerford</b>
<b>SHLAA Ref/Site Ref number</b>	4683 4401 Representation to the Local Plan Strategy Submission Version – SUB1993 (Omission site)
<b>Site visit date</b>	2/4/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Congleton Town Strategy Site B [BE 084] The majority of the site is within Strategic Location SL6 in Local Plan Strategy (LPS), but the representation site refers to the inclusion of further land on the north side and the SL6 site extends further to the south-west.  Representation to the Local Plan Strategy Submission Version SUB 1993 Matter Statement submitted to the Examination - Matter 14.5.006
<b>Site description</b>	The site consists of three large agricultural fields. The east boundary is defined by the River Dane and includes areas of woodland. The northern boundary is defined by Radnor Wood and Radnor Farm. To the south-east is the Radnor Park trading estate, Paddock House farm and a section of Back Lane, and to the west the site wraps around Radnor Cottages. The land is undulating and contains many old hedges. Back Lane has the character of a country lane and at its northern end is visually not part of the town.
<b>Site area and dwelling capacity</b>	37.6 Ha. The representation refers to the delivery of at least 500 dwellings and 5ha of employment land on the Strategic Location as a whole. (The LPS refers to the delivery of 500 new homes and 10ha of employment land.)
<b>Constraints</b>	River Dane Local Wildlife Site, Woodland TPO adjoining river, flood zones 2 and 3 along river corridor, Ancient woodland, public rights of way, ponds, trees and hedgerows, working farms and industrial units adjoin site, Jodrell Bank consultation zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Open Countryside, Area of Special Countryside Value, Site of Biological Importance along River Dane corridor - as defined in the Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site</b>	Part of Congleton Town Strategy Sites A and B [BE 084]

**history &  
Current apps**

The site was proposed for up to 1,000 dwellings as site A and employment land at site B.

**Site A:**

The consultation [BE 102] records that 34% of respondents agreed with this site as a potential area for future development, and 66% disagreed. Comments received included:

- Brownfield sites should be developed first
- Protect open countryside and green fields
- Current infrastructure is inadequate
- Development on this side of town gives easy access to motorway and proposed economic areas
- Back Lane playing fields should be protected
- Change character of village of Somerford
- Valuable site for agriculture, habitat and scenery and is liable to flooding
- A bypass is needed
- This is the most suitable option

**Site B:**

The consultation [BE 102] records that 57% of respondents agreed with this site as a potential area for future development, and 45% disagreed. Comments received included:

- The bypass and access road must come first
- It would represent urban sprawl into a rural environment
- Development is based on road links, not rail
- East access to motorway networks without impacting on town centre
- Encroach into Dane valley with possible flooding consequences
- A logical extension to Radnor park

The majority of the site is within Strategic Location SL6 in Local Plan Strategy (LPS), but the representation site includes further land on the north side and the SL6 site extends further to the south-west.

The LPS states that the location should provide:

- The delivery of, or a contribution towards, the Congleton Link Road
- The delivery of 500 new homes (at approximately 30 dwellings per hectare);
- The delivery of 10 hectares of employment land adjacent to Radnor Park Trading Estate;
- The retention and enhancement of Back Lane Playing Fields which has Village Green status;
- The delivery of a leisure hub of up to 10 hectares adjacent to Back Lane Village Green including new

	<p>sports and leisure facilities;</p> <ul style="list-style-type: none"> <li>• The provision appropriate retail space to meet local needs;</li> <li>• The provision of pedestrian and cycle links set in Green Infrastructure to new and existing employment, residential areas, shops, schools, health facilities and the town centre;</li> <li>• The provision of a new primary school; and</li> <li>• Contributions to new health infrastructure.</li> </ul>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Representation to the Local Plan Strategy Submission Version SUB 1993 Matter Statement submitted to the Examination-Matter 14.5.006 Consultee ID 835000 How Planning for Mr and Mrs S King</p> <p>The representation seeks the deletion of the reference in policy SL6 to the northern boundary being the approved line of the Congleton Link Road and this forming the limit of development, adding “at least” before 500 homes, reducing employment allocation to 5ha from 10 ha, and other modifications to the wording of the policy and the site specific principles of development. However the representation statement 14.5.006 does not seek the designation of the site as a Strategic Site rather than as a Strategic Location.</p> <p>A masterplan has been submitted together with reports covering planning issues. The masterplan indicates areas for development within the Strategic Location and includes the additional land north of the proposed route of the Congleton Link Road. A suggested location of a roundabout junction providing access to the development areas and to the Radnor Park trading estate is also shown.</p> <p>The Council’s statement on this site is contained in matter statement 14.5.001 Document [PD D 010] states that the policy for site SL6 is proposed to be amended: Para 15.236 page 258: Amend paragraph as follows: The preferred route of the Congleton Link Road will generally form the northern boundary for the site. Figure 15.26 page 258 Amend site boundary to reflect route of Congleton Link Road.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is close to established residential areas in Congleton, which is a popular town, with both housing</p>

	<p>developers and new house buyers.</p> <p>The representation (SUB 1993) states: The masterplan capacity study demonstrates that the Strategic Location has the capacity to accommodate over 500 new dwellings as well as the other uses proposed by policy SL6, the policy should allow for the delivery of at least 500 homes. This will ensure the policy is positively prepared and effective; and will allow for the delivery of additional residential development in the later stages of the Plan period if the need for further development should arise.</p> <p>Policy SL6 will only be effective if the Council can guarantee the delivery of all of the proposed uses on the site. Developers should be required to submit evidence of an ability to secure mixed use development before the Council grant planning permission for any individual phases otherwise there is a risk of purely residential applications which do not propose appropriate contributions, nor secure infrastructure and a mixed use development which lies at the heart of the allocation.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The representation (SUB 1993) states: The CELPS anticipates that the bulk of development (375 homes, alongside the other employment, commercial and leisure uses) will only be delivered towards the end of the plan period (2025-2030). This paragraph is neither justified nor necessary, and will act against the timely delivery of the Congleton Link Road. We therefore propose that all reference to phasing of delivery of new homes over the Plan period should be removed from the Plan.</p>
<b>Infrastructure issues (including highways)</b>	<p>Key to the delivery of this Strategic Location and its boundaries is the Congleton Link Road. The consultation period ran from 30 January 2015 to 13 March 2015. Other infrastructure requirements include a new primary school, contributions towards health and additional highway infrastructure and the provision of Green Infrastructure.</p>
<b>HRA considerations</b>	<p>The Strategic Location has been assessed as part of the Habitats Regulations Assessment [SD004] and is not considered to have any likely significant impact on a European Designated site either alone or in combination with other plans and programmes.</p>
<b>SA considerations</b>	<p>This site was considered in the Sustainability Appraisal (SA) [SD003] as overall very positive in terms of its ability to deliver Sustainability Appraisal Objectives relating to the economy, education and job opportunities. The site's development as envisaged was considered likely to have overall negative effects on the delivery of Sustainability Appraisal objectives relating to Climate Change, water</p>

	quality, biodiversity and natural resources. Criteria relating to the delivery of the site would seek to mitigate impacts.
<b>Conclusions &amp; recommendations</b>	<p>The main part of the site is outside the settlement zone line for Congleton, and is currently proposed to be allocated as Strategic Location SL6 in the Local Plan Strategy.</p> <p>The boundary of the representation site as shown in hearing statement 14.5.006 is broadly within the indicative boundary for SL6 shown on figure 15.24 of the LPS. However the representation has been made in respect of the statements in the Local Plan Strategy concerning the northern boundary of the Strategic Location following the line of the Congleton Link Road. The Council has agreed to add the word “generally” to this requirement. The LPS also states that the boundaries of the Strategic Location will be determined in the Site Allocations and Development Policies Document.</p> <p>The representation seeks the deletion of the reference in policy SL6 to the northern boundary being the approved line of the Congleton Link Road and this forming the limit of development, adding “at least” before 500 homes, reducing employment allocation to 5ha from 10 ha, and other modifications to the wording of the policy and the site specific principles of development.</p> <p>In terms of the additional land to the north-east, if Congleton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be given further consideration.</p> <p>The site is being actively promoted in the Local Plan Process therefore it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.</p>

<b>Site Address</b>	<b>Bent Lane Farm, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	4179 2798 Representation to the Local Plan Strategy Submission Version - SUB2834 (Omission site)
<b>Site visit date</b>	2/4/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	The northern part of the site (approx. 60%) has been considered under the following:  Development Strategy Alternative Site 5 [BE 100]  Congleton Town Strategy site G [BE 084]  Local Plan Strategy Non Preferred Site 36 [SD 16]

	Representation to the Local Plan Strategy Submission Version - SUB2834 (Omission site)
<b>Site description</b>	<p>The site is in an area of open countryside consisting of several fields enclosed by hedges extending over a wide area, to the west side of Congleton. The land slopes up to the south-west.</p> <p>The Loach Brook runs along its north eastern boundary, and parts of the site are within flood zones 2 and 3. Congleton High School lies to the north east of the site. The site extends to a small section of Sandbach Road to the west and to two sections of Newcastle Road to the east, adjoining the village of Astbury.</p> <p>The land is of high agricultural quality and is generally in agricultural use. It falls within the Jodrell bank consultation zone. There are trees and hedges within the site.</p> <p>Land to the west of Bent Farm is in use for silica sand working and there are ponds resulting from former workings</p> <p>The site at Loachbrook Farm north-west of the A534 Sandbach Road has planning permission for 200 homes 11/0736C and work has commenced</p>
<b>Site area and dwelling capacity</b>	Approx. 35 ha total, developable area 24 ha, 845 dwellings are referred to in the representation
<b>Constraints</b>	<p>Scheduled Monument (Bent Farm Roman Camp), Flood Zones 2 and 3 on Loach Brook and Dairy Brook, TPOs, trees and hedges, Jodrell Bank consultation zone, Locally listed building at Fieldhouse farm, proximity to silica sand quarries (see below), trees, hedges and ponds, existing buildings, public rights of way including Dane Valley Way.</p> <p>The representation site lies within the permitted boundary of one of the current silica sand quarries operated by Sibelco. This has permission to extract until 2018 and provides a nationally significant mineral reserve.</p> <p>The site is also within the boundary of the site submitted by Sibelco under the Minerals 'Call for sites' which they wish to see identified as a potential future area for mineral extraction.</p> <p>Silica sand is a nationally significant mineral reserve and Cheshire East Council has a requirement in planning policy to provide a landbank of 10 years reserve at each silica sand site.</p>

<p><b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b></p>	<p>Open countryside in Congleton Borough Local Plan 2005.</p> <p>The eastern part of the site is adjacent to the Green Belt as set out in the Congleton Borough Local Plan 2005.</p>
<p><b>Previously developed land? (PDL)</b></p>	<p>No</p>
<p><b>Background site history &amp; Current apps</b></p>	<p>Permissions for Silica Sand extraction north of Bent farm. Development Strategy Alternative Site 5 [BE 100]</p> <p>The responses to the consultation are summarised as 3 support, 8 object, and 2 comment. The responses included the following comments:</p> <ul style="list-style-type: none"> <li>• 1,700 new homes and facilities would add greatly to the existing daily road traffic conditions.</li> <li>• Site is of archaeological significance</li> <li>• Segregation between Astbury and Congleton is being lost.</li> <li>• Deliverability is less reliant upon Congleton Link Road.</li> <li>• Alternative sites are not accessible.</li> </ul> <p>Congleton Town Strategy site G [BE 084]</p> <p>The results of the consultation for site G [BE118] were as follows:</p> <p>Do you agree with site G as a potential area for future development</p> <p>63% of respondents answered this question</p> <p>Yes (45%); No (55%)</p> <p>Some of the responses were as follows:</p> <ul style="list-style-type: none"> <li>• Protect open countryside and Green Belt areas.</li> <li>• Prime agricultural land.</li> <li>• Inadequate road infrastructure/capacity.</li> <li>• Bypass a priority</li> <li>• Represents undesirable expansion of the town and urban sprawl.</li> <li>• The site is fairly remote from local and town centre facilities.</li> <li>• Good access to motorway and reasonable for A34 and south to A50.</li> </ul> <p>Local Plan Strategy Non Preferred Site 36 [SD 16]</p> <p>The NPS document states:</p> <p>“The site has not been progressed at this time in the Local Plan Strategy because development here would not contribute to the provision of the Congleton Link Road, which is a key element to facilitate economic prosperity; a major component of the Local Plan Strategy Vision. There</p>



	<p>are other, more suitable sites available which would contribute better towards the Local Plan Strategy Vision and Strategic priorities.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Representation to the Local Plan Strategy Submission Version - SUB2834 (Omission site) 806215 Hourigan Connolly for Gladman Matter Statement submitted to the Examination 15.041</p> <p>The submission states that the land partly comprises the Submission Non-Preferred site NPS36 – Congleton West which is one of two strategic sites discounted by the Council. Earlier Submissions have promoted the allocation and extension of site NPS36 to include land to the west and south of Bent Lane.</p> <p>Hourigan Connolly has made further submission in respect of Matter 12 (Connectivity) with specific reference to Congleton Link Road.</p> <p>The representation states that there is clearly a credible and viable economic case for the Link Road to be extended to connect to the A34 (Newcastle Road). This could release additional land to the west of Congleton, including NPS36 and land at Bent Lane Farm, which would help meet a higher housing requirement in a sustainable way and bring genuine relief to congestion within the town centre. Contributions could also be sought towards the provision of the Link Road.</p> <p>The representation states that the site remains available and deliverable. Therefore it is stated that there are compelling reasons why the site be considered for a residential allocation to deliver both open market and affordable housing in Congleton.</p> <p>The representation includes a masterplan showing the line of a suggested continuation of the Link road to the A34, and a development area to the north of this new link. The developable area avoids the Scheduled Monument, Green Belt land and the open land closest to Astbury Conservation Area.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is close to established residential areas in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>Development of this scale would require major investment,</p>

	<p>including the completion and extension of the Congleton Link Road from the A34 to the A534.</p> <p>The developer states that there have been no further technical investigations undertaken to inform the EiP, but the site remains available and deliverable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The developer states that the site is available and deliverable, but it is dependant on the completion of an extended Congleton Link Road.
<b>Infrastructure issues (including highways)</b>	The representation refers to the extension of the Congleton link road proposal from the A534 to the north-west through the site to join the A34 to the south-east.
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The Local Plan Sustainability (Integrated) Appraisal [SD 003] states that the site does not relate well to the achievement of the Vision and Strategic Priorities; it is located away from the main existing edge of Congleton; it does not have good access to local services and existing infrastructure and is in an area of open countryside with a watercourse.</p> <p>The Local Plan Sustainability (Integrated) Appraisal [SD 003] also states, for the entire site Congleton 5, in the Development Strategy [BE 100]:</p> <p>This site is located in the open countryside beyond the western boundary of Congleton. The site is currently in agricultural use subdivided by Loach Brook. The Development Strategy indicates the site could provide about 1,700 homes as well as a local centre including retail of a scale to meet local needs, a new primary school and community facilities and 5ha of employment land.</p> <p>This site was judged in the Sustainability Appraisal as overall very positive in terms of its ability to deliver SA Objectives and 17 (sustainable, competitive and low-carbon economy) and 20 (education, training, jobs and employment opportunities). Also overall positive effects were identified with regard to SA Objectives: 2 (sustainable access to jobs, services and facilities); 5 (vibrant rural communities) and 19 (rural economy). This was largely due to the site having the ability to further increase employment and having good access to existing employment and education facilities. Furthermore, the development was considered to have the potential to increase the provision of services and facilities for the rural area and contribute towards the achievement of the Vision and Objectives of the Local Plan relating to the SA</p>

	<p>Objectives above.</p> <p>The site's development as envisaged was considered likely to have overall negative effects on the delivery of SA Objectives: 8 (cause and effect of climate change); 9 (water quality, quantity and flood risk); 12 (heritage, landscapes and townscape); and 16 (natural resources, green infrastructure and previously developed land). The reasons for this include:</p> <ul style="list-style-type: none"> <li>• Loss of greenfield land in the open countryside; increased carbon dioxide emissions, waste production and domestic consumption; loss of the best quality agricultural land; and loss of landscape and historic landscape characters.</li> <li>• The site is also partly located in flood risk zones 2 and 3, is close to a number of Listed Buildings and a Scheduled Monument and houses a Locally Listed Building which could be directly affected by the development.</li> </ul>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The site is outside the settlement zone line for Congleton and does not adjoin any areas of existing or proposed development.</p> <p>It is not well located in relation to the town and has significant constraints in terms of silica sand extraction and an ancient monument. It does not contribute towards the provision of the Congleton Link Road scheme.</p> <p>If Congleton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy however the issues highlighted above that relate to its location and constraints will also need to be given further consideration.</p> <p>There is also a need to resolve the issues relating to the mineral reserve of Silica Sand.</p> <p>The site is being actively promoted in the Local Plan Process therefore it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.</p>

<p><b>Site Address</b></p>	<p><b>North of Lamberts Lane, Congleton</b></p>
<p><b>SHLAA Ref/Site Ref number</b></p>	<p>SHLAA 4788 4791 4790 2862 2819 3365 (NB SHLAA site 2547 to the south-east is within the LPS Non-Preferred site but outside the representation site) Representation to the Local Plan Strategy Submission Version – SUB1789 (Omission site)</p>
<p><b>Site visit date</b></p>	<p>2/4/2015</p>
<p><b>Origin of site (Town</b></p>	<p>Congleton Town Strategy Site F [BE 084]</p>

<b>Strategy/Non-Preferred site/Omission site)</b>	Development Strategy Site Alternative 6 [BE 100]  Local Plan Strategy Non Preferred Site 37 [SD16]  Representation to the Local Plan Strategy Submission Version – SUB1789 (Omission site)
<b>Site description</b>	<p>The site lies 700m south of the town centre in open countryside, and is in use for grazing land. To the north is Congleton cemetery and Howey Lane. To the east are the residential estates of The Moorings, Goldfinch Close and Kestrel Close, providing vehicular access to the site.</p> <p>To the south is a well screened bridleway known as Lamberts Lane and beyond is Astbury Golf Course. To the north west are dwellings at Tudor Way and Howey Hill.</p> <p>The land slopes generally to the west and there are views of the town. A water tower to the south east is a prominent feature of the locality.</p> <p>The site contains trees and hedges and consists of several fields.</p>
<b>Site area and dwelling capacity</b>	<p>15 ha, The dwelling numbers identified in the SHLAA are: 4788 - 40, 4791- 0, 4790 - 40, 2862 - 150, 2819 - 102, 3365 - 3. The total is 335 dwellings. 230 dwellings is the figure proposed in the current appeal (ref 13/3517C – see below) following consideration of the constraints, and this is the figure used in the spreadsheet. This has been reduced to 220 dwellings in the revised application (ref 14/4938C – see below).</p>
<b>Constraints</b>	<p>Public rights of way cross and border the site, TPOs, trees, hedges and ponds, Conservation Area to north. In connection with the current appeal, the applicant has submitted an agricultural land classification study which concludes that 3.69 hectares of the site (27%) is an area of Grade 3a land. The remainder being Grade 3b. Site is recognised to have local landscape character by virtue of being within a historic finger of countryside close to the town centre</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Open Countryside and wildlife corridor in Congleton Borough Local Plan 2005, adjoins Green Belt south of Lamberts Lane
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	13/3517C 130 dwellings refused 16 May 2014 appeal – public inquiry opens 9/9/2014 14/4938C 120 dwellings current application – awaiting

	<p>decision</p> <p>Planning permission already granted for SHLAA sites 4788 and 4790:</p> <p>2/3025C - Land off Goldfinch Close and Kestrel Close, Congleton (4788) Outline permission granted on appeal 3 February 2014 for erection of up to 40 dwellings, open space, associated landscaping, infrastructure and access</p> <p>12/3028C - Land off The Moorings, Congleton (4790) Outline Permission Granted on Appeal 3 February 2014 for erection of up to 40 dwellings, open space, associated landscaping, infrastructure and access</p> <p>Congleton Town Strategy Site F [BE 084] The consultation recorded 46% agreed with site as a potential area for future development, 54% disagreed. Comments included the following:</p> <ul style="list-style-type: none"> <li>• Road infrastructure, access and congestion issues</li> <li>• Site is of significant nature conservation and geo-diversity value and has significant recreational use.</li> <li>• Land should be designated as local green space</li> <li>• Proximity to railway is an advantage</li> </ul> <p>The site was not progressed because development here would not contribute to the provision of the Congleton Link Road, delivery of which is a key element of the Council's preferred development strategy. Part of the site now has planning permission for housing, however the remainder of the site could be considered through the Site Allocations and Development Policies document.</p> <p>Development Strategy Site Alternative 6 [BE 100] The consultation included 32 responses, 2 - support, 28 - object, 2 - comments. Responses included the following points:</p> <ul style="list-style-type: none"> <li>• Development is unsuitable due to the adverse impact on the visual character of the area</li> <li>• inadequate infrastructure, development requires a better traffic system at the bottom of Canal Road</li> <li>• Logical, well-positioned re the town centre and amenities.</li> <li>• A green corridor is needed and an improved footway/cycleway to the town centre</li> <li>• Wildlife and heritage impacts</li> <li>• Site should be developed before higher quality land</li> </ul>
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	<p>near Somerford</p> <p>Local Plan Strategy Non Preferred Site 37 [SD16] This states: The site has not been progressed at this time in the Local Plan Strategy because development here would not contribute to the provision of the Congleton Link Road, which is a key element to facilitate economic prosperity; a major component of the Local Plan Strategy Vision. There are other, more suitable sites available which would contribute better towards the Local Plan Strategy Vision and Strategic priorities.</p> <p>Representation to the Local Plan Strategy Submission Version – SUB1789 (Omission site)</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Representation to the Local Plan Strategy Submission Version – SUB1789 (Omission site) Indigo Planning for Seddon Homes 805680 Matter Statement submitted to the Examination 15.028</p> <p>The representation states that on the basis that the Local Plan Strategy as currently drafted is found unsound due to insufficient housing provision and uncertainty over the deliverability of the proposed strategic locations/sites, we respectfully request that the site north of Lambert's Lane is identified as an additional allocation in the Local Plan Strategy for immediate release.</p> <p>The representation includes assessments and reports submitted with the current appeal and applications for 220-230 dwellings.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>There are landscape and highway issues with regard to the development. The representation states: The site is located in a suitable and sustainable location on the edge of Congleton town centre, with good access to key local services and facilities. This is reinforced by the recent grant of consent for two initial phases of development. The site is well located in terms of local transport links and is well-served by existing public transport facilities. The identified site could be easily integrated into the settlement area without setting an unacceptable precedent for encroachment into the open countryside.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p>

	The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The representation states that: The land is available for development now. Seddon Homes has control over the site through ownership and land options and two parcels are already the subject of outline consent.</p> <p>The site has been considered developable by the Council in its SHLAA (it has only been discounted as non-deliverable because of its location beyond the existing settlement zone line of the town as defined in the adopted Congleton Borough Local Plan (2005)).</p>
<b>Infrastructure issues (including highways)</b>	Significant off-site highway improvements are required for the development, including at the junction of High Street/ Lawton Street and Albert Place. The impact of these changes upon the Conservation Area is a major issue.
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The Local Plan Strategy Sustainability (Integrated) Appraisal [SD003] states: This site was judged in the Sustainability Appraisal as overall positive in terms of its ability to deliver SA Objectives: 2 (sustainable access to jobs, services and facilities); 5 (vibrant rural communities); 19 (rural economy); and 20 (education, training, jobs and employment opportunities). This was largely due to the site being close to existing employment and education facilities and having good access to open space and certain forms of public transport and other existing facilities and services. Furthermore, the development was considered to have the potential to increase the provision of services and facilities for the rural area and contribute towards the achievement of the Vision and Objectives of the Local Plan relating to the SA Objectives above.</p> <p>Overall negative effects were identified for SA Objectives 11 (biodiversity and geodiversity) and 12 (heritage, landscapes and townscape). This is because the site could result in the loss of greenfield land in the open countryside and particular landscape and historic landscape characters. There is also a locally designated Wildlife Corridor adjacent to the site which could be indirectly affected by the development.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is outside the settlement zone line for Congleton and adjoins existing residential development. Parts of the site have already received planning permission at appeal, and a further appeal into development of the entire site is taking place in September 2015.</p> <p>It is close to the town centre. However the site has</p>

	<p>significant constraints in terms of adverse impacts on the landscape and setting of the historic core of the town and requires off-site highway improvements, as demonstrated by the recent refusal of planning permission 13/3517C. It does not contribute towards the provision of the Congleton Link Road scheme.</p> <p>If Congleton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration however the constraints relating to the site highlighted above will also need to be given further consideration.</p> <p>The site is being actively promoted in the Local Plan Process therefore it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.</p>
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<b>Site Address</b>	<b>Padgbury Lane, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2545 2546 Representation to the Local Plan Strategy Submission Version - SUB2834 (Omission site) SUB 2706
<b>Site visit date</b>	2/4/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Part of Development Strategy alternative site 5 [BE 100]  Part of Congleton Town Strategy site G [BE 084]  Part of Local Plan Strategy Non Preferred Site 36 [SD 16]  Representation to the Local Plan Strategy Submission Version - SUB2384 (Omission site)
<b>Site description</b>	<p>Northern Site 2545 The site comprises 5.45ha of gently undulating grassland in agricultural use.</p> <p>The eastern boundary of the site extends to Padgbury Lane and the rear boundary of existing dwellings which front on to Padgbury Lane.</p> <p>The southern/eastern boundary of the site comprises the Heath Farm Public house; a grade II Listed Building associated out buildings and four dwellings, one of which is grade II listed. To the rear of the southern boundary lies the hedgerow and tree belt which forms the boundary with the application site 13/4216C.</p> <p>Loach Brook forms the rear, south western boundary of the site, beyond which lies further agricultural fields. A public</p>



	<p>right of way (PROW) bisects the site. Congleton FP18 enters the site from Padgbury Lane between Brooklands House and Heath Farm Public House and runs eastwards over Loach Brook bisecting into Newbold Astbury FP10 and FP40 south of Old Barn Farm.</p> <p>A number of existing trees within the application site can be viewed as public amenity features from various vantage points along the footpaths.</p> <p><b>Southern Site 2546</b> This 8.2 ha site is located to the south west side of Padgbury Lane which links the A34 and the A534 approx. 1 mile to the south west of Congleton town centre. The site is roughly triangular in shape. The site is bordered to the north east by Padgbury Lane which has a modern housing estate on the other side.</p> <p>A petrol filling station and a separate dwelling on Padgbury Lane abuts the southern end of the site, which has an overgrown, unkempt, weedy appearance. The south west boundary of the site abuts Loach brook which ultimately feeds into the River Dane down stream.</p> <p>The north west boundary is marked by a mature hedgerow with the Heath Farm public house/Wacky Warehouse and small number of dwellings to the rear of the public house.</p> <p>The land is generally level with a gentle fall towards Loach Brook. A row of mature trees / mature hedgerow fronts the Padgbury Lane frontage, some of which are covered by Tree Preservation Order and the mature hedgerow is regarded as being a historic hedgerow.</p>
<b>Site area and dwelling capacity</b>	13.6 Ha, the SHLAA gives potential dwelling figures of: 2545 - 162, 2546 - 259 dwellings, giving a total of 421 dwellings. However the figures arrived at following consideration of constraints in the current applications are: 2545 - 120 dwellings and 2546 - 150 dwellings, giving a total of 270 dwellings. This is also the figure referred to in the representation.
<b>Constraints</b>	Listed buildings, Tree Preservation Orders, flood zones 2 and 3 associated with Loach Brook, trees, hedges and ponds, public right of way, Jodrell Bank consultation zone
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Open Countryside in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No

**Background site history & Current apps**

Part of Development Strategy alternative site 5 [BE 100]  
The responses to the consultation are summarised as: 3 support, 8 object and 2 comment. The responses included the following comments:

- 1,700 new homes and facilities would add greatly to the existing daily road traffic conditions.
- Site is of archaeological significance
- Segregation between Astbury and Congleton is being lost.
- Deliverability is less reliant upon Congleton Link Road.
- Alternative sites are not accessible.

Part of Congleton Town Strategy site G [BE 084]  
The site was not progressed because development here would not contribute to the provision of the Congleton Link Road, delivery of which is a key element of the Council's preferred development strategy. The site, or the remainder of the site if planning permission is granted, could be considered through the Site Allocations and Development Policies document.

The results of the consultation for site G [BE118] were as follows:

Do you agree with site G as a potential area for future development

63% of respondents answered this question

Yes (45%); No (55%)

Some of the responses were as follows:

- Protect open countryside and greenbelt areas.
- Prime agricultural land.
- Inadequate road infrastructure/capacity.
- Bypass a priority
- Represents undesirable expansion of the town and urban sprawl.
- The site is fairly remote from local and town centre facilities.
- Good access to motorway and reasonable for A34 and south to A50.

Part of Local Plan Strategy Non Preferred Site 36 [SD 16]

The NPS document states:

"The site has not been progressed at this time in the Local Plan Strategy because development here would not contribute to the provision of the Congleton Link Road, which is a key element to facilitate economic prosperity; a major component of the Local Plan Strategy Vision. There

	<p>are other, more suitable sites available which would contribute better towards the Local Plan Strategy Vision and Strategic priorities.”</p> <p>13/4216C 150 dwellings, health and community facilities southern site. Refused 30/4/2014. Public inquiry opens 21/4/2015</p> <p>14/3657C re-submission of above. Refused 23/2/2015</p> <p>13/4219C 120 dwellings northern site refused 30/4/2014. Public inquiry opens 21/4/2015</p> <p>14/3649C re-submission of above. Refused 23/2/2015</p> <p>Under appeal</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Representation to the Local Plan Strategy Submission Version - SUB2384 and 2712 (Omission site)</p> <p>Hourigan Connolly (ID 806545) for owners</p> <p>Matter Statement submitted to the Examination 15.041</p> <p>Request allocation of sites for 270 dwellings and associated development.</p> <p>The representation includes the masterplan, reports and assessments submitted with the current appeals.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>The representation (SUB2384) states: It continues to be our assertion that the site comprises a sustainable location for housing development. The original planning applications, the appeals and now the duplicate planning applications all demonstrate that the development should be acceptable in principle, and that there are no technical reasons why the site cannot be developed for residential purposes.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The representation (SUB2384) states: The site is sustainable, available and deliverable. The site has already been subject to a level of testing and it is regarded that there are compelling reasons why the site should be considered for residential allocation to deliver both open market and affordable housing in Congleton.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>The section 106 agreement prepared for the appeal includes requirements for highway improvements, public open space provision and education contributions. The health contributions referred to the decisions on the recent applications are no longer being sought.</p>

<b>HRA considerations</b>	The site has not been subject to HRA. An EIA was submitted with the recent planning applications.
<b>SA considerations</b>	<p>The SA states at Table N.1, Reasons for Progression or Non-Progression of (draft) Town Strategy Sites (pages 1753-1764):</p> <p>The site does not relate well to the achievement of the Vision and Strategic Priorities.</p> <p>Although it is located adjacent to the existing edge of Congleton, it does not have good access to local services and existing infrastructure and is in an area of open countryside with a watercourse and natural features.</p> <p>The Local Plan Sustainability (Integrated) Appraisal [SD 003] states for the entire site Congleton 5 for 1,700 homes, 5ha of employment and a local centre in the Development Strategy [BE 100]:</p> <p>This site was judged in the Sustainability Appraisal as overall very positive in terms of its ability to deliver SA Objectives sustainable, competitive and low-carbon economy and education, training, jobs and employment opportunities. Also overall positive effects were identified with regard to SA Objectives: sustainable access to jobs, services and facilities; vibrant rural communities and rural economy. The site's development was considered likely to have overall negative effects on the delivery of SA Objectives: cause and effect of climate change; water quality, quantity and flood risk; 12 heritage, landscapes and townscape; and 16 natural resources, green infrastructure and previously developed land. The reasons for this include:</p> <p>loss of greenfield land in the open countryside; increased carbon dioxide emissions, waste production and domestic consumption; loss of the best quality agricultural land; and loss of landscape and historic landscape characters.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is outside the settlement zone line for Congleton and adjoins existing residential development. A public inquiry into an appeal against refusal of two applications is taking place in April 2015.</p> <p>Although it is located adjacent to the existing edge of Congleton, and is close to some existing facilities, the site does not have good access to the main local services of the town and existing infrastructure and is in an area of open countryside with a watercourse and natural features.</p> <p>It does not contribute towards the provision of the Congleton Link Road scheme.</p> <p>If Congleton is required to provide further land for housing</p>

	<p>in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy.</p> <p>The site is being actively promoted in the Local Plan Process therefore it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.</p>
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<b>Site Address</b>	<b>Sandbach Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2544
<b>Site visit date</b>	2/4/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	<p>Part of Development Strategy alternative site 5 [BE 100]</p> <p>Part of Congleton Town Strategy site G [BE 084]</p> <p>Part of Local Plan Strategy Non Preferred Sites site 36 [SD 16]</p> <p>Representation to the Local Plan Strategy Submission Version - SUB2906 (Omission site)</p>
<b>Site description</b>	<p>The Site lies adjacent to the western edge of Congleton. It comprises greenfield land, immediately south of Sandbach Road, and west of Padgbury Lane.</p> <p>A Public Right of Way lies to the west and south of the Site, which forms part of the Dane Valley Way.</p> <p>Opposite the site on the north side of Sandbach Road is a residential development site known as Loachbrook Farm.</p>
<b>Site area and dwelling capacity</b>	5.4ha, SHLAA refers to 163 dwellings, but the representation seeks allocation for 120 dwellings
<b>Constraints</b>	Flood zones 2 and 3 restrict developable area, Jodrell Bank consultation zone, high voltage overhead power lines
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Open countryside in Congleton Borough Local Plan 2005
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>Part of Development Strategy alternative site 5 [BE 100]</p> <p>The responses to the consultation are summarised as 3 support, 8 object and 2 comment. The responses included the following comments:</p> <ul style="list-style-type: none"> <li>• 1,700 new homes and facilities would add greatly to the existing daily road traffic conditions.</li> <li>• Site is of archaeological significance</li> <li>• Segregation between Astbury and Congleton is being lost.</li> <li>• Deliverability is less reliant upon Congleton Link</li> </ul>

	<p>Road.</p> <ul style="list-style-type: none"> <li>Alternative sites are not accessible.</li> </ul> <p>Part of Congleton Town Strategy site G [BE 084]  The site was not progressed because development here would not contribute to the provision of the Congleton Link Road, delivery of which is a key element of the Council's preferred development strategy. The site, or the remainder of the site if planning permission is granted, could be considered through the Site Allocations and Development Policies document.</p> <p>The results of the consultation for site G [BE118] were as follows:  Do you agree with site G as a potential area for future development  63% of respondents answered this question  Yes (45%); No (55%)  Some of the responses were as follows:</p> <ul style="list-style-type: none"> <li>Protect open countryside and greenbelt areas.</li> <li>Prime agricultural land.</li> <li>Inadequate road infrastructure / capacity.</li> <li>Bypass a priority</li> <li>Represents undesirable expansion of the town and urban sprawl.</li> <li>The site is fairly remote from local and town centre facilities.</li> <li>Good access to motorway and reasonable for A34 and south to A50.</li> </ul> <p>Part of Local Plan Strategy Non Preferred Sites site 36 [SD 16]  The NPS document states:  "The site has not been progressed at this time in the Local Plan Strategy because development here would not contribute to the provision of the Congleton Link Road, which is a key element to facilitate economic prosperity; a major component of the Local Plan Strategy Vision. There are other, more suitable sites available which would contribute better towards the Local Plan Strategy Vision and Strategic priorities.</p>
<p><b>Reps received  Matter Statement  No.'s &amp; summary of  issues  raised/development  proposed</b></p>	<p>Representation to the Local Plan Strategy Submission Version - SUB2906 (Omission site)  Barton Willmore (ID 807110) for Northern Property  Matter Statement M15.018  There are compelling reasons to identify and allocate other deliverable and sustainable greenfield sites in Congleton to come forward early in the plan period.  The land controlled by NPIC, in isolation or as part of a</p>

	<p>wider land release comprising the wider Congleton West land parcel (NPS36), has the potential to deliver in the region of 120 dwellings during the period 2015-2020, during which time the contribution from the proposed Core Strategy Sites and Strategic Location will be limited.</p> <p>In summary, the allocation of the Site (as a Core Strategy Site) is justified, and will provide greater certainty regarding the delivery of new homes in Congleton during the early part of the plan period. Given its potential contribution, its allocation should not be deferred until the Site Allocations and Development Policies Document, which remains some time from adoption.</p>
<b>Is the site viable/deliverable?</b>	<p>The representation states that the Site is owned by NPIC. They can confirm that the Site is available for development immediately. It is not subject to any ownership constraints. Given its scale, the Site has the potential to come forward on a single phase basis over a period of 5 years, delivering new housing in Congleton early in the plan period.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The representation states that the site is deliverable over the next 5 years. It is available now, offers a suitable location for development now, and is achievable with a realistic prospect that housing will be delivered on the Site within five years, and in particular development of the Site is viable. It has the potential to make a significant contribution to housing and economic growth in Congleton in the early part of the plan period.</p>
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The conclusions of the Local Plan Strategy Sustainability (Integrated) Appraisal [SD 003] have been included in other proformas for larger elements of this Non-preferred site, notably Back Lane Farm SHLAA 4683, 4401 and Padgbury Lane SHLAA 2545 and 2546.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is outside the settlement zone line for Congleton but adjoins existing residential development.</p> <p>The site is subject to constraints of flooding which could reduce the potential number of dwellings. It is within an area where development has been approved and developers are promoting sites and carrying them forward to construction when approved.</p>

	<p>The site is less well connected to the town than some of the alternatives.</p> <p>If Congleton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy.</p> <p>The site is being actively promoted in the Local Plan Process therefore it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.</p>
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<b>Site Address</b>	<b>Sandbach Road/Padgbury Lane, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2551 Representation to the Local Plan Strategy Submission Version - SUB 1789 (Omission site)
<b>Site visit date</b>	2/4/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Part of Development Strategy alternative site 5 [BE 100]  Part of Congleton Town Strategy site G [BE 084]  Part of Local Plan Strategy Non Preferred Sites site 36 [SD 16]  Representation to the Local Plan Strategy Submission Version - SUB2906 (Omission site)
<b>Site description</b>	The site consists of two fields at the rear of dwellings in Padgbury Lane and Sandbach Road. They slope down to the Loach Brook to the west and are divided by mature hedgerows. To the west is open countryside, and to the south is the current appeal site for the Padgbury Lane residential scheme 13/4219C. Further north is Congleton High School and the housing development known as Loachbrook Farm north of Sandbach Road.
<b>Site area and dwelling capacity</b>	3 ha, 90dwellings at 30dph. The SHLAA refers to 108 dwellings for a larger area of land (3.59ha); however there are flood zone, power lines and the character of adjoining development which could potentially lower that figure. The representation does not state a precise number of dwellings.
<b>Constraints</b>	Existing buildings, flood zones 2 and 3 restrict developable area, Jodrell Bank consultation zone, high voltage overhead power lines.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Open countryside in Congleton Borough Local Plan 2005



<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>,Part of Development Strategy alternative site 5 [BE 100]  The responses to the consultation are summarised as 3 support, 8 object and 2 comment. The responses included the following comments:</p> <ul style="list-style-type: none"> <li>• 1,700 new homes and facilities would add greatly to the existing daily road traffic conditions.</li> <li>• Site is of archaeological significance</li> <li>• Segregation between Astbury and Congleton is being lost.</li> <li>• Deliverability is less reliant upon Congleton Link Road.</li> <li>• Alternative sites are not accessible.</li> </ul> <p>Part of Congleton Town Strategy site G [BE 084]  The site was not progressed because development here would not contribute to the provision of the Congleton Link Road, delivery of which is a key element of the Council's preferred development strategy. The site, or the remainder of the site if planning permission is granted, could be considered through the Site Allocations and Development Policies document.</p> <p>The results of the consultation for site G [BE118] were as follows:  Do you agree with site G as a potential area for future development  63% of respondents answered this question  Yes (45%); No (55%)  Some of the responses were as follows:</p> <ul style="list-style-type: none"> <li>• Protect open countryside and greenbelt areas.</li> <li>• Prime agricultural land.</li> <li>• Inadequate road infrastructure / capacity.</li> <li>• Bypass a priority</li> <li>• Represents undesirable expansion of the town and urban sprawl.</li> <li>• The site is fairly remote from local and town centre facilities.</li> <li>• Good access to motorway and reasonable for A34 and south to A50.</li> </ul> <p>Part of Local Plan Strategy Non Preferred Sites site 36 [SD 16]  The NPS document states:  "The site has not been progressed at this time in the Local Plan Strategy because development here would not contribute to the provision of the Congleton Link Road, which is a key element to facilitate economic prosperity; a</p>

	<p>major component of the Local Plan Strategy Vision. There are other, more suitable sites available which would contribute better towards the Local Plan Strategy Vision and Strategic priorities.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Representation to the Local Plan Strategy Submission Version - SUB1789 (Omission site) Indigo Planning (ID 805680) for Seddon Homes Matter Statement submitted to the Examination 15.027</p> <p>The representation states: There is no reason why the Congleton West site should not be reinserted as a proposed strategic site/location. The Development of the Seddon Homes site can deliver new growth and development and help address housing need, particularly in the 0-5 and 6-10 year periods and complementing development that is already being brought forward to the north at Loachbrook Farm.</p> <p><b>Availability</b> The Seddon Homes' land is available for development now. It is owned by this house builder who is keen to bring forward development in this location.</p> <p><b>Developability</b> This broad area (NPS37) has been considered developable by the Council in its SHLAA. It has only been discounted as non-deliverable because of its location beyond the existing settlement zone line of the town as defined in the adopted Congleton Borough Local Plan (2005).</p> <p><b>Suitability</b> The land is situated in a suitable and sustainable location on the edge of Congleton. Given its link with the existing adjacent built up residential area, including access to key local services and facilities, the land lends itself to residential development.</p> <p>In terms of transportation the site is well located; Padgbury Lane is a key local road which is well served by existing public transport facilities.</p> <p>There is the potential to integrate any future development of the site with the existing developed area, along with other approved and pending schemes, without having a detrimental impact on neighbouring residential amenity or unduly affecting the integrity of the surrounding open countryside. The wider identified area could be readily integrated into the settlement zone boundary without setting an unacceptable precedent for further</p>

	<p>encroachment into the open countryside.</p> <p><b>Sustainability</b>  Congleton is identified as a Key Service Centre in the emerging plan and the area is located approximately 1.6km west of Congleton town centre. It is well related to the existing built settlement limits of the town and is well served by public transport, with ready access to services and facilities. The area is wholly sustainable and suitable for development.</p> <p><b>Viability</b>  There is no reason why development here would be unviable. The land is deliverable and could make a significant contribution towards meeting housing need in Congleton in the early years of the plan.</p> <p><b>Summary</b>  On the basis that the Local Plan Submission Version as currently drafted is found unsound due to insufficient housing provision and uncertainty over the deliverability of the proposed strategic locations/sites, we respectfully request that the Congleton West site is identified as an additional allocation in the LPSV, enabling the Seddon Homes site to come forward in the short term and help the Council meet its five year housing land requirement.</p>
<b>Is the site viable/deliverable?</b>	<p>The representation states that there is no reason why development here would be unviable. The land is deliverable and could make a significant contribution towards meeting housing need in Congleton in the early years of the plan.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The representation states:  The Seddon Homes' land is available for development now. It is owned by this house builder who is keen to bring forward development in this location.</p>
<b>Infrastructure issues (including highways)</b>	Access to the site would require further investigation.
<b>HRA considerations</b>	
<b>SA considerations</b>	The conclusions of the Local Plan Strategy Sustainability (Integrated) Appraisal [SD 003] have been included in other proformas for larger elements of this Non-preferred

	site, notably Back Lane Farm SHLAA 4683, 4401 and Padgbury Lane SHLAA 2545 and 2546.
<b>Conclusions &amp; recommendations</b>	<p>The site is outside the settlement zone line for Congleton but adjoins existing residential development.</p> <p>The site is subject to constraints of flooding which could reduce the potential number of dwellings. The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers. It is close to local facilities but is not well related to the town and the main services, facilities and transport links.</p> <p>If Congleton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy.</p> <p>The site is being actively promoted in the Local Plan Process therefore it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.</p>

<b>Site Address</b>	<b>Sandy Lane/Sandbach Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	4689 Representation to the Local Plan Strategy Submission Version - SUB2834/ 2675/2805 (Omission site)
<b>Site visit date</b>	2/4/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Part of Congleton Town Strategy site H [BE 084]  Representation to the Local Plan Strategy Submission Version - SUB2834/ 2675/ 2805 (Omission site)
<b>Site description</b>	<p>The site is triangular in shape and includes a bungalow and outbuildings fronting Sandbach Road to the south. To the west is Sandy Lane and to the east is the new housing development at Loachbrook Farm. To the west of Sandy Lane is the consultation line of the proposed Congleton Link Road, joining Sandbach Road to Macclesfield Road around the north of the town.</p> <p>It is elevated above the town in a very open agricultural location and from Sandy Lane the town is not visible.</p>
<b>Site area and dwelling capacity</b>	5.72 hectares, the SHLAA refers to 175 dwellings. Comparison with other developments in the locality suggests that this might be difficult to achieve. The representation does not specify a precise number of dwellings.
<b>Constraints</b>	Footpath 8 on north-east boundary, trees, hedgerows, existing buildings, Jodrell Bank consultation zone, Dane Valley Way to west and public footpath to north, overhead

	power lines.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Open countryside in Congleton Borough Local Plan 2005.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>Part of Congleton Town Strategy site H [BE 084]  The consultation [BE 118] states that 42% of respondents agreed that this site was suitable as an area of development, and 59% disagreed. Comments received included:</p> <ul style="list-style-type: none"> <li>• The Strategy should protect open countryside and Green Belt areas</li> <li>• Development represents urban sprawl</li> <li>• Inadequate road capacity and infrastructure</li> <li>• Topography is an issue</li> <li>• Site has good links to the M6 and A50</li> <li>• Archaeological interest</li> </ul> <p>The site was not progressed because development here would not contribute to the provision of the Congleton Link Road, delivery of which is a key element of the Council's preferred development strategy. The site could be considered through the Site Allocations and Development Policies document.</p> <p>Land to east:  200 dwellings at Loachbrook Farm Congleton 11/0736C  Appeal Decision APP/R0660/A/11/2158727 Appeal allowed 16/8/2012</p> <p>The Inspector concluded:  In conclusion, the proposal would locally harm the character and appearance of this area of countryside contrary to saved CBLP Policies GR5 and GR3 and guidance within the Framework, but would not unduly intrude into more distant views of landforms that provide the setting of Congleton.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	<p>Representation to the Local Plan Strategy Submission Version - SUB2805 (Omission site)  Hourigan Connolly for Rose Farm 1 and 2 Ltd (ID 806719)  Matter Statement submitted to the Examination 15.041</p> <p>Request allocation of site for residential development as part of the development of adjoining sites south-west of Congleton.</p> <p>The site partly lies to the west of a Local Plan Strategy</p>

	<p>Non-Preferred Site (Site Ref: NPS36 – Congleton West) which is one of two strategic locations within Congleton West that have been discounted by the Council. Our previous submissions have argued that the Congleton West site should be extended to include land at the junction of Sandy Lane/Sandbach Road and allocated as a Strategic Site for residential use.</p> <p>This site would be within the proposed route of the Congleton Link Road, even within the extension as advocated by Hourigan Connolly in respect of Matter 12: Connectivity.</p> <p>The site remains available and deliverable. Therefore it is respectfully requested that the site be considered for residential allocation to deliver both open market and affordable housing in Congleton. The site is available now, offers a suitable location for development now and there are no technical reasons why residential development could not be achievable. The sites should be allocated in the Local Plan and if they are not, they should be reconsidered in the Site Allocations and Development Policies Document.</p>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site is within an area where development has been approved and developers are promoting sites and carrying them forward to construction when approved.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>Development here would be visually intrusive and would extend the boundary of the town onto elevated land within open countryside.</p> <p>The representation states that the site is available now and has no technical reasons why development could not be achieved.</p>
<b>Infrastructure issues (including highways)</b>	<p>Highway improvements are likely to be required to the A534.</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The site is not well located in relation to services and amenities in the town.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is outside the settlement zone line for Congleton but adjoins existing residential development.</p> <p>Development here would be visually intrusive and would</p>

	<p>extend the boundary of the town onto elevated land within open countryside. It is accepted that the Congleton Link Road will bring significant changes to the landscape in the locality. However the character of this locality was an important issue in the recent appeal decision on land to the east, and this site would be on higher ground and therefore would have a more severe impact on landforms which provide the setting of Congleton.</p> <p>The site is within an area where development has been approved and developers are promoting sites and carrying them forward to construction when approved. If Congleton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy.</p> <p>The site is being actively promoted in the Local Plan Process therefore it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.</p>
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<b>Site Address</b>	<b>Tall Ash Farm 1, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2548 and 2549 Representation to the Local Plan Strategy Submission Version – SUB3225 (Omission site)
<b>Site visit date</b>	2/4/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Site E in Congleton Town Strategy [BE 084], suitable for 200 dwellings.  Representation to the Local Plan Strategy Submission Version – SUB3225 (Omission site)
<b>Site description</b>	<p>The site is bound to the north and north west by existing residential development, and a frontage to Buxton Road defined by a hedgerow with no footway. It rises gently towards the east and contains springs, and also rises to a high point on Buxton Road in the vicinity of the farm house.</p> <p>There is a group of buildings on the west side of the Buxton Road frontage.</p> <p>Along the entire eastern boundary for a distance of over 500 metres is the Macclesfield canal, set in a 3m deep cutting with sloping banks, mature trees on both sides and a towpath on the west side. Beyond the canal is open countryside.</p> <p>To the south lies Bath Vale wood (part of which is within the representation site) and Timbers Brook, and beyond the brook to the south west is the former Brook Vale</p>

	<p>Works, which is being redeveloped for housing.</p> <p>To the west is a large field situated between Bath Vale and Beatty Drive, which is excluded from the area of this representation.</p> <p>The site is very prominent from the Bath Vale area and the town, and there are open views from the site of the town to the south west and hills to the west.</p> <p>The farm has not seen any recent investment and appears untidy, with an area of recent deposit of soil and rubble adjoining the canal bridge on Buxton Road.</p>
<b>Site area and dwelling capacity</b>	Total site area 20ha, SHLAA 2548 235 dwellings, 2549 393 dwellings, total 628. According to the masterplan submitted with the representation, the developable area is 10 ha which provides for a total of 300 dwellings
<b>Constraints</b>	Site of Biological Importance, adjoins Macclesfield Canal Conservation Area, listed canal bridge 69 grade II, wildlife corridor, existing buildings including working farm, public rights of way, trees and hedges, electricity lattice towers.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Open Countryside in Congleton Borough Local Plan 2005
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>29648/1 Residential development, open space and community woodland. Refused 3/3/1998 Appeal dismissed.</p> <p>The area adjoining the northern part of the site has planning permission for 20 affordable houses on 6th November 2012 (ref: 11/0471C) (SHLAA 3892)</p> <p>Site E in Congleton Town Strategy [BE 084], suitable for 200 dwellings.</p> <p>Paragraph 6.9 (page 10) of the Congleton Town Strategy explains that the majority of the stakeholder panel considered priority should be given to the sites to the north of Congleton, which would contribute to the northern link road.</p> <p>Do you agree with site E as a potential area for future development? [BE 60% of respondents answered this question Yes (54%); No (46%) Comments include:</p>



	<p>Bypass required.</p> <p>Cost of infrastructure.</p> <p>Need to resolve town centre traffic congestion.</p> <p>There is enough expensive/commuter housing already; a high priority is affordable homes.</p> <p>Development on the scale that would be achievable on the site would not be of sufficient size to provide significant community benefits on site.</p> <p>Natural infill, modest scale.</p> <p>Size of development which makes sense for the town.</p> <p>Location sustainable as close to station.</p> <p>This area has a high nature conservation value and is a recreational area.</p> <p>Object due to impact on open countryside.</p> <p>Brownfield sites to be developed first.</p> <p>The landscape and topography would make development very difficult.</p> <p>The land is poor agriculture and ready for development. Taken from the Congleton Town Strategy Report of Consultation Findings [BE118]</p> <p>The site was not progressed because development here would not contribute to the provision of the Congleton Link Road, delivery of which is a key element of the Council's preferred development strategy. The site could be considered through the Site Allocations and Development Policies document. Taken from the Local Plan Strategy Submission Sustainability (Integrated) Appraisal [SD 03].</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Representation to the Local Plan Strategy Submission Version – SUB3225 (Omission site) Emery Planning for Bloor Homes (ID 742579) Matter Statement submitted to the Examination 15.036</p> <p>Respondent has prepared a sketch layout of the site. This shows that the developable area for residential uses would be around 10 ha and the capacity of the site for 300 dwellings. There would also be a series of open spaces connected by a network of cycle/footpath links, which would run throughout the site. 30% of the dwellings (about 90 homes) would be affordable.</p> <p>The SHLAA (BE005) considers that the northern part of the site is suitable subject to a policy change.</p> <p>The site is located in the open countryside. The principle of residential development at the site would not be in</p>

	<p>accordance with existing policies in the Congleton Local Plan First Review (2005). However, whilst at the time of the Congleton Local Plan First Review (2005), it was not considered that greenfield sites were required to meet development needs at that time, this position has changed with Cheshire East Council now recognising that new development is required in the open countryside on the edge of Congleton. This is evident in the amount of land to the north of the town that the Council is seeking to allocate for housing.</p> <p>The subject site represents a logical rounding-off of Congleton as it is bound by the canal to the east. In the same way that the proposed link road will form the boundary of new development to the north, the canal forms a boundary for development to the east.</p> <p>The SHLAA considers that the southern part of the site is not suitable. It also considers that access is problematic or restricted. The sketch layout demonstrates how access could be achieved to the south of the site from the north. Vehicular access to the whole site would be gained from the A54 (Buxton Road) to the north east. There would also be the opportunity for pedestrian access along the canal and a potential cycle link throughout the site and along the route of the canal.</p> <p>Site overlaps with SUB 3159 as both representation sites include the northern area SHLAA 2548</p>
<b>Is the site viable/deliverable?</b>	<p>The representation states that the site is viable and deliverable.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The representation states that the site could come forward for development now. It is not reliant on a significant infrastructure proposal. Further, the site's promoters (Bloor Homes) are an active house builder in Cheshire East.</p>
<b>Infrastructure issues (including highways)</b>	<p>The proposal will add to traffic in the town centre and may require off-site highway improvements.</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The site is remote from services and facilities but has the</p>

	potential to benefit from new or improved walking and cycling routes to the town centre via Bath Vale.
<b>Conclusions &amp; recommendations</b>	<p>The site is outside the settlement zone line for Congleton and adjoins existing residential development.</p> <p>The site as a whole is not well located in relation to the town and has significant constraints in terms of adverse landscape impacts and impact on the setting of the Macclesfield Canal Conservation Area and listed bridge. It does not contribute towards the provision of the Congleton Link Road scheme. The field closest to Buxton Road (which is common to both this representation and Tall Ash Farm 2) may have fewer constraints.</p> <p>If Congleton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy.</p> <p>The site is being actively promoted in the Local Plan Process therefore it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.</p>

<b>Site Address</b>	<b>Tall Ash Farm 2, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	2548 (northern part) Southern part is partly within SHLAA 2549. Representation to the Local Plan Strategy Submission Version – SUB3159 (Omission site)
<b>Site visit date</b>	2/4/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Site E in Congleton Town Strategy [BE 084], suitable for 200 dwellings.  Representation to the Local Plan Strategy Submission Version – SUB3159 (Omission site)
<b>Site description</b>	<p>The site is bound to the north and north west by existing residential development, and a frontage to Buxton Road defined by a hedgerow with no footway. It rises gently towards the east and contains springs, and also rises to a high point on Buxton Road in the vicinity of the farm house.</p> <p>There is a group of buildings on the west side of the Buxton Road frontage.</p> <p>The northern field wraps around Tall Ash Farm and adjoins existing residential development on the north and west sides. It borders the Macclesfield Canal to the east, which is set in 3m deep cutting with sloping banks, mature trees on both sides and a towpath on the west side, and beyond</p>

	<p>the canal is open countryside. It has a road frontage to Buxton Road defined by a mature hedgerow with no footway.</p> <p>The second field lies to the south and extends westwards to the south of Beatty Drive.</p> <p>Field boundaries are defined by mature hedgerows and trees.</p> <p>The site is very prominent from the Bath Vale area and the town, and there are open views from the site of the town to the south west and hills to the west.</p> <p>The farm has not seen any recent investment and appears untidy, with an area of recent deposit of soil and rubble adjoining the canal bridge on Buxton Road.</p>
<b>Site area and dwelling capacity</b>	15.8 Ha, SHLAA refers to 235 dwellings on the northern part. The representation refers to 365 dwellings on the entire site.
<b>Constraints</b>	Site of Biological Importance, adjoins Macclesfield Canal Conservation Area, listed bridge 69 grade II, wildlife corridor, existing buildings including working farm, public rights of way, electricity lattice towers, trees and hedges
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Open Countryside in Congleton Borough Local Plan 2005
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>Site E in Congleton Town Strategy [BE 084], suitable for 200 dwellings.</p> <p>Paragraph 6.9 (page 10) of the Congleton Town Strategy explains that the majority of the stakeholder panel considered priority should be given to the sites to the north of Congleton, which would contribute to the northern link road.</p> <p>Do you agree with site E as a potential area for future development? 60% of respondents answered this question Yes (54%); No (46%) Comments include:</p> <ul style="list-style-type: none"> <li>• Bypass required.</li> <li>• Cost of infrastructure.</li> <li>• Need to resolve town centre traffic congestion.</li> <li>• There is enough expensive/commuter housing</li> </ul>

	<p>already; a high priority is affordable homes.</p> <ul style="list-style-type: none"> <li>• Development on the scale that would be achievable on the site would not be of sufficient size to provide significant community benefits on site.</li> <li>• Natural infill, modest scale.</li> <li>• Size of development which makes sense for the town.</li> <li>• Location sustainable as close to station.</li> <li>• This area has a high nature conservation value and is a recreational area.</li> <li>• Object due to impact on open countryside.</li> <li>• Brownfield sites to be developed first.</li> <li>• The landscape and topography would make development very difficult.</li> <li>• The land is poor agriculture and ready for development.</li> </ul> <p>Congleton Town Strategy Report of Consultation Findings [BE118]</p> <p>The site was not progressed because development here would not contribute to the provision of the Congleton Link Road, delivery of which is a key element of the Council's preferred development strategy. The site could be considered through the Site Allocations and Development Policies document. Local Plan Strategy Submission Sustainability (Integrated) Appraisal [SD 03].</p> <p>Representation to the Local Plan Strategy Submission Version – SUB3159 (Omission site)</p> <p>29648/1 Residential development, open space and community woodland. Refused 3/3/1998 Appeal dismissed.</p> <p>The area adjoining the northern part of the site has planning permission for 20 affordable houses on 6th November 2012 (ref: 11/0471C) (SHLAA 3892).</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Representation to the Local Plan Strategy Submission Version – SUB3159 (Omission site)</p> <p>Harris Lamb for Muller, 490229, appendices 17 and 18, land at Tall Ash Farm, Buxton Road Congleton.</p> <p>The site overlaps with SUB 3225 as both sites include the northern area SHLAA 2548.</p> <p>Muller Property Group control land at Tall Ash Farm, Buxton Road in Congleton. The site should be allocated for residential development (365 dwellings in two phases) in the emerging Local Plan. A sketch layout plan has been</p>

	<p>submitted with the representation.</p> <p>The site comprises agricultural land and farm buildings. It is located to the east of Congleton and is well related to the settlement. The land to the north and to the west of the site is predominantly residential. The railway line (sic) to the east is a clear defensible development boundary. The site is an obvious location for additional residential development.</p> <p>The SHLAA confirms that there are no significant constraints to the development of the site. The site is in flood zone 1. Whilst there are pylons and footpaths crossing the site they can all be accommodate as part of the development of the site. The SHLAA confirms the site is suitable, with a policy change, deliverable and developable.</p> <p>The proposed Congleton housing allocations all lie to the north of the settlement. These sites are not as well located to Congleton as the Tall Ash Farm site. In addition, they are required to contribute towards the provision of the Congleton Link Road that is still in the relatively early stages of preparation. There is no certainty as and when the link road and these sites will deliver. The Tall Ash Farm site can deliver houses in the short term to meet Congleton's growth requirements.</p>
<b>Is the site viable/deliverable?</b>	<p>The representation states that the site is viable and deliverable.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The representation states that the Tall Ash Farm site can deliver houses in the short term to meet Congleton's growth requirements</p>
<b>Infrastructure issues (including highways)</b>	<p>The proposal will add to traffic in the town centre and may require off-site highway improvements.</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The site is remote from services and facilities but has the potential to benefit from new or improved walking and cycling routes to the town centre via Bath Vale.</p>
<b>Conclusions &amp;</b>	<p>The site is outside the settlement zone line for Congleton</p>

<b>recommendations</b>	<p>and adjoins existing residential development.</p> <p>It is not well located in relation to the town and has significant constraints in terms of adverse landscape impacts and impact on the setting of the Macclesfield Canal Conservation Area and listed bridge. It does not contribute towards the provision of the Congleton Link Road scheme.</p> <p>The field closest to Buxton Road (which is common to both this representation and Tall Ash Farm 1) may have fewer constraints.</p> <p>If Congleton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy.</p> <p>The site is being actively promoted in the Local Plan Process therefore it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.</p>
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<b>Site Address</b>	<b>Boundary Lane, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	4547
<b>Site visit date</b>	2/4/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Representation to the Local Plan Strategy Submission Version – SUB 26 and 27 (Omission site)
<b>Site description</b>	<p>The site consists of fields south of Boundary Lane sloping gently down the south, and contained by hedges to the east and west.</p> <p>The site is one of several long and thin plots stretching away from Boundary Lane and Leek Road. The site includes an existing dwelling at 4 Boundary Lane and is situated in an area of large, low density dwellings. There are dwellings on the north and north-west sides.</p> <p>The land in this area contains few trees and is poorly drained (hence Moss Lane and Mossley) and is accessible by footpaths.</p>
<b>Site area and dwelling capacity</b>	Total site area 3.5 ha, the SHLAA site is 2.63ha and refers to 79 dwellings. The representation refers to 90-100 dwellings
<b>Constraints</b>	Tree Preservation Order at northern end, gently sloping site, existing buildings, close to Congleton Moss Local Wildlife Site, trees and hedges

<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Green Belt in Congleton Borough Local Plan 2005
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	Applications relating to 'horsiculture'
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	<p>Representation to the Local Plan Strategy Submission Version – SUB 26 and 27 (Omission site)  David Jones Planning (ID 801249) for Mr Chris Johnson Matter Statement submitted to the Examination 15.002  Seeking allocation as allocated site or as safeguarded land and release from the Green Belt. Also requesting modification of the Green Belt boundary to reflect approved development at Boundary Villa Farm.</p> <p>Parcel CGT16 [BE 012] is a substantial area of some 3.5 hectares capable of accommodating around 90 to 100 houses. It may be appropriate for release at some stage but there is a differently scaled, much smaller localised issue, which must not be lost sight of.</p> <p>Site CGT16 should be identified as safeguarded land. We note that the whole parcel (3.5 ha of which the representation relates to 20% thereby amounting to some 0.7ha) of land is considered to have some impact on the openness of the gap between Congleton and Biddulph although it would not lead to a narrowing of the gap in overall terms. The contribution to Green Belt objectives is therefore not critical.</p> <p>The rejection of this parcel (CGT16) from the list of safeguarded sites is not based on robust evidence. The site should be defined at this stage as safeguarded land so that boundaries will not need to be altered at the end of the plan period.</p> <p>The owner of the site is interested in seeing appropriate development of the site and is, in principle, willing to see the site put forward for consideration for inclusion in the SHLAA with a view to proper testing through the Local Plan process.</p>
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.



	<p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The site has constraints including the access requiring demolition of existing buildings and land purchase, and the narrow shape. The Development of the site would be limited by the need to provide planting and screening on the long sides facing east and west, thereby reducing the developable area. Without such screening the development would appear as an isolated urban development in an area of flat open countryside with few trees.</p> <p>The representation states that the site is available for housing and the landowner is willing to make the site available for development. This is subject to the landowner being able to acquire some property fronting Russell Close in order to achieve an acceptable access.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The representation states that the owner of the site is interested in seeking appropriate development of the site toward the end of the Plan period.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is close to services and facilities and the railway station.
<b>Conclusions &amp; recommendations</b>	<p>The site is outside the settlement zone line for Congleton, but it adjoins residential development to the north.</p> <p>It is well located in relation to the town but has significant constraints including access, demolition of buildings and land purchase.</p> <p>The site is being actively promoted in the Local Plan Process. If Congleton is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site is suitable for further consideration however the site constraints will also need to be given further consideration.</p>

<b>Site Address</b>	<b>Eaton Bank Academy, Jackson Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	Part of site is SHLAA 2501
<b>Site visit date</b>	2/4/2015
<b>Origin of site (Town</b>	Representation to the Local Plan Strategy Submission

<b>Strategy/Non-Preferred site/Omission site)</b>	Version – SUB3575 (Omission site)
<b>Site description</b>	<p>The site consists of the education buildings, sports facilities and car park of Eaton Bank Academy (high school and 6th form college) in Council ownership. The buildings are 2 and 3 storey set in landscaped grounds with trees on all sides. A 4 storey building is under construction at the site.</p> <p>The boundary with Macclesfield Road to the west is enclosed by mature trees and a hedge with grass verge, and there are houses opposite. Jackson Road to the south is a row of detached and semi-detached dwellings; to the east the land drops away steeply to the River Dane and deciduous woodland occupies the sloping land, and to the north is Havannah Lane.</p> <p>The Part of the site subject to the housing proposal is to the rear (north) of dwellings in Jackson Road and is terraced to create a level surface, with embankments to the south and north.</p> <p>The site has good access arrangements catering for public transport onto traffic calmed roads.</p>
<b>Site area and dwelling capacity</b>	7.7 hectares, there is a specific proposal for the development of Community sports facilities and 50 dwellings
<b>Constraints</b>	Protected open space, trees and mature hedge along Macclesfield Road, deciduous woodland network
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Protected Open Space predominantly within settlement boundary in Congleton Borough Local Plan 2005, adjoining the Dane Valley Site of Biological Importance. The top 80 metres of the site is outside the Congleton Borough Local Plan area, and is within Countryside Beyond the Green Belt in Macclesfield Borough Local Plan 2004, and adjoins the Dane Valley Site of Nature Conservation Importance.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	Applications relating to educational use
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	<p>Representation to the Local Plan Strategy Submission Version – SUB3575 (Omission site) Hourigan Connolly for Eaton Bank Academy Consultee 836417</p> <p>Eaton Bank Academy should be allocated as a Strategic Site for mixed use purposes including a Community Sports Centre and up to 50 dwellings.</p>

	<p>Land at Eaton Bank Academy should be considered to be equally sustainably located (as CS sites) and for that reason, should be subject to its own allocation for a new Community Sports Centre and up to 50 dwellings for the reasons outlined herein.</p> <p>Hourigan Connolly is instructed to prepare a hybrid planning application for a new Community Sports Centre at Eaton Bank Academy which will be accessible to residents, other schools and community groups. A planning application is due to be submitted imminently following the recent completion of a public consultation event. This will be part-funded through the disposal of surplus playing fields to deliver up to 50 dwellings, including 30% affordable housing.</p> <p>The indicative plan submitted with the representation shows the dwellings located in the southern part of the site adjoining existing dwellings in Jackson Road. Access for the dwellings would be from Macclesfield Road. The sports facilities would be towards the northern end of the site.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>The Eaton Bank Academy website refers to the development of the Ann Packer centre. Stage 1 (a multi-use games centre) will be complete this summer, Stage 2 is an astroturf pitch and new entrance, and stage 3 is a new sports hall, conference centre, all-weather pitch and running track for the wider community.</p> <p>The delivery of the development at the school is dependant on the release of the protected open space for housing. This will require a thorough assessment of the recreational needs of the educational establishment and the wider community, in consultation with Sport England.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The status of the site as protected open space is a major constraint to the development of the site.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>A new access is proposed from Macclesfield Road (A34) which may need to await the construction of the Congleton</p>

	Link Road.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is close to amenities and services and is well served by bus routes
<b>Conclusions &amp; recommendations</b>	<p>The site is partly within the settlement zone line for Congleton, and partly outside the Congleton Local Plan area and within open countryside. It adjoins a designated wildlife site and important corridor of woodland.</p> <p>The site is subject to constraints of protected open space, ecology, trees, and existing buildings which may prevent the construction of dwellings. It is close to the town and would represent residential development of part of an education site which is in a very suitable location for a major secondary school serving the needs of the town and the wider community.</p> <p>If Congleton is required to provide further land for housing it is considered that this site may be suitable for further consideration in the Site Allocations and Development Policies Document however the major constraint relating to this site is its status as protected open space which would need to be given very careful consideration.</p>

<b>Site Address</b>	<b>Holmes Chapel Road, Congleton</b>
<b>SHLAA Ref/Site Ref number</b>	4691 Representation to the Local Plan Strategy Submission Version – SUB 2805 (Omission site)
<b>Site visit date</b>	2/4/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Congleton Town Strategy Site H [BE 084]  Representation to the Local Plan Strategy Submission Version – SUB 2805 (Omission site)
<b>Site description</b>	<p>The application site is roughly triangular and comprises grassland which is in agricultural use.</p> <p>The topography slopes downwards from the road towards Loach Brook which forms the southern/western boundary of the site.</p> <p>The northern boundary of the site is formed by Holmes Chapel Road. Existing dwellings along Holmes Chapel Road face the application site. The eastern boundary of the site is formed by Congleton High School.</p> <p>There are mature trees along the site frontage but the land has a generally open aspect and affords views of the former Scheduled Monument to the south of Loach Brook.</p> <p>Areas to the immediate north and east of the application</p>

	site are largely characterised by suburban housing and associated uses. Land to the south (Loach Brook Farm) is under construction by Bovis Homes to provide 200 dwellings. The representation site would be served via Sandbach Road.
<b>Site area and dwelling capacity</b>	3.79ha, SHLAA refers to 120 dwellings but the planning permission and representation is for a development of 70 dwellings
<b>Constraints</b>	Jodrell Bank Consultation Zone, trees and hedges, flood zone associated with Loach brook
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Open Countryside in Congleton Borough Local Plan 2005
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>Congleton Town Strategy Site H [BE 084]  The site was not progressed because development here would not contribute to the provision of the Congleton Link Road, delivery of which is a key element of the Council's preferred development strategy. The site could be considered through the Site Allocations and Development Policies document.</p> <p>Representation to the Local Plan Strategy Submission Version – SUB 2805 (Omission site)  14/0134C Outline for up to 70 dwellings. Not determined. Allowed at appeal 17/3/2015  14/2685C resubmission, refused 28/10/2014  14/4029C use as school recreation field. Current application – awaiting decision</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	<p>Representation to the Local Plan Strategy Submission Version – SUB 2805 (Omission site)  Hourigan Connolly (ID 806719) for landowners  Matter Statement submitted to the Examination 15.041</p> <p>Request allocation of this site for residential development in accordance with the planning application for 70 dwellings (now granted following an appeal)</p>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area in Congleton which is a popular town, with both housing developers and new house buyers.</p> <p>Yes, as shown by recent appeal decision.</p>

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes, as shown by recent appeal decision.
<b>Infrastructure issues (including highways)</b>	The recent permission is subject to a legal agreement relating to highway improvements, affordable housing, education contributions and public open space provision.
<b>HRA considerations</b>	The site has not been subject to HRA assessment.
<b>SA considerations</b>	The site is on the edge of Congleton and is viewed as a sustainable location.
<b>Conclusions &amp; recommendations</b>	This site is now a committed site, for 70 dwellings following the recent appeal decision (see above). The site is included in this study, as the site was granted approval in March 2015 and therefore post dates the housing commitments list for 31 December 2014. It is considered that the site will therefore contribute to the future housing needs of Congleton.

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# **CHESHIRE LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL' OF THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **HANDFORTH**

### **1. Introduction**

Handforth, a Key Service Centre, is described in the Draft Handforth Town Strategy as:

“a small town with a population of 6,600 (2013 ONS mid year estimate) located in the north of Cheshire. Wilmslow is directly to the south of Handforth, separated only by the River Dean and the towns share many of their facilities and services. Handforth is also very close to the Greater Manchester conurbation and is separated from Heald Green and Cheadle Hulme by a narrow gap.”

The Town Strategy goes on to say:

“In the 1950's, the Spath Lane estate was developed to house people from inner city Manchester. Other estates have since been developed in the town and although there have also been employment generating developments at Handforth Dean and Stanley Green Industrial Estate, a large proportion of the population commute to work outside the town.

Handforth has a compact shopping area focused on Wilmslow Road and The Paddock. The centre faces stiff competition from nearby town centres and out of town shopping at Handforth Dean and Cheadle Royal”.

### **2. Key Policy Issues/Constraints**

The current Local Plan for the town is the Macclesfield Borough Local Plan Adopted 2004, which clearly shows the town tightly constrained by the Green Belt, but linked to Wilmslow, and very close to Heald Green in Stockport. Other notable features include the proposed road (now known as the Manchester Airport Eastern Link Road (A6MARR) part of the SEMMMS scheme) continuing the A555 from its junction with Wilmslow Road at the northern end of the town to link to Manchester Airport. In addition there is an indicative flood risk area along the River Dean, which runs east west separating Handforth from Wilmslow. The large industrial estate/retail park is a notable feature, but has limited links to the town, the railway forming a strong boundary to access. There are no Conservation Areas in Handforth.

### **3. Development Potential**

Within the town the level of completions between 01/04/10 and 31/12/14 were 63 dwellings. The total number of commitments at 31/12/14 is 256 dwellings. These consist of 19 on individual sites and 237 on Strategic Sites:

175 – Land south of Coppice Way (13/0735M)

62 - Land adjacent to Coppice Way (13/0735M)

The 19 units were split 11 brownfield (57.9%), 2 greenfield (10.5%), with 6 mixed (31.6%). All the 237 units on strategic sites were on greenfield land. In short there have only been a small number of new houses built in Handforth, and the majority of these are on brownfield sites. The number of commitments is low within the town itself, but the numbers are considerably boosted by the developments off Coppice Way.

Handforth East is a proposed Strategic (CS 30) site in the Local Plan (CS 30), with a proposal for phased development of 1,650 new homes.

#### **4. Key Findings**

Of the 7 sites assessed 4 were from the SHLAA and 3 (adjacent sites) subsequently added following a desk based assessment of possible sites, and subsequent site visits. These 7 sites could in theory accommodate 348 dwellings, but most of these sites have significant issues. Three are located in an industrial/commercial area and are allocated for employment uses, and their release for housing is not felt appropriate. One is a day care centre and one is a youth centre/day nursery all of which would need to be relocated before they are released. There are only two sites, firstly the former Cypress House, which is not currently in use, and is likely to come forward in the immediate future as it is understood to be for sale (and subject to a planning application). This based on 30 units/hectare, would provide 9 units, or in all probability more if converted. The second site is an area of grass adjacent to the youth centre/day nursery referred to above. Whilst its availability is unknown it could potentially provide for some 15 units.

The completions/commitments above and findings of this study clearly indicate there are limited opportunities for brownfield development in Handforth. The tightly drawn Green Belt has doubtless encouraged the re development of many of the available brownfield sites, which by the largely residential nature of the town, were limited in any event.

Whilst there is vacant land in the commercial area to the east of Handforth, around the Handforth Dean retail area, these sites are considered unsuitable for housing. Firstly because they are allocated for employment uses (and in many cases have planning permission for the same) and the environment is considered unsuitable for residential uses by virtue of noise and disturbance issues.

There are numerous areas of incidental open space in the town that have been looked at, especially in the Spath Lane area to the north east of the town, but these were not considered as suitable for housing, as they were either areas of protected



open space or were restricted by their small size, separation distances from adjacent dwellings or other site specific limitations.

Finally, whilst there will always be opportunities for windfall developments, especially in larger gardens, Handforth does not have significant opportunities for this form of development as there are limited numbers of houses with larger gardens, with as ever a few exceptions.

Details are shown on the site proformas and summary spreadsheets for Handforth.

The 'Cheshire East Local Plan Strategy Urban Potential Study April 2015 Handforth' map shows all the sites considered for the Urban Potential Study in Handforth. The 'Handforth Town Strategy Development Sites and Areas' map has been included for reference.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Handforth is an attractive and desirable place to live and it is considered that the two urban sites considered here, with no known significant constraints, would be both viable and deliverable.

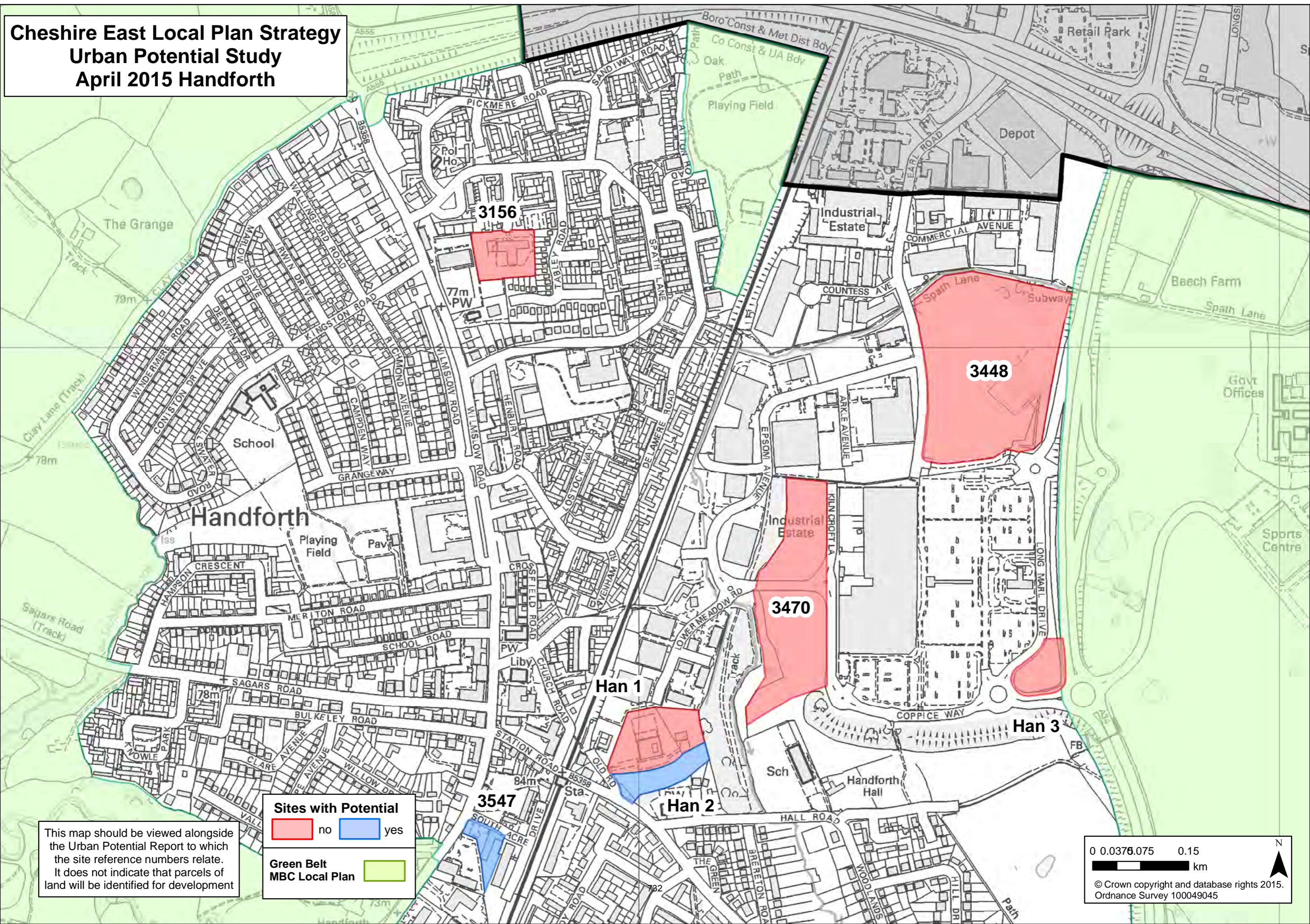
## **6. Conclusion**

As demonstrated by the more recent completions/commitments, and the lack of potential sites within the settlement boundary, Handforth has very limited potential to contribute to sites for housing within the settlement in the foreseeable future. This is shown with the commitment figure of 19 (excluding the developments off Coppice Way) and the fact this assessment has only come up with two urban potential sites, which would result in some 24 units, 9 on a brownfield site, 15 on a greenfield site.

CHESHIRE EAST LOCAL PLAN STRATEGY: HANDFORTH; ASSESSMENT OF URBAN POTENTIAL SITES: SUMMARY OF SITES WITH POTENTIAL FOR DEVELOPMENT DURING THE PLAN PERIOD						
Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Former Cypress House Community Support Centre, South Acre Drive, Handforth	3547	Modern purpose built sheltered accommodation in good condition, but vacant and grounds overgrown.	0.3	0	9	Current application for demolition and erection of 13 new residential units. Also option for conversion as building modern and in good condition. Site is for sale.
Land at Old Road/Station Road - Grassed area	Han 2	Grassed area between Youth Centre and Church.	0.51	15	0	Good accessible location with no known constraints. Site appears unused. Could be developed alongside adjacent youth centre if becomes available in the future.
<b>Total</b>			<b>0.81</b>	<b>15</b>	<b>9</b>	

CHESHIRE EAST LOCAL PLAN STRATEGY: HANDFORTH; ASSESSMENT OF URBAN POTENTIAL SITES; SUMMARY OF SITES NOT CONSIDERED TO HAVE THE POTENTIAL AT THE DATE OF THE STUDY						
Site Address	SHLAA/Other Ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Redesmere Day Centre, Redesmere Road, Handforth	3156	Former school, now CECday care centre, 60's/70's flat roofed building with good grounds. Still in active use.	0.7	11	10	Still in active use and is protected open space so screened out
Land north of Marks and Spencers, Earl Road, Handforth	3448	Open flat site with extensive hard standing last used for car parking.	5.44	0	164	Concerns about loss of employment land and amenity issues means it is screened out.
Land to rear of Marks and Spencers and Tesco Store	3470	Two vacant sites behind retail stores, one covered with scrub the other has evidence of former uses	3.18	60	36	Good employment site but concerns about loss of employment land and amenity issues if used for residential purposes. Links to Handforth not ideal. Screened out.
Land at Old Road/Station Road - Youth Centre/Day Nursery	Han 1	Youth centre/Day nurse in single storey flat roofed building with extensive grounds	1.1	0	33	Underused site with potential for redevelopment if existing uses can be relocated. Highly accessible location. Screened out as in active use.
Land off Long Marl Drive, Handforth Dean	Han 3	Landscaped area at the souther entrance to the shopping centre. Currently for sale.	0.32	10	0	Prominent site is very busy/noisy location. Not suited to residential development on amenity grounds so ruled out.
<b>Total</b>			<b>10.74</b>	<b>81</b>	<b>243</b>	

**Cheshire East Local Plan Strategy  
Urban Potential Study  
April 2015 Handforth**



**Sites with Potential**  
■ no    ■ yes

**Green Belt**  
■ MBC Local Plan

This map should be viewed alongside the Urban Potential Report to which the site reference numbers relate. It does not indicate that parcels of land will be identified for development

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 Ordnance Survey 100049045

**Cheshire East Local Plan Strategy: Urban Potential Study of the Principal Towns; Key Service Centres and Local Service Centres: Site Assessment Proforma**

**HANDFORTH**

<b>Site Address</b>	<b>Redesmere Day Centre, Redesmere Road, Handforth</b>
<b>SHLAA Ref/Site Ref number</b>	3156
<b>Site visit date</b>	10 Dec 2014
<b>Site description</b>	Former school now a CEC day care centre, in use at time of site visit. Flat roofed 60's/70's building with parking to front and reasonable grounds to the sides and rear. There are hedges and some trees to some boundaries, and some trees within the grounds Access is shared with adjacent residential properties. The area is predominately residential in character
<b>Site area and dwelling capacity</b>	0.7ha/ 21 units (SHLAA )(Split 11 Green/10 Brown)
<b>Constraints</b>	None Known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Handforth, which is inset in the Green Belt in the Macclesfield Borough Local Plan. Allocated as Open Space
<b>Previously developed land? (PDL)</b>	The site would be defined as mixed, part brownfield (the building/car park) and part green (the open areas to the rear). (Split 11 Green/10 Brown).
<b>Background site history</b> <b>Current apps</b>	34946P Change Of Use To Community Day Care Centre Approved 1983
<b>Reps received</b> <b>Matter Statement</b> <b>No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable  The site is in an established housing area and there are no known reasons why the site would not be attractive to developers/new occupiers.
<b>Is the site potentially developable within the Plan period;</b>	Unknown as it is unclear whether it is surplus to requirement. It has to be assumed it will not be available in the plan period.

<b>available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is well located to Handforth centre which is some 1km away with other facilities closer.
<b>Conclusions &amp; recommendations</b>	The site is screened out as it is still in active use and is protected open space

<b>Site Address</b>	<b>Land north of Marks and Spencers, Earl Road, Handforth</b>
<b>SHLAA Ref/Site Ref number</b>	3448
<b>Site visit date</b>	10 Dec 2014
<b>Site description</b>	<p>Large flat, regular shaped site with open security fencing to boundaries.</p> <p>There is a band of planting to the A34 road frontage.</p> <p>The site is currently vacant, mainly laid to hard standing, last used for parking.</p> <p>The area is commercial in character, with the shopping area to the south, and commercial mixed units to the north side and west.</p>
<b>Site area and dwelling capacity</b>	5.44ha/ 164 units (taken from the SHLAA)
<b>Constraints</b>	Adjoins commercial uses to 3 sides, A34 to the East
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Handforth, which is inset in the Green Belt in the Macclesfield Borough Local Plan. Employment Allocation E3 (B1 Uses)
<b>Previously developed land? (PDL)</b>	Yes – car park
<b>Background site history Current apps</b>	<p>14/0713m Erection Of 3 Free-Standing Non-Illuminated Marketing Boards Approved 2014</p> <p>12/4652m Erection of Class A1 retail store with conservatory, garden centre, ancillary coffee shop and associated parking. Approved 2014</p> <p>04/1091p Renewal Of Planning Permission 01/2683p For Use Of Land For Car Parking From 01/04/05 To 31/03/10 Approved 2004</p> <p>82820p Renewal Of Outline Planning Permission 69583p For Single And Two Storey Buildings For B1, B2 And B8 Purposes Approved 1995</p> <p>The site was included in the draft Handforth Town Strategy as Site B – employment. It stated that:  “The panel considered this site to be suitable for development. However, there were differing views on the best use of the site. Some members felt that the site should be used for housing, whilst others felt that it would not be suitable for housing, and should be used for employment.”  Agree with the employment use (72.7%); Disagree (27.3%)</p>
<b>Reps received Matter Statement</b>	None

<b>No.'s</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>That said however, the site is in a commercial area that may well be unattractive to developers/occupiers.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	There is no evidence it could be for residential uses, but the planning approvals indicate it is for commercial uses.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations?</b>	Whilst the site is in easy walking distance of Marks and Spencers and Tesco, other shops and services in Handforth, and the train station are more than 1km away by foot (through the industrial estate) and considerably more by vehicle.
<b>Conclusions &amp; recommendations</b>	Whilst a substantial site with development potential, the site is not considered to be suitable for residential use. Loss of employment land and concerns about amenity issues from adjoining uses/traffic means it is screened out.



<b>Site Address</b>	<b>Land To The Rear Of Marks and Spencers and Tesco Stores, Handforth</b>
<b>SHLAA Ref/Site Ref number</b>	3470
<b>Site visit date</b>	10 Dec 2014
<b>Site description</b>	Two separate sites, divided by an estate road to the rear of Marks and Spencers and Tesco. The northern site is clearly previously developed, with areas of hardstanding, numerous trees on site, especially to the Western boundary. The site slopes down to west; a path and stream are adjacent to the site. A road through site provides access to Tesco and Marks and Spencers.
<b>Site area and dwelling capacity</b>	3.18 ha/ 96 units (taken from SHLAA)
<b>Constraints</b>	Flood zones 2 and 3 to Western boundary of southern site.  Noise from adjoining uses
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Handforth, which is inset in the Green Belt in the Macclesfield Borough Local Plan. Employment Allocation E4
<b>Previously developed land? (PDL)</b>	Southern site assumed greenfield as no evidence of former use, but northern site brownfield as signs of former uses (split 60 units greenfield/36 units brownfield).
<b>Background site history Current apps</b>	13/0158M Extension of time limit on planning permission 09/3413M - Outline application for B1(Business) units, renewal of application 06/0278P NOT DECIDED  The site was included in the draft Handforth Town Strategy as Site C – employment. It stated that: “The panel considered this site to be suitable for development. However, there were differing views on the best use of the site. Some members felt that the site should be used for housing, whilst others felt that it would not be suitable for housing, and should be used for employment.” Agree with the employment use (72.2%); Disagree (27.8%)
<b>Reps received Matter Statement No.'s</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

	That said however, the site is in a commercial area that may well be unattractive to developers/occupiers.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	There is no evidence it could be for residential uses, but the planning approvals indicate it is for commercial uses.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations?</b>	Whilst the site is in easy walking distance of Marks and Spencer and Tesco, other shops and services in Handforth, and the train station are some 1km away by foot (through the industrial estate) and considerably more by vehicle.
<b>Conclusions &amp; recommendations</b>	Whilst substantial sites with development potential, the sites are not considered to be suitable for residential use. Loss of employment land and concerns about amenity issues from adjoining uses/traffic means it (they) is screened out.

<b>Site Address</b>	<b>Former Cypress House Community Support Centre, South Acre Drive, Handforth</b>
<b>SHLAA Ref/Site Ref number</b>	3547
<b>Site visit date</b>	10 Dec 2014
<b>Site description</b>	Relatively modern 2 storey purpose built building which appears in good condition, but currently vacant Car park to front, area of (overgrown) grass to side and rear adjoining other uses, which are mixed in nature. A Public House is located to the south, residential and a day care centre to the rear. There are some trees to the boundaries of the site.
<b>Site area and dwelling capacity</b>	0.3 ha/ 9 units (taken from SHLAA)
<b>Constraints</b>	Mixed use area near commercial uses so will need to investigate if there are any noise related issues nearby.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Handforth, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history Current apps</b>	79753P Extensions And New Car Park To Residential Care Home Approved 1995 <b>15/1581M</b> Demolition of redundant Nursing Home known as "Cypress House" and erection of 13No. 2 bedroom houses and associated highway and landscaping works Cypress House, South Acre Drive, Handforth, Cheshire, SK9 3HN CURRENT
<b>Reps received Matter Statement No.'s</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site is understood to be for sale; a planning application has been made on it for residential development and there do not appear to be any constraints that would preclude development of the site. Despite the mixed use nature of the

	area, there are numerous residential uses nearby and there is no reason to believe the site would not be viable/deliverable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is understood to be for sale, and as a purpose built residential (care home) use, should be readily convertible to other residential uses or the site could be redeveloped, as the planning application detailed above proposes.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Well located site close to town centre and very close to the railway station, with the platform at the end of the road. It is however some 300m distance to access.
<b>Conclusions &amp; recommendations</b>	The site is currently for sale and an application for the demolition of the building and the erection of 13 new residential units has been submitted. Whether conversion or demolition and new build the site is considered a suitable location for residential accommodation (on the assumption any amenity issues associated with the mixed use area can be addressed) and is likely to come forward in the plan period.

<b>Site Address</b>	<b>Land at Old Road/Station Road – Youth Centre/Day Nursery, Handforth</b>
<b>SHLAA Ref/Site Ref number</b>	Han 1
<b>Site visit date</b>	10 Dec 2014
<b>Site description</b>	<p>One of two adjacent parcels of land, consisting of a youth club, adjacent to a grassed area, separating the site from the nearby church to the south.</p> <p>The youth centre appears at least in part to be operating as a day nursery. The flat roofed single storey building has extensive grounds to all boundaries, and reasonable sized car park to front.</p> <p>The site is close to the railway station in a mixed use area.</p>
<b>Site area and dwelling capacity</b>	11,270sq m/33 units (officer assessment)
<b>Constraints</b>	Youth centre/day nursery use would need to be relocated
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Handforth, which is inset in the Green Belt in the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	No relevant planning history
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>There is residential accommodation nearby and it is considered the site would be attractive to purchasers being so close to the town centre and train line.</p>
<b>Is the site potentially developable within</b>	The site is in active use so these uses would need to be relocated. As such it is unclear whether the site would be

<b>the Plan period; available and achievable?</b>	developable in the plan period.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Well located to the town centre and railway station
<b>Conclusions &amp; recommendations</b>	This is a very much underused site. If the uses can be relocated it would make a suitable housing site. Could be developed alongside the adjacent grassed area which is not protected open space. As the site is in use however it is screened out of this study.

<b>Site Address</b>	<b>Land at Old Road/Station Road</b> (grassed area)
<b>SHLAA Ref/Site Ref number</b>	Han 2
<b>Site visit date</b>	10 Dec 2014
<b>Site description</b>	Second of two adjacent parcels of land, this one being a regular shaped plot laid to grass, between the youth centre and church. The site is vacant and appears unused. Some trees to frontage and wooded area on rear (eastern) boundary.
<b>Site area and dwelling capacity</b>	5,100sq m/15 units (Town strategy estimates 20 units but it is considered 15 at this stage is realistic).
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Handforth, which is inset in the Green Belt in the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	Draft Handforth Town Strategy – Site L Housing/car Park/Allotments: “The panel considered this site to be suitable for development because: <ul style="list-style-type: none"> <li>• It is a small unused site within the urban area;</li> <li>• There is potential for additional community benefits (e.g. additional parking for Handforth station).”</li> </ul>
<b>Reps received Matter Statement No.’s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  There is residential accommodation nearby and it is considered the site would be attractive to purchasers being so close to the town centre and train line.

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No known impediments but unclear if available
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Well located to town centre (some 300m away) and the railway station is only some 150m away
<b>Conclusions &amp; recommendations</b>	Stand alone site that would appear easy to bring forward, with no known constraints. It is considered that it could be developed within the Plan period. Could be developed alongside the adjacent Youth Centre/Day Nursery if becomes available.



<b>Site Address</b>	<b>Land off Long Marl Drive, Handforth Dean</b>
<b>SHLAA Ref/Site Ref number</b>	Han 3
<b>Site visit date</b>	
<b>Site description</b>	<p>Landscaped area at the southern entrance to the Handforth Dean shopping area.</p> <p>The site is relatively level and comprises a grassed area with a mix of trees and shrubs.</p> <p>The site is bound by the A34 to the east and the shopping centre car parks and access roads to the other boundaries.</p> <p>The site is owned by Cheshire East and is currently being offered for sale.</p>
<b>Site area and dwelling capacity</b>	0.32 Ha/ 10 units (officer assessment based on 30dph) however it is not considered to have any potential for housing development.
<b>Constraints</b>	<p>Island site with busy roads with no adjacent crossing places currently</p> <p>Noise and air pollution concerns from adjacent roads</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>Site is located within Handforth, which is inset in the Green Belt in the Macclesfield Borough Local Plan.</p> <p>The site also falls within the designated Handforth Dean Shopping Centre designation, and an Existing Employment Area (E3/4)</p>
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>06/1342P Erection Of Fast Food/Restaurant Units &amp; Associated Car Parking Approved with conditions / 02-Aug-2006 NOW EXPIRED</p> <p>05/0703P Renewal Of Outline Planning Approval 02/0534p For Fast Food Restaurant With On-Site Parking Approved with conditions / 12-May-2005</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	Unknown – it has not been developed since planning permission was first granted in 2002.
<b>Is the site potentially developable within the Plan period;</b>	Unknown

<b>available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known – planning permission has been granted in the recent past
<b>HRA considerations</b>	
<b>SA considerations</b>	Site well related to the adjacent shopping centre but more detached from the town centre and train station which are some 1km away by foot, significantly more by car.
<b>Conclusions &amp; recommendations</b>	A good site for a limited range of commercial developments such as restaurants which would favour such a busy, prominent location. However there are significant concerns the site is not suitable for residential development due to amenity concerns. As such the site is screened out.

# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **HANDFORTH**

### **1. Introduction**

In the Assessment of the Urban Potential of Handforth, the town of Handforth is described as being heavily constrained by the Green Belt, and any sites released for development (not already approved) on the edge of the settlement would have to be removed from the Green Belt. The policy issues/constraints are again discussed in this assessment.

Further details on Handforth can be found in the Urban Potential Summary Report.

### **2. Key Policy issues/Constraints**

The current Local Plan for the town is the Macclesfield Borough Local Plan Adopted 2004, which clearly shows the town tightly constrained by the Green Belt, but linked to Wilmslow, and very close to Heald Green in Stockport. Other notable features include the proposed road (now known as the Manchester Airport Eastern Link Road (A6MARR) part of the SEMMMS scheme) continuing the A555 from its junction with Wilmslow Road at the northern end of the town to link to Manchester Airport. In addition there is an indicative flood risk area along the River Dean, which runs east west separating Handforth from Wilmslow. The large industrial estate/retail park is a notable feature, but has limited links to the town, the railway forming a strong boundary to access. There are no Conservation Areas in Handforth.

### **3. Key findings**

A total of 10 sites were originally assessed, all either Town Strategy sites, Non Preferred Sites or Omission Sites. However several of these sites were not being promoted and have been amalgamated, as with sites off Clay Lane to result in only 4 sites being assessed, 3 larger and one smaller site. All of the sites would be classed as greenfield and all are in the Green Belt. One of the sites is on the west of the settlement, two sites to the east of the A34 and one to the north near Heald Green. Please note two of the greenfield sites include farm buildings, but these have been classed as greenfield as defined by the NPPF under the definition of Previously Developed Land.

### **4. Site Commentary**

As noted above 10 sites were assessed, however as part of the process 6 sites were ruled out as they were not being actively promoted leaving just 4 sites recommended

for further consideration.. Some of these sites can of course be re visited at the site allocations stage.

The first site is a sizable area to the north west of the town off Clay Lane – a narrow largely unmade road, forming the boundary to the town. The outer boundary of the site will be formed by the M6MARR, part of the SEMMMS proposals with work having just started. The site was included in the Draft Town Strategy as sites H & G and consists of a mix of agricultural land, woodland, a larger property and part of the golf course at the southern end. The site measures some 25 hectares and could theoretically accommodate some 740 dwellings (based on 30 dph). The site whilst having reasonable access to Handforth would need a new highways access creating as Clay Lane is inadequate. In addition the site has a poor physical relationship with Handforth with Clay Lane forming a natural boundary, and is in the important open area between Handforth and Heald Green.

The second and third sites are on the eastern side of Handforth (east of the A34), and are an alternative to the larger Handforth East Growth Village proposed as part of the Local Plan Strategy. They were included in the DraftTown Strategy as site M1. The first site consists of an area to the south of Beech Farm/Spath Lane and consists of scrubland with good boundaries to all sides, and with the MOD/sports complex lying to the east. The other site lies to the south and is a mix of scrub and agricultural land to the south. Both sites have good road access and are in easy reach of a range of facilities at Handforth Dean. Access to Handforth centre and the Railway Station is not however ideal and would need to be improved as part of any proposals. Jointly the two sites could theoretically accommodate some 750 properties (based on 30 dph).

The final site lies to the north and consists of a field on the Stockport boundary north of the A555. Whilst the site, which was included in the Draft Town Strategy as site K is somewhat isolated, it does form a very important visual break between the two towns. This is too small to be a strategic site and would need to be considered further at the site allocations stage.

Details are shown on the site proformas and summary spreadsheets for Handforth.

The sites being actively promoted in the Local Plan process were considered to be suitable for further consideration and were recommended to be subject to SA and HRA; they can be seen on the 'Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Handforth' map.

The 'Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Handforth' map shows all the sites considered in the Study. The Potential Handforth Development Options map from the Draft Town Strategy has been included for reference.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Handforth is an attractive and desirable place to live and it is considered that the four edge of settlement sites considered here, with no known significant constraints, would be both viable and deliverable.

## **6. Conclusion**

Handforth has only a limited range of site options, should alternative sites for housing be required, that are located both to the east and west of the settlement. Of the original 10 sites, only 4 were recommended for further consideration, and of these 2, to the north and west of the settlement raise significant issues that need to be considered carefully in the site selection process.

Of the remaining 2 sites, whilst there are less issues than the other sites, the limited access to Handforth town would need to be greatly improved as part of any development as current sustainable transport routes are poor. This would need very careful consideration in the site selection process.

**CHESHIRE EAST LOCAL PLAN STRATEGY: HANDFORTH; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION**

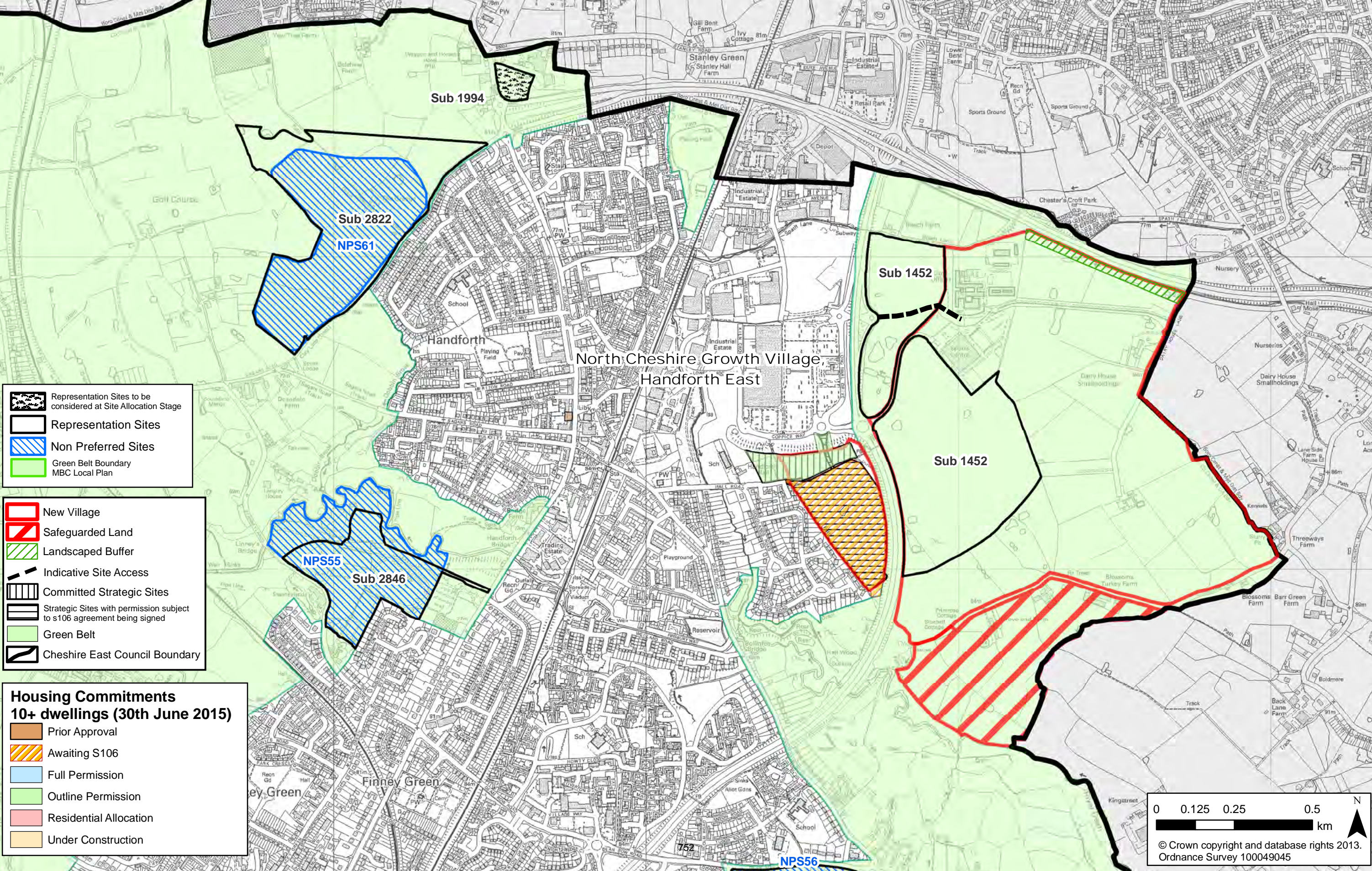
Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land to the west of Clay Lane, Handforth <b>SUB 2822</b>	Agricultural land, areas of woodland and scrub and golf course. Buildings at The Grange. Open land between Stockport and Handforth.	NPS61, Draft Town Strategy - Site H & G Housing/NPS61/Omission site SUB 2822 /SHLAA 3304 & 3528	24.68	740	0	Land not well related to settlement as Clay Lane forms a natural boundary to the north of Handforth and would go some way to fill the important gap to Stockport. Road scheme in a cutting so gap would be retained. Highways access could be problematic. As site is being actively promoted it is recommended that it is given further consideration.
Land south of Beech Farm, Handforth (Handforth East New Settlement) <b>SUB 1452</b>	Large open site consisting of scrubland (including ex MOD land). Northern boundary marked by a tree lined water course along Spath Lane (track) with the A34 to the west and built development to the east.	Draft Town Strategy Site M1 /Omission site - SUB 1452/SHLAA 4395	13.86	250	0	Area of self contained scrub which sits between built up areas to the west and east with a reasonable relationship to Handforth. A link could be created to the adjacent roundabout to the west. The area to the north of the site is in separate ownership and is more visually sensitive. The numbers are estimated based on site constraints.
Land at Handforth East (Handforth East New Settlement) <b>SUB 1452</b>	Larger site consisting of scrub to the north, and agricultural land to the south. A very open flat site.	Draft Town Strategy Site M1 /Omission site - SUB 1452	23	500	0	Site has two elements but both naturally form one parcel with land use change boundaries. Logical extension to southern proportion of SHLAA 4395 on eastern side of Handforth. Smaller site considered as an alternative to LPS allocation. The numbers are estimates based on site constraints.
Land to the east of Wilmslow Road, Handforth (junction A555 & B5358) <b>SUB 1994</b>	Agricultural land adjacent to busy roundabout. Range of commercial uses around site. Separated from Handforth by road in a cutting	Draft Town Strategy - Site K Housing/ Omission site SUB 1994/3278	1.02	31	0	Well located site, but important gap between Stockport and the entrance to Handforth. Too small to be a strategic site.
<b>Total</b>			<b>62.56</b>	<b>1,521</b>	<b>0</b>	

**CHESHIRE EAST LOCAL PLAN STRATEGY: HANDFORTH; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES NOT CONSIDERED FOR FURTHER CONSIDERATION**

Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land between Clay Lane and Sagars Road, Handforth	Agricultural land with hedge boundaries, adjoining housing to east, tracks to other boundaries	Draft Town Strategy Site D/SHLAA 3527	8.29	249	0	Site contained within boundaries marked by tracks with hedgerows and would be logical extension of settlement, access however needs careful consideration. Site not being promoted.
Land at Knowle House, Sagars Road, Handforth	Vacant site with evidence of former uses and recent tree removal. Heavily wooded to western and southern boundaries with land falling away.	Draft Town Strategy Site J/SHLAA 4108	1.07	0	33	Site contained within wooded boundaries falling to water courses and logical extension of settlement. Recent planning permission refused. Too small to be a strategic site, and not being promoted.
Land north of the River Dean and west of Wilmslow Road	Agricultural land dropping sharply behind houses down to river. Some farm buildings on higher ground adjacent to Wilmslow Road	Draft Town Strategy - Site E Housing	5	70	0	Whilst farm itself could be developed this would leave the site landlocked. Rest of site considered unsuitable due to topography, flooding issues, ecology, and retaining important gap between Handforth and Wilmslow. Too small to be a strategic site, and not being promoted.
Land between Woodlands Road and the Handforth Bypass	Area of young woodland between houses and wooded embankment on A34 bypass. Link to Woodlands Road is a gap site between houses laid to grass.	Draft Town Strategy - Site F Housing	1.3	20	0	The small gap site between two houses is considered ok and could on its own accommodate 1/2 houses, but significant concerns regarding the site to the rear. Area heavily wooded and adjacent to SBI/Ancient woodland and poorly drained. Too small to be a strategic site, and not being promoted.
<b>Totals</b>			<b>15.66</b>	<b>339</b>	<b>33</b>	

**Cheshire East Local Plan Strategy  
Edge of Settlement Study  
April 2015 Handforth**

**STOCKPORT  
METROPOLITAN  
BOROUGH COUNCIL**



- Representation Sites to be considered at Site Allocation Stage
- Representation Sites
- Non Preferred Sites
- Green Belt Boundary MBC Local Plan

- New Village
- Safeguarded Land
- Landscaped Buffer
- Indicative Site Access
- Committed Strategic Sites
- Strategic Sites with permission subject to s106 agreement being signed
- Green Belt
- Cheshire East Council Boundary

- Housing Commitments  
10+ dwellings (30th June 2015)**
- Prior Approval
  - Awaiting S106
  - Full Permission
  - Outline Permission
  - Residential Allocation
  - Under Construction










0 0.125 0.25 0.5 km

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**Cheshire East Local Plan Strategy  
Sites for HRA and SA  
March 2015 Handforth**

**STOCKPORT  
METROPOLITAN  
BOROUGH COUNCIL**

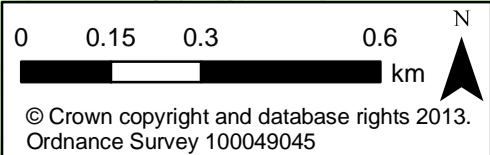
-  Representation Sites
-  New Village
-  Safeguarded Land
-  Landscaped Buffer
-  Indicative Site Access
-  Committed Strategic Sites
-  Strategic Sites with permission subject to s106 agreement being signed
-  Green Belt
-  Cheshire East Council Boundary

**Sub 1452, Beech Farm, Handforth**

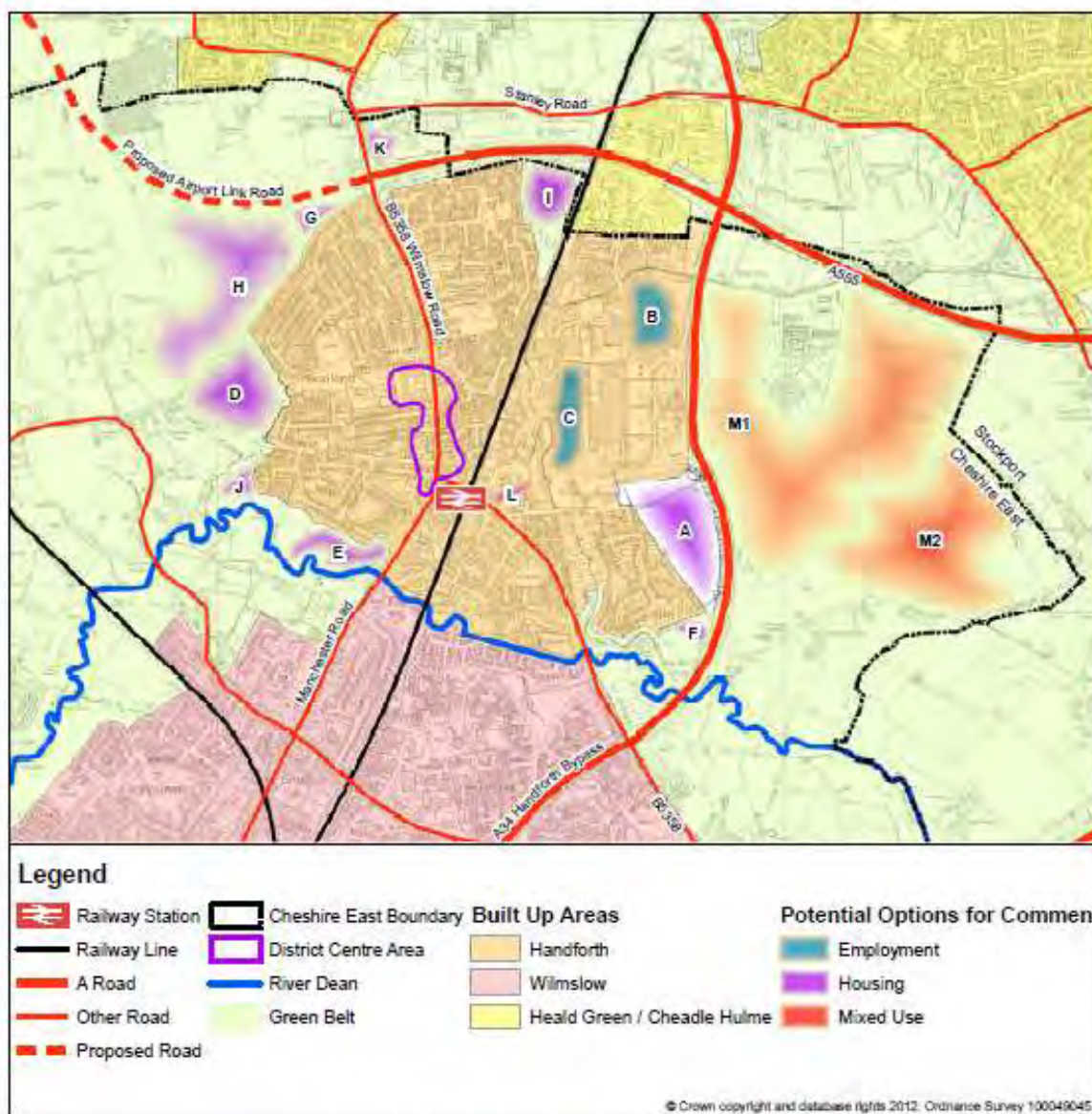
**Sub 2822, Land to the west of  
Clay Lane, Handforth**

**Sub 1452, Land at  
Handforth East**

**North Cheshire Growth Village,  
Handforth East**



# Draft Handforth Town Strategy



Option	Potential Development Use	Comments	Views of Stakeholder Panel
A	Housing	<p>Area of open land south of Handforth Dean Retail Park, west of the A34 and north and east of existing residential properties:</p> <ul style="list-style-type: none"> <li>● Safeguarded Land in the Macclesfield Local Plan 2004, i.e. land that may be required to serve development needs after 2011;</li> <li>● Adjacent to the urban area and bounded by Handforth Bypass;</li> <li>● Surrounding land uses are residential and retail. There is open countryside to the east across the bypass;</li> <li>● Footpaths across the area with mature trees around its edges;</li> <li>● Estimated potential to provide up to around 250 new dwellings.</li> </ul>	<p>The panel held mixed views about this site. Some considered it to be unsuitable for development because:</p> <ul style="list-style-type: none"> <li>● It is agricultural land;</li> <li>● It is close to a listed building (Handforth Hall).</li> </ul> <p>Others felt that it could be suitable for development because:</p> <ul style="list-style-type: none"> <li>● It is a self-contained location between the urban area and the bypass</li> <li>● Development here would have fairly limited visual impact</li> </ul>
B	Employment	<p>Vacant brownfield site within Stanley Green Industrial Estate, just north of Handforth Dean between the A34 and Earl Road (formerly used for airport car parking):</p> <ul style="list-style-type: none"> <li>● Allocated employment land in the Macclesfield Local Plan 2004;</li> <li>● Within the urban area;</li> <li>● Surrounding land uses include warehousing, offices, small industrial units and retail. There is open countryside to the east across the bypass;</li> <li>● Would provide around 4 ha of land for employment uses;</li> <li>● Potential for vehicular access from A34 and from Earl Road (without providing a through-route);</li> <li>● Council-owned land.</li> </ul>	<p>The panel considered this site to be suitable for development. However, there were differing views on the best use of the site. Some members felt that the site should be used for housing, whilst others felt that it would not be suitable for housing, and should be used for employment.</p>

Option	Potential Development Use	Comments	Views of Stakeholder Panel
C	Employment	<p>Vacant site to the rear of Handforth Dean Retail Park, split into two parcels north and south of Lower Meadow Road:</p> <ul style="list-style-type: none"> <li>• Allocated employment land in the Macclesfield Local Plan 2004;</li> <li>• Within the urban area;</li> <li>• Surrounding land uses include retail, offices, warehousing and industrial units. There is an area of open space to the south of the site;</li> <li>• Would provide around 2 ha of land for employment purposes.</li> </ul>	<p>The panel considered this site to be suitable for development. However, there were differing views on the best use of the site. Some members felt that the site should be used for housing, whilst others felt that it would not be suitable for housing, and should be used for employment.</p>
D	Housing	<p>Area of open land between Clay Lane and Sagars Road west of Dobbin Brook:</p> <ul style="list-style-type: none"> <li>• Undeveloped Green Belt land;</li> <li>• Adjacent to the urban area;</li> <li>• Surrounding land uses are open countryside / agricultural land and residential properties;</li> <li>• Estimated potential to provide up to around 200 new dwellings.</li> </ul>	<p>The panel considered this site to be unsuitable for development because:</p> <ul style="list-style-type: none"> <li>• It is agricultural land;</li> <li>• Access could be difficult; and</li> <li>• The area is important in landscape terms</li> </ul>
E	Housing	<p>Area of open land north of the River Dean and west of Wilmslow Road:</p> <ul style="list-style-type: none"> <li>• Undeveloped Green Belt land;</li> <li>• Adjacent to the urban area;</li> <li>• The surrounding land use is predominantly residential properties. The River Dean is adjacent to the land;</li> <li>• A small area of the land is designated as a flood zone and there is a Site of Biological Importance to the north;</li> <li>• Estimated potential to provide up to around 70 dwellings;</li> <li>• Council-owned land.</li> </ul>	<p>The panel considered this site to be highly unsuitable for development because:</p> <ul style="list-style-type: none"> <li>• Parts are in the flood plain;</li> <li>• Parts are steeply sloping; and</li> <li>• It is important to keep this area open to maintain a gap between Wilmslow and Handforth.</li> </ul>

Option	Potential Development Use	Comments	Views of Stakeholder Panel
F	Housing	<p>Small area of land between Woodlands Road and the Handforth Bypass:</p> <ul style="list-style-type: none"> <li>● Undeveloped Green Belt land;</li> <li>● Adjacent to the urban area;</li> <li>● Surrounding land uses are residential properties, the bypass and Hall Wood. There is open countryside across the bypass;</li> <li>● The land is close to a site of Biological Importance;</li> <li>● Possible access through vacant plot on Woodlands Road;</li> <li>● Estimated potential to provide around 20 dwellings.</li> </ul>	<p>The panel held mixed views about this site. Some considered it to be highly unsuitable for development because:</p> <ul style="list-style-type: none"> <li>● It is very close to ancient woodland;</li> <li>● It is very close to a Site of Biological Importance.</li> </ul> <p>Others felt that it could be suitable for development because:</p> <ul style="list-style-type: none"> <li>● It is a self-contained location between the urban area and the bypass;</li> <li>● Development here would have fairly limited visual impact</li> </ul>
G	Housing	<p>Area of land between Clay Lane and the proposed Airport Link Road (A555):</p> <ul style="list-style-type: none"> <li>● Undeveloped Green Belt land;</li> <li>● Adjacent to the urban area;</li> <li>● Surrounding land uses are residential properties and open countryside. Once the Airport Link Road is completed, this will bound the land to the north;</li> <li>● Estimated potential to provide up to around 40 dwellings.</li> </ul>	<p>The panel held mixed views about this site. Some considered it to be unsuitable for development because:</p> <ul style="list-style-type: none"> <li>● Its proximity to the new road may lead to a poor living environment;</li> <li>● It is part of the important gap between Handforth and Heald Green.</li> </ul> <p>Others considered that it could potentially be suitable because:</p> <ul style="list-style-type: none"> <li>● It is relatively small in size;</li> <li>● It would be located between the urban area and new road.</li> </ul>

Option	Potential Development Use	Comments	Views of Stakeholder Panel
H	Housing	<p>Larger area of land between Clay Lane and the proposed Airport Link Road (A555):</p> <ul style="list-style-type: none"> <li>• Undeveloped Green Belt land;</li> <li>• Partly adjacent to the urban area;</li> <li>• Surrounding land uses are residential properties and open countryside. Once the Airport Link Road is completed, this will bound the land to the north;</li> <li>• Estimated potential to provide up to around 500 dwellings;</li> <li>• Party Council-owned land.</li> </ul>	<p>The panel held mixed views about this site. Some considered it to be unsuitable for development because:</p> <ul style="list-style-type: none"> <li>• There may be access issues.</li> </ul> <p>Others thought that it could be suitable because:</p> <ul style="list-style-type: none"> <li>• If changes to Green Belt proved to be necessary, development here may have less adverse impacts than sites elsewhere around Handforth.</li> </ul>
I	Housing	<p>Open area of land between Tatton Road, the A555 and the railway line:</p> <ul style="list-style-type: none"> <li>• Undeveloped Green Belt land;</li> <li>• Adjacent to the urban area;</li> <li>• Surrounding land uses are residential properties, the A555 and the railway line. Across the railway are commercial and industrial properties at Stanley Green Industrial Estate;</li> <li>• Estimated potential to provide up to around 100 dwellings;</li> <li>• Council-owned land.</li> </ul>	<p>The panel considered this site to be highly unsuitable for development because:</p> <ul style="list-style-type: none"> <li>• The playing fields are a valued recreational area;</li> <li>• There is a shortage of open space facilities.</li> </ul>
J	Housing	<p>Wooded area of land east of Dobbin Brook and west of Knowle Park, site of former Knowle House Hospital:</p> <ul style="list-style-type: none"> <li>• Brownfield site within the Green Belt;</li> <li>• Adjacent to the urban area;</li> <li>• Surrounding land uses are residential properties, Dobbin Brook and the River Dean;</li> <li>• Access via a track to Sagars Road;</li> <li>• Adjacent to a Site of Biological Importance</li> <li>• Estimated potential to provide up to around 25 dwellings.</li> </ul>	<p>The panel held mixed views about this site. Some considered it to be unsuitable for development because:</p> <ul style="list-style-type: none"> <li>• There are potential access issues;</li> </ul> <p>Others thought that it could potentially be suitable because:</p> <ul style="list-style-type: none"> <li>• Although it is in the Green Belt, the site is brownfield (previously developed);</li> <li>• It is self-contained and would not be visually prominent.</li> </ul>

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Option	Potential Development Use	Comments	Views of Stakeholder Panel
K	Housing	<p>Grassed field east of Wilmslow Road and north of A555:</p> <ul style="list-style-type: none"> <li>• Undeveloped Green Belt land;</li> <li>• Adjacent to the urban area;</li> <li>• Surrounding land uses are a hotel, public house, retail and the road network;</li> <li>• Estimated potential to provide around 30 dwellings.</li> </ul>	<p>The panel held mixed views about this site. Some thought that it should be considered because:</p> <ul style="list-style-type: none"> <li>• It is a relatively small site on the other side of the A555 to the main settlement of Handforth.</li> </ul> <p>Others thought it unsuitable because:</p> <ul style="list-style-type: none"> <li>• Development here would further close the small gap between Handforth and Heald Green.</li> </ul>
L	Housing Car Parking Allotments	<p>Vacant field off Old Road between the youth centre and St. Benedict's Church:</p> <ul style="list-style-type: none"> <li>• Undeveloped small piece of land;</li> <li>• Within the urban area;</li> <li>• Surrounding land uses are the youth centre, church, residential properties and a wooded area.</li> <li>• Close to Handforth station</li> <li>• Council-owned land;</li> <li>• Estimated potential to provide up to around 20 dwellings;</li> <li>• Alternatively, if less dwellings were built, there could be potential to incorporate additional parking facilities for Handforth Station and / or allotment gardens</li> </ul>	<p>The panel considered this site to be suitable for development because:</p> <ul style="list-style-type: none"> <li>• It is a small unused site within the urban area;</li> <li>• There is potential for additional community benefits (e.g. additional parking for Handforth station)</li> </ul>

Option	Potential Development Use	Comments	Views of Stakeholder Panel
M1	Mixed Use	<p>Large open area of land east of the A34 Handforth Bypass:</p> <ul style="list-style-type: none"> <li>• Undeveloped Green Belt land;</li> <li>• Detached from the urban area;</li> <li>• Surrounding land uses are open countryside, the A34, a leisure complex and offices. Across the A34 are retail uses at Handforth Dean;</li> <li>• Access would need to be taken from A34;</li> <li>• Given the distance from and physical barriers between existing residential areas and this area of land, development here would effectively form a standalone community. As such, there would need to be a mix of uses to serve the day to day needs of residents.</li> <li>• The area extends to nearly 60ha. There is an estimated potential for around 1000 dwellings on part of the space. The rest of the area could be developed for a mixture of open spaces, leisure facilities, employment uses and a new local centre which might include some local convenience shops, community hall, primary school and similar uses;</li> <li>• Mainly Council-owned land.</li> </ul>	<p>The panel held mixed views about this site. Some considered it to be unsuitable for development because:</p> <ul style="list-style-type: none"> <li>• It would be a new settlement and not relate to Handforth at all;</li> <li>• It would close the open space between Handforth and Cheadle Hulme;</li> <li>• People here would not use or support the facilities in Handforth;</li> <li>• The amount of development would be too much and meet the needs of a much wider area.</li> </ul> <p>On the other hand, others though it worthy of consideration because:</p> <ul style="list-style-type: none"> <li>• There would be no need to develop any other greenfield sites in Handforth;</li> <li>• The land is currently largely unused;</li> <li>• Development here would minimise the impact on Handforth.</li> </ul>



Option	Potential Development/Use	Comments	Views of Stakeholder Panel
M2	Safeguarded land for possible future development needs beyond 2030	<p>Large open area south-east of area M1 and north of Blossoms Lane:</p> <ul style="list-style-type: none"> <li>• Undeveloped Green Belt land;</li> <li>• Detached from the urban area;</li> <li>• The area is surrounded by open countryside;</li> <li>• Given the distance from and physical barriers between existing residential area and this area of land, development here would effectively form a standalone community. This could only happen as a further phase to development of M1. As such, this land would need to be safeguarded for possible future development needs beyond 2030.</li> <li>• Any firm proposals would come through a review of the Local Plan at a later date but it is envisaged that the area would be mixed-use but predominantly residential;</li> <li>• Mainly Council-owned land.</li> </ul>	The panel held mixed views about this site for the same reasons given for site M1.

Table 5.1 Description of Areas and Potential Uses

**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

**HANDFORTH**

<b>Site Address</b>	<b>Land to the east of Wilmslow Road, Handforth (junction of A555 &amp; B5358)</b>
<b>SHLAA REF/Site Ref No.</b>	3278
<b>Site visit date</b>	10 Dec 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Handforth Town Strategy – Site K Housing Omission Local Plan Strategy Submission representation site SUB 1994 (Omission site)
<b>Site description</b>	The site is comprised of an island of agricultural land, adjacent to a busy roundabout in a prominent location. There is a hotel to the North and East, commercial uses to West, a slip road to the A555 to the South. The site is relatively flat with trees to the boundaries.
<b>Site area and dwelling capacity</b>	1.02 ha / 31 units
<b>Constraints</b>	Adjacent to new road proposals although they should not impact directly on this site. Possible ecological issues associated with trees/hedgerows
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Green Belt, as defined on the Proposals Map of the Macclesfield Borough Local Plan.’
<b>Previously developed land? (PDL)</b>	No
<b>Background site history Current apps</b>	No planning history The site was included in the Draft Handforth Town Strategy as Site K Housing; it states that  With regards to the Town Strategy: “The panel held mixed views about this site. Some thought that it should be considered because: <ul style="list-style-type: none"> <li>• It is a relatively small site on the other side of the A555 to the main settlement of Handforth.</li> </ul> Others thought it unsuitable because: <ul style="list-style-type: none"> <li>• Development here would further close the small gap between Handforth and Heald Green.”  In the Summary Report of Consultation results:  Agree with the residential use (39.7%); Disagree (60.3%).</li></ul>

	<p>Key themes emerging from consultation:</p> <ul style="list-style-type: none"> <li>• Green Belt should be protected</li> <li>• Closing of the gap between Handforth and Heald Green; ribbon development</li> <li>• Would not have too much effect on local residents</li> <li>• Residents here would use the facilities in Heald Green and not benefit Handforth</li> <li>• Traffic and congestion issues</li> <li>• Some views that it is not as important to protect this area as others</li> <li>• Detached from Handforth</li> </ul>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	<p>A representation was made to the Local Plan Strategy Submission version (SUB 1994) by, Pensycor Ltd (ID: 496487); this stated that the site is:</p> <ul style="list-style-type: none"> <li>• Sustainably located site with no constraints</li> <li>• Suitable for either employment or housing</li> </ul>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.'</p> <p>The site is in an attractive, accessible location and as such is considered to be viable. The agent says, in the representation referred to above, that the site is deliverable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The agent says, in the representation referred to above, that the site it is developable, available and achievable and there are no known constraints</p>
<b>Infrastructure issues (including highways)</b>	<p>None known. The site has a good road frontage, and roundabouts to either side.</p>
<b>HRA considerations</b>	
<b>SA considerations?</b>	<p>Taken from the SHLAA: Bus stop within 140m. Post office within 1100m. Medical facilities within 730m. Primary school within 730m. Open space within 260m. The site is considered well located, but lies between Handforth and Heald Green</p>
<b>Conclusions &amp; recommendations</b>	<p>This is an isolated greenfield site surrounded by urban land uses in an area between Handforth and Heald Green. Whilst it is reasonably well located in relation to existing facilities, it does form an important and visually prominent gap site between the two settlements. If Handforth is required to provide further land for housing in the Local Plan Strategy/Site Allocations and Development Policies</p>

	Document, it is not considered that this site is suitable for further consideration.
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<b>Site Address</b>	<b>Land to the West of Clay Lane, Handforth</b>
<b>SHLAA Ref/Site Ref number</b>	3304/3528 (part thereof as some of both sites is taken by the A6MARR part of the SEMMMS road scheme)
<b>Site visit date</b>	10 Dec 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Handforth Town Strategy – Site H & G Housing Non Preferred Sites Justification Paper [SD016] site 61 Omission Local Plan Strategy Submission representation site SUB 2822 (Omission site); Matter Statement (M15.23)
<b>Site description</b>	<p>Large site which consists of open agricultural land, areas of woodland/scrub and part of a newly created golf course to the south. The Grange a detached property in large grounds is located towards the centre of the site.</p> <p>Access is from Clay Lane, but that changes character from a tarmacked two way road, into a one-way road and then an unsurfaced track as it runs south west from Wilmslow Road.</p> <p>The land is relatively flat with open views from Handforth to Heald Green, although there are some hedgerows, scattered trees and ponds. There are more trees in the southern part of the site especially around The Grange and along Clay Lane</p> <p>The site currently adjoins fields at most points, but abuts properties (mainly bungalows) on Clay Lane on the eastern side.</p>
<b>Site area and dwelling capacity</b>	<p>The site area is some 24.68ha which at 30dph amounts to some 740 dwellings and is the figure used here. Persimmon homes state the site can accommodate “over 500” units but give no more information.</p> <p>Please note the two SHLAA sites amount to a much larger area (some 44 ha) but a sizable part of these sites is taken by the road scheme.</p>
<b>Constraints</b>	<p>Taken from the SHLAAA: “Located on potential contaminated site. Potential air quality issues. Proposed road through the site. Ponds, trees and hedges on site. Undulating site. “</p> <p>In addition there is a TPO on trees at The Grange and Clay Lane is narrow and unsurfaced at the more southerly end of the site.</p> <p>The Grange, a house on the site is a Locally Listed Building.</p> <p>The new A6MARR part of the SEMMMS (South East Manchester Multi Modal Strategy) road line crosses a significant part of the site to the north with implications for layout/noise/air quality etc.</p>

<p><b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b></p>	<p>The site lies within the Green Belt, as defined on the Proposals Map of the Macclesfield Borough Local Plan.</p>
<p><b>Previously developed land? (PDL)</b></p>	<p>No (with the exception of The Grange)</p>
<p><b>Background site history &amp; Current apps</b></p>	<p>96/1677p Renewal Of Planning Consent 5/61865p For Change Of Use And Alterations To Provide Conference Facility With Restaurant Bedroom Accommodation Approved 1996</p> <p>13/4218M Remodelling of Styal Golf Course incorporating the reconfiguration of six existing holes into five, the development of three new holes on land immediately adjacent to the eastern boundary of the existing golf course, the development of two new ponds and the extension of two existing ponds. Approved 2014</p> <p>51401P Construction Of New Highway - Manchester Airport Eastern Relief Road (Ringway Road To Wilmslow Road) Approved 1988</p> <p>13/4355M Description of entire relief road: Construction of the A6 to Manchester Relief Road, incorporating: seven new road junctions; modifications to four existing road junctions; four new rail bridge crossings; three new public rights of way/accommodation bridges; five new road bridges; a pedestrian and cycle route for the whole length of the relief road, including retrofitting it to the 4 kilometre section of the A555; six balancing ponds for drainage purposes; and associated landscaping, lighting, engineering and infrastructure works. Description of development for portion of relief road proposed within Cheshire East - Construction of the A6 to Manchester Airport Relief Road, incorporating: modifications to one existing road junction; two new public rights of way/accommodation bridges; one new road bridge; a pedestrian and cycle route for the whole length of the relief road, including retrofitting it to the existing section of the A555, one balancing pond for drainage purposes; and associated landscaping, lighting, engineering and infrastructure works. Approved 2014</p> <p>The site was included in the Draft Handforth Town Strategy as Sites G and H - Housing; it states that with regards:</p> <p>To Site <b>G</b>;</p> <p>“The panel held mixed views about this site. Some considered it to be unsuitable for development because:</p> <ul style="list-style-type: none"> <li>• Its proximity to the new road may lead to a poor</li> </ul>

	<p>living environment;</p> <ul style="list-style-type: none"> <li>• It is part of the important gap between Handforth and Heald Green.</li> </ul> <p>Others considered that it could potentially be suitable because:</p> <ul style="list-style-type: none"> <li>• It is relatively small in size;</li> <li>• It would be located between the urban area and new road.”</li> </ul> <p>In the Summary Report of Consultation results: Agree with the residential use (28.4%); Disagree (71.6%).</p> <p>Key themes emerging from consultation:</p> <ul style="list-style-type: none"> <li>• Green Belt should be protected</li> <li>• Proximity of houses to new road – noise pollution</li> <li>• Access would be difficult</li> <li>• Important to maintain gap between Handforth and Heald Green</li> <li>• Some limited support given the site’s small size and location between existing development and the proposed A555 road; minimal impact on Green Belt</li> <li>• Popular area for walking and recreation</li> <li>• Agricultural land</li> </ul> <p>To Site H;</p> <p>“The panel held mixed views about this site. Some considered it to be unsuitable for development because:</p> <ul style="list-style-type: none"> <li>• There may be access issues.</li> </ul> <p>Others thought that it could be suitable because:</p> <ul style="list-style-type: none"> <li>• If changes to Green Belt proved to be necessary, development here may have less adverse impacts than sites elsewhere around Handforth.”</li> </ul> <p>In the Summary Report of Consultation results: Agree with the residential use (24.0%); Disagree (76.0%).</p> <p>Key themes emerging from consultation:</p> <ul style="list-style-type: none"> <li>• Protect Green Belt</li> <li>• Difficult access; traffic congestion</li> <li>• Suggestion that part of the land could be used by Styal Golf club to replace holes lost to the new road</li> <li>• Some suggestions that development here would have less impact than the other sites identified</li> <li>• Closing of gap between Handforth and Heald Green Provides good access to the countryside</li> <li>• Distant from services and public transport</li> <li>• Noise pollution from road</li> <li>• Landscape importance</li> <li>• Agricultural land Impact on ‘The Grange’</li> <li>• Limited support for a smaller area of development / lower number of houses</li> </ul>
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	<ul style="list-style-type: none"> <li>• Parts of site in Styal Parish</li> </ul> <p>The None Preferred Sites recommendation on NPS 61 read:  “The site has not been progressed at this time in the Local Plan Strategy as it performs a strong Green Belt function, has limited access to services and cannot deliver the aims of the Local Plan Strategy. In this area multiple and piecemeal development within the Green Belt has been rejected in favour of concentrating a single, larger scale development at the North Cheshire Village, East of Handforth.”</p>
<b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b>	<p>A representation was made to the Local Plan Strategy Submission version by Mr Bobby Williams (ID: 649516), Persimmon Homes North West, Omission site (SUB 2822) &amp; By Mosaic Town Planning on their behalf in M15.23. Points made were (in brief) as follows:</p> <ul style="list-style-type: none"> <li>• Handforth East is unnecessary and not sustainable;</li> <li>• Handforth can accommodate further development and Green Belt land should be released;</li> <li>• The sites off Clay Lane will be constrained by the new airport relief road and provide a suitable site;</li> </ul> <p>A master-plan with an illustrative layout has been submitted. The agent has submitted further detail in the matter statement including details of possible highway access arrangements, and an assessment of the main constraints on the site, including flood risk, ecology, built heritage and access.</p>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is being promoted by a house-builder, and in an attractive location to prospective purchasers</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The road scheme works may delay any start on site if timescales clash, but otherwise no reason to believe it would not.</p>
<b>Infrastructure issues (including highways)</b>	<p>The numbers of possible dwellings may require highway works to access Wilmslow Road, but this is likely to be achievable</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Taken from the Sustainability Appraisal [SD003]:  The site received an <b>overall positive</b> rating in terms of its</p>



	<p>ability to deliver: an appropriate quantity and quality of housing; sustainable access to jobs, services and facilities; equality and social inclusion; healthy and active lifestyles; viable rural communities; infrastructure, services and facilities; water management; energy efficiency and use of renewables; the delivery of a sustainable, competitive, low carbon economy; the delivery of vital, viable and diverse town and village centres; the delivery of a diverse rural economy and education, training, jobs and employment opportunities.</p> <p>The site's development as anticipated in the Development Strategy was considered likely to have <b>overall negative impacts</b> in terms of biodiversity and geodiversity and heritage, landscapes and townscapes.</p> <p>When judged against all other applicable criteria impacts were found likely to be neutral, a balance of positive and negative or unknown and dependent on implementation.</p> <p>The site is somewhat detached from Handforth, with Clay Lane forming a natural boundary and a barrier to access, with the main links being either at the Wallingford Road/Wilmslow Road end of the site, or by foot along Sagars Road. The site is typically over 1km from the centre of Handforth.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>Important open area between Handforth and Stockport, that will remain important even when the airport link road is finished, as the road will be in a cutting at this point and well screened by an earth bund and planting. There is a concern the site will not relate well to Handforth, but it should to be considered further alongside other sites. The number of units the SHLAA site could accommodate would be reduced by the road scheme.</p> <p>If Handforth is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy.</p> <p>As the site is being actively promoted the site should be subject to further Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>

<b>Site Address</b>	<b>Land between Clay Lane and Sagars Road, Handforth</b>
<b>SHLAA Ref/Site Ref number</b>	3527
<b>Site visit date</b>	10 Dec 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Handforth Town Strategy – Site D Housing
<b>Site description</b>	Agricultural land adjoining the settlement to the east, separated by a wooded water course. Tracks, with hedgerow boundaries adjoin the north western and southern boundaries. Open fields beyond to the west.
<b>Site area and dwelling capacity</b>	8.29ha / 249 units (taken from the SHLAA)
<b>Constraints</b>	Possible ecological issues with trees/hedges
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Green Belt, as defined on the Proposals Map of the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history Current apps</b>	57074P Comprehensive Residential Development Refused 1989  With regards to the Town Strategy: “The panel considered this site to be unsuitable for development because: <ul style="list-style-type: none"> <li>• It is agricultural land</li> <li>• Access could be difficult</li> <li>• The area is important in landscape terms”</li> </ul> In the Summary Report of Consultation results were: Agree with the residential use (13.6%); Disagree (86.4%) Key themes emerging from consultation: <ul style="list-style-type: none"> <li>• Green Belt should be protected</li> <li>• Green fields</li> <li>• Visually attractive area; landscape character</li> <li>• Close to district centre; would support local shops</li> <li>• In agricultural use</li> <li>• Access would be difficult; would increase congestion</li> <li>• Popular area for walking and recreation</li> </ul>

	<ul style="list-style-type: none"> <li>• Important for wildlife</li> <li>• Development would reduce access to the countryside; would break green link between Meriton Road park and open countryside</li> <li>• Maintenance of gap between Handforth and Styal / Heald Green / Airport</li> </ul>
<b>Reps received Matter Statement No.'s</b>	None
<b>Is the site viable/deliverable?</b>	<p>–‘According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.’</p> <p>The site is in a location which would be attractive to developers and occupiers</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Unknown as no representation made, but no known issues
<b>Infrastructure issues (including highways)</b>	Access off Sagars Road but need to check if the road is adequate for the development (which is narrow in places further down). Information would be required to demonstrate that the access would be is capable of accommodating this scale of development, or if improvements are required.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is some 700m from Wilmslow Road where there is a good range of shops and services, and there are recreation facilities nearer the site. The train station is some 850m away.
<b>Conclusions &amp; recommendations</b>	There could be some access issues with this site however it is not being actively promoted in the Local Plan process. If Handforth is required to provide further land for housing in the Local Plan Strategy/Site Allocations and Development Policies Document, it is considered that this site is not suitable for further consideration, as it is not being actively promoted in the Local Plan process.

<b>Site Address</b>	<b>Land at Knowle House, Sagars Road, Handforth</b>
<b>SHLAA Ref/Site Ref number</b>	4108
<b>Site visit date</b>	10 Dec 2014

<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Handforth Town Strategy – Site J Housing
<b>Site description</b>	This self contained site has been recently cleared, with evidence of tree removal, building foundations and roads. There are residential properties bordering the site on the east, and a woodland belt to the western and southern boundaries. Access is from Sagars Road via a track. The site is very ‘edge of settlement’ but the tree belt on the outer edge contributes to its character of being part of the settlement.
<b>Site area and dwelling capacity</b>	1.07 ha / 33 units (planning application applied for 20 units refused in 2014 – see below)
<b>Constraints</b>	Adjacent to area of special conservation importance Access via narrow driveway
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Green Belt, as defined on the Proposals Map of the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes – areas of hardstanding and building foundations
<b>Background site history Current apps</b>	13/3883M Residential development of 20 dwellings and associated works Refused 2014  With regards to the Town Strategy: “The panel held mixed views about this site. Some considered it to be unsuitable for development because: <ul style="list-style-type: none"> <li>• There are potential access issues</li> </ul> Others thought that it could potentially be suitable because <ul style="list-style-type: none"> <li>• Although it is in the Green Belt, the site is brownfield (previously developed);</li> <li>• It is self-contained and would not be visually prominent.”</li> </ul> In the Summary Report of Consultation results were: Agree with the residential use (45.9%); Disagree (54.1%)  Key themes emerging from consultation: <ul style="list-style-type: none"> <li>• Some views that the site is Green Belt and should be protected</li> <li>• Others accept that it could be developed as it is a brownfield site</li> <li>• Need to protect adjacent woodland and site of biological importance from impacts</li> </ul>

	<ul style="list-style-type: none"> <li>• Difficult access; narrow and congested</li> <li>• Popular for walking and recreation</li> <li>• Need to consider impacts on Dobbin Brook and River Dean</li> <li>• Potential flooding issues</li> <li>• Important for birds and wildlife</li> <li>• Unlikely to be many impacts on existing dwellings</li> </ul> <p>Narrowing of gap between Handforth and Wilmslow</p>
<b>Reps received Matter Statement No.'s</b>	None - but a recent planning application was made on this site (see above).
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is in a location which would be attractive to developers (as demonstrated by the recent planning application) and occupiers.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Assumed to be – The fact that a recent planning application has been made on the site indicates that it is potentially available, developable and achievable within the Plan period.
<b>Infrastructure issues (including highways)</b>	None known. Assumed acceptable as not a reason for refusal in the 2013 application
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Site located similar distances to those in SHLAA site 3527 which reads:</p> <p>“The site is some 700m from Wilmslow Road where there is a good range of shops and services, and there are recreation facilities nearer the site. The train station is some 850m away.”</p>
<b>Conclusions &amp; recommendations</b>	<p>The site was subject to a recent planning application but was refused on Green Belt grounds.. The site is not being actively promoted in the Local Plan process therefore if Handforth is required to provide further land for housing in the Local Plan Strategy/Site Allocations and Development Policies Document, it is not considered that this site is suitable for further consideration for inclusion in the Site Allocations and Development Policies Document.</p>

<b>Site Address</b>	<b>Land to the south of Beech Farm, Handforth</b>
<b>SHLAA Ref/Site Ref number</b>	4395 (in part)
<b>Site visit date</b>	22 Jan 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Handforth Town Strategy – Site M1 Mixed Use Local Plan Strategy Submission representation site (Omission site) - SUB 1452
<b>Site description</b>	<p>Whilst the SHLAA site consists of two elements, the part under consideration here (known to be available for development) lies to the south of Spath Lane and consists of a large open area, of semi scrub, with numerous trees, especially to boundaries, and in particular the northern boundary consists of a wooded man-made watercourse and Spath Lane itself . There are some ponds to the south of the site.</p> <p>The A34 forms the western boundary and there is a roundabout adjacent to the site boundary.</p> <p>Beech Farm lies along the boundary between the two separate areas.</p>
<b>Site area and dwelling capacity</b>	15.4 Ha/462 units (Estimated to be c250 units as it is not the whole SHLAA site, and there will be requirements for landscaping alongside A34 etc.)
<b>Constraints</b>	<p>Footpaths cross the site</p> <p>Possible ecological issues with trees/hedges/ponds</p> <p>Ex MOD land so possible contamination issues</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Green Belt, as defined on the Proposals Map of the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Assumed most greenfield although may be contamination issues
<b>Background site history Current apps</b>	<p>NUMEROUS the most significant being:</p> <p>23972p Demolition Of Buildings Earth Modelling Access Reclaim. Of Land To Partly Industrial Use And To A Greenfield Site. Approved 1980</p> <p>76795p Land raising By An Average Of 3 Metres Utilising Imported Inert Excavated Material Sourced From Construction Of The A34 Wilmslow To Handforth Bypass Approved 1994</p> <p>28343p Tennis And Sports Centre And Golf Course. Approved 1981</p> <p>(Outline) 98/1490p New Access Road To A34 To Serve</p>

## Fitness Centre Approved 1998

With regards to the Town Strategy, commenting on the whole of the North Cheshire Growth Village site:

“The panel held mixed views about this site. Some considered it to be unsuitable for development because:

- It would be a new settlement and not relate to Handforth at all;
- It would close the open space between Handforth and Cheadle Hulme;
- People here would not use or support the facilities in Handforth;
- The amount of development would be too much and meet the needs of a much wider area.

On the other hand, others thought it worthy of consideration because:

- There would be no need to develop any other greenfield sites in Handforth;
- The land is currently largely unused;

Development here would minimise the impact on Handforth.”

In the Summary Report of Consultation results were: Agree with the mixed use (51.7%); Disagree (48.3%)

Key themes emerging from consultation:

- Mixed views on the suitability of this site for future development
- Recurring view that Green Belt should be protected
- However, there are also many people of the view that development here could be acceptable as it would have less impact on Handforth residents
- Part of M1 is brownfield land; used as MOD storage depot
- Sustainability issues – distance from public transport links
- Area is very important for wildlife; parts of the site contain mitigation measures from the bypass construction, e.g. wildlife ponds
- Traffic congestion on the A34
- Development here would not benefit Handforth and would not help sustain its services; distance and physical barriers mean it would be a separate settlement
- Development could be made sustainable by provision of services and facilities
- Concerns over impacts on infrastructure

	<ul style="list-style-type: none"> <li>• Some views that if development has to take place then this would be preferable to sites adjacent to Handforth</li> <li>• Suggestions that development here would be a money raising exercise</li> <li>• Area extensively used for walking and recreation</li> <li>• Concerns that Handforth would be meeting the needs of other areas in addition to its own</li> <li>• Views that any monies raised from development here should benefit Handforth</li> <li>• Concerns over availability of school places</li> <li>• Close to very large development at Woodford Aerodrome</li> <li>• Separation of Handforth / Wilmslow / Cheadle Hulme / Bramhall / Woodford</li> <li>• Provides access to the countryside</li> <li>• If developed, other sites adjacent to Handforth should be protected</li> </ul>
<p><b>Reps received Matter Statement No.'s</b></p>	<p>Local Plan representation reference SUB 1452 Submitted by Steven Abbot Associates on behalf of Cheshire East Engine of the North Ltd as part of North Cheshire Growth Village (NCGV) proposals to create a “sustainable community” as set out in CS30 in the Local Plan Strategy. The whole approach to the NCGV is to develop a sustainable settlement, through a master-plan approach, on what was seen as a highly accessible site adjacent to Handforth, close to the Manchester conurbation. This site would form part of that development.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>–‘According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.’</p> <p>The site is in a location which would be attractive to developers and occupiers</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>This part of the SHLAA site is understood to be developable, available and achievable in the plan period. The remaining part of the SHLAA site to the north was excluded as this is in separate ownership where the intentions of the owner are unknown.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>Good existing access off leisure centre access but need to check its capacity. There is an alternative access off a roundabout on the A34 to the north, that could form a link but again its overall capacity will need to be assessed.</p>



<b>HRA considerations</b>	
<b>SA considerations</b>	<p>If developed in isolation for housing then the site is not ideal, as whilst there are some shops at Handforth Dene, other facilities in Handforth, and the train station is some 1.4km walking distance from the site (much further by car). If however, as envisaged, the site is developed alongside land to the south, with other facilities provided on site, as part of a mixed development, this matter could be improved.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site south of Spath Lane forms a distinct self contained area of land between the A34 and the built development to the east, and although there are views over the land from the southern entrance it is not a prominent site, or as visually sensitive as land to the north of Spath Lane.</p> <p>This site is being actively promoted therefore if Handforth is required to provide further land for housing in the Local Plan Strategy/Site Allocations and Development Policies Document, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy. As the site is being actively promoted the site should be subject to further Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>

<b>Site Address</b>	<b>Land at Handforth East (Handforth East New Settlement North Cheshire Growth Village)</b>
<b>SHLAA Ref/Site Ref number</b>	
<b>Site visit date</b>	22 Jan 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Handforth Town Strategy – Site M1 Mixed Use Local Plan Strategy Submission representation site (Omission site) - SUB 1452
<b>Site description</b>	Larger site consisting of scrub to the north, and agricultural land to the south sitting alongside the A34 to the west, and agricultural land to the east and south. Access could be taken from an existing access road to the leisure centre which forms the northern boundary.
<b>Site area and dwelling capacity</b>	23ha/690 dwellings based on land area, (Estimated to be c500 units as infrastructure- including the possibility of a primary school, landscaping alongside A34 etc. required)
<b>Constraints</b>	Possible ecological issues with trees/hedges, footpaths and possible contamination issues associated with the former MOD use of the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Green Belt, as defined on the Proposals Map of the Macclesfield Borough Local Plan. CS 30 North Cheshire Growth Village
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	No planning applications relevant  With regards to the Town Strategy, commenting on the whole of the North Cheshire Growth Village site: “The panel held mixed views about this site. Some considered it to be unsuitable for development because: <ul style="list-style-type: none"> <li>• It would be a new settlement and not relate to Handforth at all;</li> <li>• It would close the open space between Handforth and Cheadle Hulme;</li> <li>• People here would not use or support the facilities in Handforth;</li> </ul>

	<ul style="list-style-type: none"> <li>• The amount of development would be too much and meet the needs of a much wider area.</li> </ul> <p>On the other hand, others though it worthy of consideration because:</p> <ul style="list-style-type: none"> <li>• There would be no need to develop any other greenfield sites in Handforth;</li> <li>• The land is currently largely unused;</li> </ul> <p>Development here would minimise the impact on Handforth.”</p> <p>In the Summary Report of Consultation results were: Agree with the mixed use (51.7%); Disagree (48.3%)</p> <p>Key themes emerging from consultation:</p> <ul style="list-style-type: none"> <li>• Mixed views on the suitability of this site for future development</li> <li>• Recurring view that Green Belt should be protected</li> <li>• However, there are also many people of the view that development here could be acceptable as it would have less impact on Handforth residents</li> <li>• Part of M1 is brownfield land; used as MOD storage depot</li> <li>• Sustainability issues – distance from public transport links</li> <li>• Area is very important for wildlife; parts of the site contain mitigation measures from the bypass construction, e.g. wildlife ponds</li> <li>• Traffic congestion on the A34</li> <li>• Development here would not benefit Handforth and would not help sustain its services; distance and physical barriers mean it would be a separate settlement</li> <li>• Development could be made sustainable by provision of services and facilities</li> <li>• Concerns over impacts on infrastructure</li> <li>• Some views that if development has to take place then this would be preferable to sites adjacent to Handforth</li> <li>• Suggestions that development here would be a money raising exercise</li> <li>• Area extensively used for walking and recreation</li> <li>• Concerns that Handforth would be meeting the needs of other areas in addition to its own</li> <li>• Views that any monies raised from development here should benefit Handforth</li> <li>• Concerns over availability of school places</li> </ul>
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	<ul style="list-style-type: none"> <li>• Close to very large development at Woodford Aerodrome</li> <li>• Separation of Handforth / Wilmslow / Cheadle Hulme / Bramhall / Woodford</li> <li>• Provides access to the countryside</li> <li>• If developed, other sites adjacent to Handforth should be protected</li> </ul>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	Local Plan representation reference SUB 1452 Submitted by Steven Abbot Associates on behalf of Cheshire East Engine of the North Ltd as part of North Cheshire Growth Village (NCGV) proposals to create a “sustainable community” as set out in CS30 in the Local Plan Strategy. The whole approach is (to the NCGV) was to develop a sustainable settlement, through a master-plan approach, on what was seen as a highly accessible site adjacent to Handforth, close to the Manchester conurbation.
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is in a location which would be attractive to developers and occupiers</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Part of NCGV being promoted by Engine of The North and understood to be developable, available and achievable.
<b>Infrastructure issues (including highways)</b>	Good existing access off the leisure centre access but need to check its capacity to ensure it can accommodate the proposed scale of development.
<b>HRA considerations</b>	
<b>SA considerations</b>	Taken from the SA [SD003] for the <u>whole</u> of the LPS site: This site was judged in the Sustainability Appraisal as having overall very positive effects in terms of its ability to deliver SA Objectives: 2 (sustainable access to jobs, services and facilities); 17 (sustainable, competitive and low-carbon economy); and 20 (education, training, jobs and employment opportunities). Moreover, overall positive effects were found in terms of the development’s ability to deliver SA Objectives 5 (vibrant rural communities) and 19 (rural economy). These positive effects were found as the initial proposals indicated that open space, services and facilities would be provided or a contribution would be

	<p>made towards them. Furthermore, the development was considered to have the potential to: increase the number of people supporting facilities; provide additional employment and education opportunities; and contribute towards the achievement of the Vision and Objectives of the Local Plan relating to the SA Objectives above.</p> <p>Overall negative effects were identified for SA Objectives: 10 (pollution); 11 (biodiversity and geo-diversity); and 16 (natural resources, green infrastructure and previously developed land). This was due to the site being located partly within an identified Area of Search for minerals and that development of the site would result in an increase impermeable surfaces and a potential increase in vehicle emissions as all existing services and facilities are outside recommended distances. Also the site would result in the loss of greenfield and possibly some of the best quality agricultural land and designated fauna including Biodiversity Action Plan priority species.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This site lies alongside the A34 that could potentially be developed alongside the site to the north or in isolation. The access from the A34 appears acceptable, but needs to be checked for capacity, and locational sustainability needs to be looked at carefully.</p> <p>If Handforth is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy.</p> <p>As the site is being actively promoted the site should be subject to further Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>

<b>Site Address</b>	<b>Land north of the River Dean and west of Wilmslow Road, Handforth</b>
<b>SHLAA Ref/Site Ref number</b>	
<b>Site visit date</b>	22 Jan 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Handforth Town Strategy – E Housing
<b>Site description</b>	Open agricultural land dropping sharply away from houses on Valley Drive. Flatter part of site adjacent to river. Farm (including farm shop) on more level land with access off Manchester Road
<b>Site area and dwelling capacity</b>	5 ha (estimated as no detailed map of site)/70 units (taken from Town Strategy)
<b>Constraints</b>	Adjacent to SBI and Flood Zone
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Green Belt, as defined on the Proposals Map of the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	No - farm buildings and farm land
<b>Background site history &amp; Current apps</b>	<p>No relevant planning history</p> <p>With regards to the Town Strategy:  “The panel considered this site to be highly unsuitable for development because:</p> <ul style="list-style-type: none"> <li>• Parts are in the flood plain;</li> <li>• Parts are steeply sloping; and</li> <li>• It is important to keep this area open to maintain a gap between Wilmslow and Handforth.”</li> </ul> <p>In the Summary Report of Consultation results were:  Agree with the residential use (14.8%); Disagree (85.2%)</p> <p>Key themes emerging from consultation:</p> <ul style="list-style-type: none"> <li>• Green Belt should be protected</li> <li>• Area prone to flooding</li> <li>• Steeply sloping; not suitable for development</li> </ul>

	<ul style="list-style-type: none"> <li>• Adjacent to Site of Biological Importance; important for wildlife</li> <li>• Pleasant area for walks and recreation</li> <li>• Keeps Handforth separate from Wilmslow</li> <li>• Agricultural land</li> <li>• Poor access</li> <li>• Views</li> </ul>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>here are however significant constraints on the site and with no representations made it is unclear if it is viable/deliverable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Considered unlikely due to constraints and the fact that the site is not being actively promoted in the Local Plan process; no interest shown.
<b>Infrastructure issues (including highways)</b>	None known. Access off Wilmslow Road appears feasible if all in the same ownership
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is relatively close to Handforth centre and the train station being within some 600m.
<b>Conclusions &amp; recommendations</b>	<p>This site provides an important gap between Handforth and Wilmslow; it is a sloping site with flooding and possible ecology issues. The area occupied by the farm buildings could make a small site but would leave the site land locked.</p> <p>This site is not being actively promoted therefore If Handforth is required to provide further land for housing in the Local Plan Strategy/Site Allocations and Development Policies Document, it is not considered that this site is suitable for further consideration..</p>

<b>Site Address</b>	<b>Land between Woodlands Road and the Handforth Bypass</b>
<b>SHLAA Ref/Site Ref number</b>	
<b>Site visit date</b>	22 Jan 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Handforth Town Strategy – F Housing
<b>Site description</b>	The site consists of a gap site between 2 houses, part grassed/part overgrown, and a larger area beyond which is now effectively young woodland which was poorly drained. The A34 Bypass is to the south but at a lower level
<b>Site area and dwelling capacity</b>	1.3 ha (estimated as no detailed map of site)/20 units (taken from Town Strategy) However the vacant plot amounts to 0.1ha or 3 units however given the character of the site 1 or 2 is realistic on the smaller plot. 20 however is the overall capacity figure.
<b>Constraints</b>	Close to Site of Biological Importance(SBI)/Close to Ancient woodland Heavily wooded site Footpath around site Drainage poor
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Green Belt, as defined on the Proposals Map of the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Greenfield
<b>Background site history &amp; Current apps</b>	20059p Residential Development (Outline) - Land To North East Of Hall Wood Handforth Refused / 26-Nov-1979 98/1373p One Two-Storey Dwelling (Outline) - Land Between 68-72 Woodlands Road Handforth Approved 1998  With regards to the Town Strategy: “The panel held mixed views about this site. Some considered it to be highly unsuitable for development because: <ul style="list-style-type: none"> <li>• It is very close to ancient woodland;</li> <li>• It is very close to a Site of Biological Importance.</li> </ul> Others felt that it could be suitable for development



	<p>because:</p> <ul style="list-style-type: none"> <li>• It is a self-contained location between the urban area and the bypass;</li> <li>• Development here would have fairly limited visual impact”</li> </ul> <p>In the Summary Report of Consultation results were: Agree with the residential use (27.4%); Disagree (72.6%)</p> <p>Key themes emerging from consultation:</p> <ul style="list-style-type: none"> <li>• Green Belt should be protected</li> <li>• Impact on adjacent ancient woodland</li> <li>• Impact on adjacent Site of Biological Importance; importance for wildlife</li> <li>• Increase in traffic on Hall Road</li> <li>• Some limited support given that it is fairly self contained and small in size</li> <li>• Area popular for walking and recreation</li> <li>• Noise pollution from A34</li> </ul>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	None
<b>Is the site viable/deliverable?</b>	<p>‘According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.’</p> <p>That said, there are significant constraints on the site and as the site is not being actively promoted in the Local Plan process, with no representations made it is unclear if it is deliverable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered to be unlikely due to constraints and the fact that the site is not being actively promoted in the Local Plan process with no interest in the site shown.
<b>Infrastructure issues (including highways)</b>	None known. Access link possible through gap site on Woodlands Road
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is some 1km from the train station, some 1.2km

	from the town centre.
<b>Conclusions &amp; recommendations</b>	<p>The vacant land between two dwellings, that lies within the settlement boundary, could be developed for 1 or 2 units but land to the rear (in the Green Belt) is considered unsuitable as it is now effectively woodland with adjacent SBI/Ancient woodland.</p> <p>The site is not being actively promoted in the Local Plan process therefore if Handforth is required to provide further land for housing in the Local Plan Strategy/Site Allocations and Development Policies Document, it is not considered that this site is suitable for further consideration.</p>

# CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL' OF THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES

## KNUTSFORD

### 1. Introduction

Knutsford is a small market town, and has a population of approximately 13,200 (2013 mid-year estimates). Knutsford has been identified as a Key Service Centre as it has a substantial proportion of services and facilities that support a wider hinterland covering a number of smaller nearby settlements.

Knutsford is located in the north western part of the Borough, in close proximity to Wilmslow, Manchester Airport, Altrincham and Northwich. The town is bounded by Birkin Brook to the east and the extensive historic Tatton Park to the north.

#### Historic Character

Modern day Knutsford covers three medieval settlements: Nether Knutsford, Cross Town and Over Knutsford. Knutsford grew in size and influence throughout the 18th and 19th centuries, and was one of only two towns in Cheshire to hold judicial sessions; the town is still home to a Crown Court. The town retains much of its historic architecture, notably from the Georgian and Victorian periods (Richard Harding Watt) and there are three Conservation Areas which, collectively, cover approximately a third of the town, illustrating the great heritage asset.

#### Economy

Key employment sectors include banking, finance and insurance; retail, hotels and restaurants; public administration, education and health and distribution centres. Other important employment sources include light manufacturing such as Oliver Valves, motor car sales such as McLaren, Rolls-Royce and Bentley and Manchester Airport. There is a relatively even split between residents who work within the town and those who commute to work elsewhere; common destinations are Manchester and areas in Cheshire West.

#### Town Centre

The heart of the centre is concentrated along King Street, Minshull Street and Princess Street. Knutsford's town centre retains much of its traditional Georgian and Victorian architecture, along with more idiosyncratic structures such as the Gaskell Memorial Tower on King Street; the quality of its architecture along with its small independent boutiques, bars and restaurants, is an important attraction of the town.

## **2. Key Policy Issues/Constraints**

### Green Belt /Safeguarding

Knutsford is completely surrounded by tight Green Belt boundaries, as identified in the Macclesfield Borough Local Plan. To avoid the need for further reviews of the Green Belt and in accordance with NPPF, it is necessary to identify areas of safeguarded land between urban areas and Green Belt boundaries that may be required to meet longer-term development needs beyond the period of the Local Plan. Identifying safeguarded land for the longer term development of Knutsford is a key issue.

Tatton Park, whilst being an obvious major asset to the town, is also a major constraint to growth due to its, heritage, ecological (RAMSAR site) and recreational importance.

### Heritage

The three Conservation Areas covering approximately a third of the town, illustrate the great heritage asset that Knutsford has; referred to by some as its Unique Selling Point.

### Traffic

As with other historic towns with historic road layouts, traffic congestion in Knutsford is a major issue. A key consideration in deciding the future directions of growth for Knutsford is the need to avoiding worsening traffic flows in the town centre.

Knutsford Town Council has decided to progress a Neighbourhood Plan for the town and consultation on the 'Neighbourhood Area' closed on 30/01/15. Following this the Neighbourhood Area was formally designated on 9<sup>th</sup> March 2015.

## **3. Development Potential**

The current Local Plan for the town is the Macclesfield Borough Local Plan adopted in 2004. This shows the town is tightly constrained by Green Belt on all sides. As a Key Service Centre the Local Plan Strategy identifies Knutsford as providing sites for 650 houses over the Plan period. Sites are identified in the Local Plan Strategy at north west Knutsford (site CS18) 2 x 150 dwellings and Parkgate (site CS19) for 200 houses. The current application (13/2935M awaiting the signing off of S106 agreements) is for 250 houses, which has currently gained outline permission with all matters reserved except for means of access. This site has been included in the commitments figure below, giving a total of 296 dwellings.

The net completions for Knutsford between 01/04/10 and 31/12/14 are 22 dwellings.

The total number of commitments at 31/12/14 was 46 dwellings and 250 dwellings at Parkgate, giving a total of 296. These are split 31 on brownfield, 252 on greenfield and 13 on mixed sites.

Three sites will deliver the majority of these, namely:

Heath Lodge, Parkgate Lane	11
The Oaks, Mobberley Rd	12
Norbury Yard Church Walk	11

Seven other sites will each deliver a single dwelling (net).

#### **4. Key Findings**

Within the town boundary there were 12 sites listed in the SHLAA as having potential for 95 dwellings; 85 through re-development of brownfield sites and 10 on greenfield sites. On closer examination all these sites were confirmed to be either in use or protected Open Space and therefore have been screened out of the Study, giving an actual return of zero urban potential capacity. No new sites were found in the Study.

Details are shown on the site proformas and summary spreadsheets for Knutsford.

The 'Cheshire East Local Plan Strategy Urban Potential Study April 2015 Knutsford' map shows all the sites considered for the Urban Potential Study in Knutsford. The 'Draft Knutsford Town Strategy sites' map has been included for reference.

#### **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

The town is undoubtedly attractive to developers and the two major landowners in Knutsford, Tatton Estate and Crown Estate are keen to see large scale housing provision and increased employment opportunities together with supporting infrastructure outside the town boundary on the north west of Knutsford.

#### **6. Conclusion**

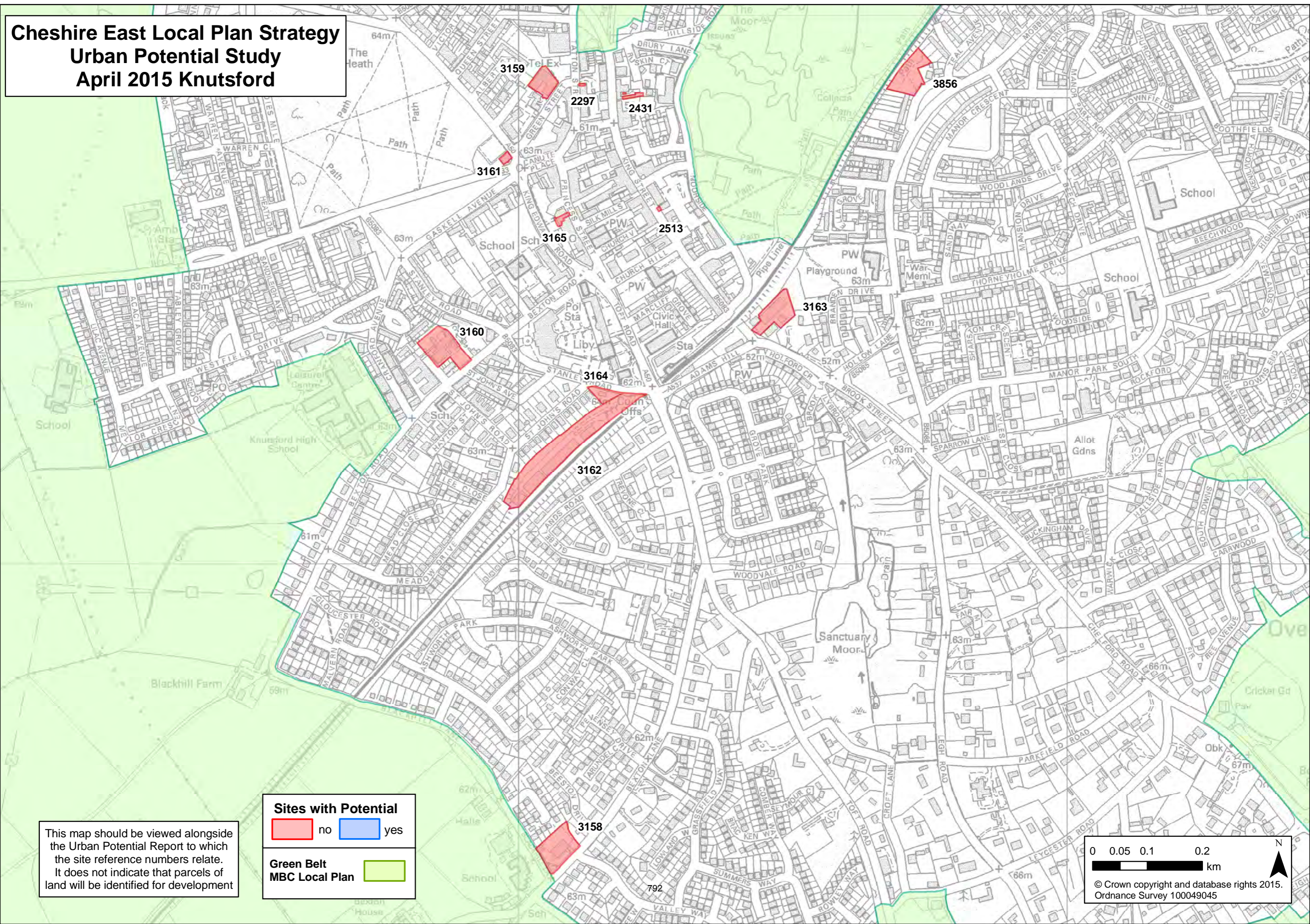
Knutsford is a historic town, with a wide range of facilities, and is identified as a Key Service Centre in the Local Plan Strategy. Of the sites examined all were either in use or subject to the 'Protected Open Space' policy in the Macclesfield Borough Local Plan. No new sites were found in the Study.

**CHESHIRE EAST LOCAL PLAN STRATEGY: KNUTSFORD; ASSESSMENT OF URBAN POTENTIAL SITES: SUMMARY OF SITES CONSIDERED TO HAVE NO POTENTIAL FOR DEVELOPMENT DURING THE PLAN PER**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Larmuth Works, Autoden, Brook Street, Knutsford	3163	This site is currently an existing employment site (car repair /workshop). The adjacent site has been redeveloped as an Aldi supermarket. Surrounding land uses are mixed including a railway line, supermarket and Knutsford Day Nursery housed in the Old Library.	0.31	0	13	This site is well located in relation to its proximity to local services however it has been screened out due to it being in active use with no indication of redevelopment coming forward.
Marble Arch Kings Street Knutsford	2431	A Listed residential dwelling in use within the town centre,	0.01	0	1	This site is in use and has been screened out as there is no indication that it is likely to come forward.
21A Tatton Street, above Deli Boys Café	2297	First floor office (in use) property above an operational small corner cafe (Deli Boys)	0.01	0	1	This site is in use as an office and there is no indication that it will come forward. Therefore the site has been screened out.
Telephone Exchange, Green Street, Knutsford	3159	Existing telephone exchange still in use, comprising a building and car park. Accessible site within the town centre. Would be a suitable location for housing, adjacent to existing residential.	0.18	0	6	No information has been provided to suggest that this telephone exchange will be available for redevelopment, so the site has been screened out.
Conservative Club, Canute Place/ Northwich Rd	3161	Substantial period landmark building with adjacent car park and walled bowling green, is currently in use as a Conservative Club. The surrounding land uses are a mixture of commercial town centre uses and residential. The building houses a war memorial. The bowling green is not included in the SHLAA site, but it is significant as it would need to be considered for retention if development were to take place as it is one of only two in Knutsford.	0.03	0	6	This site is in use and no information has been provided to suggest that this building will be available for redevelopment, so the site has been screened out.
20 Princess Street Knutsford (Costa Coffee)	3165	Terraced building currently in use as Costa Coffee, with a 2 bed flat to the first floor No (20a).	0.02	0	1	The site is now in use as a Costa Coffee and is therefore no longer available. This site is therefore screened out of this study and is not considered to have any potential.
Land between 150 and 152 Mobberley Road, Knutsford	3856	Open space, surrounded by residential development and adjacent to the railway. A sloping site, with low amenity value. There are some mature trees. The site does not appear very well maintained or used. The site forms a gap in what would otherwise be a continuous residential street.	0.33	10	0	Designated Open Space in the Macclesfield Borough Local Plan which needs to be retained (Knutsford Open Spaces Report 2012) [BE018] as there is not a surplus of open space within the Borough. The SHLAA states 'such sites are vital to the well being and amenity of Cheshire East's residents...'. Unless it can be demonstrated that such sites no longer meet the needs of the local population or are to be relocated and improved as part of a proposal, they are generally not considered suitable for development. The study methodology screens out designated open spaces therefore this site is screened out.
Stanley Road Trading Estate, Stanley Road, Knutsford	3162	Linear site adjacent to the railway between the eastern edge of Stanley Road, a no through road. The warehouses are modern in construction and would not be suitable for conversion to housing. The warehouses are in use.	0.57	0	23	The site is designated as an existing employment area and is still in use and has therefore been ruled out.
Cranford Hospital Site, Bexton Road, Knutsford	3160	Knutsford and District Community Hospital. Victorian buildings and car park all still in use. The site is in a predominantly residential' area.	0.5	0	20	The site is currently in use as a District and Community Hospital. No information has been provided to suggest that the site will be available for redevelopment, so the site has been screened out .

67C Kings Street Knutsford	2513	Former flats. Now Martix Software and Kings Street Dental Practice. Since change of use in 2010.	0.00	0	0	The site is currently in B1 use following a change in use (10/0092M). There is no potential for residential use therefore the site has been screened out.
Fernlea, Stanley Road, Knutsford	3164	Single dwelling on a triangular corner plot	0.09	0	2	The site is in residential use as one dwelling. The planning history indicates that the owner no longer intends to implement an approval to redevelop the site, as they have gained approval for a garage and boundary wall, now been implemented.
Norkem House, Bexton Lane, Knutsford	3158	Substantial 1970 office block ( in use) and car park. This site is just within the settlement boundary, on the west side of Knutsford. The surrounding land use is predominantly residential, a school and Green Belt countryside.	0.37	0	12	This site is in commercial use and there is currently no indication that the site will come forward. The site is therefore screened out.
<b>TOTALS</b>			<b>2.42</b>	<b>10</b>	<b>85</b>	

**Cheshire East Local Plan Strategy  
Urban Potential Study  
April 2015 Knutsford**



**Sites with Potential**  
 no     yes

**Green Belt  
MBC Local Plan**

This map should be viewed alongside the Urban Potential Report to which the site reference numbers relate. It does not indicate that parcels of land will be identified for development

0 0.05 0.1 0.2 km

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## Cheshire East Local Plan Strategy: Urban Potential Study of the Principal Towns; Key Service Centres and Local Service Centres inset in the Green Belt: Site Assessment Proforma

### Knutsford

<b>Site Address</b>	<b>Larmuth Works, Autoden, Brook Street, Knutsford</b>
<b>SHLAA Ref/ Site Ref number</b>	3163 SHLAA
<b>Site visit date</b>	25.11.14
<b>Site description</b>	This site is currently an existing employment site (car repair /workshop). The adjacent site has been redeveloped as an Aldi supermarket. Surrounding land uses are mixed including a railway line, supermarket and Knutsford Day Nursery housed in the Old Library.
<b>Site area and dwelling capacity</b>	0.31 Ha, potential capacity 13 at 41.94 dph. SHLAA
<b>Constraints</b>	Loss of employment
<b>Current policy designation i.e. GB/Open space/Strategic Site / safeguarded</b>	The site is located within the settlement of Knutsford, which is inset within the Green Belt, and lies within a 'Predominantly Residential' designation, as defined on the Proposals Map of the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	At the present time the site is in active use as a car repair workshop/garage and there is no indication that this will cease. It is not therefore considered that this site is available.  According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period;</b>	Unknown, the site is currently in use and there is no indication to suggest that the site will come forward.

<b>available and achievable?</b>	
<b>Infrastructure issues ( including highways)</b>	Unknown
<b>HRA considerations</b>	N/A
<b>SA considerations?</b>	Well within the town centre and close to services and amenities, but would lead to loss of local employment.
<b>Conclusions &amp; recommendations</b>	This site is well located in relation to its proximity to local services; however it has been screened out due to it being in active use with no indication of redevelopment coming forward.

<b>Site Address</b>	<b>Marble Arch Kings Street, Knutsford</b>
<b>SHLAA Ref/ Site Ref number</b>	2431 SHLAA
<b>Site visit date</b>	25.11.14
<b>Site description</b>	A Listed residential dwelling in use within the town centre.
<b>Site area and dwelling capacity</b>	Potential to subdivide 1 unit into 2 (capacity 1)
<b>Constraints</b>	Conservation Area, in the Macclesfield Borough Local Plan. Listed Building.
<b>Current policy designation i.e. GB/Open space/Strategic Site / safeguarded</b>	Conservation Area in the Macclesfield Borough Local Plan. Mixed use area KTC14
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history Current apps</b>	The building has lapsed permission to subdivide the property which is already in residential use 09/2140M – conversion of one dwelling into two LAPSED 09/2149M - Approved Nov 09. Listed Building Consent application for subdivision of dwelling and internal works. Not started.
<b>Reps received Matter Statement No's &amp; summary of issues raised</b>	None
<b>Is the site viable/ deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is in use as a dwelling and the planning approval to subdivide it into two dwellings has lapsed therefore at the present time there is no indication that the site will come forward for development.
<b>Infrastructure issues (including highways)</b>	N/A
<b>HRA considerations</b>	N/A
<b>SA considerations?</b>	The site is very conveniently situated for local services as it is within the centre of Knutsford.

<b>Conclusions &amp; recommendations</b>	This site is in use and has been screened out as there is no indication that it is likely to come forward.
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<b>Site Address</b>	<b>21A Tatton Street, above Deli Boys Café, Knutsford</b>
<b>SHLAA Ref/Site Ref number</b>	2297 SHLAA
<b>Site visit date</b>	25.22.14
<b>Site description</b>	First floor office (in use) property above an operational small corner cafe (Deli Boys)
<b>Site area and dwelling capacity</b>	Capacity 1
<b>Constraints</b>	None
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Mixed use KTC14 in Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	09/3943M Proposed change of use from office to residential dwelling including associated remodelling Granted 9.02.2010 expired.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is in use as an office therefore at the present time there is no indication that the site will come forward for development.
<b>Infrastructure issues (including highways)</b>	N/A
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	The site is very conveniently situated for local services as it is within the centre of Knutsford.
<b>Conclusions &amp; recommendations</b>	This site is in use as an office and there is no indication that it will come forward. Therefore the site has been screened out.

<b>Site Address</b>	<b>Telephone Exchange, Green Street, Knutsford</b>
<b>SHLAA Ref/Site Ref number</b>	3159 SHLAA
<b>Site visit date</b>	25.11.14
<b>Site description</b>	Existing telephone exchange still in use, comprising a building and car park. Accessible site within the town centre. Would be a suitable location for housing, adjacent to existing residential.
<b>Site area and dwelling capacity</b>	0.18 Potential capacity 6 at 33.33dph ( SHLAA)
<b>Constraints</b>	Existing building and hardstanding would need to be removed
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	KTC 14 Mixed use area in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	This was included in the SHLAA several years ago when there was a suggestion that the telephone exchange may be surplus to requirements. It is still currently in use. There have been no relevant applications in the last 40 years.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is in use as a telephone exchange therefore at the present time there is no indication that the site will come forward for development.
<b>Infrastructure issues (including highways)</b>	N/A
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	The site would provide very good access to the local services and facilities within the town centre.

<b>Conclusions &amp; recommendations</b>	No information has been provided to suggest that this telephone exchange will be available for redevelopment, so the site has been screened out.
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<b>Site Address</b>	<b>Conservative Club, Canute Place/ Northwich Rd, Knutsford</b>
<b>SHLAA Ref/Site Ref number</b>	3161 SHLAA
<b>Site visit date</b>	25.11.14
<b>Site description</b>	<p>Substantial period landmark building with adjacent car park and walled bowling green, is currently in use as a Conservative Club. The surrounding land uses are a mixture of commercial town centre uses and residential. The building houses a war memorial dedicated to members of the former Knutsford Working Men's and Unionist Club who died in two world wars.</p> <p>The bowling green is not included in the SHLAA site, but it is significant as it would need to be considered for retention if development were to take place, as it is one of only two in Knutsford</p>
<b>Site area and dwelling capacity</b>	0.03 ha. Conversion capacity 6/10 ( SHLAA)
<b>Constraints</b>	Access may be an issue due to the close proximity of the site to a roundabout on a main through route. The building is a locally Listed building and therefore conversion would have to be sympathetic. The adjacent Bowling Green would need to be retained.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Predominantly Residential area designation (KTC12) in the Macclesfield Borough Local Plan, adjacent to Site of Nature Conservation Importance, Open space, Conservation Area. Locally Listed Building.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within</b>	The site is in use therefore at the present time there is no indication that the site will come forward for development. The property is owned by Monckton



<b>the Plan period; available and achievable?</b>	Properties Ltd.
<b>Infrastructure issues (including highways)</b>	N/A
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	The site is within one hundred meters of Canute Place which is a central point for services and facilities within Knutsford.
<b>Conclusions &amp; recommendations</b>	This site is in use and no information has been provided to suggest that this building will be available for redevelopment, so the site has been screened out.

<b>Site Address</b>	<b>20 Princess Street, Knutsford (Costa Coffee)</b>
<b>SHLAA Ref/Site Ref number</b>	3165 SHLAA
<b>Site visit date</b>	25.11.14
<b>Site description</b>	Terraced building currently in use as Costa Coffee, with a 2 bed flat to the first floor No (20a).
<b>Site area and dwelling capacity</b>	This site is included as it is in the SHLAA, with capacity for 1 dwelling but it is now in use.
<b>Constraints</b>	Within the settlement boundary of the Macclesfield Borough Local Plan, within the town centre, shopping area KTC9, 10 in the Macclesfield Borough Local Plan.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	KTC9, 10 in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	N/A
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is now in use as a Costa Coffee and is therefore no longer available.
<b>Infrastructure issues (including highways)</b>	N/A
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	N/A
<b>Conclusions &amp; recommendations</b>	The site is now in use as a Costa Coffee and is therefore no longer available. This site is therefore screened out of this study and is not considered to have any potential.

<b>Site Address</b>	<b>Land between 150 and 152 Mobberley Road, Knutsford</b>
<b>SHLAA Ref/Site Ref number</b>	3856 SHLAA
<b>Site visit date</b>	25.11.14
<b>Site description</b>	Open space, surrounded by residential development and adjacent to the railway. A sloping site, with low amenity value. There are some mature trees. The site does not appear very well maintained or used. The site forms a gap in what would otherwise be a continuous residential street.
<b>Site area and dwelling capacity</b>	0.33 hectares 10 dwellings (SHLAA)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Designated open space in the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	N/A
<b>Infrastructure issues (including highways)</b>	N/A
<b>HRA considerations</b>	N/A.
<b>SA considerations</b>	The site is within walking distance to local services and would be a sustainable location.
<b>Conclusions &amp; recommendations</b>	The site is designated Open Space in the Macclesfield Borough Local Plan and unlikely to be brought forward due to the need for it to be retained, as highlighted in the Knutsford Open Spaces Report

	<p>2012. Cheshire East Council Open Space Assessments (BE018) has shown that overall there is not a surplus of open space within the Borough. This is consistent with the approach taken in the SHLAA which states that such sites 'are vital to the well being and amenity of Cheshire East's residents...' and that '...unless it can be demonstrated that such sites no longer meet the needs of the local population or are to be relocated and improved as part of a proposal, these sites are generally not considered suitable for development. The study methodology screens out designated open spaces such as therefore this site is screened out.</p>
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<b>Site Address</b>	<b>Stanley Road Trading Estate, Stanley Road, Knutsford</b>
<b>SHLAA Ref/Site Ref number</b>	3162 SHLAA
<b>Site visit date</b>	25.11.14
<b>Site description</b>	Linear site adjacent to the railway. A series of modern warehouses between the eastern edge of Stanley Road and the railway, which is a no through road. The warehouses are modern in construction and would not be suitable for conversion to housing. The warehouses are in use.
<b>Site area and dwelling capacity</b>	0.57 ha, Capacity 23 at 40.35dph (SHLAA)
<b>Constraints</b>	Clearance of buildings from site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is identified as an existing employment site within the Macclesfield Borough Local Plan - saved Policy E4 Macclesfield Borough Local Plan. General Industrial Development. General industry (B2), Warehousing (B8), High Technology B1 (b), and light industry B1(c) will normally be permitted on the following employment areas: Knutsford 13 Stanley Road.  The redevelopment of the site for housing would result in the loss of an employment opportunity and be contrary to Saved Policy E4.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The industrial units are all in use for a variety of different industrial uses at the present time and there is no indication that the site will come forward for development.
<b>Infrastructure</b>	N/A

<b>issues (including highways)</b>	
<b>HRA considerations</b>	N/A.
<b>SA considerations</b>	The site is located immediately adjacent to the south west of the town centre. It is slightly cut off from the town centre by the Toft Road, but is within easy walking distance (less than 300 metres).
<b>Conclusions &amp; recommendations</b>	The site is designated as an existing employment area and is still in use and has therefore been ruled out.

<b>Site Address</b>	<b>Cranford Hospital Site, Bexton Road, Knutsford</b>
<b>SHLAA Ref/Site Ref number</b>	3160 SHLAA
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Knutsford and District Community Hospital. Victorian buildings and car park all still in use. The site is in a 'predominantly residential' area.
<b>Site area and dwelling capacity</b>	Brownfield area 0.5ha potential capacity 20 dwellings ( SHLAA)
<b>Constraints</b>	Clearance of buildings from site
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within the settlement boundary of the Macclesfield Borough Local Plan Adjacent to a Conservation Area.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is in use therefore at the present time there is no indication that the site will come forward for development.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	N/A.
<b>SA considerations</b>	N/A
<b>Conclusions &amp; recommendations</b>	The site is currently in use as a District and Community Hospital. No information has been provided to suggest that the site will be available for redevelopment, so the site has been screened out.

<b>Site Address</b>	<b>67C Kings Street, Knutsford</b>
<b>SHLAA Ref/Site Ref number</b>	2513 SHLAA
<b>Site visit date</b>	25.11.14
<b>Site description</b>	Former flats. Now Martix Software and Kings Street Dental Practice. Since change of use in 2010
<b>Site area and dwelling capacity</b>	0.01ha; the site does not have any potential
<b>Constraints</b>	Loss of employment
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Conservation Area within the Knutsford Settlement Boundary in the Macclesfield Borough Local Plan, within the Knutsford settlement boundary.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Flats which were subject to Change of use in 2010 (10/0092) to business use; this has now been implemented.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	N/A
<b>Infrastructure issues (including highways)</b>	N/A
<b>HRA considerations</b>	N/A.
<b>SA considerations</b>	
<b>Conclusions &amp; recommendations</b>	The site is currently in B1 use following a change in use (10/0092M). There is no potential for residential use therefore the site has been screened out.



<b>Site Address</b>	<b>Fernlea, Stanley Road, Knutsford</b>
<b>SHLAA Ref/Site Ref number</b>	3164 SHLAA
<b>Site visit date</b>	25.11.14
<b>Site description</b>	Single dwelling on a triangular corner plot
<b>Site area and dwelling capacity</b>	0.09 hectares Net capacity 2 dwellings (SHLAA assumes demolition of existing dwelling). The planning history on the site (see below) would however indicate that the owners of the property no longer intend to implement an approval to redevelop the site, as they have gained approval for a garage and boundary wall which has now been implemented.
<b>Constraints</b>	Located on potential contaminated site There is an existing dwelling on the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the Knutsford settlement boundary, in a predominantly residential area in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	03/2099P – full approval for demolition of dwelling and replacement with 1 detached welling and 4 town houses – 22 October 2003; 04/2395P - garage and boundary wall – approved 18 November 2004; 05/1118 – alterations to garage and boundary wall – approved 19 July 2005
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	N/A
<b>Infrastructure issues (including highways)</b>	N/A
<b>HRA considerations</b>	N/A

<b>SA considerations</b>	The site lies in a sustainable location, with a 'Booths' supermarket is adjacent to the site.
<b>Conclusions &amp; recommendations</b>	The site is in residential use for one dwelling. The planning history on the site (see above) indicates that the owners of the property no longer intend to implement an approval to redevelop the site, as they have gained approval for a garage and boundary wall which has now been implemented. The capacity of the site is therefore considered to now be zero.

<b>Site Address</b>	<b>Norkem House, Bexton Lane, Knutsford</b>
<b>SHLAA Ref/Site Ref number</b>	3158
<b>Site visit date</b>	15.12.14
<b>Site description</b>	Substantial 1970 office block (in use) and car park. This site is just within the settlement boundary, on the west side of Knutsford. The surrounding land use is predominantly residential, a school and Green Belt countryside.
<b>Site area and dwelling capacity</b>	0.37 Capacity 12 at 32.43 dph SHLAA
<b>Constraints</b>	Mature trees along road frontage - two with TPO, plus another TPO within the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Predominantly residential in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is in use and there is currently no indication that it will come forward for residential development.
<b>Infrastructure issues (including highways)</b>	N/A
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	The site is over 1.5km away from the town centre by

	road. The nearest local facility is Bexton Primary School. The site is not well related to local services and facilities in the town centre; however the surrounding area is predominantly residential.
<b>Conclusions &amp; recommendations</b>	This site is in commercial use and there is currently no indication that the site will come forward. The site is therefore screened out.

# ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES

## KNUTSFORD

### 1. Introduction

Knutsford has been identified as a Key Service Centre in the Local Plan Strategy.

Further detail about Knutsford can be found in the Urban Potential report.

### 2. Key Policy issues/Constraints

#### Green Belt/Safeguarding

Knutsford is completely surrounded by tight Green Belt boundaries as identified in the Macclesfield Borough Local Plan. To avoid the need for further reviews of the Green Belt and in accordance with the NPPF, it is necessary to identify areas of safeguarded land between urban areas and Green Belt boundaries that may be required to meet longer-term development needs beyond the period of the Local Plan. Identifying safeguarded land for the longer term development of Knutsford is a key issue.

#### Heritage

The three Conservation Areas covering approximately a third of the town, illustrate the great heritage asset that Knutsford has; referred to by some as its Unique Selling Point.

#### Traffic

As with other historic towns with historic road layouts, traffic congestion in Knutsford is a major issue in the town. A key consideration in deciding the future directions of growth for Knutsford is the need to avoid worsening traffic flows in the town centre.

### 2. Key Findings

The current Local Plan for the town is the Macclesfield Borough Local Plan adopted 2004. This shows the town is tightly constrained by Green Belt on all sides. Tatton Park (a Registered park and Garden), whilst being an obvious major asset to the town, is also a major constraint to growth due to its recreational, heritage, ecological (RAMSAR site) importance.

16 sites, all of which are in the Green Belt, adjacent to Knutsford were assessed for their development potential. This took into account current policies, suggested allocations in the Local Plan Strategy, physical constraints, consultation findings and promoter representations. All these sites had previously been consulted on at the Draft Town Strategy stage, apart from the northern most extent of the suggested suggestion extension to CS18, east of Manchester Road. .

Of the 16 sites, 8 are considered suitable for further consideration as either, strategic sites within the Local Plan or of being suitable to consider at the Site Allocations stage. 5 of the 8 sites deemed worthy of further consideration are on Non-Preferred sites in the Local Plan Strategy and 2 sites are on proposed safeguarded land in the Local Plan Strategy. They are all being actively promoted in the Local Plan process and have been subject to SA and HRA and can be seen on the 'Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Knutsford' map. This will ensure that all reasonable alternatives are considered. These sites could deliver a total of 2368 dwellings on 145 hectares of land.

In addition two smaller sites have been mapped for Knutsford [SUB 3422] Moorside car park for 10 dwellings and [SUB 3178] Oakleigh for 7 dwellings respectively. These have not been considered in detail at this stage due to their size, however these sites will be considered at Site Allocation stage.

The remaining 8 sites are not considered suitable for further consideration as they are not being actively promoted.

#### **4. Site Commentary**

The 8 sites that are considered to be suitable for further consideration comprise:

**Land to the west of Parkgate Lane Knutsford.** This 30 hectare site is suggested SUB 2623 (ID 586178) M14.7.011/ M15.021 How Planning on behalf of Tatton Estate as suitable as a mixed use site incorporating 7.7 hectares of land for 300 houses, 10 hectares of employment land and public open space. There are issues of sensitivity as the site is adjacent to Tatton Park.

If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy.

**Land between Northwich Road and Tabley Road, Knutsford.** The site is approximately 32 hectares. It includes CS18, an allocation in the Local Plan Strategy Submission for 150 houses and NPS69. Representations suggest extending CS18, potentially into CS33, safeguarded land to between Manchester Road and Tabley Road SUB 2350 [M14.7.010]. This would then allow NPS69 (the northern part of the site) to be returned to safeguarded land (as in the previous Development Strategy). Barton Willmore, on behalf of Crown Estate, suggest that in order to deliver housing at a sufficient scale to contribute to community infrastructure requirements being sought for CS18 (appropriate retail provision to meet local needs, a new primary school, green infrastructure and highway improvements) the site will need to deliver more houses than 300, split over two sites. Habitats Regulations Assessment highlighted that the site is very close to a RAMSAR site.

If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy.

**Land between Manchester Road and Tabley Road, Knutsford.** This 20 hectare site is currently proposed for safeguarding CS33 in the Local Plan Strategy, as such there is no suggested housing figure for the site however the SHLAA suggest 640 dwellings at 30 dwelling per hectare. SUB 2530, M14.7.010 Barton Willmore proposes that CS18/north west Knutsford should deliver 500/600 houses, not the allocated 300 houses over two sites for 150 each.

Quote

“We consider that the phasing of land at north west Knutsford must be bought forward to 2015-2020 for land north of Northwich Road and 2015-2025 for additional land, within the Crown Estate’s ownership.”

“The Crown confirms the availability of this land for development and would support its allocations within the Plan”

Consideration needs to be given to the contribution this site could make to achieving the requisite infrastructure for the scale of development proposed on adjacent sites. Habitats Regulations Assessment highlighted that the site is very close to a RAMSAR site.

If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy.

**Potential Extension to CS18 East of Manchester Road and west of Tatton Park.** This 50 hectare site currently comprises the following allocations in the Local Plan Strategy; CS18 ( eastern parcel -150 dwellings, proposed open space and CS33 safeguarded eastern parcel, as well as some unallocated land to the east of Mereheath Lane and to the north of CS33. SUB 2623 M14.7.011 How Planning for Tatton Estates, propose increasing the total number of houses at CS18 from 300 to 750 for north west Knutsford. They propose a larger mixed use site to the east of Manchester Road with at least 1 hectare of employment land, retail provision, elderly persons facilities, a new primary school, sports and leisure facilities and open space and green infrastructure. This would give a 600 dwelling uplift on the current allocation of 150 at CS18 (eastern parcel only). The northern most extremes of the site are a considerable distance from the settlement boundary of Knutsford and have never been subject to consideration in the Local Plan process to date. The site, if developed as a mixed use scheme would constitute a substantial urban extension to Knutsford which would require careful re-assessment of the whole site. Habitats Regulations Appraisal highlighted that the site is very close to a RAMSAR site. The existing safeguarded land would be next in line for development and then adjoining areas could contribute to comprehensive development or be safeguarded for the future.

If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy.

#### **Land south of Longridge**

This 15.1 hectare site is flat and made up of a series of areas of uncultivated scrub land, currently used as open space. It contains woodland to the north east and lies adjacent to the Longridge estate to the north. Booths Mere (SBI) and open space are adjacent to the site to the south west. SUB 3455 M15.037, Dewscope suggests that this is a viable site with policy change. They propose 250 dwellings and open space. The area was originally conceived as an extension to Longridge estate and Manchester City Council owned some of the site until quite recently. This site is currently a Non Preferred Site (50), which has not been progressed partly due to biodiversity and historic landscape considerations. Whilst there is a fairly unconstrained frontage to the site much of the site is more sensitive. The Habitats Regulations Assessment says that the site is within 1 km of a RAMSAR site.

If Knutsford is required to provide further land for housing in the Local Plan Strategy it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy.

**Land adjacent to Booths Hall Estate, Chelford Road, Knutsford.** This 8.6 hectare site lies within the 89 hectares of Ornamental Parkland surrounding Booths Hall to the south east of Knutsford. The site is a Non Preferred Site 51 in Local Plan Strategy Submission Version [SD001]. Representation SUB 1598 Submitted by P4 Planning on behalf of Bruntwood Estates Ltd suggests 150 dwellings, a new access road and enhanced sports facilities to the adjacent rugby/cricket clubs could be achieved on the site. There are important natural features within the site including an Ancient Woodland, ponds, a brook, woodland and protected trees. There are also significant heritage assets within the site.

If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy.

**Land west of Toft Road** This 8.4 hectare site is located to the south west of the Knutsford settlement boundary, within Non Preferred Site 46 in the Local Plan Strategy. It is well related to the urban edge of the settlement. The site is predominantly flat arable land but containing two large properties Brackenwood, and Sandfield House (Grade II Listed Building) on Toft Road. The site is immediately adjacent to the Legh Road Conservation Area on the east side of Toft Road, which contains a number of Listed Buildings. The site contains an area of woodland Sandfield Wood. The site has significant landscape character. SUB 3202 Emery Planning on behalf of Tony Hill .Matter 15.033 suggests that the site would form a logical small scale extension to



Knutsford and that the constraints could be addressed in much the same way that those constraints of the proposed strategic sites would be. The site could possibly deliver 78 dwellings.

If Knutsford is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site is suitable for further consideration for inclusion in the Site Allocations and Development Policies Document.

**Land North East of Toft Road** This 3.59 hectare site lies on the southern edge of the Knutsford settlement boundary, the northern section of which is within the Legh Road Conservation Area. It is a flat single arable field, with low density residential, properties to the east and partly to the south. There are mature trees and hedges to the boundaries of the site and fronting onto Toft Road. The site has a semi rural feel being on the edge of settlement. SUB 2594/2655 [M15.041] proposes a low density master plan for the northern section of the site to accommodate 50 houses and open space to the south. Whilst the SHLAA suggests 105 dwellings using 30 dph, Legh Road Conservation Area SPD suggests a much lower density of 3 dph. 50 dwellings is being treated as a working a figure for the purposes of site assessment.

One of the major considerations of the sites adjacent to Knutsford is the future impact of traffic generated and the impact on the town centre. This has been a long held justification for allocating the majority of Local Plan Strategy sites to the north west of Knutsford. This continues to be a justification to potentially expanding the allocation at CS18.

If Knutsford is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site is suitable for further consideration for inclusion in the Site Allocations and Development Policies Document.

Details for these sites are shown on the site proformas and summary spreadsheets for Knutsford.

The sites being actively promoted in the Local Plan process were considered to be suitable for further consideration and were subject to SA and HRA; they can be seen on the 'Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Knutsford' map.

The 'Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Knutsford' map shows all the sites considered in the Study.

The 'Draft Knutsford Town Strategy sites' map has been included for reference.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

The town is undoubtedly attractive to developers and the two major landowners in Knutsford, Tatton Estate and Crown Estate, are keen to see large scale housing provision and increased employment opportunities together with supporting infrastructure outside the town boundary at north west of Knutsford.

## **6. Conclusion**

A total of 16 sites have been considered adjacent to Knutsford. Of these 8 are not being actively promoted within the Local Plan process. These sites are not considered to be reasonable alternatives and will not therefore be considered any further in the Local Plan process.

Of the 8 remaining sites all are considered to be suitable for consideration either as extensions to the CS18 or CS19 allocations, as strategic sites, or as suitable for further consideration at the Site Allocations stage. All of these sites are considered to be reasonable alternatives and were recommended for HRA and SA.

**CHESHIRE EAST LOCAL PLAN STRATEGY: KNUTSFORD; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION**

Site Address	Site details	Site Origin	Site Size	Potential Dwelling		Comments
				Green	Brown	
Land to the west of Parkgate Lane Knutsford <b>SUB 2623</b>	<p>The site comprises SHLAA 3519 and 4043.</p> <p>3519 ( SHLAA)</p> <p>This is an area of relatively flat arable farmed land (in use), located in the Green Belt on the northern edge of Knutsford, west of Parkgate Industrial Estate. To the south the site abuts a railway and to the east an existing employment area and adjacent outline housing commitment (13/2935M awaiting the signing off of S106 agreement). There are overhead power lines to eastern boundary. There is agricultural land to north, (see 4043 SHLAA below). Immediately to the west is Dog Wood, which is a SSSI and RAMSAR site and which forms the boundary with Tatton Park, a Registered Park and Garden.</p> <p>4043(SHLAA) to the north.</p> <p>The northern section of the site comprises gently sloping agricultural land immediately adjacent to, and partly within Shawheath Plantation to the north. Tatton Mere Covert is to the west, and there is relatively flat open countryside to the south (3519 SHLAA) see above. The site is directly north of the housing commitment with outline planning permission to the north of Parkgate, 13/2935M (CS19). The site comprises working farm land and Parkgate Farmhouse and operational stables. There is a Public Right of Way (Knutsford FP11) across the north east of the site. The site is partly covered in woodland restricting the developable area. There is a pond on site and hedges to the edge. It is close to a waste water treatment plant to the east.</p>	<p>Site F and part of G in Draft Knutsford Town Strategy [BE 092]</p> <p>Site 4 ( Alternative) Shaping our Future Development Strategy [BE100]</p> <p>NPS 49 [SD016] Non Preferred Sites Justification Paper.</p> <p>Local Plan Strategy Submission Version [SD001] representation site (Omission site) SUB 2623 M14.7.011</p> <p>Matter Statement M15.021 - How Planning on behalf of Tatton Estate. (ID 586178)</p>	7.7	300	0	<p>Omission site M15.021 suggests 7.7ha of land would be made available for housing as part of a mixed use Master plan. How Planning for Tatton Estates, propose a mixed use site incorporating up to 300 houses, 10 hectares of employment land, public open space, landscape buffers to the sensitive Tatton Park boundaries, improved access, the retention of the existing farm buildings and ponds. Developing this site together with the commitments at CS19 Parkgate, would collectively lead to a large (400+ dwellings) urban development extending all the way to the southern boundary of Tatton Park. There would be a loss of openness and views. Habitat Regulations Assessment issues were raised due to the site being adjacent to a RAMSAR site.</p> <p>If Knutsford is required to provide further land for housing in the Local Plan Strategy , it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy. Consideration could also be given to safeguarding this site if changes to existing safeguarded sites are required. The site is being actively promoted in the Local Plan process and it should be subject to Sustainability Appraisal to demonstrate that all reasonable alternatives have been assessed.</p>
Land between Northwich Road and Tabley Road, Knutsford. <b>SUB 2530</b>	<p>The site is approximately 32 hectares between Tabley Road and Northwich Road. The surrounding land uses are residential to the east and open countryside to the west. The southern part of the site is CS18 (western parcel), an allocation in the Local Plan Strategy Submission for 150 houses, the northern part of the site is NPS69 in the Local Plan submission. The site comprises large relatively flat fields. It includes listed cottages and farm buildings to the north of the site. There are hedgerows and mature trees; ponds; footpaths and an area of protected trees. Representations have been received to develop CS18 with a possible scaling up onto CS33 Safeguarded land to the north of the site. Representations have also been received suggesting NPS 69 should be returned to safeguarded land as it was in the Development Strategy [M14.7.010].</p>	<p>4387 SHLAA (NPS69) adjacent to CS18 (150 allocation) north of Northwich Road</p> <ul style="list-style-type: none"> <li>• Site A in the Draft Knutsford Town Strategy (northern part of) [BE092]</li> <li>• Safeguarded land in the Pre-Submission Core Strategy [BE106]</li> <li>• NPS 69 [SD016] Non Preferred Site Justification Paper.</li> <li>• Knutsford 9 (Alternative) Shaping our Future Development Strategy [BE100]</li> <li>• Local Plan Strategy Submission Version [SD001] representation site (Omission site) – SUB 2530 suggesting safeguarding</li> </ul> <p>Matter 14.7.010 Barton Willmore for The Crown Estate is seeking an extension to CS18 to incorporate CS33 safeguarded Land north of Tabley Road.</p>	32	300	0	<p>This 32 hectares site between Tabley Road and Northwich Road includes CS18, an allocation in the Local Plan Strategy Submission for 150 houses and NPS69. Representations have been received to suggest extending CS18, potentially into CS33, safeguarded land to between Manchester Road and Tabley Road [M14.7.010] (ID 498533). This would then allow NPS69 (the northern part of the site) to be returned to safeguarded land (as in the previous Development Strategy). Barton Willmore on behalf of Crown Estate suggest that in order to deliver housing at a sufficient scale to contribute to community infrastructure requirements being sought in the CELPS CS18 (appropriate retail provision to meet local needs, a new primary school, green infrastructure and highway improvements) CS18 will need to deliver more houses than 300, split over two sites. Matter Statement M14.7.010 suggests increasing the housing numbers, from 300 for north west Knutsford to 500/600 i.e. an up lift of 200/300. This is suggested to the west of Manchester Road on Crown owned land. Without increasing the scale of CS18, Barton Willmore call into question the viability/deliverability of CS18. The northern part of the site, NPS69 has been suggested for Safeguarding if CS33 (land between Manchester Road and Tabley Road) was allocated for development. If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy. Habitats Regulations Assessment highlighted that the site is very close to a RAMSAR site.</p> <p>The site is being actively promoted in the Local Plan process and it should be subject to Sustainability Appraisal to demonstrate that all reasonable alternatives have been assessed.</p>

<p>Land between Manchester Road and Tabley Road, Knutsford. <b>SUB 2530 and SUB 2604</b></p>	<p>Two generally flat large agricultural fields with trees and hedges to the boundaries, with a smaller field to the south west side of the site. There are a number of ponds within the site. Overhead lines cross site from north to south. The surrounding land uses include Manchester Road to the north, Green Lane to the west and Tabley Road to the south, beyond which is open countryside with very limited development. On the south east of the site are residential properties. To the north east of the site are the Land Rover Car Sales Showroom and a row of TPO trees.</p>	<p>SHLAA 3517 Draft Knutsford Town Strategy, [BE 092]- Site B , suggested for 300-400 homes and 5 hectares of employment Pre- Submission Core Strategy [BE106]-Safeguarded land and employment site</p> <p>Local Plan Submission Version [SD 001]-Safeguarded land CS33 Local Plan Strategy Submission Version [SD001] representation site (Omission site) – reference SUB 2530 (ID 498533) Matter Statement M14.7.010 Barton Willmore for The Crown Estate</p> <p>SUB2604 (ID 586178) Tatton Object to the site being safeguarded and suggest CS33 should be amended to remove safeguarded land to enable a stronger Green Belt boundary once CS18 is developed</p>	<p>20</p>	<p>640</p>	<p>0 This site is currently proposed for safeguarding, acknowledging it contributes to accommodate development in the future. M14.7.010 (ID 498533) Barton Willmore suggest CS18/ north west Knutsford should deliver 500/600 houses.</p> <p>Quote "We consider that the phasing of land at north west Knutsford must be bought forward to 2015-2020 for land north of Northwich Road and 2015-2025 for additional land, within the Crown Estate's ownership." "The Crown confirms the availability of this land for development and would support its allocations within the Plan."</p> <p>Consideration needs to be given to the contribution this site could make to achieving the requisite infrastructure for the scale of development proposed on adjacent sites. Habitats Regulations Assessment highlighted that the site is very close to a RAMSAR site. If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion as a Strategic Site in the Local Plan Strategy. The site is being actively promoted in the Local Plan process and it should be subject to Sustainability Appraisal to demonstrate that all reasonable alternatives have been assessed.</p>
<p>Potential Extension to CS18 East of Manchester Road and west of Tatton Park. <b>SUB 2623 &amp; SUB 2604</b></p>	<p>The site extends to approximately 50 hectares and currently comprises of a series of arable fields dissected by field boundary hedgerows, playing fields, outdoor space and buildings associated with Egerton Youth Club, Knutsford Football Club, Knutsford Sports Club and Knutsford Bowling Club, allotments and an area of mixed woodland plantation. The site also includes the land and buildings at Bluebell Farm, Bluebell Barn and the Brookdale Centre. There are a number of small ponds across the site.</p>	<p>SHLAA 4040, 3518,4681,4886,4885,4042 4041 SHLAA 4040 - Northern parcel of land between Manchester Road and Mereheath Lane, Knutsford Not in the Draft Knutsford Town Strategy [BE 092] CS33 Eastern site</p> <p>Local Plan Strategy Submission Version [SD001] representation site (Omission site): SUB2604 ID 586178 How Planning Tatton Estate SUB2623 ID 586178 How Planning Tatton Estate Matter Statement M15.021 How Planning- Tatton Estate</p> <p>SHLAA 3518- Field Behind Brookdale Centre and Mereheath Lane</p>	<p>50</p>	<p>600</p>	<p>0 SUB 2623 (ID 586178) M14.7.011 How Planning for Tatton Estates, propose increasing the total number of houses at CS18 from 300 to 750 for north west Knutsford. They propose a larger mixed use site at CS18 to the east of Manchester Road with at least 1 hectare of employment land for B1c/B2 uses, appropriate retail provision, elderly persons retirement accommodation facilities (up to 160 beds) a new primary school, sports and leisure facilities and open space to meet local needs, incorporating green infrastructure such as allotments and community gardens/orchard and associated infrastructure, such as pedestrian and cycle links to new and existing residential areas, shops, schools and health facilities. CS18 comprises two separate parcels of land, east and west of Manchester Road. A 750 dwelling development to the east of Manchester Road would give a 600 dwelling uplift on the current allocation of 150 at CS18 (eastern parcel only). This omission site, east of Manchester Road is a very large (50 hectare) site to the north of Knutsford, comprising a number of different land uses and policies. The northern most extremes of the site are a considerable distance from the settlement boundary of Knutsford and have never been subject to consideration in the Local Plan process to date. The site, if developed as a mixed use scheme, would constitute a substantial urban extension to Knutsford which would require careful re-assessment of the whole site. Habitats Regulations Assessment highlighted that the site is very close to a RAMSAR site. The existing safeguarded land would be next in line for development and then adjoining areas could contribute to comprehensive development or be safeguarded for the future. If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy. The site is being actively promoted in the Local Plan process and it should be subject to Sustainability Appraisal to demonstrate that all reasonable alternatives have been assessed.</p>

Land south of Longridge <b>SUB 3455</b>	The site is flat and made up of a series of areas of uncultivated scrub land, currently used as open space. It contains woodland to the north east and lies adjacent to the Longridge estate to the north. There is a strong hedgerow boundary to the south of the site. Booths Mere (SBI) and open space are adjacent to the site to the south west.	SHLAA 3276 and 3434 3276- Site K in the Draft Knutsford Town Strategy [BE 092] 3434- Not in the Draft Knutsford Town Strategy  (Knutsford Alternative site 3) Shaping our Future Development Strategy [BE100] NPS 50 [SD016] Non Preferred Site Justification Paper. Local Plan Strategy Submission Version [SD001] representation site (Omission site): reference SUB3455 Matter Statement M15.037 Emery Planning (ID 497885) for Dewscope include SHLAA site 3434 suggesting a capacity of 250 dwellings for the whole site	15.06	250	0 M15.037 Dewscope suggests that this is a viable site with policy change. They propose 250 dwellings and open space. The area was originally conceived as an extension to Longridge estate and Manchester City Council owned some of the site until quite recently. This site is currently a Non Preferred Site (50), which has not been progressed partly due to biodiversity and historic landscape considerations. Whilst there is a fairly unconstrained frontage to the site much of the site is more sensitive. The Habitats Regulations Assessment says that the site is within 1 km of a RAMSAR site. However, if Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy. The site is being actively promoted in the Local Plan process and it should be subject to Sustainability Appraisal to demonstrate that all reasonable alternatives have been assessed.
Land adjacent to Booths Hall Estate, Chelford Road, Knutsford <b>SUB 1598</b>	The site is located to the south east of Knutsford and is well related to the existing urban edge. It includes a Business Park set within the grounds of Booths Hall; a Georgian manor house built in 1745. The area of Booths Hall Park, has been included in the Local Plan Strategy as a Strategic Employment Area within the Green Belt, which is not part of this site. There are 89 hectares of parkland, mere and fishing lake and cricket ground and residential properties within the Green Belt. There are important natural features within the site including an Ancient Woodland, ponds, a brook, woodland and protected trees. There are also significant heritage assets within the site. The area is categorised as an Ornamental Park and contains a Scheduled Monument, Norbury Booths Hall, Moated Site, fishponds and connecting channels. The surrounding land uses include the Scheduled Monument, St John's Church and surrounding burial ground located 100 metres to the north of the site.	SHLAA 4585 Site L Booths Hall Estate -Possible Additional Sites [BE104] NPS51 [SD016] Non Preferred Site Justification Paper. Local Plan Strategy Submission Version [SD001] representation site (Omission site) reference SUB 1598 and Pre Submission Local Plan Strategy reference Pre 4425 (805734) Submitted by P4 Planning on behalf of Bruntwood Estates Ltd suggesting 150 dwellings, a new access road and enhanced sports facilities to the adjacent rugby/cricket clubs.	8.6	150	0 This site has some constraints including Green Belt and Ornamental Parkland adjacent to Booths Hall . The surrounding land uses include existing office buildings, heritage assets and natural conservation assets. However if Knutsford is required to provide further land for housing in the Local Plan Strategy it is considered that this site is suitable for further consideration. Linkages through to the town centre would need to be provided.  The site is being actively promoted in the Local Plan process and it should be subject to Sustainability Appraisal to demonstrate that all reasonable alternatives have been assessed.

<p>Land west of Toft Road <b>SUB 3202</b></p>	<p>This is a site in the Green Belt located to the south west of the Knutsford settlement boundary. It is well related to the urban edge of the settlement. The site is predominantly flat arable land but containing two properties; Brackenwood, a substantial private house and gardens, surrounded by mature TPO trees immediately adjacent to the settlement boundary of Beggarmans Lane and Toft Road, and Sandfield House (Grade II Listed Building) on Toft Road. The site is immediately adjacent to the Legh Road Conservation Area on the east side of Toft Road, which contains a number of Listed Buildings.</p> <p>The site contains an area of woodland Sandfield Wood. The agricultural land quality of the site is grades 2 and 3 (about 70 per cent grade 2 and 30 per cent grade 3). It is not known to contain any designated flora but may contain designated fauna. The site has significant landscape character.</p>	<p>SHLAA 4389 Site Q in the Draft Knutsford Town Strategy [BE 092] Knutsford Site 6 (Alternative) Shaping our Future Development Strategy [BE100] Part of NPS46-[SD016] Non Preferred Site Justification Paper. Local Plan Strategy Submission Version [SD001] representation site (Omission site)- reference SUB 3202 By Emery (ID 806326) For Tony Hill (ID 834212). Matter Statement M15.033</p>	<p>8.4</p>	<p>78</p>	<p>0</p>	<p>Development of the site would result in a loss of landscape character (see site description) and would be likely to impact on the setting and potentially the significance of adjacent heritage assets. M15.033 suggests a smaller site than the SHLAA and no overall number of dwellings has been suggested, however it is likely to be significantly lower than 78 suggested in the SHLAA. If Knutsford is required to provide further land for housing in the Site Allocations and Development Policies Document , it is considered that this site is suitable for further consideration for inclusion in the Site Allocations and Development Policies Document.</p>
<p>Land North East of Toft Road <b>SUB 2594 &amp; 2655</b></p>	<p>The site lies on the southern edge of the Knutsford settlement boundary, the northern section of which is within the Legh Road Conservation Area. It is a flat single arable field, with low density residential, properties to the east and partly to the south. There are mature trees and hedges to the boundaries of the site and fronting onto Toft Road. The site has a semi rural feel being on the edge of settlement.</p>	<p>SHLAA 3293/ 3356 Site P In the Draft Knutsford Town Strategy [BE 092] Local Plan Strategy Submission Version [SD001] representation site (Omission site) SUB 2594 (applied to SHLAA 3293 only) ID 744574, Agent 643559 Hourigan Connolly SUB2655 (applied to SHLAA 3356 only) Hourigan Connolly (ID 836402 Agent 643559) Matter 15.041 (received Sept 2014) Hourigan Connolly ID 836402 Agent 643559. This included a larger site incorporating both SHLAA 3356/3293 and a request the inspector treat it as a single site, known as 'Toft Road'. A master plan has been produced indicating 50 homes and the incorporation of public open space.</p>	<p>3.59</p>	<p>50</p>	<p>0</p>	<p>This site forms a gateway to Knutsford from the south. The surrounding area is low density housing in The Legh Road Conservation Area, with a row of very mature trees fronting onto Toft Road. Legh Road Conservation Area Appraisal is an SPD (2005). Policy BE13 Macclesfield Borough Local Plan specifically covers Legh Road Conservation Area (Saved policy). Policy H12 Macclesfield Borough Local Plan seeks to preserve and enhance low density housing and individual design, providing guidance on the form of new development. Development here would need to conform to these policies and design considerations to ensure appropriate density and scale of development to complement the existing surroundings. M15.041 Proposes a low density master plan for the northern section of the site to accommodate 50 houses and open space to the south. Whilst the SHLAA suggests 105 dwelling using 30 dph Legh Road Conservation Area SPD suggests a much lower density of 3 dph. 50 dwellings is being treated as a working a figure for the purposes of site assessment. If Knutsford is required to provide further land for housing in the Site Allocations and Development Policies Document , it is considered that this site is suitable for further consideration for inclusion in the Site Allocations and Development Policies Document</p>
<p><b>Total</b></p>			<p><b>145.4</b></p>	<p><b>2,368</b></p>	<p><b>0</b></p>	

CHESHIRE EAST LOCAL PLAN STRATEGY: KNUTSFORD; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES NOT CONSIDERED FOR FURTHER CONSIDERATION						
Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land south of Knutsford Road, Knutsford	The site is generally flat series of fields with mature trees and hedges to the boundary. Edge of settlement, open in character and divorced from the urban edge. Trees and hedges to field boundaries, adjacent to Longridge Trading Estate and Birkin Brook to the west and Dukenfield Hall and barn (Grade II listed) to the east.	SHLAA 3521, Site J The Draft Knutsford Town Strategy [BE 092]	13.56	407	0	This site lies between the eastern boundary of Knutsford and Mobberley. Building here would lead to a loss of openness between them and the possible future merging of the two settlements. If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is not suitable for further consideration for inclusion in the Local Plan Strategy, as it is not being actively promoted in the Local Plan process.
Booths Mere and playing field	Amenity green space (playing field) opposite the houses to the northwest side of long Longridge. Designated as Open Space in Open Space Assessment. The site is flat with mature hedges within the site. The site includes Booths Mere, a large body of water and Site of Biological Importance.	SHLAA 4388 Part of site K in the Draft Knutsford Town Strategy [BE 092] NPS50 [SD016] Non Preferred Site Justification Paper	9.38	10	0	This site comprises Booths Mere and an adjacent playing field. This site should be ruled out due to the policy restriction of Public Open Space which applies to the playing field and the rest of the site being a body of water. In addition, this site is not being actively promoted in the Local Plan process and is not large enough to be considered as a Strategic Site in the Local Plan Strategy.
Booths Park (the buildings and immediate surroundings only)	A Business Park set within the grounds of Booths Hall; a Georgian manor house built in 1745. The area of Booths Hall Park has been included in the Local Plan Strategy as a Strategic Employment Area within the Green Belt.	SHLAA 4883 NPS51 [SD016] Non Preferred Site Justification Paper	8.03	240	0	This site stands alone in the Green Belt , away from the settlement boundary. It is subject to Booths Hall Development Brief SPD 2006- Macclesfield Borough Local Plan - Saved policy GC4 the following uses would be considered appropriate: <ul style="list-style-type: none"> <li>• Office; Research and Development Industries; Laboratories; Light Industry within Use Class B1;</li> <li>• Ancillary facilities, e.g. conference facilities, nursery/crèche, leisure facilities, restaurant. All other uses would generally be considered inappropriate unless they are either ancillary to the principal use of a building or a case can be made to demonstrate that special circumstances exist to warrant their approval, having regard to relevant planning policy considerations.</li> </ul> If Knutsford is required to provide further land for housing in the Local Plan Strategy , it is considered that this site is not suitable for further consideration for inclusion in the Local Plan Strategy, for the reasons above and as it is not being actively promoted in the Local Plan process.

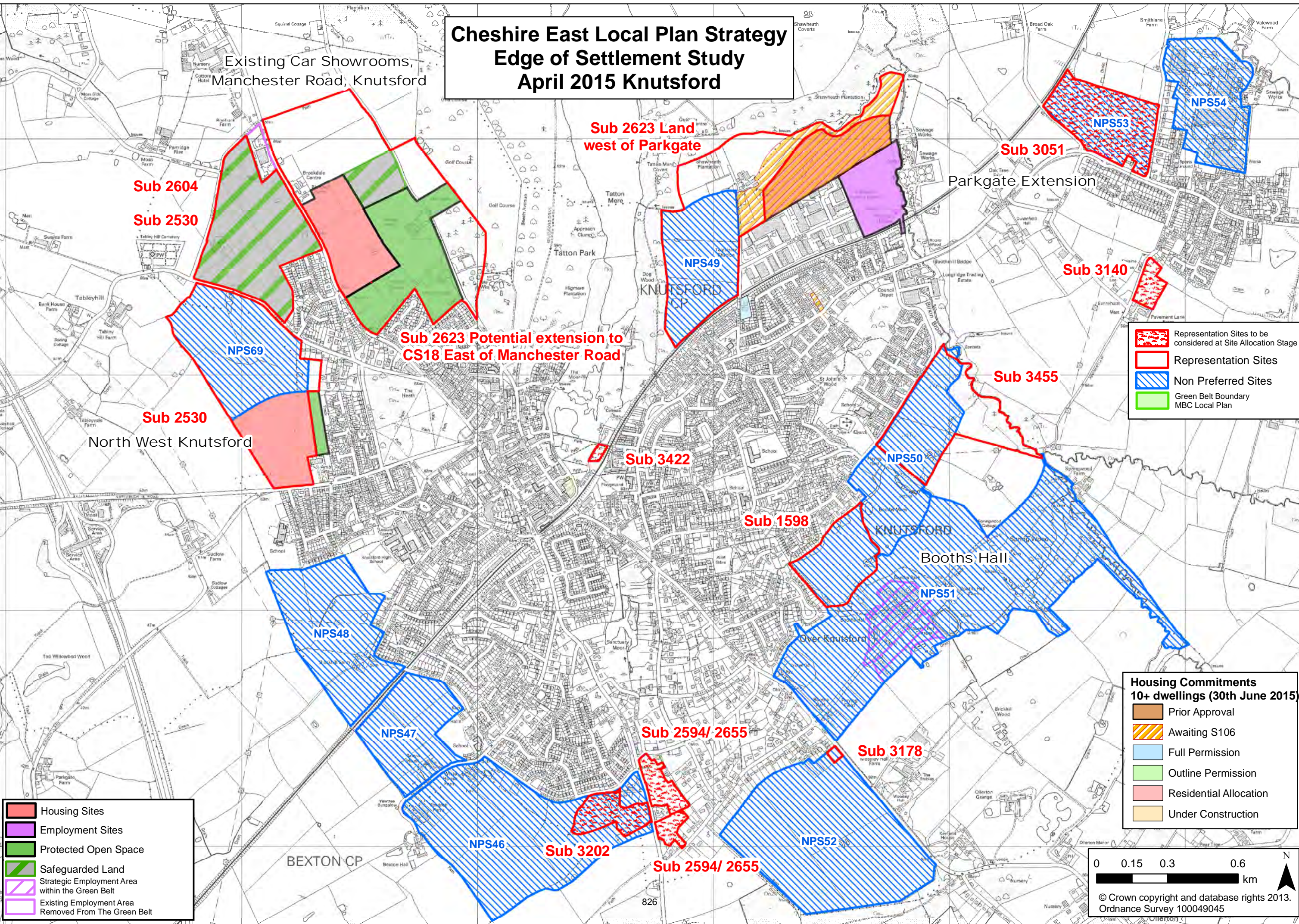
Land between Goughs Lane and Chelford Road	The site comprises four large flat agricultural fields (in use) adjacent to the southern edge of Knutsford's settlement boundary (Gough's Lane Conservation Area). There are some natural features within the site including trees, hedges and ponds. There are no heritage assets within the site although it is near, and immediately adjacent to, a number of Listed and locally listed buildings, including Grade II Listed Kerfield Lodge to the south east and the Grade II listed Church of St John the Evangelist, within 400 metres of the west of the site. The site is immediately adjacent to Windmill Wood (SSSI) to the south. There is a public right of way on the southern boundary of the site.	SHLAA 4386 Site N in the Draft Knutsford Town Strategy [BE 092] Knutsford 5 (Alternative) Shaping our Future Development Strategy [BE100]  NPS52 [SD016] Non Preferred Site Justification Paper. Knutsford 5 in SA	38.4	576	0	This substantial site to the south of Knutsford has not been progressed partly due to the fact it lies within an area of minerals search. If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is not considered that this site is suitable for further consideration, as it is not being actively promoted in the Local Plan process.
Land South East of Bexton Lane	A series of green fields, on the south west of the settlement boundary. Trees and hedges to field boundaries. Overhead power line to edge of the site. Adjacent to Delamere Dairy at Yewtree Farm to the west and bordering Bexton Hall, a Grade II * Listed Building .	SHLAA 3522 • Site Q in the Draft Knutsford Town Strategy [BE 092] • NPS 46 [SD016] Non Preferred Site Justification Paper. • Knutsford 6 Alternative [BE100] A Development Strategy for Jobs and Sustainable Communities	27.53	826	0	The site lies to the south west of Knutsford and is well related to the settlement, however it is only accessible from Beggarmans Lane. Traffic generated from the site would need to travel through Knutsford, unless additional access towards the west of the site was provided. If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is not suitable for further consideration for inclusion in the Local Plan Strategy, as it is not being actively promoted in the Local Plan process.
Land to the south west of Knutsford High School	The site is relatively flat agricultural land on the western edge of the Knutsford settlement boundary. To the east the site is adjacent to residential gardens and the Knutsford High School playing fields. To the south the site borders the railway and to the west is open countryside. The site comprises open fields Blackhill Farm at the corner of Bexton Road. There is a pond on site and a public Right of Way across the site. There are some mature trees and hedges to the edge of the site and a drain runs across the site.	SHLAA 3524 Site S in the Draft Knutsford Town Strategy [BE 092] Knutsford 8 (Alternative) Shaping our Future Development Strategy [BE100] NPS 48-[SD016] Non Preferred Site Justification Paper.	19.64	590	0	Major development on this site is likely to cause transport issues due to the lack of access to the west. It is also very close to the M6 which may require Air Quality issues to be looked at if developed. There could also be a loss of landscape character. However smaller scale development could be considered as could education provision if required. The SHLAA suggests 590 dwellings although this is likely to be much lower due to access issues.  If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is not suitable for further consideration, as the site is not being actively promoted in the Local Plan process.
Land to the west of Blackhill Lane	The site is relatively flat Grade 2 agricultural land in use. The area is edge of settlement in character and estate landscape. The surrounding land uses are open countryside to the west and residential and a primary school to the east, a railway to the north western edge and Bexton House to the south. The site is only accessible from a single road therefore access solutions would need to be resolved prior to the consideration of any development potential.	SHLAA 3523 Site R in the Draft Knutsford Town Strategy [BE 092] Site 7 ( Alternative) Shaping our Future Development Strategy [BE100]  NPS 47 [SD 016] Non-Preferred Justification Paper	15.28	459	0	The site is only accessible from a single road therefore access solutions would need to be resolved prior to the consideration of any development potential. If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is not suitable for further consideration for inclusion in the Local Plan Strategy, as the site is not being actively promoted in the Local Plan process.



Land North of Knutsford Road	Open countryside, to the east of the Knutsford settlement boundary. Rooks Wood and Birkin Brook are to the west and railway adjacent to the north. Oak Tree Farm is adjacent to the east. There is a sewage works to the north beyond the railway. The site is generally flat. The site is adjacent to a flood risk area.	Site I in the Draft Knutsford Town Strategy [BE 092] incorporates 3520 SHLAA and extends to the east of Oak Tree Farm.	5.5	165	0	This site forms an important area of open land between the eastern boundary of Knutsford and Mobberley. Building here would seriously erode the distinction between the settlements and lead to a loss of openness and the possible future merging of the two settlements, which should be avoided. If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is not suitable for further consideration for inclusion in the Local Plan Strategy, as it is not being actively promoted in the Local Plan process.
<b>TOTALS</b>			<b>137.3</b>	<b>3,273</b>	<b>0</b>	

# Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Knutsford

Existing Car Showrooms,  
Manchester Road, Knutsford



Sub 2604

Sub 2530

Sub 2530

North West Knutsford

Sub 2623 Potential extension to  
CS18 East of Manchester Road

Sub 2623 Land  
west of Parkgate

Sub 3051

Parkgate Extension

Sub 3140

Sub 3422

Sub 1598

Sub 3455

Booths Hall

Sub 2594/ 2655

Sub 3178

Sub 3202

Sub 2594/ 2655

- Housing Sites
- Employment Sites
- Protected Open Space
- Safeguarded Land
- Strategic Employment Area within the Green Belt
- Existing Employment Area Removed From The Green Belt

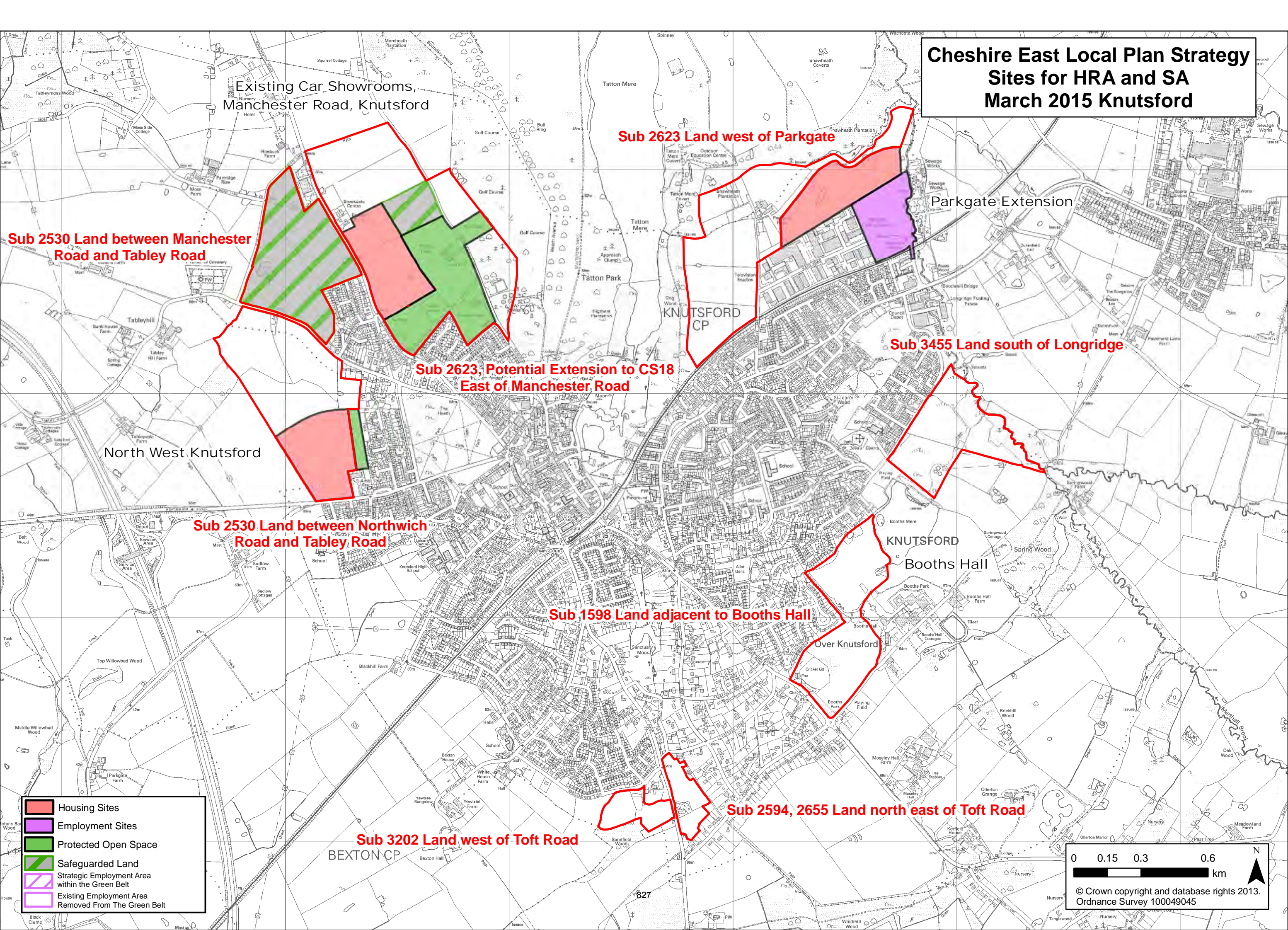
- Representation Sites to be considered at Site Allocation Stage
- Representation Sites
- Non Preferred Sites
- Green Belt Boundary MBC Local Plan

- ### Housing Commitments 10+ dwellings (30th June 2015)
- Prior Approval
  - Awaiting S106
  - Full Permission
  - Outline Permission
  - Residential Allocation
  - Under Construction

0 0.15 0.3 0.6 km

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**Cheshire East Local Plan Strategy  
Sites for HRA and SA  
March 2015 Knutsford**



Existing Car Showrooms,  
Manchester Road, Knutsford

Sub 2623 Land west of Parkgate

Parkgate Extension

Sub 2530 Land between Manchester  
Road and Tabley Road

Sub 3455 Land south of Longridge

Sub 2623, Potential Extension to CS18  
East of Manchester Road

North West Knutsford

Sub 2530 Land between Northwich  
Road and Tabley Road

Sub 1598 Land adjacent to Booths Hall

KNUTSFORD  
Booths Hall

Sub 2594, 2655 Land north east of Toft Road

Sub 3202 Land west of Toft Road

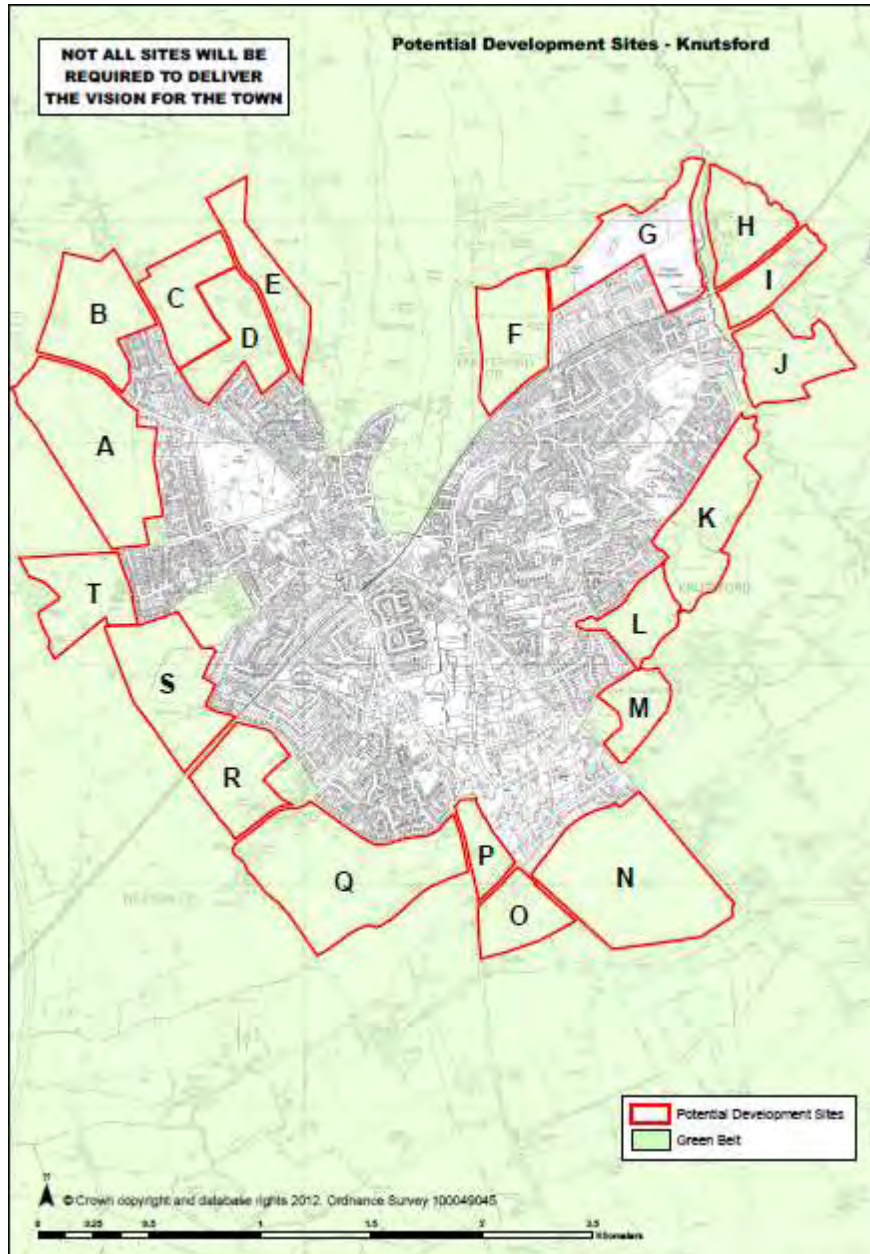
BEXTON CP

- Housing Sites
- Employment Sites
- Protected Open Space
- Safeguarded Land
- Strategic Employment Area within the Green Belt
- Existing Employment Area Removed From The Green Belt

0 0.15 0.3 0.6 km

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# Draft Knutsford Town Strategy sites



## Draft Knutsford Town Strategy sites

Site	Potential Development Use	Comment
A	Housing	<ul style="list-style-type: none"> <li>• Land between Northwich Road and Tabley Road.</li> <li>• This site is greenfield and covers an area of around 32ha.</li> <li>• The site is located within the Green Belt.</li> <li>• Surrounding land uses include residential properties and open countryside.</li> <li>• This site could potentially accommodate 650 - 950 homes.</li> </ul>
B	Mixed Use	<ul style="list-style-type: none"> <li>• Land between Tabley Road and Manchester Road.</li> <li>• This site is greenfield and covers an area of around 19ha.</li> <li>• The site is located within the Green Belt.</li> <li>• Surrounding land uses include residential properties, open countryside and the Land Rover Car Sales Showroom.</li> <li>• This site could potentially accommodate 300 - 400 homes and 5 ha of employment.</li> <li>• There are ponds within this site.</li> </ul>
C	Housing / Mixed Use	<ul style="list-style-type: none"> <li>• Land between Manchester Road and Mereheath Lane (northern parcel).</li> <li>• This site is greenfield and covers an area of around 14ha.</li> <li>• The site is located within the Green Belt.</li> <li>• Surrounding land uses include open countryside, residential, the Brookdale Centre and playing fields.</li> <li>• This site could potentially accommodate 300 - 400 homes.</li> <li>• There is a pond on site.</li> </ul>
D	Housing / Mixed Use	<ul style="list-style-type: none"> <li>• Land between Manchester Road and Mereheath Lane (southern parcel).</li> <li>• This site is predominantly greenfield and covers an area of around 15ha.</li> <li>• The site is located within the Green Belt.</li> <li>• Surrounding land uses include residential and open countryside.</li> <li>• This site could potentially accommodate 300 - 450 homes.</li> <li>• Site contains 3 playing fields - including the Cricket and Football Grounds.</li> </ul>

## Draft Knutsford Town Strategy sites

Site	Potential Development Use	Comment
E	Housing / Mixed Use	<ul style="list-style-type: none"> <li>• Land to the east of Mereheath Lane.</li> <li>• This site is predominantly greenfield and covers an area of around 12ha.</li> <li>• The site is located within the Green Belt.</li> <li>• Surrounding land uses include the Youth Club, Cricket Ground, Tatton Park and open countryside.</li> <li>• Site contains a bowling green, waterworks, allotments and significant proportion of woodland.</li> <li>• This site could potentially accommodate 150-250 homes.</li> <li>• Adjacent to Tatton Park.</li> </ul>
F	Housing	<ul style="list-style-type: none"> <li>• Land to the west of Parkgate Lane.</li> <li>• This site is greenfield and covers an area of around 16ha.</li> <li>• The site is located within the Green Belt.</li> <li>• Surrounding land uses include Tatton Park, Parkgate and the railway line.</li> <li>• This site could potentially accommodate 300 - 450 homes.</li> <li>• Adjacent to Tatton Park.</li> <li>• There is a pond on site.</li> </ul>
G	Mixed Use	<ul style="list-style-type: none"> <li>• Land to the north and east of Parkgate Trading Estate.</li> <li>• This site is predominantly greenfield and covers an area of around 22ha.</li> <li>• Part of this site is located within the Green Belt (around 6ha).</li> <li>• Surrounding land uses include Tatton Park, Parkgate, railway line and waste water treatment plant.</li> <li>• This site could potentially accommodate 300 - 450 homes and 7ha of employment development.</li> <li>• Western boundary of the site is within a flood risk area.</li> <li>• Adjacent to Tatton Park.</li> <li>• There is a pond on site.</li> </ul>
H	Mixed Use	<ul style="list-style-type: none"> <li>• Land to the east of Parkgate Trading Estate and Birkin Brook.</li> <li>• This site is predominantly greenfield and covers an area of around 13ha.</li> <li>• The site is located within the Green Belt.</li> <li>• The site contains the waste water treatment works.</li> <li>• Surrounding land uses include Parkgate Trading Estate, railway line and open countryside.</li> <li>• This site could potentially accommodate 100-150 homes and 5ha of employment development.</li> <li>• Western boundary of the site is within a flood risk area.</li> </ul>

## Draft Knutsford Town Strategy sites

Site	Potential Development Use	Comment
I	Mixed Use	<ul style="list-style-type: none"> <li>• <b>Land to the north of Knutsford Road.</b></li> <li>• This site is predominantly greenfield and covers an area of around 9ha.</li> <li>• Oak Tree Farm is contained within the site.</li> <li>• The site is located within the Green Belt.</li> <li>• Surrounding land uses include commercial premises, open countryside and the railway line.</li> <li>• This site could potentially accommodate 100 - 150 homes and 4ha of employment development.</li> <li>• Adjacent to a flood risk area.</li> </ul>
J	Mixed Use	<ul style="list-style-type: none"> <li>• <b>Land to the south of Knutsford Road.</b></li> <li>• This site is greenfield and covers an area of around 14ha.</li> <li>• The site is located within the Green Belt.</li> <li>• Surrounding land uses include open countryside, Longridge Trading Estate and Dukinfield Hall.</li> <li>• This site could potentially accommodate 150 - 200 homes and 7ha of employment development.</li> <li>• Adjacent to a flood risk area.</li> <li>• There is a pond on this site.</li> </ul>
K	Housing / Mixed Use	<ul style="list-style-type: none"> <li>• <b>Land to the south of Longridge.</b></li> <li>• This site is greenfield and covers an area of around 20ha (although 7ha is Booths Mere).</li> <li>• The site is located within the Green Belt.</li> <li>• Surrounding land uses include residential, open countryside and Booths Hall.</li> <li>• This site could potentially accommodate 250 - 400 homes and an extended neighbourhood centre incorporating retail and other commercial uses.</li> <li>• Adjacent to a flood risk area.</li> <li>• Site contains a playing field.</li> <li>• There is a pond on this site.</li> <li>• Adjacent to a nature conservation priority area.</li> </ul>
L	Housing	<ul style="list-style-type: none"> <li>• <b>Land to the north of Booths Hall.</b></li> <li>• This site is greenfield and covers an area of around 9ha.</li> <li>• The site is located within the Green Belt.</li> <li>• Surrounding land uses include residential, Booths Hall, Booths Mere and Booths Hall Park Land.</li> <li>• This site could potentially accommodate 200 - 250 homes.</li> <li>• Access to the site will be a key consideration.</li> <li>• There is a pond on this site.</li> </ul>

## Draft Knutsford Town Strategy sites

Site	Potential Development Use	Comment
M	Housing	<ul style="list-style-type: none"> <li>• Land to the south west of Booths Hall.</li> <li>• This site is greenfield and covers an area of around 8ha.</li> <li>• The site is located within the Green Belt.</li> <li>• Surrounding land uses include residential, Cricket Club, Booths Hall and Booths Hall Park Land.</li> <li>• This site could potentially accommodate 150 - 250 homes.</li> </ul>
N	Housing	<ul style="list-style-type: none"> <li>• Land to between Gough's Lane and Chelford Road.</li> <li>• This site is greenfield and covers an area of around 38ha.</li> <li>• The site is located within the Green Belt.</li> <li>• Surrounding land uses include residential and open countryside.</li> <li>• This site could potentially accommodate 400 - 1,100 homes.</li> </ul>
O	Housing	<ul style="list-style-type: none"> <li>• Land between Gough's Lane and Toft Road (southern parcel).</li> <li>• This site is predominantly greenfield and covers an area of around 10ha.</li> <li>• There are a number of residential properties within this site.</li> <li>• The site is located within the Green Belt.</li> <li>• Surrounding land uses include residential and open countryside.</li> <li>• This site could potentially accommodate 80 - 250 homes.</li> <li>• Adjacent to Legh Road Conservation Area.</li> <li>• There is a pond on site.</li> </ul>
P	Housing	<ul style="list-style-type: none"> <li>• Land between Gough's Lane and Toft Road (northern parcel).</li> <li>• This site is predominantly greenfield and covers an area of around 6ha.</li> <li>• There are a number of residential properties within this site.</li> <li>• The site is located within the Green Belt.</li> <li>• Surrounding land uses include residential and open countryside.</li> <li>• This site could potentially accommodate 30 - 100 homes.</li> <li>• Within Legh Road Conservation Area.</li> </ul>
Q	Housing	<ul style="list-style-type: none"> <li>• Land to the south and west of Beggarman's Lane.</li> <li>• This site is predominantly greenfield and covers an area of around 39ha.</li> <li>• There are a number of farm properties within this site.</li> </ul>



## Draft Knutsford Town Strategy sites

Site	Potential Development Use	Comment
		<ul style="list-style-type: none"> <li>• The site is located within the Green Belt.</li> <li>• Surrounding land uses include residential and open countryside.</li> <li>• This site could potentially accommodate 600 - 1,000 homes.</li> <li>• Adjacent to Legh Road Conservation Area.</li> <li>• Site contains a playing field.</li> </ul>
R	Housing	<ul style="list-style-type: none"> <li>• <b>Land to the west of Blackhill Lane.</b></li> <li>• This site is predominantly greenfield and covers an area of around 14ha.</li> <li>• The site includes Bexton House.</li> <li>• The site is located within the Green Belt.</li> <li>• Surrounding land uses include residential, open countryside and Bexton Primary School.</li> <li>• This site could potentially accommodate 300 - 400 homes.</li> </ul>
S	Housing	<ul style="list-style-type: none"> <li>• <b>Land to west of Knutsford High School.</b></li> <li>• This site is predominantly greenfield and covers an area of around 22ha.</li> <li>• This site includes Blackhill Farm.</li> <li>• The site is located within the Green Belt.</li> <li>• Surrounding land uses include residential, open countryside and Knutsford High School.</li> <li>• This site could potentially accommodate 450 - 650 homes.</li> <li>• There is a pond on site.</li> <li>• There are pylons across the site.</li> </ul>
T	Mixed	<ul style="list-style-type: none"> <li>• <b>Land to south of Northwich Road.</b></li> <li>• This site is predominantly greenfield and covers an area of around 15ha.</li> <li>• This site includes part Knutsford Academy (Lower School).</li> <li>• The site is located within the Green Belt.</li> <li>• Surrounding land uses include residential, open countryside and Sudlow Farm.</li> <li>• This site could potentially accommodate 200 - 250 homes.</li> <li>• There are pylons across the site.</li> </ul>

**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

**Knutsford**

<b>Site Address</b>	<b>Land to the west of Parkgate Lane, Knutsford</b>
<b>SHLAA Ref/Site Ref number</b>	3519 and 4043
<b>Site visit date</b>	25.11.14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	<p>Site F and part of G in Draft Knutsford Town Strategy [BE 092]</p> <p>Site 4 (Alternative) Shaping our Future Development Strategy [BE100]</p> <p>NPS 49 [SD016] Non Preferred Sites Justification Paper.</p> <p>Local Plan Strategy Submission Version [SD001] representation site (Omission site) SUB 2623 Matter Statement M15.021 - How Planning on behalf of Tatton Estate. (ID 586178)</p>
<b>Site description</b>	<p>The site comprises SHLAA 3519 and 4043.</p> <p><b>3519 ( SHLAA)</b> This is an area of relatively flat arable farmed land (in use), located in the Green Belt on the northern edge of Knutsford, west of Parkgate Industrial Estate. To the south the site abuts a railway and to the east an existing employment area and adjacent outline housing commitment (13/2935M awaiting the signing off of S106 agreement for 250 dwellings). There are overhead power lines to eastern boundary. There is agricultural land to north, (see 4043 SHLAA below). Immediately to the west is Dog Wood, which is a SSSI and RAMSAR site and which forms the boundary with Tatton Park, a Registered Park and Garden.</p> <p><b>4043(SHLAA) to the north.</b> The northern section of the site comprises gently sloping agricultural land immediately adjacent to, and partly within Shawheath Plantation to the north. Tatton Mere Covert is to the west, and there is relatively flat open countryside to the south (3519 SHLAA) see above. The site is directly north of the housing commitment with outline planning permission to the north of Parkgate, 13/2935M (CS19). The site comprises working farm land and Parkgate Farmhouse and operational stables. There is a Public Right of Way (Knutsford FP11) across the north east of the site. The site</p>

	is partly covered in woodland restricting the developable area. There is a pond on site and hedges to the edge. It is close to a waste water treatment plant to the east.
<b>Site area and dwelling capacity</b>	The site is approximately 30 hectares (CEC measurement). Omission site M15.021 suggests 7.7ha of land would be made available for housing as part of a mixed use Master plan. At a suggested density of 35 dph, How Planning propose a capacity of approximately 300 dwellings.
<b>Constraints</b>	<p>The site is adjacent to a SSSI and RAMSAR site, a Registered Park and Garden, as well as being in an Area of Special County Value. Development of this site would need to consider the impact on the adjacent designations and any necessary mitigation. The north eastern edge of the site is within flood zone 2 and 3.</p> <p>Aircraft noise was cited as a significant issue in the recent adjacent application 13/2935M and is likely to be a constraint on this site.</p> <p>Access to the site is a constraint; however the site is likely to benefit from the road improvements associated with the delivery of S106 agreement attached to 13/2935M, namely a roundabout at the junction of Parkgate Lane and Mobberley Road and junction improvements within the town.</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Green Belt as defined on the proposals map of the Macclesfield Borough Local Plan. It is in an Area of Special County Value, adjacent to Site of Nature Conservation Importance, Registered Park and Garden and a SBI, Ramsar 1 Tatton Mere and SSSI.
<b>Previously developed land? (PDL)</b>	Greenfield
<b>Background site history &amp; Current apps</b>	<p>Site F and G in the Draft Knutsford Town Strategy [BE 092] Draft Knutsford Town Strategy Summary Report of Consultation Findings [BE093]</p> <p>Site F received 50% support and 50% objection Site G received 65% support and 35% objection The main points raised were</p> <ul style="list-style-type: none"> <li>• This site was a better option than many others</li> <li>• Limited impact on existing residents</li> <li>• Would enhance a depressed area</li> <li>• Access should be improved,</li> <li>• Wildlife and woodland should be protected,</li> <li>• Too close to Tatton.</li> <li>• Knutsford would merge with Mobberley</li> </ul> <p>Summary of Development Strategy Comments and the Council's Responses [BE102] 3 representations were made by 3 people</p>

	<ul style="list-style-type: none"> <li>• Ideal locations to spread the burden of additional housing between NW and NE Knutsford</li> <li>• Improve access through CIL</li> <li>• I object to this site being rejected without explanation</li> </ul> <p>NPS 49 [SD016] Non Preferred Site Justification Paper. The site was not progressed due to the impact upon heritage and natural interests and the high level of investment required to deliver sustainable development. There were considered to be other available sites that were more appropriate, with fewer constraints and that exert a less harmful effect on adjacent historic assets.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised</b></p>	<p>SUB 2623 (ID 586178) M14.7.011/M15.021 How Planning on behalf of Tatton Estate</p> <p>M14.7.011(and appendices) and M15.021 request a policy change at CS19 North East Knutsford to either safeguarded the site or amending CS19 to remove additional land from the Green Belt in order to facilitate a mixed use development.</p> <p>How Planning for Tatton Estates, propose a mixed use site incorporating up to 300 houses, 10 hectares of employment land, public open space, landscape buffers to the sensitive Tatton Park boundaries, improved access, the retention of the existing farm buildings and ponds.</p> <p>The following Matter 14 Statements have been submitted to provide detailed reasoned justifications and potential mitigation for the proposed masterplan.</p> <p>M14.7.011 Statement from How Planning M14.7.011a Appendix 1-3 Appendix 1: Proposed Policy Changes Appendix 2 : Updated Regeneris OAN Housing Report for Knutsford Appendix 3 : CBRE Knutsford Housing Assessment M14.7.0011b: Appendices 4 -7 Appendix 4 : Updated Regeneris Assessment of Need for Older Persons Accommodation Appendix 5: CBRE Knutsford Employment Report Appendix 6 : WYG Transport and Accessibility Review Appendix F:Conclusions from Air Quality Report M14.7.011c Appendices 7-9 Appendix 7 ; Regeneris Employment Land Report for Knutsford Appendix 8 : Indicative Masterplans Appendix 9: CgMs Heritage Appraisal M14.7.011d: Appendix 10 ; Ecology, Arboricultural, Landscape and</p>

	<p>Visual Impact Notes NW Knutsford M14.7.011e Appendix 11: Ecology, Landscape and Visual Impact Notes NE Knutsford</p>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>Tatton Estates have made representations [M14.7.011] to suggest that with a policy change to release the site from the Green Belt to enable development; this site would be deliverable within the plan period. Tatton have also suggested that if the site is released from the Green Belt but is not taken forward, they would wish to see the site safeguarded for future development beyond the plan period.</p>
<b>Infrastructure issues (including highways)</b>	<p>Access to the site is a constraint. However with the provision of a roundabout at the junction of Parkgate Lane and Mobberley Road as part of the Section 106 agreement for the adjacent 13/2935M, for 250 houses north of Parkgate industrial estate, access to this site will be improved too.</p> <p>[M14.7.011b] is an independently produced transport study commissioned by Tatton Estates which concludes that transport is not considered a constraint to delivery by developers.</p> <p>M14.7.010 (SUB 2530) ID 498533- Barton Willmore on behalf of The Crown Estate, suggest that any further development at Parkgate, should contribute towards a school and leisure facilities at CS18 to “share the burden of development” as there is no specific requirement to do so for CS19, yet there is at CS18.</p>
<b>HRA considerations SD004</b>	<p>[SD 004] - Local Plan Strategy Habitats Regulations Assessment (Final Report)</p> <p>QUOTE- Page 64</p> <p><b>Midland Meres and Mosses Phase 1 Ramsar</b></p> <p><i>“There is the potential for adverse effects on the Midland Meres and Mosses Phase 1 Ramsar (component sites Tatton Meres SSSI and The Mere SSSI) due to changes in water levels and/or quality as a result of the development of strategic sites CS 18 North West Knutsford and CS 19 Parkgate Extension which are located in close proximity to the sites.</i></p> <p><i>The potential for adverse effects on the Midland Meres and Mosses Phase 1 Ramsar due to air pollution from increased vehicles using the local road and motorway network is</i></p>

	<i>unlikely.</i> ”
<b>SA considerations [SD003]</b>	<p>[SD003] Local Plan Strategy Submission Sustainability (Integrated) Appraisal.</p> <p>Knutsford 4- Land to the west of Parkgate Lane Quote page 142 <i>“The site has not been progressed due to its important Green Belt function, the impact upon heritage and natural interests and the high level of investment required to deliver sustainable development. There are other available sites that are more appropriate, with fewer constraints and that exert a less harmful effect on the Green Belt and adjacent historic assets”.</i></p> <p>Paragraph 5.328 Quote page 111</p> <p><i>“This site was judged as having an overall positive effect in terms of its ability to deliver SA Objectives: 2-sustainable access to jobs, services and facilities 5-vibrant rural communities 19-rural economy 20-education, training, jobs &amp; employment opportunities. This was largely due to the site being close to existing employment facilities and having good access to public transport and other existing facilities and services. Furthermore, the development was considered to have the potential to increase the provision of services and facilities for the rural area and contribute towards the achievement of the Vision and Objectives of the Local Plan relating to the SA Objectives above.”</i></p> <p>Paragraph 5.329 page 111</p> <p><i>“Overall negative effects were identified for SA Objectives 11-biodiversity and geodiversity 12-heritage, landscapes and townscape. This was because the site could result in the loss of greenfield land in the Green Belt and particular landscape and historic landscape characters. The site is also adjacent to a Registered Park and Garden and a SBI and it is close to a Site of Special scientific Interest and a Ramsar. The settings of which could be harmed”.</i></p>
<b>Conclusions &amp; recommendations</b>	<p>Developing this site together with the commitments at CS19 Parkgate, would collectively lead to a large (400+ dwellings) urban development extending all the way to the southern boundary of Tatton Park. There would be a loss of openness and views.</p> <p>If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is</p>

	<p>suitable for further consideration for inclusion in the Local Plan Strategy. Consideration could also be given to safeguarding this site if changes to existing safeguarded sites are required.</p> <p>The site is being actively promoted in the Local Plan process and it should be subject to Sustainability Appraisal to demonstrate that all reasonable alternatives have been assessed.</p>
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<b>Site Address</b>	<b>Land between Northwich Road and Tabley Road, Knutsford.</b>
<b>SHLAA Ref/Site Ref number</b>	4387 SHLAA (NPS69) adjacent to 4884 CS18 eastern parcel north of Northwich Road.
<b>Site visit date</b>	11.12.14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	<ul style="list-style-type: none"> <li>• Site A in the Draft Knutsford Town Strategy (northern part of) [BE092]</li> <li>• Safeguarded land in the Pre-Submission Core Strategy [BE106]</li> <li>• NPS 69 [SD016] Non Preferred Site Justification Paper.</li> <li>• Knutsford 9 (Alternative) Shaping our Future Development Strategy [BE100]</li> <li>• CS18 Housing Allocation (western parcel, north of Northwich Road for 150 houses; Local Plan Strategy Submission Version [SD001]</li> <li>• Local Plan Strategy Submission Version[SD001] representation site (Omission site) – SUB 2530 Matter 14.7.010 Barton Wilmore for The Crown Estate is seeking a safeguarding of the land or an extension to CS18.</li> </ul>
<b>Site description</b>	The site is approximately 32 hectares and lies between Tabley Road and Northwich Road. The surrounding land uses are residential to the east and open countryside to the west. The southern part of the site of the site is CS18 (western parcel), an allocation in the Local Plan Strategy Submission for 150 houses. The site comprises large relatively flat fields. It includes listed cottages and farm buildings to the north of the site. There are hedgerows and mature trees; ponds; footpaths and an area of protected trees. Representations have been received to develop CS18 with a possible scaling up of the allocation onto CS33, Safeguarded land to the north of Tabley Road. Representations also include a suggestion that the northern part of this site (NPS 69) should be returned to safeguarded land as it was in the previous Development Strategy [M14.7.010].
<b>Site area and dwelling capacity</b>	The site is approximately 32 hectares with the capacity of approximately 600 dwellings (SHLAA); although as part of a

	mixed use site this is more likely to be 300 in addition to CS18 allocation for 150 dwellings.
<b>Constraints</b>	The site is grade 2 agricultural land. It is within Flood Zone 1. It is of landscape importance. The site includes Grade II listed Beson Hill Cottage and Rose Cottage. Farm buildings; hedgerows and mature trees; ponds; footpaths; area of protected trees. There is an area of protected woodland (TPO) to the west. The site is within 500 metres of an existing Air Quality Management Area. The site is adjacent to Manchester Airport Sound Insulation Grants Contours. Development proposals may require noise insulation.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Green Belt, as defined on the Proposals Map of the Macclesfield Borough Local Plan north of CS18 Proposed housing allocation - Local Plan Strategy Submission Version [SD001].
<b>Previously developed land? (PDL)</b>	The site is predominantly greenfield. The north western corner contains Grade II Listed Beson Hill Cottage and Rose Cottage, which would be retained if development were to occur on this site.
<b>Background site history &amp; Current apps</b>	<p>Site A (northern part) in the Draft Knutsford Town Strategy [BE 092].</p> <p>[BE093] Draft Knutsford Town Strategy Summary Report of Consultation Findings:</p> <p>This site received 30% support and 70% opposition The main points raised were:</p> <ul style="list-style-type: none"> <li>• Instead of overdeveloping one area, it would better serve the community as a whole to develop a number of sites across Knutsford.</li> <li>• Would blight the landscape as rural area. Not close to schools therefore increased traffic/pedestrians. Would increase traffic on side roads.</li> </ul> <p>Safeguarded land in the Pre-Submission Core Strategy [BE106]</p> <p>Knutsford 9 Alternative (northern part) [BE 100] A Development Strategy for Jobs and Sustainable Communities.</p> <p>[BE102] Summary of Development Strategy Comments (Knutsford 9 Alternative) and the Council's Responses 5 representations by 5 people, 1 support, 3 object, 1 comment:</p> <ul style="list-style-type: none"> <li>• I object to this site being rejected without explanation. This site is so similar to the site identified as Site B on the Town Strategy that the rejection of one and</li> </ul>



	<p>inclusion of the other is hard to understand.</p> <ul style="list-style-type: none"> <li>• Support rejection: prevents urban sprawl to the west</li> <li>• No objective criteria have been applied to the selection of</li> <li>• NW Knutsford over this site</li> <li>• Partial development on a small scale could be considered. Close examination of the site required.</li> </ul> <p>NPS 69 [SD016] Non Preferred Site Justification Paper.</p> <p>NPS 69 - The reasons the site was not allocated as safeguarded land is that following consultation on the Pre-submission Core Strategy it was concluded that the quantum of safeguarded land should be reduced. The safeguarded land to the north of the site was retained as this area of land <i>“would better support the realisation of the Vision and Strategic Objectives of the Local Plan Strategy, hence the extent of the land now designated as NPS69 was not progressed in the Local Plan Strategy.”</i></p>
<p><b>Reps received Matter Statement No.’s &amp; summary of issues raised</b></p>	<p>Local Plan representation reference SUB 2530 (ID 498533). Matter Statement M 14.7.010 Barton Willmore for The Crown Estate is seeking an extension to CS18, in order to deliver housing at a sufficient scale to contribute to community infrastructure requirements being sought in the CELPS CS18 (appropriate retail provision to meet local needs, a new primary school, green infrastructure and highway improvements). Their preferred location is onto CS33 Safeguarded land between Manchester Road and Tabley Road.</p> <p>Local Plan representation reference SUB 2555 ID-498533 Barton Willmore Requested Changes</p> <p>QUOTE</p> <p><i>“We consider that there should be a mechanism within this Core Strategy that enables Safeguarded Land to come forward in circumstances of demonstrable need and that wording to this effect should be included within Policy CS33. Within Para. 8.58-63, the Strategy should be clear and explain the need for flexibility and not drawing the Green Belt boundaries too tightly. We support the 25 ha of land to be Safeguarded, however consider that this should be reverted back to the 41ha of land previously identified at Pre Submission stage (on land between Northwich Road and Tabley Road) – if, the land is not already identified for allocation”.</i></p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p>
<p><b>Is the site potentially developable within</b></p>	<p>Barton Willmore have provided additional evidence in Matter 14.7.010, which they suggest could form the basis of a</p>

<b>the Plan period; available and achievable?</b>	Planning Application in 2015 if required to bring forward their master plan for the increased site.
<b>Infrastructure issues (including highways)</b>	<p>[SD003] Local Plan Strategy Submission Sustainability (Integrated) Appraisal.</p> <p>According to the Sustainability Appraisal the site has good access to most forms of public transport and other existing facilities and services with the potential to improve access. Furthermore, the development was considered to have the potential to increase the provision of services and facilities for the rural area and contribute towards the achievement of the Vision and Objectives of the Local Plan relating to the SA Objectives.</p>
<b>HRA considerations</b>	<p>[SD004] - HRA Evidence Base Page 64</p> <p><b>Midland Meres and Mosses Phase 1 Ramsar</b></p> <p><i>“There is the potential for adverse effects on the Midland Meres and Mosses Phase 1 Ramsar (component sites Tatton Meres SSSI and The Mere SSSI) due to changes in water levels and/or quality as a result of the development of strategic sites CS 18 North West Knutsford and CS 19 Parkgate Extension which are located in close proximity to the sites.</i></p> <p><i>The potential for adverse effects on the Midland Meres and Mosses Phase 1 Ramsar due to air pollution from increased vehicles using the local road and motorway network is unlikely”.</i></p> <p><b>Rostherne Mere Ramsar</b></p> <p><i>“There is the potential for adverse effects on Rostherne Mere Ramsar due to changes in water levels and/or quality as a result of new development, particularly of strategic site CS 18 North West Knutsford located less than 1km upstream of Rostherne Brook which flows into Rostherne Mere Ramsar. The development of strategic site CS 18 North West Knutsford could have recreational impacts on Rostherne Mere Ramsar due to increased visitors”.</i></p>
<b>SA considerations</b>	<p>[SD003]- Local Plan Strategy Submission Sustainability (Integrated) Appraisal. Quote page 114</p> <p>Knutsford 9 – Land between Northwich Road and Tabley Road (alternative) Paragraph 5.344</p> <p><i>“This site was judged in the Sustainability Appraisal as overall positive in terms of its ability to deliver SA</i></p>

	<p><i>Objectives: 2 (sustainable access to jobs, services and facilities); 5 (vibrant rural communities); and 19 (rural economy). This was largely due to the site having good access to most forms of public transport and other existing facilities and services with the potential to improve access. Furthermore, the development was considered to have the potential to increase the provision of services and facilities for the rural area and contribute towards the achievement of the Vision and Objectives of the Local Plan relating to the SA Objectives above”.</i></p> <p>Paragraph 5.345</p> <p><i>“Overall negative effects were identified for SA Objectives: 11 (biodiversity and geodiversity); 12 (heritage, landscapes and townscape) and 16 (natural resources, green infrastructure and previously developed land). This is because the site could result in the loss of: greenfield land in the Green Belt; the best quality agricultural land; and particular landscape and historic landscape characters. The site is also contains a Listed Building and is adjacent to a number of heritage assets and a SBI”.</i></p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This 32 hectares site to the south of Tabley Road includes CS18, an allocation in the Local Plan Strategy Submission for 150 houses and NPS69. Representations have been received to suggest extending CS18 into the site [M14.7.010] or safeguarding the site and extending into CS33 to the north of Tabley Road, in order to deliver housing at a sufficient scale to contribute to community infrastructure requirements being sought in the CELPS CS18 (appropriate retail provision to meet local needs, a new primary school, green infrastructure and highway improvements) an indicative layout is included in the matter statement. If the northern half of the site was allocated it is likely to deliver approximately 300 dwellings in addition to CS18 allocation for 150 dwellings. Whilst the site is a Non Preferred site, if Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy.</p> <p>The site is being actively promoted in the Local Plan process and it should be subject to Sustainability Appraisal to demonstrate that all reasonable alternatives have been assessed.</p>

<b>Site Address</b>	<b>Land between Manchester Road and Tabley Road, Knutsford</b>
<b>SHLAA Ref/Site Ref number</b>	3517
<b>Site visit date</b>	11.12.14
<b>Origin of site (Town Strategy/Non-</b>	Draft Knutsford Town Strategy, [BE 092] - Site B , suggested for 300-400 homes and 5 hectares of

<b>Preferred site/Omission site)</b>	<p>employment Pre- Submission Core Strategy [BE106]-Safeguarded land and employment site</p> <p>Local Plan Submission Version [SD 001]-Safeguarded land CS33 Local Plan Strategy Submission Version[SD001] representation site(Omission site) – reference SUB 2530 (ID 498533) Matter Statement M14.7.010 Barton Wilmore for The Crown Estate</p> <p>SUB2604 (ID 586178) Tatton object to the site being safeguarded and suggest CS33 should be amended to remove safeguarded land to enable a stronger Green Belt boundary once CS18 is developed.</p>
<b>Site description</b>	<p>Two generally flat large agricultural fields with trees and hedges to the boundaries, with a smaller field to the south west side of the site. There are a number of ponds within the site. Overhead lines cross site from north to south. The surrounding land uses include Manchester Road to the north, Green Lane to the west and Tabley Road to the south, beyond which is open countryside with very limited development. On the south east of the site are residential properties. To the north east of the site are the Land Rover Car Sales Showroom and a row of TPO trees.</p>
<b>Site area and dwelling capacity</b>	<p>Approximately 20 ha, 640 suggested in the SHLAA</p>
<b>Constraints</b>	<p>The site has an area of TPO woodland at the rear of the Land Rover Car sales Showroom. There are a number of ponds on the site and power lines cross the site from north to south. The site lies within 1.5 km of RAMSAR 1 which comprises The Mere to the north west and Tatton Mere to the east. The site lies to the east of Tabley Hill Cemetery, and the Grade II Cemetery Chapel. To the south of Tabley Road are Rose Cottage and Beson Hill Cottage, both Grade II listed. The site is within 500 metres of an existing Air Quality Management Area. The site is adjacent to Manchester Airport Sound Insulation Grants Contours. Development proposals may require noise insulation.</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site lies within the Green Belt, as defined on the Proposals Map of the Macclesfield Borough Local Plan. CS33 Safeguarded land- Local Plan Strategy Submission version [SD 001].</p>
<b>Previously developed land? (PDL)</b>	<p>No</p>
<b>Background site history &amp; Current apps</b>	<p>The Draft Knutsford Town Strategy [BE 092]- Site B [BE093] Draft Knutsford Town Strategy Summary Report of Consultation Findings</p>

	<p>(Site B) 31% agreed with the principle of developing this site, 69% disagreed.</p> <p>[BE093] Draft Knutsford Town Strategy Summary Report of Consultation Findings. The main points raised were</p> <ul style="list-style-type: none"> <li>• Increased traffic would be a major issue, and infrastructure</li> <li>• If it were to be developed it should only be for housing</li> <li>• No light industry</li> <li>• If areas A and B are developed, could that provide the opportunity for a form of 'relief road'/by-pass from the A50 Manchester Road</li> <li>• The land is prime agricultural land that is well farmed</li> <li>• The land is so water logged it is not suitable.</li> </ul>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Matter Statement M14.7.010 - Barton Willmore [ID 498533] suggests that this site would form a logical extension to the built up area of Knutsford.</p> <p>SUB 2530 ID-498533 Barton Willmore This encourages the Council to revisit their Green Belt Assessment and return to their former position of Safeguarding 41ha of land at North West Knutsford that would be firmly supported by The Crown Estate.</p> <p>SUB 2543 ID-498533 Barton Willmore Requested Changes to Policy CS18: Quote  <i>"i) The Crown Estate consider that there is an opportunity to increase growth within Knutsford.  ii) Furthermore, we note that in Policy PG1 that housing requirements are a minimum, and we consider that for consistency and clarity, that the reference to dwellings in the policy text to PG18 and references to growth within North West Knutsford should also be minimal, and that these figures should be increased to a range of 500-600 dwellings, within an overall growth of circa 1,000 dwellings at Knutsford  iii) We consider that the Core Strategy could be improved by presenting how the division of this additional infrastructure related developments will be achieved through the development of two housing sites at North West Knutsford. The policy should give guidance on this.  iv) We consider that the phasing of land at North West Knutsford must be bought forwards to 2015-2020 for land north of Northwich Road and 2015-2025 for additional land, within the Crown Estate's ownership".</i></p>

	<p>SUB2604 ( ID 586178) How planning – Tatton</p> <p>Quote</p> <p><i>“The Estate objects to the inclusion of land for safeguarding purposes comprising part of Site CS33 North West Knutsford, to the west of Manchester Road. A better solution exists in landscape, Green Belt purposes and settlement morphology terms to include additional land for development/safeguarding on land to the east of Manchester Road and land west of Parkgate. CS33 should be amended to remove safeguarded land to the west of Manchester Road as the identification of this isolated parcel represents poor planning and would, when this land comes forward for development, result in a poorly defined Green Belt boundary.</i></p> <p><i>The suggested site plan Appendix 7 confirms a proposed new Green Belt boundary which is consistent with all of the Estate’s earlier submissions save for a change which now draws the proposed new Green Belt boundary to the north of the allotments located on Mereheath Lane. This is consistent with the Council’s identification of the allotments as Protected Open Space and as land to be removed from the Green Belt. It is clear that the land to the south of the allotments should therefore be removed from the Green Belt as this well contained parcel performs no Green Belt function. The land to the north is acknowledged by the Estate to be somewhat more sensitive and in response to comments made by respondents to the Plan the Estate has put forward the amendment as identified at Appendix 7 which does not seek to remove this land from the Green Belt.</i></p> <p><i>4.7 The release of the site from the Green Belt would have many benefits by making available land which is needed to meet pressing development requirements for employment, housing, elderly persons/retired living accommodation and potentially additional safeguarded land in an appropriate and sustainable location. The Estate requests that the Green Belt boundary is redrawn to remove this additional land from the Green Belt and allocated for these purposes, or as a minimum, identified as additional safeguarded land”.</i></p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The potential to develop the site within the plan period is unclear, given that it is proposed as part of a larger scheme which will be delivered in phases; however there is certainly a longer term aspiration by site promoters that the land should be developed.</p>

	<p>M14.7.010 Barton Willmore [ID 498533] Quote <i>“We consider that the phasing of land at north west Knutsford must be bought forward to 2015-2020 for land north of Northwich Road and 2015-2025 for additional land, within the Crown Estate’s ownership.”</i></p> <p>“The Crown confirms the availability of this land for development and would support its allocations within the Plan”</p>
<b>Infrastructure issues (including highways)</b>	<p>[BE093] Draft Knutsford Town Strategy Summary Report of Consultation Findings. The main points raised were</p> <ul style="list-style-type: none"> <li>• Increased traffic would be a major issue, and infrastructure</li> <li>• If areas A and B are developed, could that provide the opportunity for a form of 'relief road'/by-pass from the A50 Manchester Road</li> </ul> <p>M14.7.010 Barton Willmore [ID 498533] Quote <i>“We consider that the Core Strategy could be improved by presenting how the division of this additional infrastructure related developments will be achieved through the development of two housing sites at north west Knutsford. The policy should give guidance on this.”</i></p>
<b>HRA considerations</b>	<p><b>Midland Meres and Mosses</b> <b>Phase 1 Ramsar</b> There is the potential for adverse effects on the Midland Meres and Mosses Phase 1 Ramsar (component sites Tatton Meres SSSI and The Mere SSSI) due to changes in water levels and/or quality as a result of the development of strategic sites CS 18 North West Knutsford and CS 19 Parkgate Extension which are located in close proximity to the sites.</p> <p><b>Rostherne Mere Ramsar</b> There is the potential for adverse effects on Rostherne Mere Ramsar due to changes in water levels and/or quality as a result of new development, particularly of strategic site CS 18 North West Knutsford located less than 1km upstream of Rostherne Brook which flows into Rostherne Mere Ramsar. Likely significant effect Policies EG 4, SC 1 and SC 3 have the potential to have impacts on Rostherne Mere Ramsar related to the development of tourism, and the provision of leisure, recreation and community facilities which could result in increased recreational pressures. The development of strategic site CS 18 North West Knutsford could have recreational impacts on Rostherne Mere Ramsar due to increased visitors.</p>
<b>SA considerations</b>	<p>[SD03] Local Plan Strategy Submission Sustainability (Integrated) Appraisal</p>

	<p><i>“The site has been progressed (CS33 Safeguarded) as part of preferred strategic site Knutsford 2 because highways issues in the town centre have led to a strategy for the bulk of housing to B – Land between Tabley Road and Manchester Road be located to the north west of the town. There is also a community preference expressed from the Draft Knutsford Town Strategy [BE 092] work to develop to the north west of the town.”</i></p> <p>CS 33: North west (Land between Manchester Road and Tabley Road part) SA PAGE 1630 Knutsford (safeguarded). Quote <i>“The site has been reduced in size from 41ha to 25.1ha. The southernmost area of the safeguarded land (Land south of Tabley Road) has been removed along with the adjacent protected open space. The boundary of the northern area of safeguarded land has been redrawn to include the employment allocation. The site now significantly fails to meet the minimum standard for accessibility to an outdoor sports facility.”</i></p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This site is currently proposed for safeguarding, acknowledging it contributes to accommodate development in the future.</p> <p>Consideration needs to be given to the contribution this site could make to achieving the requisite infrastructure for the scale of development proposed on adjacent sites.</p> <p>If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion as a Strategic Site in the Local Plan Strategy.</p> <p>The site is being actively promoted in the Local Plan process and it should be subject to Sustainability Appraisal to demonstrate that all reasonable alternatives have been assessed.</p>

<p><b>Site Address</b></p>	<p><b>Potential Extension to CS18 Land East of Manchester Road</b></p>
<p><b>SHLAA Ref/Site Ref number</b></p>	<p>4040, 3518,4681,4886,4885,4042 4041SHLAA</p>
<p><b>Site visit date</b></p>	<p>11.12.14</p>
<p><b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b></p>	<p><b>SHLAA 4040- Northern parcel of land between Manchester Road and Mereheath Lane, Knutsford</b> Local Plan Strategy Submission Version [SD001] representation site (Omission site): SUB2604 ID 586178 How Planning Tatton Estate SUB2623 ID 586178 How Planning Tatton Estate Matter Statement M15.021 How Planning- Tatton Estate</p>



**SHLAA 3518- Field Behind Brookdale Centre and Mereheath Lane**

Local Plan Strategy Submission Version [SD001]  
representation site/Omission site

SUB2604 ID 586178 How Planning Tatton Estate

SUB2623 ID 586178 How Planning Tatton Estate

Matter Statement M15.021 How Planning- Tatton Estate

SUB 2530 ID 498533 Barton Willmore Crown Estate

SUB 2554 ID 498533 Barton Willmore Crown Estate

Matter Statement M14.7.010 Barton Willmore- Crown Estate

**SHLAA 4681- Land to the east of Manchester Road to the north of Brookdale Centre.( very small site)**

Local Plan Strategy Submission Version[SD001]  
representation site/Omission site

SUB2604 ID 586178 How Planning Tatton Estate

SUB2623 ID 586178 How Planning Tatton Estate

Matter Statement M15.021 How Planning- Tatton Estate

SUB 2530 ID 498533 Barton Willmore Crown Estate

SUB 2554 ID 498533 Barton Willmore Crown Estate

Matter Statement M14.7.010 Barton Willmore- Crown Estate

**SHLAA 4886- Land West of Mereheath Lane, north of Egerton Sports Club**

Site C in the Draft Knutsford Town Strategy [BE 092]

CS 33 safeguarded land- Local Plan Strategy Submission Version [SD001]

SUB 2623 (ID 586178) How Planning Tatton Estate

Matter Statements:

M14.7.011 How Planning –Tatton Estates

M15.021 How Planning –Tatton Estates

SUB 2530 ID 498533 Barton Willmore Crown Estate

SUB 2554 ID 498533 Barton Willmore Crown Estate

Matter Statement M14.7.010 Barton Willmore Crown Estate

**SHLAA 4885- Land East of Manchester Road, south of Bluebell Farm**

Site C in the Draft Knutsford Town Strategy [BE 092]

CS18 housing allocation- Local Plan Strategy Submission Version [SD001]

**SHLAA 4042- Cricket Ground and Football Club between Mereheath Lane and Manchester Road**

Site D in the Draft Knutsford Town Strategy [BE 092]

	<p>CS18 Open Space Allocation- Local Plan Strategy Submission Version [SD001]</p> <p><b>SHLAA 4041- Land East of Mereheath Lane</b>  Site E in the Draft Knutsford Town Strategy [BE 092]  CS18 Part of the site designated as Protected Open Space- Local Plan Strategy Submission Version [SD001]  SUB 2623 (ID 586178) How Planning Tatton Estate  Matter Statements:  M14.7.011 How Planning –Tatton Estates  M15.021 How Planning –Tatton Estates  SUB 2530 ID 498533 Barton Willmore Crown Estate  SUB 2554 ID 498533 Barton Willmore Crown Estate  Matter Statement M14.7.010 Barton Willmore Crown Estate</p>
<p><b>Site description</b></p>	<p>The site extends to approximately 50 hectares and currently comprises of a series of arable fields dissected by field boundary hedgerows, playing fields, outdoor space and buildings associated with Egerton Youth Club, Knutsford Football Club, Knutsford Sports Club and Knutsford Bowling Club, allotments and an area of mixed woodland plantation. The site also includes the land and buildings at Bluebell Farm, Bluebell Barn and the Brookdale Centre. There are a number of small ponds across the site.</p> <p>There is a Public Right of Way within the site (Knutsford FP1), which runs along the northern boundary.</p> <p>The site boundaries and immediate site surroundings comprise:</p> <ul style="list-style-type: none"> <li>• To the north – a tall hawthorn hedgerow defines the site boundary, beyond which there are further arable agricultural fields, woodland vegetation at Mereheath Plantation, a single dwelling at Squirrel Cottage on Mereheath Lane and scattered commercial development along Manchester Road (A50);</li> <li>• To the east – the site boundary is defined by Mereheath Lane and the dense woodland /mixed woodland plantation beyond, associated with the Knutsford Golf Club at the edge of Tatton Park;</li> <li>• To the south – the site is adjoined by residential dwellings at Mereheath Park, Willow Green and Manchester Road (A50), beyond which lies further settlement leading towards the centre of Knutsford and an area of open space at The Heath; and</li> <li>• To the west – the site is bordered by a typical Cheshire field boundary hedgerow along Manchester Road (A50) with occasional mature hedgerow oaks. Residential development extends further south-west, making up the settled edge of</li> </ul>

	<p>Knutsford, whereas beyond Manchester Road to the west and north-west the landscape is open consisting of agricultural fields, narrow lanes with largely scattered dwellings and farms.</p> <p>The topography of the site gently undulates across the fields, broadly rising from south east to north west.</p>
<p><b>Site area and dwelling capacity</b></p>	<p>The site extends to approximately 50 hectares. SUB 2623 (ID 586178) Matter Statement M14.7.011 How Planning for Tatton Estates, propose a larger mixed use site at CS18 incorporating 750 houses, at least 1 hectare of employment land for B1c/B2 uses, appropriate retail provision, elderly persons retirement accommodation facilities (up to 160 beds, )a new primary school, sports and leisure facilities and open space to meet local needs, incorporating green infrastructure such as allotments and community gardens/orchard and associated infrastructure, such as pedestrian and cycle links to new and existing residential areas, shops, schools and health facilities. Given that this site includes CS18 East of Mereheath Lane which is an allocation for 150 houses; this would give an uplift of 600.</p>
<p><b>Constraints</b></p>	<p>The site boundary is adjacent to a Grade II* Registered Park and Garden Tatton Park, it also affects a number of heritage assets including a number of Grade II Listed Buildings. It is also in close proximity to Knutsford Town Centre Conservation Area and the large number of Listed Buildings within it. The areas of woodland, allotments and Bowling Club land, east of Mereheath Lane, are covered by Macclesfield Local Plan Policy NE1 which relates to Tatton Park Area of Special County Value and as such are protected from development which would have an adverse effect on its character or appearance.</p> <p>Outdoor recreational activities and community facilities within the site (Knutsford Football Club, Egerton Youth Club, Knutsford Bowling Club and Knutsford Allotments) are currently protected by the Existing Open Space in the Green Belt allocation (Policy RT1).</p> <p>This land is still proposed to be protected within the emerging Local Plan Strategy under the Protected Open Space allocation with the exception of the land at the Bowling Club which remains an Existing Open Space in the Green Belt.</p> <p>The land immediately to the west of Knutsford Football Club's playing field is currently allocated as a site for additional recreational facilities (Policy RT6); with a specific requirement for playing fields. However, it is absorbed within the proposed Protected Open Space policy under the Local Plan Strategy and no specific aspiration for playing fields is set out at this stage.</p>

<p><b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b></p>	<p>Macclesfield Borough Local Plan (Policy GC1) Green Belt CS18, CS33 Safeguarded land.</p> <p>The area of woodland, allotments and Bowling Club land, east of Mereheath Lane, are covered by Macclesfield Local Plan Policy NE1 which relates to Tatton Park Area of Special County Value and as such are protected from development which would have an adverse effect on its character or appearance.</p> <p>Outdoor recreational activities and community facilities within the site (Knutsford Football Club, Egerton Youth Club, Knutsford Bowling Club and Knutsford Allotments) are currently protected by the Existing Open Space in the Green Belt allocation (Policy RT1).</p> <p>This land is still proposed to be protected within the emerging Local Plan Strategy under the Protected Open Space allocation with the exception of the land at the Bowling Club which remains an Existing Open Space in the Green Belt.</p> <p>The land immediately to the west of Knutsford Football Club's playing field is currently allocated as a site for additional recreational facilities (Policy RT6); with a specific requirement for playing fields. However, it is absorbed within the proposed Protected Open Space policy under the Local Plan Strategy and no specific aspiration for playing fields is set out at this stage.</p> <p>The northern extent of the site falls with an area of mineral search as defined in the Cheshire Replacement Minerals Local Plan [BE 114].</p>
<p><b>Previously developed land? (PDL)</b></p>	<p>Greenfield, with the exception of Brookdale Centre.</p>
<p><b>Background site history &amp; Current apps</b></p>	<p><b>SHLAA 4040- Northern parcel of land between Manchester Road and Mereheath Lane, Knutsford</b> Local Plan Strategy Submission Version [SD001] representation site/Omission site SUB2604 ID 586178 SUB2623 ID 586178 Matter Statement M15.021 How Planning- Tatton Estate</p> <p><b>SHLAA 3518- Field Behind Brookdale Centre and Mereheath Lane</b> Local Plan Strategy Submission Version [SD001] representation site/Omission site SUB2604 ID 586178 SUB2623 ID 586178 Matter Statement M15.021 How Planning- Tatton Estate</p> <p>SUB 2530 ID 498533 SUB 2554 ID 498533 Matter Statement M14.7.010 Barton Willmore- Crown</p>

	<p>Estate</p> <p><b>SHLAA 4681- Land to the east of Manchester Road to the north of Brookdale Centre.( very small site)</b>  Local Plan Strategy Submission Version [SD001]  representation site/Omission site  SUB2604 ID 586178  SUB2623 ID 586178  Matter Statement M15.021 How Planning- Tatton Estate</p> <p>SUB 2530 ID 498533  SUB 2554 ID 498533  Matter Statement M14.7.010 Barton Willmore- Crown Estate</p> <p><b>SHLAA 4886- Land West of Mereheath Lane, north of Egerton Sports Club</b>  Site C in the Draft Knutsford Town Strategy [BE 092]  CS 33 safeguarded land- Local Plan Strategy Submission Version[SD001]  Local Plan Strategy Submission Version [SD001]  representation site/Omission site  SUB 2623 (ID 586178)  Matter Statements:  M14.7.011 How Planning –Tatton Estates  M15.021 How Planning –Tatton Estates  SUB 2530 ID 498533  SUB 2554 ID 498533  Matter Statement M14.7.010 Barton Willmore Crown Estate</p> <p><b>SHLAA 4885- Land East of Manchester Road, south of Bluebell Farm</b>  Site C in the Draft Knutsford Town Strategy [BE 092]  CS18 housing allocation- Local Plan Strategy Submission Version [SD001]</p> <p><b>SHLAA 4042- Cricket Ground and Football Club between Mereheath Lane and Manchester Road</b>  Site D in the Draft Knutsford Town Strategy [BE 092]  CS18 Open Space Allocation- Local Plan Strategy Submission Version [SD001]</p> <p><b>SHLAA 4041- Land East of Mereheath Lane</b>  Site E in the Draft Knutsford Town Strategy [BE 092]  CS18 Part of the site designated as Protected Open Space- Local Plan Strategy Submission Version [SD001]  Local Plan Strategy Submission Version [SD001]  representation site/Omission site  SUB 2623 (ID 586178)</p>
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	<p>Matter Statements:  M14.7.011 How Planning –Tatton Estates  M15.021 How Planning –Tatton Estates  SUB 2530 ID 498533  SUB 2554 ID 498533  Matter Statement M14.7.010 Barton Willmore Crown Estate</p>
<p><b>Reps received  Matter Statement  No.'s &amp; summary of  issues  raised/development  proposed</b></p>	<p>SUB 2623 (ID 586178)  Matter Statement M15.021 How Planning- Tatton Estate  <i>“Site CS18, North West Knutsford should be expanded (on land east of the A50/ Manchester Road) with additional land removed from the Green Belt to provide new housing, employment, open space and supporting infrastructure and to ensure a new Green Belt boundary which is fully robust and defensible, or as a minimum for this land to be safeguarded by expanding CS33.”</i></p> <p>SUB 2623 (ID 586178) M14.7.011 How Planning for Tatton Estates, propose a larger mixed use site at CS18 incorporating 750 houses, at least 1 hectare of employment land for B1c/B2 uses, appropriate retail provision, elderly persons retirement accommodation facilities (up to 160 beds) a new primary school, sports and leisure facilities and open space to meet local needs, incorporating green infrastructure such as allotments and community gardens/orchard and associated infrastructure, such as pedestrian and cycle links to new and existing residential areas, shops, schools and health facilities.</p> <p>The following Matter 14 Statements have been submitted to provide detailed reasoned justifications for the proposed masterplan.</p> <p><b>M14.7.011 Statement from How Planning (ID 586178)</b>  M14.7.011a Appendix 1-3</p> <ul style="list-style-type: none"> <li>• Appendix 1: Proposed Policy Changes</li> <li>• Appendix 2: Updated Regeneris OAN Housing Report for Knutsford</li> <li>• Appendix 3: CBRE Knutsford Housing Assessment</li> </ul> <p>M14.7.0011b: Appendices 4 -7</p> <ul style="list-style-type: none"> <li>• Appendix 4: Updated Regeneris Assessment of Need for Older Persons Accommodation</li> <li>• Appendix 5: CBRE Knutsford Employment Report</li> <li>• Appendix 6: WYG Transport and Accessibility Review</li> <li>• Appendix F: Conclusions from Air Quality Report</li> </ul> <p>M14.7.011c Appendices 7-9</p> <ul style="list-style-type: none"> <li>• Appendix 7: Regeneris Employment Land Report for Knutsford</li> </ul>

	<ul style="list-style-type: none"> <li>• Appendix 8 : Indicative Masterplans</li> <li>• Appendix 9: CgMs Heritage Appraisal</li> </ul> <p>M14.7.011d:</p> <ul style="list-style-type: none"> <li>• Appendix 10: Ecology, Arboricultural, Landscape and Visual Impact Notes NW Knutsford</li> </ul> <p>M14.7.011e</p> <ul style="list-style-type: none"> <li>• Appendix 11: Ecology, Landscape and Visual Impact Notes NE Knutsford</li> </ul> <p>SUB 2530 ID 498533</p> <p><b>M14.7.010 Barton Willmore - Crown Estates</b>, propose the site for housing as part of a larger mixed use scheme.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>SUB 2623 (ID 586178) How Planning for Tatton Estates M15.021 Contains extensive technical information to suggest the deliverability of the site is viable with the appropriate policy changes.</p> <p>Quote</p> <p><i>“There are no viability issues which would prohibit delivery of sustainable development”.</i></p> <p>Matter Statement M14.7.010 (ID 498533) Barton Willmore suggest reassessing the scale of development required to enable the social and physical infrastructure being sought in Policy CS18. Without increasing the scale of CS18, Barton Willmore call into question the viability/ deliverability of CS18.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>SUB 2623 (ID 586178) How Planning for Tatton Estates M15.021 Contains extensive technical information to suggest the deliverability of the site is viable with the appropriate policy changes,</p> <p>Quote</p> <p><i>“The site is immediately available for development and has been demonstrated through the technical work undertaken to be fully developable”</i></p> <p>Matter Statement M15.021(ID 586178) How Planning for Tatton Estates</p> <p>Quote</p> <p><i>“Site CS18, North West Knutsford should be expanded (on land east of the A50/Manchester Road) with additional land removed from the Green Belt to provide new housing, employment, open space and supporting infrastructure and to ensure a new Green Belt boundary which is fully robust and defensible, or as a minimum for this land to be safeguarded by expanding CS33.”</i></p>

<p><b>Infrastructure issues (including highways)</b></p>	<p>Matter Statement M15.021(ID 586178) How Planning for Tatton Estates</p> <p>Quote</p> <ul style="list-style-type: none"> <li>• <i>“The accessibility work undertaken by WYG shows that the site is a sustainable and accessible location and ranks in first place compared to other potential growth locations in Knutsford considered in the SHLAA;</i></li> <li>• <i>There are multiple site access options from both Manchester Road and Mereheath Lane and opportunities to enhance public transport routes and other sustainable linkages;</i></li> <li>• <i>The land can be developed without giving rise to any unacceptable impacts in terms of heritage matters and will not give rise to unacceptable impact upon Tatton Park and its heritage interests;</i></li> <li>• <i>There are no exceptional issues in relation to ecology or arboricultural matters and any mitigation which would be required can be adequately provided;</i></li> <li>• <i>WYG have undertaken an air quality assessment of the site (based on the traffic assumptions used in their report and which also acknowledged the level of development proposed at CS19 and adjoining land) and this determines that the development can be achieved without giving rise to exceedances or conflicts with the Knutsford AQMA at Manchester Road other unacceptable air quality impacts”.</i></li> </ul>
<p><b>HRA considerations</b></p>	<p>The site has not been subject to HRA however, it is very close to The Mere and Tatton Mere which make up Midland Meres Phase 1</p> <p><b>Midland Meres and Mosses Phase 1 Ramsar</b></p> <p>There is the potential for adverse effects on the Midland Meres and Mosses Phase 1 Ramsar (component sites Tatton Meres SSSI and The Mere SSSI) due to changes in water levels and/or quality as a result of the development of strategic sites CS 18 North West Knutsford and CS 19 Parkgate Extension which are located in close proximity to the sites.</p> <p><b>Rostherne Mere Ramsar</b></p> <p>There is the potential for adverse effects on Rostherne Mere Ramsar due to changes in water levels and/or quality as a result of new development, particularly of strategic site CS 18 North West Knutsford located less than 1km upstream of Rostherne Brook which flows into Rostherne Mere Ramsar. Likely significant effect Policies EG 4, SC 1 and SC 3 have the potential to have impacts on Rostherne Mere Ramsar related to the development of tourism, and</p>



	the provision of leisure, recreation and community facilities which could result in increased recreational pressures. The development of strategic site CS 18 North West Knutsford could have recreational impacts on Rostherne Mere Ramsar due to increased visitors.
<b>SA considerations</b>	Matter [14.7 001] Council's Hearing Statement QUOTE <i>"This site was judged in the Sustainability Appraisal [SD03] as overall very positive in terms of its ability to deliver Sustainability Appraisal Objectives relating to education, training and employment opportunities, sustainable access to jobs, services and facilities, vibrant rural communities and the rural economy. Whilst the site was found to be currently at some distance from a variety of amenities and services, the on-site provision of such services, or the enhancement of linkages to them through the site, is likely to mitigate this limitation. Similarly, the effect of development on biodiversity, climate change and water quality are issues that have been identified and must be mitigated through appropriate development proposals"</i>
<b>Conclusions &amp; recommendations</b>	<p>This omission site is a very large (50 hectare) site to the north of Knutsford, comprising a number of different land uses and policies. The northern most extremes of the site are a considerable distance from the settlement boundary of Knutsford and have never been subject to consideration in the Local Plan process to date. The site, if developed as a mixed use scheme would constitute a substantial urban extension to Knutsford which would require careful re-assessment of the whole site. The existing safeguarded land would potentially be next in line for development and then adjoining areas could contribute to comprehensive development or be safeguarded for the future. Given that this site includes CS18 East of Mereheath Lane which is an allocation for 150 houses; this would give an uplift of 600.</p> <p>If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy.</p> <p>The site is being actively promoted in the Local Plan process and it should be subject to Sustainability Appraisal to demonstrate that all reasonable alternatives have been assessed.</p>

<b>Site Address</b>	<b>Land North of Knutsford Road</b>
<b>SHLAA Ref/Site Ref number</b>	3520
<b>Site visit date</b>	25.11.14

<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Site I in the Draft Knutsford Town Strategy [BE 092] incorporates 3520 SHLAA and extends to the east of Oak Tree Farm.
<b>Site description</b>	Open countryside, to the east of the Knutsford settlement boundary. Rooks Wood and Birkin Brook are to the west and railway adjacent to the north. Oak Tree Farm is adjacent to the east. There is a sewage works to the north beyond the railway. The site is generally flat. The site is adjacent to a flood risk area.
<b>Site area and dwelling capacity</b>	5.5 Ha capacity 165 (site 3520 SHLAA) covers an area of 5.5ha and has a capacity of 165 according to the SHLAA.  Site I in the Draft Knutsford Town Strategy [BE 092] incorporates 3520 SHLAA and extends to the east of Oak Tree Farm. This site covers approximately 9 ha and was suggested as having a capacity of 100 - 150 homes and 4ha of employment development.
<b>Constraints</b>	The site is relatively flat, arable field. There are some trees on site and a pond. The site is adjacent to a railway and development may require mitigation against railway noise. There is a public right of way to the east of the site. There are overhead lines through the site and the western side of the site is adjacent to a flood zone. The site is within the Manchester Airport Sound Insulation Grants Contours. Development proposals would require noise insulation.
<b>Current policy designation i.e. GB/Open space/ / Strategic Site, safeguarded,</b>	Macclesfield Borough Local Plan - Green Belt Public Right of Way
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	Draft Knutsford Town Strategy Summary Report of Consultation Findings [BE093]. 35% of respondents agreed with the possible selection of this site, 65% disagreed. Some of the issues raised were: <ul style="list-style-type: none"> <li>• Limited impact on residents and fits well with the site at H, G and F. Fairer distribution than the preferred options as it spreads the impact and thus meaning the impact is not only felt by those in the North East Knutsford.</li> <li>• This would enhance a depressed area of Knutsford</li> <li>• Over time, developments in this area could result in Knutsford and Mobberley becoming a single town.</li> <li>• Development of this site would exacerbate cross town traffic flows and congestion in the town centre.</li> <li>• Danger of further infilling and sprawl.</li> </ul>
<b>Reps received</b>	None

<b>Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is not being actively promoted in the Local Plan process.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is not being actively promoted in the Local Plan process.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	Within 1.5 Km to Tatton Mere (RAMSAR site)
<b>SA considerations</b>	<p>[SD003] Local Plan Strategy Submission Sustainability (Integrated) Appraisal.</p> <p>Quote</p> <p><i>"The site has not been progressed due to highways issues in the town centre. This has led to a strategy for the bulk of the housing requirement to be located to the north west of the town. There is also a community preference expressed from the Draft Knutsford Town Strategy [BE 092] work to develop to the north west of the town".</i></p>
<b>Conclusions &amp; recommendations</b>	<p>This site forms an important area of open land between the eastern boundary of Knutsford and Mobberley. Building here would seriously erode the distinction between the settlements and lead to a loss of openness and the possible future merging of the two settlements, which should be avoided.</p> <p>If Knutsford is required to provide further land for housing in the Local Plan Strategy , it is considered that this site is not suitable for further consideration for inclusion in the Local Plan Strategy, as it is not being actively promoted in the Local Plan process</p>

<b>Site Address</b>	<b>Land south of Knutsford Road, Knutsford</b>
<b>SHLAA Ref/Site Ref number</b>	3521
<b>Site visit date</b>	25.11.14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Site J The Draft Knutsford Town Strategy [BE 092]

<b>Site description</b>	The site is a generally flat series of fields with mature trees and hedges to the boundary. Edge of settlement, open in character and divorced from the urban edge. Trees and hedges to field boundaries, adjacent to Longridge Trading Estate and Birkin Brook to the west and Dukenfield Hall and barn (Grade II listed) to the east.
<b>Site area and dwelling capacity</b>	13.56ha Capacity 407 at 30 dph. (SHLAA)
<b>Constraints</b>	Adjacent to Dukenfield Hall and barn (Grade II listed) to the east and Birkin Brook and Longridge Trading Estate to the west. A pond on site. The site is adjacent the Manchester Airport Sound Insulation Grants Contours. Development proposals may require noise insulation.
<b>Current policy designation i.e. GB/Open space/Strategic Site, safeguarded,</b>	Macclesfield Borough Local Plan - Green Belt
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	Draft Knutsford Town Strategy Summary Report of Consultation Findings [BE093]. Site J 35% of respondents agreed with the possible inclusion of this site, 65% disagreed. The main points raised were: <ul style="list-style-type: none"> <li>Limited impact on residents and fits well with the site at I, H, G and F. Fairer distribution than the preferred options as it spreads the impact and thus meaning the impact is not only felt by those in the North East Knutsford.</li> <li>This would be a projection beyond the Birkin Brook which forms a good and recognisable boundary to the eastern expansion of Knutsford and would lead to coalescence, if developed, with Mobberley. Development here would exacerbate cross town traffic flows and congestion.</li> </ul>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site is not being actively promoted in the Local Plan process.
<b>Is the site potentially</b>	The site is not being actively promoted in the Local Plan

<b>developable within the Plan period; available and achievable?</b>	process.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	Very close to Tatton Mere RAMSAR 1
<b>SA considerations</b>	[SD003]- Local Plan Strategy Submission Sustainability (Integrated) Appraisal. Quote <i>“The site has not been progressed due to highway issues in the town centre. This has led to a strategy for the bulk of the housing requirement to be located to the north west of the town. There is also a community preference expressed from the Draft Knutsford Town Strategy [BE 092] work to develop to the north west of the town”.</i>
<b>Conclusions &amp; recommendations</b>	This site lies between the eastern boundary of Knutsford and Mobberley. Building here would lead to a loss of openness between them and the possible future merging of the two settlements.  If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is not suitable for further consideration for inclusion in the Local Plan Strategy, as it is not being actively promoted in the Local Plan process.

<b>Site Address</b>	<b>Land south of Longridge</b>
<b>SHLAA Ref/Site Ref number</b>	3276 and 3434
<b>Site visit date</b>	25.11.14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	3276- Site K in the Draft Knutsford Town Strategy [BE 092]  (Knutsford Alternative site 3) Shaping our Future Development Strategy [BE100] NPS 50 [SD016] Non Preferred Site Justification Paper. Local Plan Strategy Submission Version [SD001] representation site (Omission site): reference SUB3455 Matter Statement M15.037 Emery Planning (ID 497885) for Dewscope include SHLAA site 3434 suggesting 250 dwellings
<b>Site description</b>	The site is flat and made up of a series of areas of uncultivated scrub land, currently used as open space. It contains woodland to the north east and lies adjacent to the Longridge Estate to the north. There is a strong hedgerow boundary to the south of the site. Booths Mere (SBI) and open space are adjacent to the site to the south west. Historic landscape designation is Post Medieval Fieldscapes.
<b>Site area and</b>	3276- 11 ha Capacity 330 at 30 dph(SHLAA)

<b>dwelling capacity</b>	3434-4.06ha Capacity 90 at 30 dph(SHLAA) M15.037 suggests 250 dwellings
<b>Constraints</b>	There is a public right of way and power lines cross the site. The northwest of the site is adjacent to Flood Zone 2 and 3. There is a cluster of ponds surrounded by trees to the eastern boundary. There is a Nature Conservation Priority point to the north east of the site as set out in the Macclesfield Borough Local Plan.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded,</b>	Macclesfield Borough Local Plan: <ul style="list-style-type: none"> <li>• Green Belt designation</li> <li>• The site contains a Nature Conservation Priority Area (NE 16)</li> <li>• RT6 (3) playing field.</li> </ul>
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>Jan 1977 to April 82 19188P Outline application for 250 houses and bungalows and public open space.</p> <p>Site K in the Draft Knutsford Town Strategy [BE 092]</p> <p>[BE093] Draft Knutsford Town Strategy Summary Report of Consultation Findings:</p> <p>46% of respondents agreed with the possible inclusion of this site. 54% Disagreed.</p> <p>Issues raised include:</p> <ul style="list-style-type: none"> <li>• Limited development would tidy up area and provide additional facilities.</li> <li>• There is a wonderful opportunity to build something very special in order to improve the environment around Longridge.</li> <li>• The junction of Mobberley Road and Chelford Road at the Legh Arms is not capable of safely accommodating an increase of traffic generated by the proposed Area K.</li> <li>• Development adjacent to flood risk areas increases the risk of flooding because it hinders the ability of water to soak away naturally into the surrounding natural flood plain.</li> </ul> <p>A petition containing 489 signatories objecting to the inclusion of the site as a preferred option was submitted. The petition is against the development of Site K as this land contains Springwood, which is listed as Ancient Woodland, of which there is only 2% left in the entire UK. The area contains an abundance of beautiful wildlife and plant species. The signatories were concerned not only for</p>

	<p>the woodland, but also, with regards to amenities, school places, doctor's surgeries and dentists, which are already in short supply and the additional traffic congestion to our town.</p> <p>Development Strategy Summary of Responses [BE102] Knutsford Alternative site 3 Summary of issues raised</p> <ul style="list-style-type: none"> <li>• <i>“The exceptional circumstances for the proposed allocation of the site are as follows: significant contribution to meeting housing needs in Knutsford and Cheshire East; regeneration benefits; site allocation would not conflict with purposes of the Green Belt and would create a defensible Green Belt boundary”</i></li> </ul> <p>Council response</p> <ul style="list-style-type: none"> <li>• <i>“The sites identified in Appendix E are sites which have been considered for inclusion within the Core Strategy and rejected based on appropriate evidence. Greater detail on site selection is included in the Sites Justification Paper”</i></li> </ul> <p>NPS 50 [SD016] Non Preferred Site Justification Paper.</p> <p><i>“This site has not been progressed at this time in the Local Plan Strategy because of the need to protect historic landscape and because of its Green Belt designation. There are other, more appropriate sites, with fewer constraints and better access to services, facilities and the transport network that are capable of meeting housing and other development needs”.</i></p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Omission site M15.037 Dewscope</p> <p>M15.037. Emery Planning for Dewscope, proposes SLHAA site 3434 as public open space as part of a larger housing scheme</p> <p>SUB3455 ID 497885 Emery Planning for Dewscope Appendix EP1 Site location plan EP2 Masterplan by the Appleton Group EP3 Ecology survey report EP4 Tree survey</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>M15.037 Dewscope suggests that this is a viable site with policy change.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable</p>

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	M15.037 Dewscope does not address timescales for development, it is therefore unknown.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	Very close to Tatton Mere RAMSAR 1 (within 1 km)
<b>SA considerations</b>	<p>The Draft Knutsford Town Strategy [BE 092] Local Plan Strategy Submission Sustainability (Integrated) Appraisal [SD 003] SA on site K. Quote pg 1758 <i>“The site has not been progressed due to the potential impact on the wildlife Site contained within it. There is also a community preference expressed from the Town Strategy [BE 092] work to develop to the north west of the town”.</i></p> <p>Knutsford Alternative site 3, now NPS 50 Quote <i>“This site was judged in the Sustainability Appraisal as overall positive in terms of its ability to deliver SA Objectives: 2 (sustainable access to jobs, services and facilities); 5 (vibrant rural communities); 19 (rural economy); and 20 (education, training, jobs and employment opportunities). This was largely due to the site being close to existing employment and certain education facilities and having good access to public transport and other existing facilities and services. Furthermore, the development was considered to have the potential to increase the provision of services and facilities for the rural area and contribute towards the achievement of the Vision and Objectives of the Local Plan relating to the SA Objectives above.</i></p> <p><i>The site's development as envisaged was considered likely to have overall negative effects on the delivery of SA Objectives: 8 (cause and effect of climate change); 9 (water quality, quantity and flood risk); and 12 (heritage, landscapes and townscape). The reasons for this include: loss of greenfield land in the Green Belt; increased carbon dioxide emissions, waste production and domestic consumption; and loss of landscape and historic landscape characters. The site is also partly located in flood risk zones 2 and 3 and is adjacent to a number of heritage assets.</i></p> <p><i>In addition, an overall very negative effect on the delivery of SA Objective (biodiversity and geodiversity) was found. This was because the site contains a SBI and is close to</i></p>



	<i>another SBI</i> ’.
<b>Conclusions &amp; recommendations</b>	<p>The area was originally conceived as an extension to Longridge estate and Manchester City Council owned some of the site until quite recently. This site is currently a Non Preferred Site (50), which has not been progressed partly due to biodiversity and historic landscape considerations. Whilst there is a fairly unconstrained frontage to the site much of the site is more sensitive.</p> <p>However, if Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy. The site is being actively promoted in the Local Plan process and it should be subject to Sustainability Appraisal to demonstrate that all reasonable alternatives have been assessed.</p>

<b>Site Address</b>	<b>Booths Mere and playing field, Knutsford</b>
<b>SHLAA Ref/Site Ref number</b>	4388
<b>Site visit date</b>	25.11.14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Part of site K in the Draft Knutsford Town Strategy [BE 092] NPS50 [SD016] Non Preferred Site Justification Paper.
<b>Site description</b>	Amenity green space (playing field) opposite the houses to the northwest side of long Longridge. Designated as Open space in Open Space Assessment. The site is, flat with mature hedges within the site. The site includes Booths Mere, a large body of water and Site of Biological Importance.
<b>Site area and dwelling capacity</b>	9.38 ha, Capacity 10 (SHLAA)
<b>Constraints</b>	Designated Open Space, Booths Mere SBI, site of Nature Conservation.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded,</b>	Macclesfield Borough Local Plan - Green Belt Site of Nature Conservation Importance
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>[BE093] Draft Knutsford Town Strategy Summary Report of Consultation Findings</p> <p>Site K in the Draft Knutsford Town Strategy [BE 092]</p> <p>[BE093] Draft Knutsford Town Strategy Summary Report of Consultation Findings:</p>

46% of respondents agreed with the possible inclusion of this site. 54% Disagreed.

Issues raised include:

- Limited development would tidy up area and provide additional facilities.
- There is a wonderful opportunity to build something very special in order to improve the environment around Longridge.
- The junction of Moberly Road and Chelford Road at the Legh Arms is not capable of safely accommodating an increase of traffic generated by the proposed Area K.
- Development adjacent to flood risk areas increases the risk of flooding because it hinders the ability of water to soak away naturally into the surrounding natural flood plain.

A petition containing 489 signatories objecting to the inclusion of the site as a preferred option was submitted. The petition is against the development of Site K as this land contains Springwood, which is listed as Ancient Woodland, of which there is only 2% left in the entire UK. The area contains an abundance of beautiful wildlife and plant species. The signatories were concerned not only for the woodland, but also, with regards to amenities, school places, doctor's surgeries and dentists, which are already in short supply and the additional traffic congestion to our town.

Development Strategy Summary of Responses [BE102]

Knutsford Alternative site 3

Summary of issues raised:

- *“The exceptional circumstances for the proposed allocation of the site are as follows: significant contribution to meeting housing needs in Knutsford and Cheshire East; regeneration benefits; site allocation would not conflict with purposes of the Green Belt and would create a defensible Green Belt boundary”*

Council response:

- *“The sites identified in Appendix E are sites which have been considered for inclusion within the Core Strategy and rejected based on appropriate evidence. Greater detail on site selection is included in the Sites Justification Paper”*

NPS 50 [SD016] Non Preferred Site Justification Paper.

	<i>"This site has not been progressed at this time in the Local Plan Strategy because of the need to protect historic landscape and because of its Green Belt designation. There are other, more appropriate sites, with fewer constraints and better access to services, facilities and the transport network that are capable of meeting housing and other development needs".</i>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	None
<b>Is the site viable/deliverable?</b>	No- The site has not been actively promoted
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No. The site has not been actively promoted
<b>Infrastructure issues (including highways)</b>	N/A
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	N/A
<b>Conclusions &amp; recommendations</b>	This site comprises Booths Mere and an adjacent playing field. This site should be ruled out due to the policy restriction of Public Open Space which applies to the playing field and the rest of the site being a body of water. In addition, this site is not being actively promoted in the Local Plan process and is not large enough to be considered as a Strategic Site in the Local Plan Strategy.

<b>Site Address</b>	<b>Land adjacent to Booths Hall Estate, Chelford Road, Knutsford.</b>
<b>SHLAA Ref/Site Ref number</b>	4585
<b>Site visit date</b>	25.11.14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Site L Booths Hall Estate -Possible Additional Sites [BE104] NPS51 [SD016] Non Preferred Site Justification Paper. Local Plan Strategy Submission Version [SD001] representation site (Omission site) reference SUB 1598 and Pre Submission Local Plan Strategy reference Pre 4425 (805734) Submitted by P4 Planning on behalf of Bruntwood Estates Ltd They wish to appear at the Examination but no Matter Statement was submitted.
<b>Site description</b>	The site is located to the south east of Knutsford and is well related to the existing urban edge. It includes a Business Park set within the grounds of Booths Hall; a

	<p>Georgian manor house built in 1745. The area of Booths Hall Park has been included in the Local Plan Strategy as a Strategic Employment Area within the Green Belt, which is not part of this site. There are 89 hectares of parkland, mere and fishing lake and cricket ground and residential properties within the Green Belt. There are important natural features within the site including an Ancient Woodland, ponds, a brook, woodland and protected trees. There are also significant heritage assets within the site. The area is categorised as an Ornamental Park and contains a Scheduled Monument, Norbury Booths Hall, Moated Site, fishponds and connecting channels. The surrounding land uses include the Scheduled Monument, St John's Church and surrounding burial ground located 100 metres to the north of the site.</p>
<b>Site area and dwelling capacity</b>	<p>68.3ha Capacity 2290 at 30dph (SHLAA) (although 8.6 ha for 150 homes is being proposed on part of the site only). (Omission site) reference SUB 1598</p>
<b>Constraints</b>	<p>Cricket Pitch, parkland, mere and fishing lake and cricket ground and residential properties. Ancient Woodland, ponds, a brook, woodland and protected trees. Ornamental Parkland containing a Scheduled Monument, Norbury Booths Hall, Moated Site, fishponds and connecting channels. The surrounding land uses include the Scheduled Monument, St John's Church and surrounding burial ground located 100 metres to the north of the site. There is no vehicular through access.</p> <p>The Estate road serves both the commercial accommodation and Booths Hall Farm (which is situated to the east of the commercial units). There is a public right of way which follows the line of the Estate road from west to east, continuing through the site to the woodland beyond. Vehicular access to the site would need to be taken from Chelford Road, where a roundabout at the junction with the site provides a link directly onto the Estate access road.</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded,</b>	<p>Macclesfield Borough Local Plan - Saved policy GC4 (on the CEC website but not the examination library) – Major Development Sites.</p> <p>Macclesfield Borough Council approved a Supplementary Planning Document (SPD) for Booths Hall, Knutsford in 2006. This is referred to as Booths Hall Development Brief. Booths Hall is a Major Developed Site in the Green Belt and the SPD provides guidance on the amount of infill development, landscape and nature conservation improvements to the Booths Hall Estate. The document would need to be used to determine any future planning applications.</p>
<b>Previously developed land? (PDL)</b>	<p>The Estate comprises commercial office space, a working farm, a cricket pitch, a lake, a mere, ponds, woodland and</p>

	extensive parkland gardens. The omission site is Parkland rather than previously developed land.
<b>Background site history &amp; Current apps</b>	<p>Part of site L in the Draft Knutsford Town Strategy [BE 092] Draft Knutsford Town Strategy Summary Report of Consultation Findings [BE093].</p> <p>35% respondents agreed with the selection of this site for possible inclusion in the Local Plan Strategy, 65% disagreed.</p> <p>The main issues raised were</p> <ul style="list-style-type: none"> <li>• Poor access and likely to cause traffic problems. Loss of viable farmland and poor vehicular access without enhancements.</li> <li>• Remote area capable of development - consistent with the remit to provide affordable housing not affected by aircraft noise and pedestrian access and cycle access could be put in place.</li> <li>• Site L is within the historic designed landscape associated with Booths Hall. The site contains a designated Site of Biological Importance as identified in the SA. In this respect any development of the site has the potential to harm the ecosystems within the site.</li> </ul> <p>Site L Booths Hall Estate -Possible Additional Sites [BE104]</p> <p>Summary of Comments and the Council's Responses to Possible Additional Sites Consultation [BE105]:</p> <p>107 representations  33 Support  57 Object  17 comment</p> <ul style="list-style-type: none"> <li>• Support if limited to 50 to 100 houses, protect recreational grounds, maintain protected open space.</li> <li>• Undertake a comprehensive traffic assessment and implement a traffic management plan and parking solution for Knutsford.</li> <li>• Create green corridors and protect the ecology</li> <li>• Within the third most sustainable group of sites based on proximity to existing major roads and public transport links</li> <li>• Less than ideal location for road and national rail links. Traffic would have to cross Knutsford to get to M6. Would require a bypass.</li> </ul>
<b>Reps received</b>	Pre 4425 (805734) SUB 1598

<p><b>Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>P4 Planning on behalf of Bruntwood Estates Ltd  <i>"Bruntwood is proposing significant new investment at Booths Park through the provision of new office accommodation that could accommodate an additional 1,340 knowledge based jobs. As a result of local consultation for that application, it has become apparent that there is support for a wider mix of uses on the Estate to help address housing need, deliver new community sports provision and enable necessary mitigation in the wider highway network, a known local concern. Overall, therefore, Bruntwood seeks that 8.6Ha of land at Booths Park be removed from the Green Belt and identified for around 150 new homes, and that a wider mix of uses be identified at the Estate to help deliver high value jobs; community sports uses and a new access"</i>.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>Representations submitted to the Pre submission Local Plan Strategy (Pre 4425) and Submission Local Plan Strategy (SUB 1598):  P4 Planning on behalf of Bruntwood Estates Ltd  Paragraph 6.13 suggests that the site is available and a viable proposition.  <i>"It is an available site and a viable proposition; one that is sustainable and that would clearly help meet the Strategic Priorities of the CS. For these reasons, therefore, Bruntwood objects to the site within Booths Park not being identified as a Core Strategic Site in the CS."</i>  According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>Pre 4425 (805734) SUB 1598  P4 Planning on behalf of Bruntwood Estates Ltd  Paragraph 6.32 suggests that  <i>"the site is not constrained and could be delivered in the early to middle phases of the Plan period"</i>.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>Pre 4425 (805734) SUB 1598  P4 Planning on behalf of Bruntwood Estates Ltd  Paragraph 6.34 suggests  <i>"development would result in significant investment in community sports infrastructure on adjacent land and would help fund off site highway improvements to facilitate wider knowledge based job creation at Booths Park"</i>.</p> <p>Macclesfield Borough Local Plan Policy GC4 of (Booths Hall Development Brief SPD) provides guidance on Major Developed Sites in the Green Belt.  Quote  Paragraph 9.1  <i>"Any major planning applications for new development</i></p>

	<p><i>submitted in respect of the site will need to be supported by:</i></p> <ul style="list-style-type: none"> <li>• <i>a Design and Access Statement addressing how the proposals integrate with the existing built form at the Estate, having regard to the existing baseline survey information, and the impact they will have on the surrounding Green Belt;</i></li> <li>• <i>a landscape strategy for the site and an assessment of how any new landscaping will integrate with the surrounding area;</i></li> <li>• <i>proposals for the enhancement of the sites of Nature Conservation value;</i></li> <li>• <i>a survey for Protected Species and suitable mitigation if Protected Species are discovered;</i></li> <li>• <i>an historic landscape assessment and proposals to enhance the sites Scheduled Monument; and</i></li> <li>• <i>a transport assessment for proposals that would introduce additional floorspace within the site, to include a Travel Plan.</i></li> </ul> <p><i>9.2 The Brief will be a material consideration in assessing planning applications at the Booths Hall Estate”</i></p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Reasons for non progression of Site L Draft Knutsford Town Strategy[BE 092] Sustainability (Integrated) Appraisal [SD 003] SA on site L. Quote pg 1758 <i>“The site has not been progressed due to the impact on the setting of Booths Hall employment site and the reduction of the gap between the built up area and Booths Hall. There is also a community preference expressed from the Draft Knutsford Town Strategy work to develop to the north west of the town”.</i></p>
<b>Conclusions &amp; recommendations</b>	<p>This site has some constraints including Green Belt, designations, existing buildings, heritage assets and natural conservation assets. However if Knutsford is required to provide further land for housing in the Local Plan Strategy it is considered that this site is suitable for further consideration. Linkages through to the town centre would need to be provided. The site is being actively promoted in the Local Plan process and it should be subject to Sustainability Appraisal to demonstrate that all reasonable alternatives have been assessed.</p>

<b>Site Address</b>	<b>Booths Park (the buildings and immediate surroundings only), Knutsford</b>
<b>SHLAA Ref/Site Ref number</b>	4883
<b>Site visit date</b>	25.11.14
<b>Origin of site (Town</b>	NPS51 [SD016] Non Preferred Site Justification Paper.

<b>Strategy/Non-Preferred site/Omission site)</b>	
<b>Site description</b>	A Business Park set within the grounds of Booths Hall, a Georgian manor house built in 1745. The area of Booths Hall Park has been included in the Local Plan Strategy as a Strategic Employment Area within the Green Belt.
<b>Site area and dwelling capacity</b>	8.03ha Capacity for housing 240 at 29.89dph with policy change ( SHLAA)
<b>Constraints</b>	Current Policy for Employment use
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded,</b>	Macclesfield Borough Local Plan - Green Belt Macclesfield Borough Local Plan - Saved policy GC4 (on the CEC website but not the examination library) – Major Development Sites. Macclesfield Borough Council Supplementary Planning Document (SPD) for Booths Hall, Knutsford 2006. This is referred to as Booths Hall Development Brief. Booths Hall is a Major Developed Site in the Green Belt and the SPD provides guidance on the amount of infill development, landscape and nature conservation improvements to the Booths Hall Estate. The document will be used to determine any future planning applications.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	13/3293M Outline application including details of access and layout for the demolition of existing buildings and erection of up to 21,035 sq. m gross B1a office accommodation, car parking, landscaping and associated works at Booths Park, Knutsford  NPS51 [SD016] Non Preferred Site Justification Paper.  Quote “The area of Booths Hall Park currently accommodating business use has been included in the Local Plan Strategy as a Strategic Employment Area within the Green Belt, which will allow intensification in business use within the built up area.”
<b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b>	None
<b>Is the site viable/deliverable?</b>	This site is designated in Macclesfield Borough Local Plan - Saved policy GC4 as a Major Development Site. The SPD (Booths Hall Development Brief) provides guidance on the amount of infill development, landscape and nature conservation improvements to the Booths Hall Estate. Any



	<p>proposal for infilling or redevelopment at the site will need to fall within the area identified in Appendix 4 (SPD) and will need to comply with the criteria on infilling and redevelopment contained within Policy GC4. In this context infilling means the filling of small gaps between existing built development.</p> <p>The Local Plan Strategy Submission Version [SD001] has allocated Booths Hall as a Strategic Employment Area in the Green Belt.</p> <p>The site is not being promoted for housing and is not considered viable as such.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is not being promoted for housing and is not considered viable as such.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	This site lies to the south of Knutsford, remote from its services and facilities.
<b>Conclusions &amp; recommendations</b>	<p>This site stands alone in the Green Belt, away from the settlement boundary. It is subject to the provisions within the Brief (Booths Hall Development Brief SPD 2006-Macclesfield Borough Local Plan - Saved policy GC4, which state the following uses would be considered appropriate:</p> <ul style="list-style-type: none"> <li>• Office; Research and Development Industries; Laboratories; Light Industry within Use Class B1; particularly knowledge based sectors, such as telecommunications, ICT, biomedical, energy and environmental technologies, finance and business services and digital and creative industries.</li> <li>• Ancillary facilities, e.g. conference facilities, nursery/crèche, leisure facilities, restaurant. All other uses would generally be considered inappropriate unless they are either ancillary to the principal use of a building or a case can be made to demonstrate that special circumstances exist to warrant their approval, having regard to relevant planning policy considerations.</li> </ul> <p>If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is not suitable for further consideration for inclusion in the Local Plan Strategy, for the reasons above and as it is not being actively promoted in the Local Plan process.</p>

<b>Site Address</b>	<b>Land between Goughs Lane and Chelford Road,</b>
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	<b>Knutsford</b>
<b>SHLAA Ref/Site Ref number</b>	4386
<b>Site visit date</b>	25.11.12
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Site N in the Draft Knutsford Town Strategy [BE 092] Knutsford 5 (Alternative) Shaping our Future Development Strategy [BE100]  NPS52 [SD016] Non Preferred Site Justification Paper. Knutsford 5 in SA
<b>Site description</b>	The site comprises four large flat agricultural fields (in use) adjacent to the southern edge of Knutsford's settlement boundary (Gough's Lane Conservation Area). There are some natural features within the site including trees, hedges and ponds. There are no heritage assets within the site although it is near, and immediately adjacent to, a number of listed and locally listed buildings, including Grade II listed Kerfield Lodge to the south east and the Grade II listed Church of St John the Evangelist, within 400 metres of the west of the site. The site is immediately adjacent to Windmill Wood (SSSI) to the south. There is a public right of way on the southern boundary of the site.
<b>Site area and dwelling capacity</b>	38.4ha Potential Net Capacity 576. Potential density 15 dph (SHLAA)
<b>Constraints</b>	Physical Constraints are mature trees along carriage way. Adjacent to a Conservation Area. Site includes some ponds and some areas that appear to be rear gardens to properties on Gough's Lane.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded,</b>	Macclesfield Borough Local Plan - Green Belt
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	Draft Knutsford Town Strategy Summary Report of Consultation Findings [BE093] Site N 30% of people agreed to the possible inclusion of this site whilst 70% disagreed. The main issues raised were <ul style="list-style-type: none"> <li>• Destruction of ancient entry aspect into Knutsford.</li> <li>• There is no supporting evidence in the plan. Why is it deemed unsuitable?</li> <li>• This site would also create traffic problems and is good agricultural land.</li> <li>• Would risk joining Knutsford and Ollerton</li> <li>• The approach of the strategy is flawed as it</li> </ul>

	<p>identifies only relatively large sites with arbitrary boundaries for development.</p> <ul style="list-style-type: none"> <li>• It is a substantial plot and I think the impact on the town would not be as great as other areas - no long-established facilities will be destroyed.</li> <li>• This appears to be a very large site. Could a portion be used?</li> </ul> <p>Summary of Development Strategy Comments and the Council's Responses [BE102] The main issues raised were</p> <ul style="list-style-type: none"> <li>• Near employment area</li> <li>• Suitable as non prime agricultural land</li> <li>• Support rejection of this site – would increase urban sprawl south of Knutsford</li> <li>• Ideal for development, has excellent road access</li> </ul> <p>NPS52 [SD016] Non Preferred Site Justification Paper.</p> <p>The site has not been progressed at this time in the Local Plan Strategy because of the existence of minerals supply, the site's outlying location, and limited access to services. The availability of more appropriate sites, with fewer constraints and better access to services, facilities and the transport network that are capable of meeting housing and other development needs by achieving the critical mass of a sustainable development.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is not being actively promoted in the Local Plan process.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is not being actively promoted in the Local Plan process.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	

<p><b>SA considerations</b></p>	<p>SA of Site N in the Draft Knutsford Town Strategy [BE 092]</p> <p>Sustainability (Integrated) Appraisal [SD 003]</p> <p>Quote</p> <p><i>“This site has not been progressed because of the distance from the town centre/facilities and there is also a community preference expressed from the Draft Knutsford Town Strategy work to develop to the north west of the town. The majority of the site lies in an identified Area of Search for minerals resources (sand and gravel) which could result in their permanent sterilisation. In comparison, other sites are not located in an identified Area of search”.</i></p> <p>Knutsford 5 – Land between Gough’s Lane and Chelford Road (alternative site)</p> <p>Quote</p> <p><i>“This greenfield site is located to the south east of Knutsford in the Green Belt adjoining developed residential land to the northwest and open countryside to other aspects. The Development Strategy identifies the site as an alternative site potentially suitable for the provision of 600 homes together with small scale retail to meet local needs and community facilities.</i></p> <p><i>This site was judged in the Sustainability Appraisal as overall positive in terms of its ability to deliver SA Objectives: 2 (sustainable access to jobs, services and facilities); 5 (vibrant rural communities); and 19 (rural economy). This was largely due to the site having good access to public transport and other existing facilities and services with the potential to improve access. Furthermore, the development was considered to have the potential to increase the provision of services and facilities for the rural area and contribute towards the achievement of the Vision and Objectives of the Local Plan relating to the SA Objectives</i></p> <p><i>Overall negative effects were identified for SA Objectives: 11 (biodiversity and geodiversity); 12 (heritage, landscapes and townscape) and 16 (natural resources, green infrastructure and previously developed land). This is because the site could result in the loss of: greenfield land in the Green Belt; the best quality agricultural land; and particular landscape and historic landscape characters. The site is also adjacent to a number of heritage assets and a SBI. Overall negative effects were also identified for SA Objective 15 (minerals provision) as the site lies within and Area of Search for minerals”.</i></p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This substantial site to the south of Knutsford has not been progressed partly due to the fact it lies within an area of search for minerals.</p> <p>If Knutsford is required to provide further land for housing</p>

	in the Local Plan Strategy, it is not considered that this site is suitable for further consideration, as it is not being actively promoted in the Local Plan process.
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<b>Site Address</b>	<b>Land South East of Bexton Lane, Knutsford</b>
<b>SHLAA Ref/Site Ref number</b>	3522
<b>Site visit date</b>	15.12.14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	<ul style="list-style-type: none"> <li>• Site Q in the Draft Knutsford Town Strategy [BE 092]</li> <li>• NPS 46 [SD016] Non Preferred Site Justification Paper.</li> <li>• Knutsford 6 Alternative [BE100] A Development Strategy for Jobs and Sustainable Communities.</li> </ul>
<b>Site description</b>	A series of green fields, on the south west of the settlement boundary. Trees and hedges to field boundaries. Overhead power line to edge of the site. Adjacent to Delamere Dairy at Yewtree Farm to the west and bordering Bexton Hall, a Grade II * Listed Building.
<b>Site area and dwelling capacity</b>	27.53 net ha Capacity 826 units at 30 units per hectare (SHLAA).
<b>Constraints</b>	Overhead power line to edge of the site, Proposed playing field (Macclesfield Borough Local Plan) a pond, woodland, protected trees, a Site of Biological Importance lies to the south west of the site. Legh Road Conservation Area adjacent.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded,</b>	Macclesfield Borough Local Plan - Green Belt Macclesfield Borough Local Plan – Playing Field
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>Draft Knutsford Town Strategy Summary Report of Consultation Findings [BE093]</p> <p>29% of consultees agreed with the possible inclusion of this site 71% disagreed</p> <p>Key themes emerging from consultation:</p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Perfect site for development, close to local schools and good vehicular access.</li> <li>• More traffic congestion</li> <li>• No reason given for rejection</li> <li>• No development needed</li> <li>• Outside the natural boundary of the town and is therefore in danger of encroaching into the neighbouring rural area of Bexton whilst also closing in on the motorway.</li> <li>• A very large plots may be could be partially used.</li> </ul>

Summary of Development Strategy Comments and the Council's Responses [BE102] Knutsford 6 Alternative 3 representations by 3 people

- 2 support,1 object 0 comment
- Support rejection of this site. It would encourage urban sprawl south of Knutsford; remove high grade agricultural land from cultivation; impinge on wooded habitats; and contribute to a degradation of the local eco-systems and rural environment.
- Knutsford should not be allowed to grow any closer to the motorway
- I object to this site being rejected without explanation. It is unacceptable to say it is not suitable, without reasons.
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[SD 016] non-Preferred Sites Justification Paper NPS46 (3522 is only part of this site)

*“The Development Strategy suggested that the site could support 1,000 new homes together with a local centre including a primary school, retail for local needs and community facilities as well as new Green Infrastructure. The site is located to the south west of Knutsford, is well related to the urban edge of the settlement and is currently located within the Green Belt. Development of the site would result in the loss of Green Belt. The agricultural land quality of the site is grades 2 and 3 (about 70 per cent grade 2 and 30 per cent grade 3). It is unknown if the area identified as grade 3 is sub-grade, 3a or 3b. There are important natural features within the site including a pond, woodland, protected trees etc.; a Site of Biological Importance lies to the south west of the site. It is not known to contain any designated flora but may contain designated fauna. There are no historic assets within the site however there are Listed Buildings located on the eastern edge of the site within the Legh Road Conservation Area. On the western boundary is Grade II\* Listed Bexton Hall and associated curtilage and outbuildings. Also adjacent to the site is the Historic Parkland of Toft Hall. The site has significant landscape character. There may be potential contaminated land constraints from a former brick field and pond on site. The site also contains playing fields and allotments. The site is not located in an area of flood risk (flood risk zones 2 and 3)”.*

Recommendation

*“The site has not been progressed at this time in the Local Plan Strategy due its strong Green Belt role, potential development impact on significant heritage assets, the high level of investment required to deliver sustainable*

	<i>development, and the availability of other, more appropriate sites, with fewer constraints and better access to services, facilities and the transport network that are capable of meeting housing and other development needs”.</i>
<b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. The site is not being actively promoted in the Local Plan process.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is not being actively promoted in the Local Plan process.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Sustainability (Integrated) Appraisal [SD 003] Site Q The site has not been progressed due to the community preference expressed from the Draft Knutsford Town Strategy [BE 092] work to develop to the north west of the town. <b>Knutsford 6 Alternative</b> – Land to the south and west of Beggarman’s Lane (alternative site) Quote “5.333 <i>This greenfield site is located beyond the southern edge of the built up extent of Knutsford in the Green Belt. The Development Strategy document identifies the site as suitable for the provision of around 1,000 new homes together with a local centre including primary school, retail for local needs and community facilities as well as new green infrastructure.</i> 5.334 <i>This site was judged in the Sustainability Appraisal as overall very positive in terms of its ability to deliver SA Objective 20 (education, training, jobs and employment opportunities).</i> <i>Also overall positive effects were identified with regard to SA Objectives: 2 (sustainable access to jobs, services and facilities); 5 (vibrant rural communities) and 19 (rural economy).</i> <i>This was largely due to the site having the ability to further</i>

	<p><i>increase educational opportunities and potential to provide access to services and facilities. The site also has good access to public transport and open space. Furthermore, the development was considered to have the potential to increase the provision of services and facilities for the rural area and contribute towards the achievement of the Vision and Objectives of the Local Plan relating to the SA Objectives above.</i></p> <p><i>5.335 Overall negative effects were identified for SA Objectives: 11 (biodiversity and geodiversity); 12 (heritage, landscapes and townscape) and 16 (natural resources, green infrastructure and previously developed land). This is because the site could result in the loss of: greenfield land in the Green Belt; the best quality agricultural land; and particular landscape and historic landscape characters. The site is also contains a Listed Building and is adjacent to a number of heritage assets and a SBI".</i></p>
<b>Conclusions &amp; recommendations</b>	<p>The site lies to the south west of Knutsford and is well related to the settlement; however it is only accessible from Beggarmans Lane. Traffic generated from the site would need to travel through Knutsford, unless additional access towards the west of the site was provided.</p> <p>If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is not suitable for further consideration for inclusion in the Local Plan Strategy, as it is not being actively promoted in the Local Plan process.</p>

<b>Site Address</b>	<b>Land west of Toft Road, Knutsford</b>
<b>SHLAA Ref/Site Ref number</b>	4389
<b>Site visit date</b>	25.11.14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	<p>Site Q in the Draft Knutsford Town Strategy [BE 092]  Knutsford Site 6 (Alternative) Shaping our Future Development Strategy [BE100]  Part of NPS46-[SD016] Non Preferred Site Justification Paper.  Local Plan Strategy Submission Version [SD001] representation site (Omission site)- reference SUB 3202  By Emery (ID 806326) For Tony Hill (ID 834212).  Matter Statement M15.033</p>
<b>Site description</b>	<p>This is a site in the Green Belt located to the south west of the Knutsford settlement boundary. It is well related to the urban edge of the settlement. The site is predominantly flat arable land but containing two properties; Brackenwood, a substantial private house and gardens, surrounded by mature TPO trees immediately adjacent to the settlement boundary of Beggarmans Lane and Toft Road, and Sandfield House (Grade II Listed Building) on Toft Road. The site is immediately adjacent to the Legh</p>



	<p>Road Conservation Area on the east side of Toft Road, which contains a number of Listed Buildings.</p> <p>The site contains an area of woodland Sandfield Wood. The agricultural land quality of the site is grades 2 and 3 (about 70 per cent grade 2 and 30 per cent grade 3). It is not known to contain any designated flora but may contain designated fauna. The site has significant landscape character. There is a 30 metre phone mast to the east of Sandfield Wood.</p>
<b>Site area and dwelling capacity</b>	8.4ha Gross ( 5.2net) Capacity 78 at 15 dph (SHLAA)
<b>Constraints</b>	Phone mast, TPO area at the corner of Toft Road Beggarmans Lane. Grade II Listed Building Sandfield House.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded,</b>	Macclesfield Borough Local Plan - Green Belt
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>Draft Knutsford Town Strategy (site Q) Summary Report of Consultation Findings [BE093]</p> <p>Draft Knutsford Town Strategy Summary Report of Consultation Findings [BE093]</p> <p>29% of consultees agreed with the possible inclusion of this site 71% disagreed</p> <p>Key themes emerging from consultation:</p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Perfect site for development, close to local schools and good vehicular access.</li> <li>• More traffic congestion</li> <li>• No reason given for rejection</li> <li>• No development needed</li> <li>• Outside the natural boundary of the town and is therefore in danger of encroaching into the neighbouring rural area of Bexton whilst also closing in on the motorway.</li> <li>• A very large plots may be could be partially used.</li> </ul> <p>Summary of Development Strategy Comments and the Council's Responses [BE102]</p> <p>Summary of Development Strategy Comments and the Council's Responses [BE102] Knutsford 6 Alternative 3 representations by 3 people</p> <ul style="list-style-type: none"> <li>• 2 support, 1 object 0 comment</li> </ul> <p>Support rejection of this site. It would encourage urban sprawl south of Knutsford; remove high grade</p>

	<p>agricultural land from cultivation; impinge on wooded habitats; and contribute to a degradation of the local eco-systems and rural environment.</p> <ul style="list-style-type: none"> <li>• Knutsford should not be allowed to grow any closer to the motorway</li> <li>• I object to this site being rejected without explanation. It is unacceptable to say it is not suitable, without reasons.</li> </ul> <p>NPS46 ( 4389 is only part of this site) Part of NPS46-[SD016] Non Preferred Site Justification Paper.</p> <p>Although it is located adjacent to the existing urban area, its outlying location means access to local services and existing infrastructure is limited. Development on this site would result in a loss of landscape character and would be likely to impact on the setting and potentially the significance of adjacent heritage assets</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	<p>Omission site SUB 3203 Emery Planning Agent 806326 on behalf of Tony Hill 834212. Matter 15.033 Tony Hill Emery 806326 (no housing figure suggested)</p>
<b>Is the site viable/deliverable?</b>	<p>Matter 15.033 Tony Hill Emery 806326 Suggests that the site would form a logical small scale extension to Knutsford and that the constraints could be addressed in much the same way that those constraints of the proposed strategic sites would be.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>Whilst the site is suggested as suitable, there is no indication in Matter 15.033 about whether this is achievable within the plan period.</p>
<b>Infrastructure issues (including highways)</b>	<p>None known</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Sustainability (Integrated) Appraisal [SD 003]</p> <p>Site Q In the Draft Knutsford Town Strategy [BE 092] The site has not been progressed due to the community preference expressed from the Draft Knutsford Town Strategy work to develop to the north west of the town.</p>
<b>Conclusions &amp;</b>	<p>Development of the site would result in a loss of landscape</p>

<b>recommendations</b>	character and would be likely to impact on the setting and potentially the significance of adjacent heritage assets. If Knutsford is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site is suitable for further consideration for inclusion in the Site Allocations and Development Policies Document.
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<b>Site Address</b>	<b>Land North East of Toft Road, Knutsford</b>
<b>SHLAA Ref/Site Ref number</b>	3293 and 3356
<b>Site visit date</b>	25.11.14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Site P In the Draft Knutsford Town Strategy [BE 092]  Local Plan Strategy Submission Version [SD001] representation site (Omission site) <b>SUB 2594 (applied to SHLAA 3293 only)</b> ID 744574, Agent 643559 Hourigan Connolly  <b>SUB2655 (applied to SHLAA 3356 only)</b> Hourigan Connolly (ID 836402 Agent 643559)  <b>Larger Omission site ( SHLAA 3293/3356)</b> <b>Matter 15.041</b> (received Sept 2014) Hourigan Connolly ID 836402 Agent 643559 This included a larger site incorporating both SHLAA site 3356 AND SHLAA site 3293 which they request the inspector treat as a single site, known as 'Toft Road'. A master plan has been produced indicating 50 homes and the incorporation of public open space on the northern section of the site.
<b>Site description</b>	The site lies on the southern edge of the Knutsford settlement boundary, the northern section lying within the Legh Road Conservation Area. It is a flat single arable field, with low density residential, properties to the east and partly to the south. There are mature trees and hedges to the boundaries of the site and fronting onto Toft Road. The site has a semi rural feel being on the edge of settlement.
<b>Site area and dwelling capacity</b>	<b>SHLAA 3293</b> 2.48 hectares, potential capacity 75 at 30.28 dph (SHLAA), although this is likely to be significantly lower due to The Legh Road Conservation Area (LRCA) SPD which requires any new property to be detached and have at least 0.3ha of land <b>SHLAA 3356</b> 1.11 hectares, potential capacity 34 at 30.59 dph (SHLAA). This part of the site is outside the LRCA, but would be subject to design considerations to reflect the surrounding housing densities.
<b>Constraints</b>	The site is within the Legh Road Conservation Area and any development would have to accord with the Legh Road Conservation Area SPD (2005). The following constraints on new development will therefore apply:

	<ul style="list-style-type: none"> <li>• New development should respect historic plot ratios (usually one detached dwelling within a large garden)</li> <li>• Plot sizes for each individual dwelling should be no smaller than 0.3 hectare or 0.7 acre (this means that terraced or semi-detached buildings will not be acceptable)</li> <li>• New development should not impinge on the setting or mature landscaping of adjacent properties</li> </ul> <p>This site is adjacent to Knutsford town centre and is immediately on the edge of the built form. The design of any development on this site would also need to adhere to Policy SE1 (Design) to ensure that proposed development makes a positive contribution to its surroundings.</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded,</b>	<ul style="list-style-type: none"> <li>• Macclesfield Borough Local Plan - Green Belt</li> <li>• Macclesfield Borough Local Plan Conservation Area</li> <li>• BE13 Macclesfield Borough Local Plan specifically covers Legh Road Conservation Area.</li> <li>• Legh Road Conservation Area SPD 2005</li> <li>• Policy H12 Macclesfield Borough Local Plan seeks to preserve and enhance low density housing and individual design and provides guidance on the form of new development in the Legh Road Conservation Area</li> <li>• Public Rights of Way to the east of the site boundary</li> <li>• TPOs on the south and north sides of the site</li> </ul>
<b>Previously developed land? (PDL)</b>	Greenfield.
<b>Background site history &amp; Current apps</b>	<p>Site P In the Draft Knutsford Town Strategy [BE 092]</p> <p>Draft Knutsford Town Strategy Summary Report of Consultation Findings [BE093]</p> <p>33% of consultees agreed with the possible inclusion of this site 67% disagreed</p> <p>Key themes emerging from consultation</p> <ul style="list-style-type: none"> <li>• Too far out and will affect current amenities</li> <li>• Development should be spread throughout Knutsford and not concentrated in one direction.</li> <li>• This site lies within the Legh Road Conservation Area and forms an integral part of its setting. It would impact adversely on the southern approach to Knutsford and its development would merely increase cross town traffic congestion.</li> <li>• Quality low density development could work and be compatible with the conservation area</li> </ul>
<b>Reps received Matter Statement</b>	Omission site SUB 2594 ID 744574, Agent 643559.

<p><b>No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Proposed Low density housing (50 dwellings) master plan including the introduction of community amenity space.</p> <p><b>Larger Omission site (SHLAA 3293/3356)</b>  <b>Matter 15.041</b> (received Sept 2014) Hourigan Connolly ID 836402 Agent 643559 This included a larger site incorporating both SHLAA site 3356 AND SHLAA site 3293 which they request the inspector treat as a single site, known as 'Toft Road'.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p><b>Matter 15.041</b>(received Sept 2014) Hourigan Connolly ID 836402 Agent 643559  <i>"Following the submission of previous Representations, the landowners have agreed to promote the two individual sites as one entity and respectively request that the Inspector consider the site at Toft Road. The site is sustainable, available and deliverable. There are compelling reasons why the site should be considered for a residential allocation to deliver both open market and affordable housing in Knutsford".</i></p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p><b>Matter 15.041</b> (received Sept 2014) Hourigan Connolly ID 836402 Agent 643559  <i>"The site is sustainable, available and deliverable. There are compelling reasons why the site should be considered for a residential allocation to deliver both open market and affordable housing in Knutsford".</i></p> <p>It is not specified if the site is deliverable within the Plan period.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>There is currently no designated open space in the Legh Road Conservation Area.</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>Sustainability (Integrated) Appraisal [SD 003]</p> <p>Site P In Town Strategy [BE 092]</p> <p>The site has not been progressed because it is deemed to be too small to be a strategic site; however, if required, it could be considered through the Site Allocations and Development Policies document.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This site forms a gateway to Knutsford from the south. The surrounding area is low density housing in the Legh Road Conservation Area, with a row of mature trees fronting onto Toft Road.</p>

	<p>According to SPD - Legh Road Conservation Area Appraisal (2005), para 6.15 there are no potential development sites in the Legh Road Conservation Area. Policy BE13 Macclesfield Borough Local Plan specifically covers Legh Road Conservation Area.</p> <p>Policy H12 Macclesfield Borough Local Plan seeks to preserve and enhance low density housing and individual design. It also provides some guidance on the form of new development in the Legh Road Conservation Area, which would need to achieve a minimum garden size per property of 0.3 hectares or 0.7 acres. Development here would need to conform to these policies to ensure appropriate density and scale of development to complement the existing surroundings.</p> <p>If Knutsford is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site is suitable for further consideration for inclusion in the Site Allocations and Development Policies Document.</p>
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<b>Site Address</b>	<b>Land to the west of Blackhill Lane, Knutsford</b>
<b>SHLAA Ref/Site Ref number</b>	3523
<b>Site visit date</b>	25.11.14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	<p>Site R in the Draft Knutsford Town Strategy [BE 092]  Site 7 (Alternative) Shaping our Future Development Strategy [BE100]</p> <p>NPS 47 [SD 016] Non-Preferred Justification Paper</p>
<b>Site description</b>	The site is relatively flat Grade 2 agricultural land in use. The area is edge of settlement in character and estate landscape. The surrounding land uses are open countryside to the west and residential and a primary school to the east, a railway to the north western edge and Bexton House to the south. The site is only accessible from a single road therefore access solutions would need to resolved prior to the consideration of any development potential.
<b>Site area and dwelling capacity</b>	15.28 ha, Capacity 459 at 30 dph (SHLAA)
<b>Constraints</b>	Protected Trees and hedges to field boundaries. Adjacent to the railway to the north. Overhead lines through the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded,</b>	Macclesfield Borough Local Plan - Green Belt

<p><b>Previously developed land? (PDL)</b></p>	<p>No</p>
<p><b>Background site history &amp; Current apps</b></p>	<p>Draft Knutsford Town Strategy Summary Report of Consultation Findings [BE093]  31% of consultees agreed with the possible inclusion of this site 69% disagreed  The Key themes emerging from consultation:</p> <ul style="list-style-type: none"> <li>• Limited impact on residents and provides options to spread the impact across Knutsford.</li> <li>• Current preferences are an unfair impact on the North East of the town.</li> <li>• Small developments of affordable housing in keeping with the local area.</li> <li>• Why are there no reasons given in the document for the unsuitability of these sites?</li> <li>• Farmland- Green Belt</li> <li>• Need to know reasons for the rejection of the site</li> <li>• The traffic, the effect on existing houses, the lack of infrastructure.</li> <li>• Very small amount of housing allowed</li> <li>• Potential to develop playing fields</li> </ul> <p>Summary of Development Strategy Comments and the Council's Responses [BE102]  4 representations by 4 people; 2 support,1 object, 1 comment</p> <ul style="list-style-type: none"> <li>• Support the rejection of this site</li> <li>• Would impinge on Bexton Primary School and make traffic worse</li> <li>• Would materially degrade the landscape vistas on this side of the town.</li> <li>• Knutsford should not be allowed to grow any closer to the motorway.</li> <li>• Developers must contact Network Rail Asset Protection Team to ensure mitigation. Consider noise and vibration.</li> <li>• I object to this site being rejected without explanation</li> </ul> <p>NPS 47 [SD 016] Non-Preferred Justification Paper  Quote  <i>"The site has not been progressed at this time in the Local Plan Strategy because of the lack of demonstrable and justifiable exceptional circumstances necessary to justify the release of this site from the Green Belt. The site would not deliver sustainable development or wider infrastructure needs, and does not successfully contribute to the delivery of the Local Plan Strategy Vision and Strategic Priorities or</i></p>

	<i>wider policy objectives.”</i>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is not being actively promoted in the Local Plan process</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is not being actively promoted in the Local Plan process.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Sustainability (Integrated) Appraisal [SD 003]</p> <p>Site R The site has not been progressed due to the community preference expressed from the Draft Knutsford Town Strategy [BE 092] work to develop to the north west of the town.</p> <p>Knutsford 7 – Land to the west of Blackhill Lane (alternative site) This is a greenfield site situated to the south west of the existing built up area of Knutsford in the Green Belt. The Development Strategy identifies this as an alternative site potentially suitable for the provision of around 350 homes, small scale retail development and limited community facilities.</p> <p>This site was judged in the Sustainability Appraisal as overall positive in terms of its ability to deliver SA Objectives: 2 (sustainable access to jobs, services and facilities); 5 (vibrant rural communities); 19 (rural economy); and 20 (education, training, jobs and employment opportunities). This was largely due to the site being close to existing education facilities and having good access to public transport with the potential to improve access to other amenities. Furthermore, the development was considered to have the potential to increase the provision of services and facilities for the rural area and</p>



	<p>contribute towards the achievement of the Vision and Objectives of the Local Plan relating to the SA Objectives above.</p> <p>Overall negative effects were identified for SA Objectives 12 (heritage, landscapes and townscape) and 16 (natural resources, green infrastructure and previously developed land). This is because the site could result in the loss of: greenfield land in the Green Belt; the best quality agricultural land; and particular landscape and historic landscape characters.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is only accessible from a single road therefore access solutions would need to be resolved prior to the consideration of any development potential.</p> <p>If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is not suitable for further consideration for inclusion in the Local Plan Strategy, as the site is not being actively promoted in the Local Plan process.</p>

<b>Site Address</b>	<b>Land to the south west of Knutsford High School, Knutsford</b>
<b>SHLAA Ref/Site Ref number</b>	3524
<b>Site visit date</b>	11.12.14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Site S in the Draft Knutsford Town Strategy [BE 092] Knutsford 8 (Alternative) Shaping our Future Development Strategy [BE100] NPS 48-[SD016] Non Preferred Site Justification Paper.
<b>Site description</b>	The site is relatively flat agricultural land on the western edge of the Knutsford settlement boundary. To the east the site is adjacent to residential gardens and the Knutsford High school playing fields. To the south the site borders the railway and to the west is open countryside. The site comprises open fields Blackhill Farm at the corner of Bexton Road. There is a pond on site and a public Right of way across the site. There are some mature trees and hedges to the edge of the site and a drain runs across the site.
<b>Site area and dwelling capacity</b>	19.64ha Capacity 590 at 30 dph (SHLAA). Although access and traffic issues may limit this number.
<b>Constraints</b>	Trees and hedges to field boundaries. Overhead lines to edge of site. Pylon within site. Adjacent to the railway, PROW, a pond Access to the site may be a constraint on a major development
<b>Current policy designation i.e. GB/Open space/</b>	Macclesfield Borough Local Plan - Green Belt

<b>Strategic Site, safeguarded,</b>	
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>Draft Knutsford Town Strategy (site S) Summary Report of Consultation Findings [BE093]</p> <p>36% of consultees agreed with the possible inclusion of this site 64% disagreed</p> <p>The key themes emerging from consultation</p> <ul style="list-style-type: none"> <li>• Perfect site for development, close to local schools and good vehicular access.</li> <li>• School may need land to expand e.g. playing fields Green Belt</li> <li>• The road network would not cope</li> <li>• Why was the site deemed “not suitable”, no reasons given</li> <li>• Pylons - noted risk and restriction to development in proximity of pylons.</li> <li>• More information about viability needed</li> </ul> <p>Summary of Development Strategy Comments and the Council's Responses [BE102]</p> <p>4 representations by 4 people: 2 support, 1 object, 1 comment</p> <ul style="list-style-type: none"> <li>• This site is close to the town centre and has good access.</li> <li>• Its use would bring Knutsford almost to the site of the M6 motorway services and its attendant traffic noise.</li> <li>• Railway issues (mitigation) would need to be addressed due to existing and future potential intensification of routes.</li> <li>• If development is allowed in the Green Belt, ensure the lower grade agricultural land is used first.</li> </ul> <p>NPS 48-[SD016] Non Preferred Site Justification Paper</p> <p>NPS justification</p> <p>The site has not been progressed at this time in the Local Plan Strategy due to, the high level of investment required to ensure adequate access to services and facilities and the availability of more appropriate sites, with fewer constraints and better access to services, facilities and the transport network which are capable of meeting housing and other development needs.</p>
<b>Reps received Matter Statement No.'s &amp; summary of</b>	None

<b>issues raised/development proposed</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is not being actively promoted in the Local Plan process.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The site is not being actively promoted in the Local Plan process.</p>
<b>Infrastructure issues (including highways)</b>	<p>If Knutsford High School required extra land as a result of strategic housing delivery in north west Knutsford, this site could be considered for education infrastructure requirements. This was an issue raised during the Draft Town Strategy Consultation. Traffic issues would be likely to arise if major development took place on this site.</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Sustainability (Integrated) Appraisal [SD 003]  Site S in the Draft Knutsford Town Strategy [BE 092]  The site has not been progressed due to the community preference expressed from the Draft Town Strategy work to develop to the north west of the town.</p>
<b>Conclusions &amp; recommendations</b>	<p>Major development on this site is likely to cause transport issues due to the lack of access to the west. It is also very close to the M6 which may require Air Quality issues to be looked at if developed. There could also be a loss of landscape character. However smaller scale development could be considered as could education provision if required.</p> <p>If Knutsford is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is not suitable for further consideration, as the site is not being actively promoted in the Local Plan process.</p>

# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL' OF THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **MIDDLEWICH**

### **1. Introduction**

Middlewich is classified as a Key Service Centre in the Local Plan Strategy Submission Version (March 2014), formerly within Congleton Borough, prior to the establishment of Cheshire East. The 2013 mid-year population estimate for the town is 13,700.

Middlewich is a market town and is also one of the 3 Cheshire 'Wich Towns', in the west of the Borough. It lies to the north of Crewe and has a boundary with Cheshire West and Chester, is close to the towns of Northwich, Winsford, Crewe and Sandbach, as well as being just over 2 miles from junction 18 of the M6 motorway. Middlewich lies on the confluence of 3 rivers: the Rivers Dane, Croco and Wheelock. Three canals, the Shropshire Union, Trent and Mersey and the Wardle (the shortest canal in the UK) also pass through Middlewich, as well as 3 major roads the A533, A54 and A530.

The origins of the town are thought to be pre-Roman and the town has a long archaeological and conservation history that has shaped its development through the years

It was the Romans who gave the town the name 'Salinae' because of its surrounding salt deposits. A Roman settlement, possibly centred on King Street, was probably occupied from the 1st century AD to around AD 400. During the Medieval Period, Middlewich suffered devastation at the hands of the Normans, and was destroyed by fire in 1281.

Since Roman times Middlewich has been an important centre for salt extraction. This is still the case today, with British Salt (now part of TATA Chemicals) being an important employer in the town. In earlier years the town was also known for its production of Cheshire cheese, silk, and for its agricultural industry.

With the decline in manufacturing in the town towards the end of the 20th Century, there was a need to find a new economic future for the town. Development of the Midpoint 18 Industrial Park on the eastern edge of the town commenced in the early 1980s. Located close to junction 18 of the M6 motorway, Midpoint 18 is a regionally important employment park and is well placed to serve and take advantage of the North West and the Midlands economy. An Eastern Bypass for Middlewich has been partially constructed in recent years. The construction of the final section linking to

the A533 Booth Lane to the south of the town will open up further land for employment development and improve environmental conditions in the town centre.

Almost all retail provision in the town is provided along Wheelock Street in the town centre including Tesco, a Lidl foodstore just to the north of the town centre and a Morrison's foodstore along Newton Bank. However, the main retail offer is provided by independent businesses. There is also an open air market every Tuesday.

## **2. Key Policy Issues/Constraints**

The current Local Plan for Middlewich is the Congleton Borough Local Plan First Review (adopted January 2005). This shows the town with its own settlement boundary, outside which lies Open Countryside, as defined on the Proposals Map of the Congleton Borough Local Plan First Review.

There are two Conservation Areas within Middlewich; Middlewich Conservation Area comprises the historic core of the town centre and has the town's primary landmark within its boundary, the Church of St Michael and All Angels. There are 39 Listed Buildings in the town. The church is Grade II\* listed, largely circa 1500 with some parts remaining from the 12th century, and is constructed from red sandstone. There are several Scheduled Monuments; Roman Fort in Harbutt's field, Kinderton Hall-Moated site, and Brine Pumps at Brooks Lane in the town.

The second Conservation Area is the linear Trent and Mersey Canal-Kent Green, It is of great industrial archaeological importance. It was the first major element of the national canal network, and one of the greatest civil engineering projects of the 18th Century. The canal runs through the town and is an important tourism and recreational resource.

Midpoint 18 is an existing key employment area in the Local Plan; it is a mixed use business park currently providing a development footprint of 128,130 square metres including office, distribution and manufacturing space.

Middlewich Town Strategy was approved at a meeting of Middlewich Town Council on 4<sup>th</sup> July 2012. [BE085]

The Neighbourhood Development Plan for Middlewich is progressing well with an indicative timetable for production of the Draft Plan by winter 2015.

## **3. Development Potential**

The net completions for Middlewich between 01/04/10 and 31/12/14 were 212 dwellings.

The total number of commitments at 31/12/14 is 911 dwellings. These are split between the Strategic Site CS 20 at Glebe Farm (450 dwellings – all greenfield), and other commitments of 461 dwellings, split 82.65% greenfield; 10.85% brownfield and 6.51% mixed.

As a Key Service Centre, the Local Plan Strategy identifies Middlewich as providing sites for 1,600 dwellings over the Plan period. Committed Strategic Sites are identified in the Local Plan Strategy at Glebe Farm (CS20)

#### 4. Key Findings

	Size (Ha)	Greenfield	Brownfield
<b>With potential</b>	1.9	48	0
<b>Without potential</b>	41.82	213	1,056

The study considered the development of sites within the settlement that could accommodate 10 or more dwellings at a density of 30 dwellings per hectare.

Of the 21 sites assessed, 20 of the sites were from the SHLAA and 1 as a Non Preferred Site in the Local Plan Strategy. Of these 21 sites, 3 are considered to be capable of accommodating 48 dwellings on greenfield land within the Plan period. These are:

- Land at Ryecroft Close – 14 dwellings
- Land at Silver Birches, Croxton Lane – 11 dwellings
- Land to rear of King Street – 23 dwellings.

The remaining 18 sites (potential for 1,056 dwellings) are not currently considered to be suitable and are not likely to come forward within the Plan period. Whilst a high number of sites have been screened out this is due to a number of reasons. For example, 7 of the 18 sites (potential for 348 dwellings) are currently in use; 3 of the 18 sites (potential for 89 dwellings) are areas of Public Open Space which are considered vital for the amenity and well being of residents; 1 site has been implemented; another is land locked without a suitable access point; Middlewich Lagoons is a large 25 ha site (potential for 750 dwellings), Cledford Lane Lime beds are a very important Local Wildlife Site supporting habitats (calcareous grassland, saltmarsh) found in few other places in Cheshire and there is no guarantee that the land will be developable for residential use within the Plan period. Other sites are designated on the Proposals Map of the Congleton Borough Local Plan as Mixed Use Allocations; the sites are being promoted as consolidated land for employment land by the owner, therefore it is not considered that the sites will be developable for residential use within the Plan period.

Details are shown on the site proformas and summary spreadsheets for Middlewich

The 'Cheshire East Local Plan Strategy Urban Potential Study April 2015 Middlewich' map shows all the sites considered for the Urban Potential Study in

Middlewich. SUB 1661 representation requests consolidation of all the Strategic Employment site at Midpoint 18 and is shown on the Edge of Settlement Study April 2015 Map for Middlewich. Please refer to the Edge of Settlement Study Map for further information. The 'Middlewich Town Strategy Development Options' map has been included for reference.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] Middlewich is located within an area of the Borough where residential development is considered to be viable. The town is located in a desirable area of the Borough with good public transport and road links towards the M6, Northwich, Winsford, Crewe and Sandbach. Middlewich is considered a popular place to live and there are unlikely to be any significant viability and deliverability issues with the vast majority of the sites.

## **6. Conclusion**

The summary figures for Middlewich are:

- The total number of commitments as at 31/12/2014 is 911 dwellings. This includes the strategic allocations at (CS20) Glebe Farm
- The split is greenfield 82.65%, brownfield 10.85% and mixed 6.51%.
- The total number of sites that have potential for development of housing is 3 sites giving a potential for 48 dwellings, all on greenfield land.

**CHESHIRE EAST LOCAL PLAN STRATEGY: MIDDLEWICH; ASSESSMENT OF URBAN POTENTIAL SITES: SUMMARY OF SITES WITH POTENTIAL FOR DEVELOPMENT DURING THE PLAN PERIOD**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land off Ryecroft Close, Middlewich	2378	Situated within the Middlewich Settlement Zone Line and to the south west of the town centre, the site, a large residential mature walled garden is within an established and existing residential area and relates well to its residential surroundings.	0.45	14	0	Listed in the Council's SHLAA, it is not clear who owns the garden and if it is used in connection with a dwelling, or as a stand alone garden. The site does not have any known constraints that would preclude its development; it lies in a sustainable location and has the potential to be developed within the plan period.
Land at Silver Birches, Croxton Lane, Middlewich	396	Located in an existing residential area within the Middlewich Settlement Zone Line and to the north west of the town centre, the site consists of 1 residential detached dwelling and garden, as well as redundant nursery buildings and associated land. The site as a whole relates well to the existing built residential form.	0.39	11	0	There is currently a resolution to grant (12/0804C) an extension of time to Outline approval 08/1800/OUT for 12 units (11 Units net as current dwelling to be demolished) on the site. This is subject to the signing of a s 106 Agreement and entering in to a s278 Highways Agreement with the Council. The site therefore has the potential to be developed within the plan period.
Land to rear of King Street, Middlewich	2762	Located within the Middlewich Settlement Zone Line and to the north east of the town centre, the site is a vacant field within existing residential & commercial development to the north east of the town centre.	1.06	23	0	Application 14/3811C proposing 24 dwellings (23 net) to include one demolition, withdrawn 02/04/15. Pending resubmission to remedy reasons for withdrawal. It is understood however that there are not any fundamental issues that would prevent the redevelopment of the site for housing.
<b>TOTALS</b>			<b>1.9</b>	<b>48</b>	<b>0</b>	



**CHESHIRE EAST LOCAL PLAN STRATEGY: MIDDLEWICH; ASSESSMENT OF URBAN POTENTIAL SITES: SUMMARY OF SITES NOT CONSIDERED TO HAVE THE POTENTIAL AT THE DATE OF THE STUDY**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land off Booth Lane, Middlewich	2380	Within the Middlewich Settlement Zone Line and to the south east of the town centre, part of the Site is in use as a parking area for the adjacent Allotments and part of it as Allotments. Also, the site has some active garages on it.	0.39	12	0	Although the site appears to be an extension to the existing Allotments and into what was previously an area for parking, and not allocated as Open Space in the Congleton Borough Local Plan, the Council's Open Space Assessment concluded that overall, there is not a surplus of Open Space in the Borough and such spaces are vital for to the well being and amenity of Cheshire East's residents. Therefore, it has been screened out of this study.
Land to the east of Faulkner Drive, Middlewich	2646	Within the Middlewich Settlement Zone Line and to the south east of the town centre, the Site is designated as an Owner Specific Employment Site on the Proposals Map of the adopted Congleton Borough Local Plan.	3.27	0	99	Site is part of an active Tata chemical plant that is considered to be a bad neighbour use and likely to be contaminated land. The site is currently in use and has therefore been screened out of this study.
Land to the west of Faulkner Drive, Middlewich	2647	Within the Middlewich Settlement Zone Line and to the south east of the town centre, the Site is designated as an Owner Specific Employment Site on the adopted Congleton Borough Local Plan Proposals Map.	3.84	0	116	Site is part of an active Tata chemical plant that is considered to be a bad neighbour use and likely to be contaminated land. The site is currently in use and has therefore been screened out of this study.
Land off Lewin Street, Middlewich	2301	Vacant overgrown site within the Middlewich Settlement Zone Line and the Middlewich town centre boundary, there is a derelict outbuilding within the site that has blended into the landscape owing to the passage of time.	0.39	16	0	Although the site is in a sustainable town centre location, it has been screened out of the assessment as it is land locked without a suitable access point, as the proposed access would be down a piece of land that is used as a car park for the White Horse Public House. Also, the majority of the site is within the red edge of approval 14/0259C, relating to Middlewich High School.
Land at the Build Center, Lewin Street, Middlewich	2785	Located within the Middlewich Settlement Zone Line and to the north east of the town centre, a viable business (Jewson Ltd) is currently in operation at site.	0.31	0	10	Viable business (Jewson Ltd) currently in operation at the site, so screened out there is no certainty that it will be developable for residential use within the plan period.
Land at Darlington Street, Middlewich	2471	Located with the Middlewich town centre boundary, the site is currently designated as a Retail Allocation within the Principal Shopping Area of the town centre in the adopted Congleton Borough Local Plan. It is currently in use, part retail and part residential and has an extant planning permission (11/3737C) for retail development.	1.28	0	39	Sustainable site considered suitable for residential development that is currently in use. However, there will be an opportunity to evaluate the site's current Local Plan designation at the Site Allocations Document stage. It appears that the retail planning permission will not be implemented and part of the land has now been placed on the market for sale. Site still in use so screened out of this study.

Land off Mill Lane, Middlewich	422	Within the Middlewich Settlement Zone Line, the site is to the north east of the town centre with an existing garage business and associated buildings still on site and in use.	0.55	0	22	The site is within walking distance of the facilities and services available in the town centre. However, a business is currently in operation on site so screened out as no certainty that it will be developable for residential use within the plan period.
75-79 Wheelock Street, Middlewich	4461	An existing town centre building, planning approval 12/3836C granted consent 11/02/13 for a change of use to a managed young persons residential accommodation & Warden's flat, and the permission has now been implemented.	0	0	0	Previously in the SHLAA for 11 units, permission 12/3836C implemented and site is no longer available so figure is zero.
Land off Webb's Lane, Middlewich	2375	Located within the Middlewich Settlement Zone Line to the north of the town centre and in an existing residential area, the Site is Public Open Space and still in active use as a children's play area.	0.64	20	0	The Council's Open Space Assessment concluded that overall, there is not a surplus of Open Space in the Borough and such spaces are vital for to the well being and amenity of Cheshire East's residents. The site is Public Open Space so screened out of this study.
Middlewich Cricket Club, Land off Croxton Lane, Middlewich	2652	Located within the Middlewich Settlement Zone Line and to the north west of the town centre and in an existing residential area, the Site is Public Open Space and still in active use as Middlewich Cricket Club.	1.89	57	0	The Council's Open Space Assessment concluded that overall, there is not a surplus of Open Space in the Borough and such spaces are vital for to the well being and amenity of Cheshire East's residents. The site is Public Open Space so screened out of this study.
Land off King Street, Middlewich	2385	Located part within and part outside the Middlewich Settlement Zone Line, part of the Site is currently in active use as a car park serving offices at the adjacent King Street Trading Estate and the other half is vacant field/wood land.	0.32	5	5	Part of the site is designated as Open Countryside in the adopted Congleton Borough Local Plan. Site is currently in active use so screened out of this study.
Land off Road Beta, Brooks Lane Industrial Estate, Middlewich	2307	Located within the Middlewich Settlement Zone Line and to the south east of the town centre, the site is currently vacant with some mature tree cover and left over to nature. The site is part of a larger (and developed) designated Mixed Use Allocation and Development Requirement in the adopted Congleton Borough Local Plan.	2.21	66	0	With the exception of this 2.21 (Ha) site, the rest of the Allocated site has been developed. The Site borders Strategic Location site SL 9 of the Local Plan Strategy Submission Version and SL 9 proposes the delivery of 400 new homes. It is therefore considered that there is no guarantee that the site will be developable for residential development within the Plan period and the site has been screened out of this study.
Land to SE of the former RHM Foods site, Booth Lane, Middlewich	2648	Located within the Middlewich Settlement Zone Line and to the south east of the town centre, the site is part of the larger Midpoint 18 employment development.	0	0	0	The sites is designated as a Mixed Use Allocation on the Proposals Map of the adopted Congleton Borough Local Plan. The site is half brownfield and half greenfield and is being promoted as consolidated land for employment use by the owner, and it is not considered that the site will be developed for residential use within the Plan period. Therefore, the site has been screened out of this study.

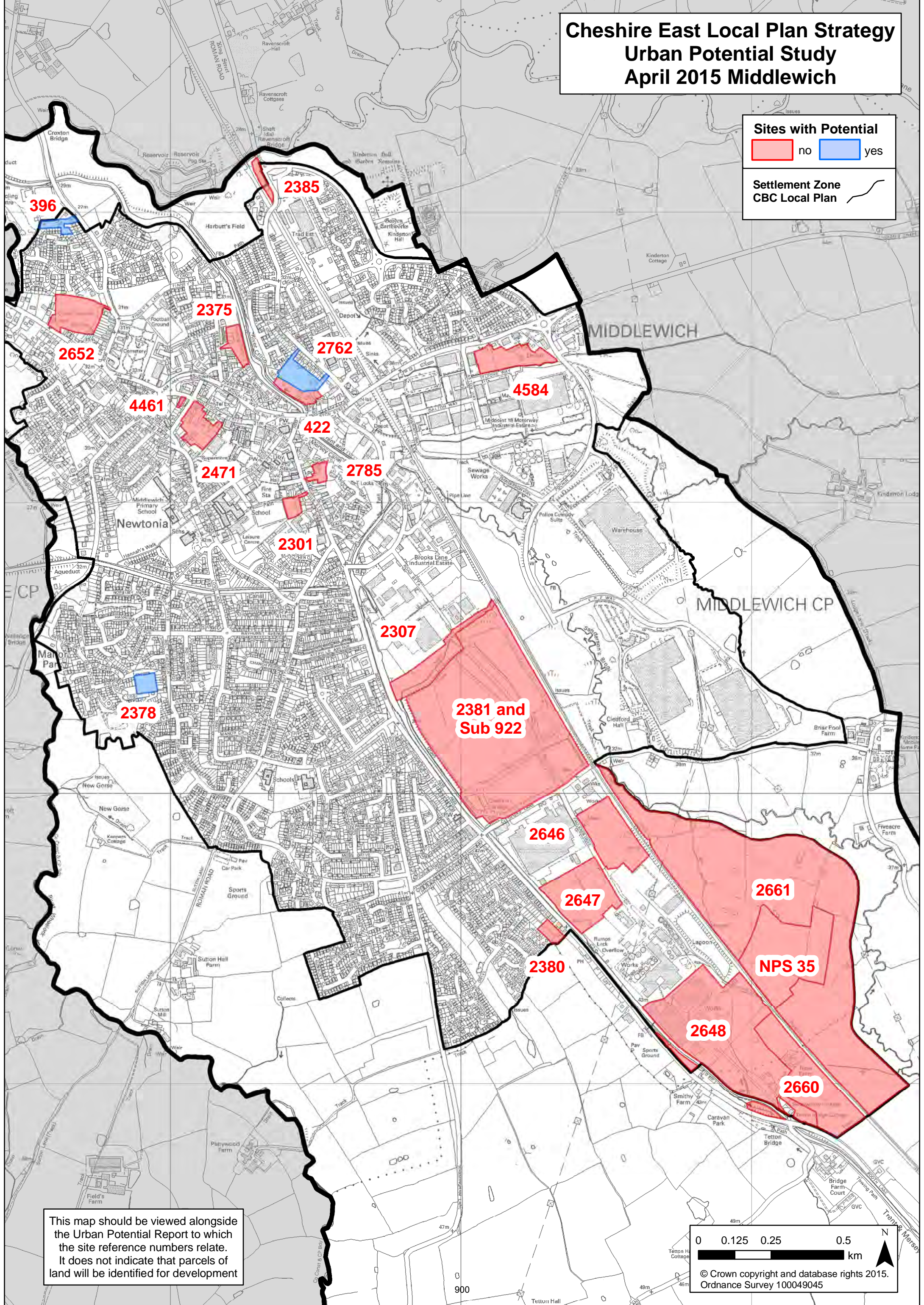
Land to North of Tetton Bridge, Middlewich	2660	Located within the Middlewich Settlement Zone Line and to the south east of the town centre, the site is part of the larger Midpoint 18 employment development.	0	0	0	The site is designated as a Mixed Use Allocation on the Proposals Map of the adopted Congleton Borough Local Plan. The site is being promoted as consolidated land for employment use by the owner, and it is not considered that the site will be developed for residential use within the Plan period. The site is therefore screened out of this study.
Land to South of Cledford Lane, Middlewich	2661	Located within the Middlewich Settlement Zone Line and to the south east of the town centre, the site is part of the larger Midpoint 18 employment development.	0	0	0	The site is designated as a Mixed Use Allocation on the Proposals Map of the adopted Congleton Borough Local Plan. The site is being promoted as consolidated land for employment use by the owner, and there is, therefore, no guarantee the site will be developable for residential use within the Plan period. The site has therefore been screened out of this study.
Land to the north west of Booth Lane, Middlewich	NPS35	Located within the Middlewich Settlement Zone Line and to the south east of the town centre, the site is adjacent to the Midpoint 18 employment development .	0	0	0	The site was discarded in the Local Plan Strategy Non-Preferred Sites Justification Paper (March 2014), because it contains significant constraints and other sites with fewer constraints were considered to be more appropriate. The site is being promoted by Harris Lamb for Bovale Ltd as a mixed use development to include an element of residential, although no indicative numbers provided within the representation. A significant area of the site is also in the ownership of Pochin Property and being promoted through the Local Plan process as purely an employment representation through SUB 1661. The site is therefore screened out of the study.
Middlewich Lagoons, Cledford Lane, Middlewich	2381 SUB 922 SUB 921	Located within the Middlewich Settlement Zone Line to the east of the town centre, the site is part of the active TATA Chemical Works (British Salts) and is designated as a Site of Biological Importance on the Proposals Map of the adopted Congleton Borough Local Plan.	25	0	750	Designated as a SBI, the Cledford Lane Lime Beds are a very important Local Wildlife Site, supporting habitats (calcareous grassland, saltmarsh) found in few other places in Cheshire. Therefore, there is no guarantee that the land will be developable for residential use within the Plan period, and the site has been screened out of this study. It should be noted however, that the site is being actively promoted through the Local Plan process by the owner through representations SUB 922 & SUB 921 and therefore it is recommended it is subject to Sustainability Appraisal and
Land to the west of Pochin Way, south of A54, Middlewich	4584	Located within the Middlewich Settlement Zone Line, the site is part greenfield (with a small area of hardstanding) and part brownfield, with the brownfield part of the site having buildings erected on it and an area of hard standing. Part of the site is currently in use and the other is allocated as an Employment Commitment in the adopted Congleton Borough Local Plan. Located on the edge of the Midpoint 18 Industrial Estate, it is also adjacent to a Petrol Station.	1.73	37	15	The site is split into 0.51 (Ha) of brownfield land and 1.22 (Ha) of greenfield land. There will be an opportunity to evaluate the designation at the Site Allocations Document stage, however, business currently in operation on site so screened out as no certainty that it will be developable for residential use within the plan period.
<b>TOTALS</b>			<b>41.82</b>	<b>213</b>	<b>1,056</b>	

# Cheshire East Local Plan Strategy Urban Potential Study April 2015 Middlewich

**Sites with Potential**

no  yes

**Settlement Zone**  
CBC Local Plan



This map should be viewed alongside the Urban Potential Report to which the site reference numbers relate. It does not indicate that parcels of land will be identified for development

0 0.125 0.25 0.5 km

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## Cheshire East Local Plan Strategy: Urban Potential Study of the Principal Towns; Key Service Centres and Local Service Centres: Site Assessment Proforma

### Middlewich

<b>Site Address</b>	<b>Land off Ryecroft Close, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA reference 2378
<b>Site visit date</b>	08/04/15
<b>Site description</b>	<p>Flat in nature with some hard standing, the site is currently being used as a large private walled garden, but it is not clear which property owns the piece of land, or if it is used as part of a dwelling or as a stand alone garden.</p> <p>The site also contains a large number of mature trees, although none within the site are subject to Tree Preservation Orders. However, there is a tree overhanging the site with a Tree Preservation Order to the south east boundary located within a neighbouring garden.</p> <p>Located within the Middlewich Settlement Zone Line and in an existing residential area, the site has residential boundaries to all sides and is approximately 1.4 km to the south west of Middlewich town centre.</p>
<b>Site area and dwelling capacity</b>	SHLAA figures indicate a site of 0.45 (Ha) with capacity for 14 dwellings.
<b>Constraints</b>	<p>It is considered there are the following constraints:</p> <ul style="list-style-type: none"> <li>• One tree within a neighbouring garden that is subject to a Tree Preservation Order.</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Settlement Zone Line of Middlewich as defined on the Proposals Map of the adopted Congleton Borough Local Plan First Review and will be subject to policies PS4, E3, H4 and S2 of the Local Plan.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	The site has no history of planning applications
<b>Reps received Matter Statement No.'s &amp; summary of</b>	None

<b>issues raised</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is located in an established residential area, in a town that is a popular place to live with good links to the M6 motorway.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>There does not appear to be any evidence to suggest that the site would not be developable within the Plan period for residential use.</p> <p>The site is included in the SHLAA, which is an indication of an intention for it to be developed.</p>
<b>Infrastructure issues (including highways)</b>	<p>The access off Rolt Crescent is narrow but access appears to be available off Ryecroft Close. However, it is considered that the Council's Strategic Highways Manager could request a planning condition at application stage, should it be required, to secure any highway and infrastructure works that the development would necessitate.</p>
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	<p>Site is located with an existing residential area and within the Settlement Zone Line, where there is a presumption in favour of development. Site is also within walking distance of bus stops and is approximately 1.4 km from the town centre and all its facilities.</p>
<b>Conclusions &amp; recommendations</b>	<p>Located within the Middlewich Settlement Zone Line and in an existing residential area, the site has residential boundaries to all sides.</p> <p>The site does not have any known constraints that would preclude its development; it lies in a sustainable location and is in the SHLAA.</p> <p>Given the above, it is considered that the site is therefore suitable for housing development and has the potential to be developed within the plan period to deliver 14 Units.</p>

<b>Site Address</b>	<b>Land at Silver Birches, Croxton Lane, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA reference 396
<b>Site visit date</b>	13/04/15
<b>Site description</b>	<p>Part of the site is currently subject to an active residential use.</p> <p>Extending back across the rear of No.23 to No.33 Chestnut Close, the site comprises of a bungalow, lawned areas of domestic garden, ponds, rockeries and various structures including greenhouses, sheds and lean-to structures associated with the redundant horticultural nursery.</p> <p>Relatively flat, the site also contains a large number of ornamental trees and mature hedging, although none are subject to a Tree Preservation Order.</p> <p>Located off the main A530 Croxton Lane, the site has boundaries to the north and the west with Open Countryside, the A530 and some residential development to the east and, residential development to the south.</p> <p>Located within the Middlewich Settlement Zone Line, the site is within an established residential area.</p>
<b>Site area and dwelling capacity</b>	SHLAA figures indicate a site of 0.39 (Ha) with capacity for 12 dwellings, including one replacement, giving a net capacity of 11 dwellings. This site is included in the study as it is not included in the housing commitments list dated 31 December 2014.
<b>Constraints</b>	<p>It is considered there are the following constraints:</p> <ul style="list-style-type: none"> <li>• Within the Cheshire Brine Subsidence Zone</li> <li>• Within the BWB Consultation Zone</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Middlewich Settlement Zone Line as defined on the Proposals Map of the adopted Congleton Borough Local Plan First Review and will be subject to policies PS4, E3, H4 and S2 of the Local Plan.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>The site has a history of planning applications and these are listed below:</p> <p><b>12/0804C-</b> Extension to time limit of Outline Application 08/1800/OUT for proposed demolition of an existing</p>

	<p>dwelling and former nursery buildings and the erection of up to 12 no. residential units with means of access- Resolution to approve subject to the completion of a Deed of Variation to a s106 agreement and Public Open Space contribution. No Decision Notice issued at this moment in time.</p> <p><b>08/1800/OUT</b> - Proposed demolition of an existing dwelling and former nursery buildings and the erection of up to 12 no. residential units with means of access – Approved 31<sup>st</sup> March 2009.</p> <p><b>25827/3</b> – Change of use to retail sales of plants, shrubs, conifers, seeds and general garden needs – Approved 25th January 1994.</p> <p><b>26106/3</b> – Glass house – horticulture – Approved 19th April 1994.</p> <p><b>11047/1</b> – Residential development – Refused 29th April 1980.</p> <p><b>5136/2</b> – Erection of horticultural workers single storey dwelling – Approved 31st May 1977.</p> <p><b>4408/3</b> – Temporary caravan – Approved 16th November 1976.</p> <p><b>2834/1</b> – Horticultural workers dwelling – Approved 17th August 1976.</p> <p><b>5136/2</b> – Erection of horticultural workers single storey dwelling – Approved 31st May 1977.</p> <p>The site was not considered in the Middlewich Town Strategy 2012.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised</b></p>	<p>None</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Due to its location, the site is currently considered to be an attractive option for residential development and to any subsequent occupiers of such a development.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>Given the planning history of the site and recent planning application, there is a commitment to develop the site for housing and there is currently a resolution to grant (12/0804C) an extension of time to Outline approval 08/1800/OUT for 12 units on the site, subject to the signing of a s 106 Agreement.</p> <p>Given the above, there is no evidence to suggest that the</p>



	site would not be developable within the Plan period for residential use.
<b>Infrastructure issues (including highways)</b>	None known and there is a resolution to grant planning permission, subject to signing of s106 and a requirement to enter in to a s278 Highways Agreement with the Council.
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	Site is located with an existing residential area and within the Settlement Zone Line, where there is a presumption in favour of development. Site is also within walking distance of a bus stop and is approximately 1.4 km from the town centre and all its facilities.
<b>Conclusions &amp; recommendations</b>	<p>The site lies within the Middlewich Settlement Zone Line as defined on the Proposals Map of the adopted Congleton Borough Local Plan First Review.</p> <p>There is developer interest in developing the site, in the form of a commitment to develop the site for housing and there is currently a resolution to grant an extension of time to Outline approval 08/1800/OUT for 12 units on the site, subject to the signing of a s 106 Agreement.</p> <p>Given the above, it is considered that the site is therefore suitable for housing development and has the potential to be developed within the Plan period to deliver 11 units (net gain).</p>

<b>Site Address</b>	<b>Land to the rear of King Street, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA reference 2762
<b>Site visit date</b>	13/04/15
<b>Site description</b>	<p>Currently a vacant field, the surrounding area is mixed use in character including established residential and commercial uses.</p> <p>The site is flat in nature with some sporadic tree cover, although none are the subject of a Tree Preservation Order.</p> <p>The site has residential boundaries to the north east and north west (as well as being in close proximity to boundary of the Trent &amp; Mersey Canal Conservation Area) and a commercial boundary to the south. There is also a Grade II Listed Mill adjacent to the site near to the southern boundary.</p> <p>Located within the Settlement Zone Line and close to the town centre of Middlewich, the site is a sustainable site being within walking distance of the local services and facilities available in Middlewich town centre.</p>
<b>Site area and dwelling capacity</b>	SHLAA figures indicate a site of 0.99 (Ha) with capacity for 30 dwellings. However, withdrawn planning application 14/3811C specified 24 dwellings for the site (23 net). Given this, the site capacity used in this study will be 23.
<b>Constraints</b>	<p>It is considered there are the following constraints:</p> <ul style="list-style-type: none"> <li>• In the British Waterways Board Consultation Zone</li> <li>• In an Area of Archaeological Potential</li> <li>• In the Brine Area.</li> <li>• In close proximity to the Trent &amp; Mersey Canal Conservation Area</li> <li>• In close proximity of a Grade II Listed Building</li> </ul> <p><b>Note:</b> Although a list of constraints have been identified above, these would have been assessed as part of planning application 14/3811C and are not considered to preclude development of the site.</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Settlement Zone Line of Middlewich as defined on the Proposals Map of the adopted Congleton Borough Local Plan First Review and will be subject to policies PS4, E3, H4 and S2 of the Local Plan.
<b>Previously developed land?</b>	No

<b>(PDL)</b>	
<b>Background site history &amp; Current apps</b>	<p>The site has a history of planning applications and these are listed below:</p> <p>32022/1-Erection of 22 dwellings with associated detached garages. <b>Withdrawn</b> 23/06/2000.</p> <p>14/3811C-Residential Development for 23No. Houses on Land to the Rear of 7 King Street, Middlewich and replacement of 1No. Existing dwelling (24no. dwellings in total). <b>Withdrawn</b> 02/04/15.</p> <p>It is understood however that there are not any fundamental issues that would prevent the redevelopment of the site for housing.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Located within walking distance of Middlewich town centre and all the services and facilities that it offers, the site is considered to be an attractive option for residential development and to any subsequent occupiers of such a site.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>There is developer interest in the site, which is evidenced by the submission of the application reference 14/3811C, which was recently withdrawn.</p> <p>There does not however appear to be any evidence to suggest that the site would not be developable within the plan period for residential use, if the reasons for withdrawing application 14/3811C were overcome. (See planning history above).</p>
<b>Infrastructure issues (including highways)</b>	It is considered that the Council's Strategic Highways Manager could request a planning condition at application stage, should it be required, to secure any highway and infrastructure works that the development would necessitate.
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	Located within walking distance of Middlewich town centre and all the services and facilities that it offers, the site is considered to be an attractive option for residential development and to any subsequent occupiers of such a

	site.
<b>Conclusions &amp; recommendations</b>	<p>Located within the Middlewich Settlement Zone Line and close to the town centre of Middlewich, the site is a sustainable site being within walking distance of the local services and facilities available in Middlewich town centre.</p> <p>The site does not have any known constraints that would preclude its development; it lies in a sustainable location; it is the subject of developer interest and is in the SHLAA.</p> <p>There is developer interest in developing the site for housing and this is evident from the recently withdrawn application for 24 dwellings. The site is considered to be an attractive option for residential development and to any subsequent occupiers of such a site and there does not appear to be any evidence to suggest that the site would not be developable within the plan period for residential use.</p> <p>Given the above, it is considered that the site is therefore suitable for housing development and has the potential to be developed within the Plan period to deliver 24 units (net gain).</p>

<b>Site Address</b>	<b>Land off Mill Lane, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA reference 422
<b>Site visit date</b>	13/04/15
<b>Site description</b>	<p>Currently in use as Town Bridge Motors, the site contains some units used in association with a garage and MOT workshop and outbuildings that are used as ancillary to the business, with one building being the Grade II Listed Kinderton Mill.</p> <p>The surrounding area is mixed use in character and the site has boundaries to the north with a redundant field that has a withdrawn planning application for 24 dwellings, residential dwellings and small industrial units to the east, and the Trent and Mersey Canal Conservation Area to the south, with more residential dwellings to the west.</p> <p>Located within the Middlewich Settlement Zone Line and to the north east of Middlewich town centre, the site is in a sustainable location, being within walking distance of the local services and facilities available in Middlewich town centre.</p>
<b>Site area and dwelling capacity</b>	SHLLA figures indicate a site of 0.55 (Ha) with capacity for 22 dwellings.
<b>Constraints</b>	<p>It is considered there are the following constraints:</p> <ul style="list-style-type: none"> <li>• There is a Grade II Listed Building within the site boundary</li> <li>• Southern boundary is adjacent to the Trent &amp; Mersey Canal Conservation Area</li> <li>• In an Area of Archaeological Potential</li> <li>• In the BWB Consultation Zone</li> <li>• In the Brine Consultation Area</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site lies within the Middlewich Settlement Zone Line as defined on the Proposals Map of the adopted Congleton Borough Local Plan First Review and will be subject to policies PS4, E3, H4 and S2 of the Local Plan.</p> <p>The site also contains a Grade II Listed Building so will be subject to policy BH4 of the Plan, as well as being adjacent to the Trent &amp; Mersey Canal Conservation Area, so also subject to policies BH8-10 of the adopted Local Plan.</p>
<b>Previously developed land?</b>	Yes

<b>(PDL)</b>	
<b>Background site history &amp; Current apps</b>	<p>The site has a history of planning permission and these are listed below:</p> <p>22464/3-Proposed demolition of buildings and the erection of 6 dwellings &amp; conversion of Mill to flats. <b>Withdrawn</b> 29<sup>th</sup> July 1993.</p> <p>08/0724/FUL-Proposed-Proposed extension to Garage/MOT building. <b>Approved</b> 26/06/2008.</p> <p>13/1053W-Proposed pipe line between Warmingham and Middlewich Salt factory (passes through the site). <b>Approved</b> 15/10/13.</p> <p>14/0555C-Listed Building Consent for various works to a Listed Building. <b>Approved</b> 28/03/14.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Located within walking distance of Middlewich town centre and all the services and facilities that it offers, adjacent to the Trent &amp; Mersey Canal Conservation Area, the site is considered to be an attractive option for residential development and to any subsequent occupiers of such a development.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Although the site is considered to be a sustainable and desirable site for residential development, the site is currently in use, therefore, there is no guarantee that the site will come forward within the Plan period for residential development.
<b>Infrastructure issues (including highways)</b>	It is considered that the Council's Strategic Highways Manager could request a planning condition at application stage, should it be required, to secure any highway and infrastructure works that the development would necessitate.
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD 004] – No issues raised in relation to this site.
<b>SA considerations</b>	The site is located within a mixed use area consisting of some existing residential development within the Middlewich Settlement Zone Line, where there is a presumption in

	<p>favour of development. The site is also within walking distance of Bus Stops and is approximately 0.3 km from the town centre and all its facilities.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>Located within the Middlewich Settlement Zone Line and close to the town centre of Middlewich, the site is a sustainable site being within walking distance of the local services and facilities available in Middlewich town centre.</p> <p>However, although the site is considered to be a sustainable and desirable site for residential development, the site is currently in use. Therefore, there is no guarantee that the site will come forward within the Plan period for residential development and the site has been screened out of this study.</p>

<b>Site Address</b>	<b>Land off Lewin Street, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA reference 2301
<b>Site visit date</b>	13/04/15
<b>Site description</b>	<p>Currently a vacant piece of land, the site contains one derelict outbuilding, with the surrounding area being mixed use in character.</p> <p>Relatively flat with part of the site rising up from the east to the west, the site has been given over to nature with some mature tree cover, although none are subject to a Tree Preservation Order.</p> <p>Located off the main A533 Lewin Street, the site has boundaries to the north and east with residential gardens, as well as the White Horse Public House to the east, Bembridge Court Retirement Flats to the south and a football pitch for Middlewich High School to the west.</p> <p>Within the Settlement Zone Line and the Middlewich town centre boundary, the site is in a sustainable location, being within walking distance of the local services and facilities available in Middlewich Town Centre.</p>
<b>Site area and dwelling capacity</b>	SHLAA figures indicate a site of 0.39 (Ha) with capacity for 16 dwellings.
<b>Constraints</b>	Land that forms part of a Public House car park and in other ownership is needed to form a satisfactory access into the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site lies within the Middlewich Settlement Zone Line as defined on the Proposals Map of the adopted Congleton Borough Local Plan First Review and will be subject to policies PS4, E3, H4 and S2 of the Local Plan.</p> <p>Also within the Middlewich town centre boundary as defined on the Proposals Map of the adopted Congleton Borough Council Local Plan, the site will be subject to policies S3, S5 and S6 of the Local Plan.</p>
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	The site has a history of planning applications and these are listed below:



	<p>09/0481C - Proposed relocation of an existing all weather pitch and demolition of Oaklands Medical Centre and construction of 2 buildings for Medical and Dental use with associated access and parking. <b>Approved</b> 22<sup>nd</sup> September 2011.</p> <p>11/3613C-Variation of conditions application for approval 09/0481C. <b>Approved</b> 16<sup>th</sup> December 2011.</p> <p>14/0259C-Proposed increase in fence height from 3m to 6m. <b>Approved</b> 26<sup>th</sup> February 2014.</p> <p>The site was identified as Area F (potential Mixed Use Area) in the Middlewich Town Strategy 2012 [BE085] as a proposal to increase the opportunities to live in and close to the Town Centre.</p> <p>The Summary Report of Consultation Findings for the Draft Middlewich Town Strategy 2012 [BE119] highlighted that 97% of respondents agreed with what was proposed for Area F in the Draft Strategy.</p> <p><b>Key themes from the consultation are listed below:</b></p> <ul style="list-style-type: none"> <li>• Support the character area</li> <li>• This area should provide facilities for children. There is a deficit in the town</li> <li>• Development in this area should not be restricted through zoning</li> <li>• Open spaces should be protected</li> <li>• Support diversification of retail offer and enhancement of public realm</li> </ul>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised</b></p>	<p>None</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Located within the town centre of Middlewich and all the services and facilities that it offers, the site is considered to be an attractive option for residential development and to any subsequent occupiers of such a development.</p>
<p><b>Is the site potentially developable within the Plan period;</b></p>	<p>Land within the ownership of another party is required to form a satisfactory access into the site.</p>

<b>available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	It is considered that access from the highway could be an issue. However, it is considered that the Council's Strategic Highways Manager could request a planning condition at application stage, should it be required, to secure any highway and infrastructure works that the development would necessitate.
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD 004] – No issues raised in relation to this site.
<b>SA considerations</b>	Located in a sustainable location within the town centre of Middlewich and all the services and facilities that it offers, the site is considered to be an attractive option for residential development and to any subsequent occupiers of such a development.
<b>Conclusions &amp; recommendations</b>	<p>Within the Middlewich Settlement Zone Line and the Middlewich town centre boundary, the site is in a sustainable location, being within walking distance of the local services and facilities available in Middlewich town centre.</p> <p>However, without a piece of land that is associated with a Public House and in other ownership that would be required to form an access into the site, the site is considered to be land locked. Therefore, there is no guarantee that the site will be developable for residential development within the Plan period and the site has been screened out of this study.</p>

<b>Site Address</b>	<b>Land off Road Beta, Brooks Lane Industrial Estate, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA reference number 2307
<b>Site visit date</b>	30/04/15
<b>Site description</b>	<p>Currently an undeveloped vacant piece of land that is part of a bigger parcel of developed land within the established Brooks Lane Industrial Estate, it is currently given over to nature and the surrounding area of the site is industrial in character.</p> <p>The site contains a large number of mature trees, although none are subject to Tree Preservation Orders. It also has a water course/field drain running through it.</p> <p>The site has boundaries to the north with Brooks Lane Industrial Estate, the TATA works Settling Beds to the east and west and the Trent &amp; Mersey Canal Conservation Area to the west.</p> <p>East of Middlewich town centre, the site is located within the Middlewich Settlement Zone Line and access could be via an existing road that serves the Industrial Estate.</p>
<b>Site area and dwelling capacity</b>	SHLAA figures indicate a site of 2.21 (Ha) with capacity for 66 dwellings.
<b>Constraints</b>	<p>It is considered there are the following constraints:</p> <ul style="list-style-type: none"> <li>• Part of the site is adjacent to the Trent &amp; Mersey Canal Conservation Area</li> <li>• Site is within an existing and established busy Industrial Estate</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site lies within the Middlewich Settlement Zone Line as defined on the Proposals Map of the adopted Congleton Borough Local Plan First Review and will be subject to policies PS4, E3, H4 and S2 of the Local Plan.</p> <p>Part of a larger parcel of developed land within the Brooks Lane Industrial Estate, it is designated as a Mixed Use Allocation and Development Requirement in the adopted Congleton Borough Council Local Plan and will be subject to policies DP1, DP3 and DP7-9.</p> <p>Part of the site is also adjacent to the Trent &amp; Mersey Canal Conservation Area and will be subject to policies BH8-10 of</p>

	<p>the Local Plan.</p> <p>However, whilst the site is not allocated as part of Strategic Site SL 9 within the Local Plan Strategy, it is adjacent to Strategic Location SL 9 that is allocated in the Local Plan Strategy Submission Version (2014).</p> <p>SL 9 allocates the whole of Brooks Lane Industrial Estate (minus the site) as a site to deliver 400 homes.</p>
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	The site has a history of historical planning applications in relation to the wider commercial use.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None.
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The site is part of a larger developed site that is a Mixed Use and Development Requirement Allocation on the Proposals Map of the adopted Congleton Borough Local Plan First Review.</p> <p>Any formal change in status of this site in the Local Plan would need to be considered in the preparation of the Site Allocations and Development Policies Document.</p>
<b>Infrastructure issues (including highways)</b>	The site is adjacent to the Strategic location (SL9) of the Local Plan Strategy Submission Version that proposes some indicative infrastructure delivery and it is considered that the Council's Strategic Highways Manager could request a planning condition at application stage, should it be required, to secure any highway and infrastructure works that the development would necessitate.
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD 004] – No issues raised in relation to this site.
<b>SA considerations</b>	The site is located within an existing Industrial Estate and the Middlewich Settlement Zone Line, where there is a presumption in favour of development. The site is also within walking distance of bus stops and is approximately 1.2 km from Middlewich town centre and all its facilities.

**Conclusions & recommendations**

Although not developed, the site is allocated as part of a larger developed site that is a Mixed Use and Development Requirement Allocation on the Proposals Map of the adopted Congleton Borough Council Local Plan.

It is therefore considered that there is no guarantee that the site will be developable for residential development within the Plan period and the site has been screened out of this study.

<b>Site Address</b>	<b>Middlewich Lagoons, Cledford Lane, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA reference number 2381
<b>Site visit date</b>	30/04/15
<b>Site description</b>	<p>Currently Settling Beds as part of the TATA Chemicals Salt Works (British Salts), the site is currently given over to nature.</p> <p>There is a man made earth bund surrounding the settling beds and a fence, so restricting public access to them, some sporadic tree cover, with a Public Footpath to the side of a bund running through the site on its eastern boundary between Cledford Lane and Road Beta.</p> <p>The site has a boundary to the north with Brooks Lane Industrial Estate, a railway line to the east, Cledford Lane to the south and the Trent &amp; Mersey Canal Conservation Area to the west.</p> <p>East of Middlewich town centre, the site is located within the Middlewich Settlement Zone Line with access off Cledford Lane.</p>
<b>Site area and dwelling capacity</b>	SHLAA figures indicate a site of 25 (Ha) with capacity for around 750 dwellings.
<b>Constraints</b>	<p>It is considered there are the following constraints:</p> <ul style="list-style-type: none"> <li>• Cledford Lane Lime Beds are a very important Local Wildlife Site, supporting habitats (calcareous grassland, saltmarsh) found in few other places in Cheshire.</li> <li>• Western boundary is adjacent to the Trent &amp; Mersey Canal Conservation Area</li> <li>• In the BWB Consultation Zone</li> <li>• Remediation costs</li> <li>• Allocated as a Site of Biological Importance on the adopted Proposals Map of the Congleton Borough Local Plan First Review</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site lies within the Middlewich Settlement Zone Line as defined on the Proposals Map of the adopted Congleton Borough Council Local Plan and will be subject to policies PS4, E3, H4 and S2 of the Local Plan.</p> <p>It is also designated as a Site of Biological Importance (SBI)</p>

	<p>on the Proposals Map of the adopted Congleton Borough Council Local Plan and will be subject to policy NR4 of the Local Plan.</p> <p>Adjacent to the Trent and Mersey Canal Conservation Area, it will also be subject to Policies BH8-10 of the adopted Congleton Borough Council Local Plan.</p>
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	<p>The site has been the subject of one planning application and this is listed below:</p> <p>24888/5-Application for a Certificate of Lawfulness regarding piping of slurry from the plant to Settling Lagoons. <b>Positive</b> Certificate issued 7<sup>th</sup> April 1993.</p> <p>The site was identified as Area G11 (potential for Green Space) in the Middlewich Town Strategy 2012 [BE085].</p> <p>The Summary Report of Consultation Findings for the Draft Middlewich Town Strategy 2012 [BE119] highlighted that 94 % of respondents agreed with what was proposed for Area G11 in the Draft Strategy.</p> <p><b>Key themes from the consultation are listed below:</b></p> <ul style="list-style-type: none"> <li>• Support the use of this site as a public green space but it must not negatively impact on job creation, the biological value of the site or housing provision</li> <li>• Objections due to site status as a fragile Site of Biological Importance which may only be suitable for wildlife.</li> <li>• Potential site for marina and other public activities</li> <li>• Site should be extended to includes sites H4 and H5</li> <li>• Real potential of this site has not been identified.</li> <li>• Query whether the site is suitable for tree planting</li> <li>• Site investigation works are required prior to public use</li> </ul>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	<p>A representation has been made to the Local Plan Strategy Submission Version (reference SUB 922) (in relation to paragraph 15.298 of that document), ID 799255 (British Salt), Agent 799250 (AXIS PED Limited) proposed:</p> <p>The Inclusion within the Pre-Submission Version of the Local Plan to reflect the fact that the Cledford Lagoons to</p>

	<p>the south of the Brooks Lane Strategic Location (SL9) provides the potential to expand the site into the salt lagoons in the future is supported.</p> <p>The inclusion of the Cledford Lagoons as a strategic housing site given its sequential preference in the context of the NPPF is required to make the Plan sound and to meet the objectives of Sustainable Development.</p> <p>No housing numbers or indicative Masterplan provided as part of the representation.</p> <p>A representation has been made to the Local Plan Strategy Submission Version (reference SUB 921) (in relation to Fig 15.35 of the CELPS), ID 799255 (British Salt), Agent 799250 (AXIS PED Limited) proposed:</p> <p>Remove the allocation of Glebe Farm (CS20) as a Strategic Housing Site and include Cledford Lagoon as a Strategic Housing Site (or extension to Brooks Lane (SL9)) given its sequential preference in the context of the NPPF and NPPG, when locational preference and re-development of brownfield sites is considered in the balance of limited environmental value.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The site is a Site of Biological Importance on the Proposals Map of the saved adopted Congleton Borough Local Plan First Review.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>The site is considered to be problematic in terms of access, as the Cledford Lane access off Middlewich Road is narrow and over a Canal Bridge, as well as being used by Heavy Goods Vehicles accessing the TATA Chemicals work site off Faulkner Drive.</p> <p>There would be the possibility (subject to Highway approval) of exploring opening up the access into the site off Road Beta; however, this currently serves an existing industrial estate that is also subject to Heavy Goods Vehicle movements.</p> <p>However, it should be noted that the representation indicates that access could be via a purpose designed</p>



	bridge over the Canal off Middlewich Road, or Cledford Lane.
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD 004] – No issues raised in relation to this site.
<b>SA considerations</b>	The site is approximately 0.7 km from Middlewich town centre and all the facilities it offers, as well as being within walking distance of bus stops.
<b>Conclusions &amp; recommendations</b>	<p>The site is part of the TATA Chemical works and is a Site of Biological Importance</p> <p>The site is being actively promoted within the Local Plan process and it is therefore recommended that the site is subject to Sustainability Assessment and Habitat Regulations Assessment.</p> <p>Although the site is being actively promoted through the Local Plan process, there is no guarantee that the site would be developable for residential use within the Plan period. Therefore, the site has been screened out of this study.</p>

<b>Site Address</b>	<b>Land off Webb's Lane, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA reference 2375
<b>Site visit date</b>	23/04/15
<b>Site description</b>	<p>Still in active use as a children's play area, the site has active boundaries to north, south and west with residential development and the Trent &amp; Mersey Canal Conservation Area to the east.</p> <p>Located within the Middlewich Settlement Zone Line, it is situated to the north of Middlewich town centre.</p>
<b>Site area and dwelling capacity</b>	SHLAA figures indicate a site of 0.64 (Ha) with capacity for 20 dwellings.
<b>Constraints</b>	<p>It is considered there are the following constraints:</p> <ul style="list-style-type: none"> <li>• Allocated as Open Space in adopted Congleton Borough Council Local Plan</li> <li>• In the BWB Consultation Zone</li> <li>• In the Brine Area Consultation Zone</li> <li>• Adjacent to the Trent &amp; Mersey Canal Conservation Area</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site is designated as an area of Protected Open Space/Recreational Facility on the Proposals Map of the adopted Congleton Borough Local Plan First Review and will be subject to Local Plan Policy RC2 and is also included in the Council's Open Space Assessment [BE018].</p> <p>Located adjacent to the Trent &amp; Mersey Canal Conservation Area, it will also be subject to policies BH8-10 of the adopted Local Plan.</p>
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is

	considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No, the site is not available as it is currently in use and designated as Open Space on the Proposals Map of the adopted Congleton Borough Council Local Plan.
<b>Infrastructure issues (including highways)</b>	Access is via a track off Webb's Lane and is not suitable for access for residential development in its present form.
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD 004] – No issues raised in relation to this site.
<b>SA considerations</b>	The site is located within an existing residential area and within the Middlewich Settlement Zone Line where there is a presumption in favour of development. Site is also within walking distance of bus stops and Middlewich town centre, being approximately 0.4 km from the Town Centre and all its facilities.
<b>Conclusions &amp; recommendations</b>	Still in active use as a children's play area, and with the Council's Open Space Assessment concluded that overall, there is not a surplus of Open Space in the Borough and such spaces are vital for to the well being and amenity of Cheshire East's residents, it is therefore screened out of this study.

<b>Site Address</b>	<b>Land off King Street, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLLA reference 2385
<b>Site visit date</b>	08/04/15
<b>Site description</b>	<p>Currently part in active use as a car park, the car park element of the site serves Total People, a business located on the adjacent Trading Estate.</p> <p>Consisting of a flat tarmac parking area and mature wooded areas (although none are subject to Tree Preservation Orders), the site is located within a mixed use area consisting of residential development and an adjacent Trading Estate.</p> <p>The current boundaries of the site consist of a railway line to the western boundary, a river to the northern boundary, and the B5309 to the eastern and southern boundaries.</p> <p>The site, to the north of Middlewich town centre, is part within the Middlewich Settlement Zone Line and part outside and in the Open Countryside, is accessed off the B5309 by way of a controlled traffic light junction.</p>
<b>Site area and dwelling capacity</b>	SHLAA figures indicate a site of 0.32 (Ha) with capacity for 10 dwellings.
<b>Constraints</b>	<p>It is considered there are the following constraints:</p> <ul style="list-style-type: none"> <li>• The northern boundary of the site is adjacent to Flood Zone 2</li> <li>• Adjacent to a railway</li> <li>• In an Area of Archaeological Potential</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site lies part inside the Middlewich Settlement Zone Line as defined on the Proposals Map of the adopted Congleton Borough Local Plan First Review and will be subject to policies PS4, E3, H4 and S2 of the Local Plan.</p> <p>The other half of the site is designated as Open Countryside on the adopted Proposal Map of the adopted Congleton Borough Council Local Plan and subject to policies PS8, E5, H6 and S9 of the Local Plan.</p> <p>It is also designated as an Area of Archaeological Potential on the adopted Proposals Map of the Congleton Borough Local Plan First Review and subject to Policy BH12 of the Local Plan.</p>
<b>Previously</b>	50% brownfield and 50% greenfield.

<b>developed land? (PDL)</b>	
<b>Background site history &amp; Current apps</b>	Application <b>33709/3 approved</b> 05/10/2001, approved an overflow car park for Total People who currently use the car park.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	A large part of the site is currently in active use as car park serving a business on the adjacent Trading Estate, therefore, there is no guarantee the site will be developable for residential use within the period.
<b>Infrastructure issues (including highways)</b>	It is considered that there could be an issue with the access into the site based on the current arrangements for access, via a controlled traffic light junction.
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD 004] – No issues raised in relation to this site.
<b>SA considerations</b>	The site is located within the Middlewich Settlement Zone Line, where there is a presumption in favour of development. The site is also within walking distance of a bus stop and is approximately 1.2 km from Middlewich town centre and all its facilities.
<b>Conclusions &amp; recommendations</b>	Part within the Middlewich Settlement Zone Line and part outside in the Open Countryside, a large part of the site is currently in active use as car park serving a business on the adjacent Trading Estate, therefore, screened out of this study.

<b>Site Address</b>	<b>Middlewich Cricket Club, Land off Croxton Lane, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA reference 2652
<b>Site visit date</b>	23/04/15
<b>Site description</b>	<p>Still in active use as Middlewich Cricket Club, the surrounding area is residential in character, with all shared boundaries of the site being residential.</p> <p>Located within the Middlewich Settlement Zone Line, it is situated to the north west of Middlewich town centre and accessed via a narrow single track lane.</p>
<b>Site area and dwelling capacity</b>	SHLAA figures indicate a site of 1.89 (Ha) with capacity for 57 dwellings.
<b>Constraints</b>	<p>It is considered there are the following constraints:</p> <ul style="list-style-type: none"> <li>• Allocated as Open Space on the Proposals Map of the adopted Congleton Borough Local Plan First Review</li> <li>• In the Brine Consultation Area</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is designated as an area of Protected Open Space/Recreational Facility on the Proposals Map of the adopted Congleton Borough Local Plan First Review and will be subject to Local Plan Policy RC2 and the site is also included in the Council's Open Space Assessment [BE018].
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>The site has a history of planning applications and these are listed below:</p> <p>06/2291C-Proposed detached building. <b>Approved</b> 31<sup>st</sup> May 2006.</p> <p>10/2291C-Proposed extension to Club House. <b>Approved</b> 13<sup>th</sup> October 2010.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is

	considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Still in active use as Middlewich Cricket Club, it is therefore considered that there is no guarantee that the site will be developable for residential development within the Plan period.
<b>Infrastructure issues (including highways)</b>	Access to the site is restricted, currently down a single lane narrow track off Croxton Lane and is not suitable to support residential development in its current form.
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD 004] – No issues raised in relation to this site.
<b>SA considerations</b>	The site is located with an existing residential area and within the Middlewich Settlement Zone Line, where there is a presumption in favour of development. The site is also within walking distance of a bus stop and is approximately 0.7 km from the town centre and all its facilities.
<b>Conclusions &amp; recommendations</b>	Still in active use as Middlewich Cricket Club, the Council's Open Space Assessment concluded that overall, there is not a surplus of Open Space in the Borough and such spaces are vital for the well being and amenity of Cheshire East's residents. Therefore, the site has been screened out of this study.

<b>Site Address</b>	<b>Land at the Build Center, Lewin Street, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA reference 2785
<b>Site visit date</b>	08/04/15
<b>Site description</b>	<p>Currently in active use as a builder's merchant, the site is occupied by Jewson Ltd; therefore, full internal site assessment has not been possible. However, the site appears generally flat with some buildings still present on site. Given the nature of the site's use, it might require a contaminated land survey before being used in any residential capacity.</p> <p>Surrounded by mixed uses including residential and commercial uses, the current boundaries of the site consist of a main road frontage with mixed uses to the west, residential to the rear eastern and southern side, as well as being adjacent to the Trent and Mersey Canal Conservation Area at the northern boundary.</p> <p>Located off the A533 (Lewin Street) the site is situated in a sustainable location, being within the Middlewich Settlement Zone Line of the adopted Congleton Borough Council Local Plan and on the edge of Middlewich town centre, so being within walking distance of the local services and facilities that the town centre provides.</p>
<b>Site area and dwelling capacity</b>	SHLAA figures indicate a site of 0.31 (Ha) with a capacity for 10 dwellings.
<b>Constraints</b>	<p>It is considered there are the following constraints:</p> <ul style="list-style-type: none"> <li>• Site located in a British Waterways Board Consultation Zone</li> <li>• Possible contaminated land</li> <li>• In an Area of Archaeological Potential</li> <li>• Northern boundary of the site is adjacent to the Trent &amp; Mersey Canal Conservation Area</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site is located within the Middlewich Settlement Zone Line as defined on the Proposals Map of the adopted Congleton Borough Council Local Plan and will be subject to policies PS4, E3, H4 and S2 of the Local Plan.</p> <p>It is also designated as an Area of Archaeological Potential on the Proposals Map of the adopted Congleton Borough Local Plan First Review and will be subject to policy BH12 of the adopted Congleton Borough Local Plan First Review.</p>



	Adjacent to the Trent & Mersey Canal Conservation Area, it will also be subject to policies BH8-10 of the adopted Congleton Borough Local Plan First Review.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	<p>The site has a long planning history in relation to its current use as a builder's merchant; however, there is no history on the site of planning applications proposing residential development.</p> <p>The Planning applications for the site are listed below:</p> <p>4231/3, 1173/3, 32408/3, 05/0485/ADV, 24314/3, 24311/9, 23608/3</p> <p>The site was identified as Area C (potential Civic Zone) in the Middlewich Town Strategy 2012 [BE085] with a proposal to include around 50 dwellings within a Mixed Use area.</p> <p>The Summary Report of Consultation Findings for the Draft Middlewich Town Strategy 2012 [BE119] highlighted that 87% of respondents agreed with what was proposed for Area C in the Draft Strategy.</p> <p><b>Key themes from the consultation are listed below:</b></p> <ul style="list-style-type: none"> <li>• Support the character area</li> <li>• The expense of providing new civic facilities cannot be justified – use of existing buildings should be maximised</li> <li>• The local library would make an excellent museum</li> <li>• The existing civic area is unattractive</li> <li>• Civic area is overly large</li> <li>• Concern about access and parking</li> </ul>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None.
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Located to the east of the town centre and within walking distance of all the services and facilities on offer in the town centre, the site is considered to be an attractive option for residential development and to any subsequent occupiers of</p>

	such a development.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is currently in active use as a builder's merchant and as such, there is no guarantee that the site will be developable for residential use within the Plan period.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD 004] – No issues raised in relation to this site.
<b>SA considerations</b>	The site is located with an existing residential area and within the Middlewich Settlement Zone Line where there is a presumption in favour of development. The site is also within walking distance of bus stops and Middlewich town centre, being adjacent to the Middlewich town centre boundary and all its facilities.
<b>Conclusions &amp; recommendations</b>	<p>The site is situated in a sustainable location, being within the Settlement Zone Line of the adopted Congleton Borough Local Plan First Review and on the edge of Middlewich town centre and the local services and facilities that it provides.</p> <p>However, the site is currently in active use as a builder's merchant and has therefore been screened out of this study.</p>

<b>Site Address</b>	<b>75-79 Wheelock Street, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	4461
<b>Site visit date</b>	13/04/15
<b>Site description</b>	<p>It would appear that planning approval 12/3836C has been implemented and the building is currently in active use as 10 social rented units for young people, 1 unit of accommodation for an on site Warden and a small element of retail space.</p> <p>The site is an existing building and is located within the Middlewich Settlement Zone Line and the Middlewich town centre boundary and also within the Middlewich Principal Shopping Area.</p> <p>Adjacent to the Middlewich Conservation Area, and is mixed use in character.</p>
<b>Site area and dwelling capacity</b>	SHLAA figures indicate an existing building with a capacity to deliver 11 units. However, the site is no longer available so the figure is zero.
<b>Constraints</b>	<p>It is considered there are the following constraints:</p> <ul style="list-style-type: none"> <li>• Situated within the Middlewich town centre Principal Shopping Area</li> <li>• Adjacent to the Middlewich Conservation Area</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site lies within the Middlewich Settlement Zone Line as defined on the Proposals Map of the adopted Congleton Borough Local Plan First Review and will be subject to policies PS4, E3, H4 and S2 of the Local Plan.</p> <p>It is also within the Middlewich Principal Shopping Area and will be subject to Local Plan policy S4, as well as being adjacent to the Middlewich Conservation Area and subject to policies BH8-10 of the Local Plan.</p>
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	<b>12/3836C</b> -Proposed Change of Use from Ground Floor Coffee Shop/Leisure with Leisure and Offices on two floors to manage young person's residential accommodation with Wardens apartment. <b>Approved</b> 11 <sup>th</sup> February 2013.
<b>Reps received Matter Statement No.'s &amp; summary of</b>	None

<b>issues raised</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Located within Middlewich town centre and all the services and facilities that it offers and adjacent to the Middlewich Conservation Area, the site is considered to be an attractive option for residential development and to any subsequent occupiers of such a development.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Not withstanding the site's viability and location, it is currently in use and there is therefore no guarantee that the site will be developable for residential development within the Plan period.
<b>Infrastructure issues (including highways)</b>	None known.
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD 004] – No issues raised in relation to this site.
<b>SA considerations</b>	The building is located in the heart of Middlewich town centre and all the facilities and services that it offers, and is also within walking distance of bus stops.
<b>Conclusions &amp; recommendations</b>	Although the site is located within Middlewich town centre and all the services and facilities that it offers and is considered to be an attractive option for residential development and to any subsequent occupiers of such a development, the site is currently in use so screened out of this study.

<b>Site Address</b>	<b>Land off Booth Lane, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA reference 2380
<b>Site visit date</b>	08/04/15
<b>Site description</b>	<p>Currently in use, the site contains a number of active garages, some allotments and an area of associated parking.</p> <p>Flat in nature, the surrounding area is residential in character, with the site sharing residential boundaries to the north and south, Open Countryside to the east and residential and Allotments to the west.</p> <p>Located within the Middlewich Settlement Zone Line, the site is to the south east of the town centre.</p>
<b>Site area and dwelling capacity</b>	SHLAA figures indicate a site of 0.39 (Ha) with capacity for 12 dwellings.
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Settlement Zone Line of Middlewich as defined on the Proposals Map of the adopted Congleton Borough Council Local Plan and will be subject to policies PS4, E3, H4 and S2 of the Local Plan (the allotments are not classed as protected open space in the Local Plan).
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is still in active use and therefore, there is no guarantee that the site will be developable for residential use within the Plan period.

<b>Infrastructure issues (including highways)</b>	Site access off Booth Lane could be a problem as vision is quite restricted when exiting. However, it is considered that the Council's Strategic Highways Manager could request a planning condition at application stage, should it be required, to secure any highway and infrastructure works that the development would necessitate.
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD 004] – No issues raised in relation to this site.
<b>SA considerations</b>	Site is located with an existing residential area and within the Middlewich Settlement Zone Line where there is a presumption in favour of development. The site is also within walking distance of bus stops and is approximately 1.9 km from Middlewich town centre and all its facilities.
<b>Conclusions &amp; recommendations</b>	Although the site is located within the Middlewich Settlement Line Zone and in an existing and established residential area, it is still in active use, including active allotments that are included in the Cheshire East Council Open Space Assessment for Middlewich, so the site is screened out of this study.

<b>Site Address</b>	<b>Land to the east of Faulkner Drive, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA Reference 2646
<b>Site visit date</b>	08/04/15
<b>Site description</b>	<p>Part of the site is currently in use for storage as part of the active TATA Chemicals works (British Salt) and the whole site is designated as an Owner Specific Employment Site on the Proposals Map of the adopted Congleton Borough Local Plan First Review.</p> <p>The site appears relatively flat and parts of it have been left over to nature, being scrub land with some semi mature tree cover.</p> <p>Its character is industrial with a railway line running along its eastern boundary.</p> <p>Located off Faulkner Drive in an established employment area, it is also within the Middlewich Settlement Zone Line and to the south east of Middlewich town centre.</p>
<b>Site area and dwelling capacity</b>	SHLAA figures indicate a site of 3.27 (Ha) with capacity for 99 dwellings.
<b>Constraints</b>	<p>It is considered there are the following constraints:</p> <ul style="list-style-type: none"> <li>• Adjacent to a railway</li> <li>• It is a major Hazard Site</li> <li>• Faulkner Drive is used by lots of HGV traffic</li> <li>• Might be issues with contaminated land</li> <li>• Bad neighbour use in relation to residential development</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site lies within the Middlewich Settlement Zone Line as defined on the Proposals Map of the adopted Congleton Borough Local Plan First Review and will be subject to policies PS4, E3, H4 and S2 of the Local Plan.</p> <p>It is also designated as an Owner Specific Employment Site on the Proposals Map of the adopted Congleton Borough Council Local plan and will be subject to policy E11 of the Local Plan.</p>
<b>Previously developed land? (PDL)</b>	Yes

<b>Background site history &amp; Current apps</b>	There are some historical planning applications in relation to commercial use of the site.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>However, the site is located in an industrial area and is not considered suitable for residential development.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is designated as an Owner Specific Employment Site on the Proposals Map of the adopted Congleton Borough Council Local plan and is part of an active TATA Chemical works (British Salt). Therefore, it is in use and there is no guarantee the site would be developable within the Plan period for residential use.
<b>Infrastructure issues (including highways)</b>	Faulkner Drive is used by a large amount of HGVs entering and exiting the TATA works and the Cledford Lane bridge approach is very narrow when cars and HGVs meet.
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD 004] – No issues raised in relation to this site.
<b>SA considerations</b>	Located within the Middlewich Settlement Zone Line, where there is a presumption in favour of development, the site is within walking distance of bus stops and is approximately 2.2 km from Middlewich town centre and all its facilities.
<b>Conclusions &amp; recommendations</b>	<p>The site is designated as an Owner Specific Employment Site on the Proposals Map of the adopted Congleton Borough Local Plan First Review and is part of the active TATA Chemical works (British Salt).</p> <p>Currently in active use and considered to be an inappropriate site for residential development; the site has therefore been screened out of this study.</p>



<b>Site Address</b>	<b>Land west of Faulkner Drive, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA Reference 2647
<b>Site visit date</b>	08/04/15
<b>Site description</b>	<p>Part of the site appears to currently be in use for HGV parking as part of the active TATA Chemicals works (British Salt) and the whole site is designated as an Owner Specific Employment Site on the Proposals Map of the adopted Congleton Borough Local Plan First Review.</p> <p>The site appears relatively flat and parts of it have been left over to nature, being scrub land with some semi mature tree cover and its character is purely industrial.</p> <p>Located off Faulkner Drive in an established employment area, it is also within the Middlewich Settlement Zone Line and to the south east of Middlewich town centre.</p>
<b>Site area and dwelling capacity</b>	SHLAA figures indicate a site of 3.84 (Ha) with capacity for 116 dwellings.
<b>Constraints</b>	<p>It is considered there are the following constraints:</p> <ul style="list-style-type: none"> <li>• One boundary of the site is adjacent to the Trent &amp; Mersey Canal Conservation Area</li> <li>• It is a major Hazard Site</li> <li>• Faulkner Drive is used by lots of HGV traffic and the Canal Bridge access off Middlewich Road is narrow</li> <li>• In the BWB Consultation Zone</li> <li>• Bad neighbour use in relation to residential development</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site lies within the Middlewich Settlement Zone Line as defined on the Proposals Map of the adopted Congleton Borough Local Plan First Review and will be subject to policies PS4, E3, H4 and S2 of the Local Plan.</p> <p>It is also designated as an Owner Specific Employment Site on the Proposals Map of the adopted Congleton Borough Local Plan First Review and will be subject to policy E11 of the Local Plan.</p> <p>Also, one boundary is adjacent to the Trent &amp; Mersey Canal Conservation Area and will be subject to policies BH8-10 of the Local Plan.</p>
<b>Previously</b>	Yes

<b>developed land? (PDL)</b>	
<b>Background site history &amp; Current apps</b>	There are some historical planning applications in relation to commercial use.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>However, the site is located in an industrial area and is not considered suitable for residential development.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is designated as an Owner Specific Employment Site on the Proposals Map of the adopted Congleton Borough Local Plan First Review and is part of an active TATA Chemical works (British Salt). Therefore, it is in use and there is no guarantee the site would be developable within the Plan period for residential use.
<b>Infrastructure issues (including highways)</b>	Faulkner Drive is used by a large amount of HGVs entering and exiting the TATA works and the Cledford Lane bridge approach is very narrow when cars and HGVs meet.
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD 004] – No issues raised in relation to this site.
<b>SA considerations</b>	Located within the Middlewich Settlement Zone Line, where there is a presumption in favour of development, the site is within walking distance of bus stops and is approximately 2.2 km from Middlewich town centre and all its facilities.
<b>Conclusions &amp; recommendations</b>	<p>The site is designated as an Owner Specific Employment Site on the Proposals Map of the adopted Congleton Borough Local Plan First Review and is part of the active TATA Chemical works (British Salt).</p> <p>Currently in active use and considered to be an inappropriate site for residential development, the site has therefore been screened out of this study.</p>

<b>Site Address</b>	<b>Land to the South of Cledford Lane, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA Reference 2661
<b>Site visit date</b>	30/04/15
<b>Site description</b>	<p>The site is currently open undulating greenfield agricultural land that is part of Midpoint 18 and allocated as Employment Land on the Proposals Map of the adopted Congleton Borough Local Plan First Review.</p> <p>Located within the Middlewich Settlement Zone Line and to the south east of Middlewich town centre, the site shares a boundary with Midpoint 18 and open countryside to the north, Sanderson Brook and open countryside to east, open countryside to the south and a railway line with the active TATA Chemical works (British Salt) beyond to the west.</p>
<b>Site area and dwelling capacity</b>	The site is being promoted as purely employment land through the Local Plan process, so the dwelling capacity figure is zero.
<b>Constraints</b>	<p>It is considered there are the following constraints:</p> <ul style="list-style-type: none"> <li>• Part of the site is within the Jodrell Bank Radio Telescope Consultation Zone</li> <li>• A Public Footpath runs through the site</li> <li>• Biodiversity considerations</li> <li>• Overhead power lines and an underground high pressure gas main traverse the site</li> <li>• Site topography</li> <li>• Part of the site located in Flood Zones 2 &amp; 3</li> <li>• Adjacent to a railway line</li> <li>• Preferred site in the Cheshire Replacement Waste Local Plan</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site is currently designated as an Employment Allocation on the Proposals Map of the adopted Congleton Borough Local Plan First Review and subject to policies DP1 (M1), DP10 (M1) and DP7-9 of the Local Plan.</p> <p>Part of the site is also part of Non-Preferred Site 35 (NPS35) as set out in the Local Plan Strategy Non-Preferred Sites Justification Paper (March 2014).</p>
<b>Previously developed land? (PDL)</b>	No, greenfield.

<p><b>Background site history &amp; Current apps</b></p>	<p>There have been historical planning applications and consents for the site and the main consents are:</p> <p>Outline Approval <b>07/0323/OUT</b>-Midpoint 18 Phase Three and the Middlewich Eastern Bypass. <b>Approved</b> 03/06/2008.</p> <p>Extension of Time Limit <b>11/0899C</b> for approval 07/0323/OUT. <b>Approved</b> 11/07/2011.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised</b></p>	<p>SUB 1661-Matter Statement M9.009 (All in relation to Fig: 15.34 of the CELPS), ID 833989 (Pochin Property), Agent 676606 (HOW Planning LLP) proposed:</p> <p>At present, Midpoint 18 is defined by Figure 15.34 – Middlewich Town Map. This includes the 'Existing Strategic Employment Area' to the north of the site and the 'Committed Strategic Site' to the south. However, these allocations do not define the full extent of the strategic employment site as described in the previous section of this Statement. Consequently, the following changes are sought:</p> <ol style="list-style-type: none"> <li>1. <b>Existing Strategic Employment Area</b> – the extent of this allocation in Figure 15.34 is correct and follows the boundaries for the existing built development/Phase 1 employment land as detailed above. No changes are sought.</li> <li>2. <b>Committed Strategic Sites</b> – the extent of the 'Committed Strategic Site' allocation at Midpoint 18 as shown on Figure 15.34 should be extended to encompass the full extent of the committed sites permitted under applications 11/0899C (Phase 3) and 13/03828/FUL (Cheshire FRESH). Both permissions remain extant and their permitted edge red boundaries are enclosed at Appendix 6. It is requested that these area be included in Figure 15.34 as 'Committed Strategic Sites' as per the revised Figure 15.34 enclosed at Appendix 7.</li> <li>3. <b>Extension to the Existing Strategic Employment Area</b> – in addition to the 'Existing Strategic Employment Area' and 'Committed Strategic Sites' defined above, there is also a requirement for the parcels of land that represent the remaining (and as yet undeveloped) employment land at Midpoint 18 to be allocated. This is broadly defined by the boundaries of Midpoint 18 Phase 2. These parcels were allocated under Policy E2 (Committed Employment Sites) of the adopted Congleton Borough Local Plan First Review (January 2005) are detailed within the ELR as land that represents an important source of employment land for the Borough within a regionally important employment site.</li> </ol>

	<p>Furthermore, Pochin Property is in the process of preparing new applications for employment uses on this land which will be submitted in the short term. It is therefore requested that this area be included in Figure 15.34 as an 'Extension to the Existing Strategic Employment Area' as per the plan enclosed at Appendix 7.</p> <p>In summary, allocating all the land at Midpoint 18 as a Strategic Employment Site will positively assist the Council in achieving the development objectives identified over the emerging Plan period and will assist the Plan in meeting the test of soundness set out at Paragraph 182 of the Framework.</p> <p>Amended Maps provided as part of the representation detailing proposed changes.</p>
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No, the owner is not promoting it for residential development, it is being promoted as purely an employment allocation and there is therefore no guarantee that the site will be developable for residential use within the Plan period.
<b>Infrastructure issues (including highways)</b>	There is a requirement to provide the Middlewich Eastern Bypass to open up the site for development.
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD 004] – No issues raised in relation to this site.
<b>SA considerations</b>	From Cledford Lane, the site is approximately 1 km from the nearest bus stop and approximately 2.1 km from the edge of Middlewich town centre.
<b>Conclusions &amp; recommendations</b>	Although the sites lie within the Middlewich Settlement Zone Line as defined on the Proposals Map of the adopted Congleton Borough Local Plan First Review, it is being promoted as purely an employment allocation by the owner, and it has therefore been screened out of this study.

<b>Site Address</b>	<b>Land to the SE of the former RHM Foods site, Booth Lane, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA Reference 2648 (Part SUB 1661)
<b>Site visit date</b>	30/04/15 (Viewed from the A533-Booth Lane)
<b>Site description</b>	<p>The site is located to the south east of Middlewich Town Centre and the southern end of the site is part in use in association with the TATA Chemicals Works (British Salt) and part of the site is an undeveloped greenfield.</p> <p>Within the Middlewich Settlement Zone Line, the site has a boundary to the north with the active TATA Chemical Works, Open Countryside and a railway line to the east, Open Countryside to the south and the Trent &amp; Mersey Canal Conservation Area to the west.</p>
<b>Site area and dwelling capacity</b>	The site is being promoted as purely employment land through the Local Plan process, so the dwelling capacity figure is zero.
<b>Constraints</b>	<p>It is considered there are the following constraints:</p> <ul style="list-style-type: none"> <li>• Part of the site is within, and the western side is adjacent to, the Trent &amp; Mersey Canal Conservation Area</li> <li>• Likely to have some contaminated land issues</li> <li>• Within the BWB Consultation Zone</li> <li>• Adjacent to a railway line</li> <li>• Is a Major Hazzard Site</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site is currently designated as a Mixed Use Allocation on the Proposals Map of the adopted Congleton Borough Local Plan First Review and will be subject to Local Plan policies DP1 (M2) and DP3 (M2).</p> <p>It is also allocated as a Development Requirement on the adopted Proposals Map and will be subject to policies DP7-9 of the Local Plan.</p> <p>Situated within the Middlewich Settlement Zone Line and so subject to policies PS4, E3, H4 and S2 of the Local Plan, part of the site is within and the whole of the western boundary is adjacent to the Trent &amp; Mersey Canal Conservation Area and will be subject to policies BH8-10 of the adopted Local Plan.</p>
<b>Previously developed land?</b>	The majority yes with some greenfield land.

(PDL)	
<b>Background site history &amp; Current apps</b>	<p>There have been historical planning applications and consents for the site and the main consents are:</p> <p>Outline Approval <b>07/0323/OUT</b>-Midpoint 18 Phase Three and the Middlewich Eastern Bypass. <b>Approved</b> 03/06/2008.</p> <p>Extension of Time Limit <b>11/0899C</b> for approval 07/0323/OUT. <b>Approved</b> 11/07/2011.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	<p>The southern end of the site is part of SUB 1661, with Matter Statement M9.009 (all in relation to Fig: 15.34 of the CELPS), ID 833989 (Pochin Property), Agent 676606 (HOW Planning LLP) proposing:</p> <p>At present, Midpoint 18 is defined by Figure 15.34 – Middlewich Town Map. This includes the ‘Existing Strategic Employment Area’ to the north of the site and the ‘Committed Strategic Site’ to the south. However, these allocations do not define the full extent of the strategic employment site as described in the previous section of this Statement. Consequently, the following changes are sought:</p> <ol style="list-style-type: none"> <li>1. <b>Existing Strategic Employment Area</b> – the extent of this allocation in Figure 15.34 is correct and follows the boundaries for the existing built development/Phase 1 employment land as detailed above. No changes are sought.</li> <li>2. <b>Committed Strategic Sites</b> – the extent of the ‘Committed Strategic Site’ allocation at Midpoint 18 as shown on Figure 15.34 should be extended to encompass the full extent of the committed sites permitted under applications 11/0899C (Phase 3) and 13/03828/FUL (Cheshire FRESH). Both permissions remain extant and their permitted edge red boundaries are enclosed at Appendix 6. It is requested that these area be included in Figure 15.34 as ‘Committed Strategic Sites’ as per the revised Figure 15.34 enclosed at Appendix 7.</li> <li>3. <b>Extension to the Existing Strategic Employment Area</b> – in addition to the ‘Existing Strategic Employment Area’ and ‘Committed Strategic Sites’ defined above, there is also a requirement for the parcels of land that represent the remaining (and as yet undeveloped) employment land at Midpoint 18 to be allocated. This is broadly defined by the boundaries of Midpoint 18 Phase 2. These parcels were allocated under Policy E2 (Committed Employment Sites) of the adopted Congleton Borough Local Plan First Review (January 2005) are detailed within the ELR as land that</li> </ol>

	<p>represents an important source of employment land for the Borough within a regionally important employment site. Furthermore, Pochin Property is in the process of preparing new applications for employment uses on this land which will be submitted in the short term. It is therefore requested that this area be included in Figure 15.34 as an 'Extension to the Existing Strategic Employment Area' as per the plan enclosed at Appendix 7.</p> <p>In summary, allocating all the land at Midpoint 18 as a Strategic Employment Site will positively assist the Council in achieving the development objectives identified over the emerging Plan period and will assist the Plan in meeting the test of soundness set out at Paragraph 182 of the Framework.</p> <p>Amended Maps provided as part of the representation detailing proposed changes.</p>
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Although the site is being promoted through the Local Plan process, part of the site is Non-Preferred Site 35 (NPS35) as set out in the Local Plan Strategy Non-Preferred Sites Justification Paper (March 2014), and the owner of the southern end of the site is not promoting it for residential development, it is being promoted as purely an employment allocation and there is therefore no guarantee that the site will be developable for residential use within the Plan period.
<b>Infrastructure issues (including highways)</b>	There would be a need to provide adequate Highway access into and through the site.
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD 004] – No issues raised in relation to this site.
<b>SA considerations</b>	From the centre of the site, it is approximately 0.7 km from the nearest bus stop and approximately 2.7 km from the edge of Middlewich town centre.
<b>Conclusions &amp; recommendations</b>	Although the sites lie within the Middlewich Settlement Zone Line as defined on the Proposals Map of the adopted Congleton Borough Local Plan First Review, the southern part of the site is being promoted as purely an employment allocation by the owner, and therefore it has been screened out of this study.



<b>Site Address</b>	<b>Land to the north of Tetton Bridge, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA Reference 2660 SUB Reference 1661
<b>Site visit date</b>	30/04/15
<b>Site description</b>	<p>The site is located to the south east of Middlewich town centre and the site is currently an undeveloped greenfield.</p> <p>Within the Middlewich Settlement Zone Line, the site has a boundary to the north with the active TATA Chemical Works (British Salt), Open Countryside and a railway line to the east, Open Countryside to the south and the Trent &amp; Mersey Canal Conservation Area to the west.</p>
<b>Site area and dwelling capacity</b>	The site is being promoted as purely employment land through the Local Plan process, so the dwelling capacity figure is zero.
<b>Constraints</b>	<p>It is considered there are the following constraints:</p> <ul style="list-style-type: none"> <li>• Part of the site is adjacent to the Trent &amp; Mersey Canal Conservation Area</li> <li>• Within the BWB Consultation Zone</li> <li>• Adjacent to a Railway Line</li> <li>• Is a Major Hazzard Site</li> <li>• PROW passes through the site on its southern boundary</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site is currently designated as a Mixed Use Allocation on the Proposals Map of the adopted Congleton Borough Local Plan First Review and will be subject to Local Plan policies DP1 (M2) and DP3 (M2).</p> <p>It is also allocated as a Development Requirement on the adopted Proposals Map and will be subject to policies DP7-9 of the Local Plan.</p> <p>Situated within the Middlewich Settlement Zone Line and so subject to policies PS4, E3, H4 and S2 of the Local Plan, part of the site is adjacent to the Trent &amp; Mersey Canal Conservation Area and will be subject to policies BH8-10 of the adopted Local Plan.</p> <p>The proposed Middlewich Eastern Bypass also passes through the site so policy DP10 (M1) of the Local Plan will also be applicable to the site.</p>

<b>Previously developed land? (PDL)</b>	No, greenfield
<b>Background site history &amp; Current apps</b>	<p>There have been historical planning applications and consents for the site and the main consents are:</p> <p>Outline Approval <b>07/0323/OUT</b>-Midpoint 18 Phase Three and the Middlewich Eastern Bypass. <b>Approved</b> 03/06/2008.</p> <p>Extension of Time Limit <b>11/0899C</b> for approval 07/0323/OUT. <b>Approved</b> 11/07/2011.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	<p>The site is part of SUB 1661, with Matter Statement M9.009 (all in relation to Fig: 15.34 of the CELPS), ID 833989 (Pochin Property), Agent 676606 (HOW Planning LLP) proposing:</p> <p>At present, Midpoint 18 is defined by Figure 15.34 – Middlewich Town Map. This includes the ‘Existing Strategic Employment Area’ to the north of the site and the ‘Committed Strategic Site’ to the south. However, these allocations do not define the full extent of the strategic employment site as described in the previous section of this Statement. Consequently, the following changes are sought:</p> <ol style="list-style-type: none"> <li>1. <b>Existing Strategic Employment Area</b> – the extent of this allocation in Figure 15.34 is correct and follows the boundaries for the existing built development/Phase 1 employment land as detailed above. No changes are sought.</li> <li>2. <b>Committed Strategic Sites</b> – the extent of the ‘Committed Strategic Site’ allocation at Midpoint 18 as shown on Figure 15.34 should be extended to encompass the full extent of the committed sites permitted under applications 11/0899C (Phase 3) and 13/03828/FUL (Cheshire FRESH). Both permissions remain extant and their permitted edge red boundaries are enclosed at Appendix 6. It is requested that these area be included in Figure 15.34 as ‘Committed Strategic Sites’ as per the revised Figure 15.34 enclosed at Appendix 7.</li> <li>3. <b>Extension to the Existing Strategic Employment Area</b> – in addition to the ‘Existing Strategic Employment Area’ and ‘Committed Strategic Sites’ defined above, there is also a requirement for the parcels of land that represent the remaining (and as yet undeveloped) employment land at Midpoint 18 to be allocated. This is broadly defined by the boundaries of Midpoint 18 Phase 2. These parcels were allocated under Policy E2 (Committed Employment Sites) of</li> </ol>

	<p>the adopted Congleton Borough Local Plan First Review (January 2005) are detailed within the ELR as land that represents an important source of employment land for the Borough within a regionally important employment site. Furthermore, Pochin Property is in the process of preparing new applications for employment uses on this land which will be submitted in the short term. It is therefore requested that this area be included in Figure 15.34 as an 'Extension to the Existing Strategic Employment Area' as per the plan enclosed at Appendix 7.</p> <p>In summary, allocating all the land at Midpoint 18 as a Strategic Employment Site will positively assist the Council in achieving the development objectives identified over the emerging Plan period and will assist the Plan in meeting the test of soundness set out at Paragraph 182 of the Framework.</p> <p>Amended Maps provided as part of the representation detailing proposed changes.</p>
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No, the owner is not promoting it for residential development, it is being promoted as purely an employment allocation and there is therefore no guarantee that the site will be developable for residential use within the Plan period.
<b>Infrastructure issues (including highways)</b>	There is a need to provide the proposed Middlewich Eastern Bypass to open up the site.
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD 004] – No issues raised in relation to this site.
<b>SA considerations</b>	From the centre of the site, it is approximately 0.5 km from the nearest bus stop and approximately 2.2 km from the edge of Middlewich town centre.
<b>Conclusions &amp; recommendations</b>	Although the sites lie within the Middlewich Settlement Zone Line as defined on the Proposals Map of the adopted Congleton Borough Local Plan First Review, the site is being promoted as purely an employment allocation by the owner, and therefore it has screened out of this study.

<b>Site Address</b>	<b>Land at Darlington Street, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA reference 2471
<b>Site visit date</b>	13/04/15
<b>Site description</b>	<p>Currently in use, the site contains a number of residential and commercial buildings, with the surrounding area being mixed use in character.</p> <p>The site also contains a large number of mature trees, although none are subject to Tree Preservation Orders.</p> <p>The site has boundaries with Wheelock Street to the north, Darlington Street to the west, Southway to the east and Newton Heath to the south. With the site rising up from Wheelock Street there is a change in levels across the site, although it is predominantly flat in nature.</p> <p>Located within the Settlement Zone Line and Middlewich town centre, the site is in a sustainable location, being within walking distance of the local services and facilities available in Middlewich town centre.</p>
<b>Site area and dwelling capacity</b>	SHLAA figures indicate a site of 1.28 (Ha) with capacity for 39 dwellings.
<b>Constraints</b>	<p>It is considered there are the following constraints:</p> <ul style="list-style-type: none"> <li>• Adjacent to the Middlewich Conservation Area</li> <li>• Adjacent to number 8 Southway, a Grade II Listed Building</li> <li>• Area of Archaeological Potential</li> <li>• Roosting and foraging Bat population</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site lies within the Middlewich Settlement Zone Line as defined on the Proposals Map of the adopted Congleton Borough Local Plan First Review and will be subject to policies PS4, E3, H4 and S2 of the Local Plan.</p> <p>Also within the Middlewich town centre boundary, as defined on the Proposals Map of the adopted Congleton Borough Local Plan First Review, it will be subject to policies S3, S5 and S6 of the Local Plan.</p> <p>Adjacent to the Middlewich Conservation Area and subject to policies BH8-10 of the Local Plan, the site is also designated as being within the Principal Shopping Area of Middlewich and will be subject to policy S4 of the Local Plan.</p> <p>There are further designations on the Proposals Map of the</p>

	<p>Local Plan in the form of a Retail Allocation subject to Policies DP4 (M1) and DP11 (M2), a Development Requirement subject to policies DP7-9, and an area for Improvements to Car Park, subject to policy DP11 of the Local Plan.</p> <p>The site is also designated on the Proposals Map as being in an Area of Archaeological Potential and so subject to policy BH12 of the Local Plan.</p>
<p><b>Previously developed land? (PDL)</b></p>	<p>Yes</p>
<p><b>Background site history &amp; Current apps</b></p>	<p>The site has a history of planning applications and these are listed below:</p> <p>07/0833/FUL-Proposed retail food superstore with ancillary parking plus 2 no. retail shops and offices. <b>Withdrawn</b> 25<sup>th</sup> October 2007.</p> <p>08/1625/FUL-Proposed foodstore development with associated parking, servicing and landscaping, and new retail building on Wheelock Street frontage. <b>Refused</b> 17<sup>th</sup> March 2009.</p> <p>08/1626/FUL-Proposed foodstore development with associated parking, servicing and landscaping, and new retail building on Wheelock Street frontage. <b>Refused</b> 27<sup>th</sup> May 2009 and decision <b>upheld</b> at Appeal 13<sup>th</sup> April 2010.</p> <p>09/1686C-Proposed foodstore development with associated parking, servicing and landscaping, and additional A1, A2, A3 retail units at land adjacent to Wheelock Street and St Ann's Road. <b>Approved</b> 21<sup>st</sup> August 2009.</p> <p>09/1739C-Proposed Change of Use of Ivy House (small part in SHLAA 2471) from C3 Residential to uses A1, A2, A3 and B1. <b>Approved</b> 19<sup>th</sup> August 2009.</p> <p>11/3737C-Proposed foodstore development with associated parking, servicing and landscaping, and additional A1, A2 &amp; A3 units (including demolition of existing buildings). This application also included the land and Tesco store to the east of the site. <b>Approved</b> 15<sup>th</sup> October 2012.</p> <p>11/4471C-Proposed Alternative Foodstore Development with Associated Parking, Servicing and Landscaping, and Additional A1, A2 and A3 Units. This application also included the land and Tesco store to the east of the site. <b>Refused</b> 15<sup>th</sup> March 2012 and <b>upheld</b> at Appeal on the 27<sup>th</sup></p>

	<p>November 2012.</p> <p>12/3755C-Demolition determination for the demolition of 2 Southway (Barclay House Inc. Outbuildings to Rear), 4 Southway - The Poplars, 6 Southway - Ivy Cottage, Cheshire House - Darlington Street, 1, 2 and 3 Stonemasons Court - Darlington Street. <b>Not required</b> decision 25<sup>th</sup> October 2012.</p> <p>The site is also considered in the Middlewich Town Strategy 2012 [BE085], where it is identified as part Site A &amp; E, site A being for Primary retail and Site E as a site for potential redevelopment.</p> <p>The Summary Report of Consultation Findings for the Draft Middlewich Town Strategy 2012 [BE119] highlighted that 91% and 90% of respondents agreed with what was proposed in the Draft Strategy for Areas A and E.</p> <p><b>Key themes from the consultation are listed below:</b></p> <p><b>Area A</b></p> <ul style="list-style-type: none"> <li>• Support – the town centre requires rapid intervention</li> <li>• Overlap between character areas A and E</li> <li>• Shopping patterns mean it is unlikely there is scope for new or enhanced retail provision in Middlewich</li> <li>• Consider increased housing provision rather than improved retail offer in the town centre</li> <li>• This should remain a primarily retail area with living facilities above and around shops</li> <li>• Keep the town centre clean</li> <li>• Support diversification of retail offer and enhancement of public realm</li> </ul> <p><b>Area E</b></p> <ul style="list-style-type: none"> <li>• Support the character area</li> <li>• This site must integrate in to the town centre rather than acting as a stand-alone retail site</li> <li>• Proposed supermarket is too large. It will dominate, adversely affecting town centre shops.</li> <li>• Which retailer will operate the supermarket?</li> <li>• Prefer use of the site by multiple retailers rather than a single supermarket</li> <li>• Additional information is required</li> <li>• Site boundary should extend down Wheelock Street to junction with Darlington Street</li> <li>• Support diversification of retail offer and enhancement of public realm</li> </ul>
<b>Reps received</b>	None

<b>Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Located within the town centre of Middlewich and all the services and facilities that it offers and adjacent to the Middlewich Conservation Area, the site is considered to be an attractive option for residential development and to any subsequent occupiers of such a development.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>Planning approval 11/3737C has not been implemented and there is no evidence to suggest that a material start has been made on site that would constitute the commencement of development. Given this, the permission will expire on 15<sup>th</sup> October 2015.</p> <p>Also, part of the site has recently been placed on the market for sale.</p> <p>The site is a Retail Allocation on the Proposals Map of the saved adopted Congleton Borough Local Plan First Review. It also has previous planning permissions for retail use. Any formal change in status of this site, in the Local Plan would need to be considered in the preparation of the Site Allocations and Development Policies Document. There does not however, appear to be any evidence to suggest that the site would not be developable within the plan period for residential use, if its allocation were to change.</p>
<b>Infrastructure issues (including highways)</b>	<p>As part of the consultation process for planning approval 11/3737C, the Council's Strategic Highways Manager concluded that a planning condition would suffice to secure the required highway and infrastructure improvement works the development would necessitate.</p>
<b>HRA considerations</b>	<p>Local Plan Strategy Habitat Regulation Assessment [SD 004] – No issues raised in relation to this site.</p>
<b>SA considerations</b>	<p>The site is situated within the heart of Middlewich town centre and all the services and facilities that it offers, as well as being within walking distance of bus stops.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is a Retail Allocation on the Proposals Map of the saved adopted Congleton Borough Local Plan First Review. It also has previous planning permissions for retail use. A sustainable town centre site that is currently in active use,</p>

	there is no guarantee the site would be developable for residential use within the Plan period which would be contrary to the current planning policy.
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<b>Site Address</b>	<b>Land to the North West of Booth Lane, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	NPS 35 ( <b>This Proforma</b> ) SHLAA References 2661 & 2648 ( <b>Separate Proformas</b> )
<b>Site visit date</b>	30/04/15
<b>Site description</b>	<p>The site that is known as NPS 35 is made up of, but not identical to the representations boundary wise, of the two SHLAA sites 2661 and 2648.</p> <p><b>Land to the east of the railway line (SHLAA 2661):</b> The site is currently open undulating greenfield agricultural land that is part of Midpoint 18 and allocated as Employment Land on the Proposals Map of the adopted Congleton Borough Local Plan First Review.</p> <p>Located within the Middlewich Settlement Zone Line and to the south east of Middlewich town centre, the site shares a boundary with Midpoint 18 and open countryside to the north, Sanderson Brook and open countryside to east, open countryside to the south and a railway line with the active TATA Chemical works (British Salt) beyond to the west.</p> <p><b>Land to the west of the railway line (SHLAA 2648):</b> The site is located to the south east of Middlewich town centre and the southern end of the site is part in use in association with the TATA Chemicals Works (British Salt) and part of the site is an undeveloped greenfield.</p> <p>Within the Middlewich Settlement Zone Line, the site has a boundary to the north with the active TATA Chemical Works, Open Countryside and a railway line to the east, Open Countryside to the south and the Trent &amp; Mersey Canal Conservation Area to the west.</p>
<b>Site area and dwelling capacity</b>	The site is being promoted as purely employment land through the Local Plan process, so the dwelling capacity figure is zero.
<b>Constraints</b>	<p>It is considered that between the 2 sites there are the following constraints:</p> <ul style="list-style-type: none"> <li>• Part of the site is within and the western side is adjacent to the Trent &amp; Mersey Canal Conservation Area</li> <li>• Part of the site is within the Jodrell Bank Radio Telescope Consultation Zone</li> <li>• Within the BWB Consultation Zone</li> <li>• Adjacent to a Railway Line</li> </ul>

	<ul style="list-style-type: none"> <li>• Site Topography</li> <li>• Part of site in Flood Zones 2 &amp; 3</li> <li>• Public Footpath runs through the site</li> <li>• Overhead power lines and an underground high pressure gas main traverse the site</li> <li>• Preferred site in the Cheshire Replacement Waste Local Plan</li> <li>• Is a Major Hazzard Site</li> </ul>
<p><b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b></p>	<p><b>Land to the east of the railway line (SHLAA 2661):</b> The site is currently designated as an Employment Allocation on the Proposals Map of the adopted Congleton Borough Local Plan First Review and subject to policies DP1 (M1), DP10 (M1) and DP7-9 of the Local Plan.</p> <p>Part of the site is also in the Jodrell Bank Radio Telescope Consultation Zone and will be subject to policy PS10 of the Local Plan.</p> <p><b>Land to the west of the railway line (SHLAA 2648):</b> The site is currently designated as a Mixed Use Allocation on the Proposals Map of the adopted Congleton Borough Local Plan First Review and will be subject to Local Plan policies DP1 (M2) and DP3 (M2).</p> <p>It is also allocated as a Development Requirement on the adopted Proposals Map and will be subject to policies DP7-9 of the Local Plan.</p> <p>Situated within the Middlewich Settlement Zone Line and so subject to policies PS4, E3, H4 and S2 of the Local Plan, part of the site is within, and the whole of the western boundary is adjacent to, the Trent &amp; Mersey Canal Conservation Area and will be subject to policies BH8-10 of the adopted Local Plan.</p>
<p><b>Previously developed land? (PDL)</b></p>	<p>Part of the site, yes</p>
<p><b>Background site history &amp; Current apps</b></p>	<p><b>Land to the east of the railway line (SHLAA 2661):</b> There have been historical planning applications and consents for the site and the main consents are:</p> <p>Outline Approval <b>07/0323/OUT</b>-Midpoint 18 Phase Three and the Middlewich Eastern Bypass. <b>Approved</b> 03/06/2008.</p> <p>Extension of Time Limit <b>11/0899C</b> for approval 07/0323/OUT. <b>Approved</b> 11/07/2011.</p>

	<p><b>Land to the west of the railway line (SHLAA 2648):</b> There have been historical planning applications and consents for the site and the main consents are:</p> <p>Outline Approval <b>07/0323/OUT</b>-Midpoint 18 Phase Three and the Middlewich Eastern Bypass. <b>Approved</b> 03/06/2008. Extension of Time Limit <b>11/0899C</b> for approval 07/0323/OUT. <b>Approved</b> 11/07/2011.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised</b></p>	<p><b>Land to the east of the railway line (SHLAA 2661):</b> SUB 1661-Matter Statement M9.009 (All in relation to Fig: 15.34 of the CELPS), ID 833989 (Pochin Property), Agent 676606 (HOW Planning LLP) proposed:</p> <p>That as Figure 15.34 of the CELPS does not show the full extent of the Midpoint 18 allocation, it should be extended and amended to encompass the full extent of the Strategic Employment Site in line with the details submitted.</p> <p>Amended Maps provided as part of representation.</p> <p><b>Land to the west of the railway line (SHLAA 2648):</b> The southern end of the site is part of SUB 1661, with Matter Statement M9.009 (all in relation to Fig: 15.34 of the CELPS), ID 833989 (Pochin Property), Agent 676606 (HOW Planning LLP) proposing:</p> <p>That as Figure 15.34 of the CELPS does not show the full extent of the Midpoint 18 allocation, it should be extended and amended to encompass the full extent of the Strategic Employment Site in line with the details submitted.</p> <p>Amended Maps provided as part of representation.</p> <p>Part of the site is also part of representation DS5253 (Figure 8.6: Preferred Strategic Sites around Middlewich-Shaping Our Future: A Development Strategy for Jobs and Sustainable Communities) ID 495517 (Bovale Ltd), Agent 495514 (Harris Lamb) and proposes:</p> <p>Bovale Ltd control a predominantly brownfield site to the north west of Booth Lane, adjacent to Midpoint 18 that receives no particular policy designation in the draft plan. This site should be allocated for a mixed use development comprising use class commercial, retail, leisure, tourism hotel and residential uses.</p> <p>The site is approximately 14.6 ha in size; the development of the above range of uses on this site will complement the Glebe Farm housing allocation and Midpoint 18 Phase 3</p>

	development by providing supporting services, facilities and infrastructure. It will also create a significant number of jobs in a sustainable location.
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No, the owner is not promoting part of the site for residential development; it is being promoted as purely an employment allocation. The other part of the site is designated as a Mixed Use Allocation on the Proposals Map of the adopted Congleton Borough Local Plan First Review. Therefore, there is no guarantee that the site will be developable for residential use within the Plan period.
<b>Infrastructure issues (including highways)</b>	There is a requirement to provide the Middlewich Eastern Bypass to open up the site for development.
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD 004] – No issues raised in relation to this site.
<b>SA considerations</b>	<p><b>Land to the east of the railway line (SHLAA 2661):</b> From Cledford Lane, the site is approximately 1 km from the nearest bus stop and approximately 2.1 km from the edge of Middlewich town centre.</p> <p><b>Land to the west of the railway line (SHLAA 2648):</b> From the centre of the site, it is approximately 0.7 km from the nearest bus stop and approximately 2.7 km from the edge of Middlewich town centre.</p>
<b>Conclusions &amp; recommendations</b>	Although the sites lie within the Middlewich Settlement Zone Line as defined on the Proposals Map of the adopted Congleton Borough Local Plan First Review, part of the site is being promoted as purely an employment allocation by the owner, and has therefore been screened out of this study.

<b>Site Address</b>	<b>Land to the west of Pochin Way, south of the A54, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA Reference 4584
<b>Site visit date</b>	13/04/15
<b>Site 27description</b>	<p>Located within the Middlewich Settlement Zone Line and to the north east of Middlewich town centre, the site is part greenfield (with a small area of hardstanding) and part brownfield, with the brownfield part of the site having buildings erected on it and an area of hard standing.</p> <p>The site shares a boundary to the north with the A54 Holmes Chapel Road and residential development beyond, commercial development with Open Countryside beyond to the east and Midpoint 18 to the south and west boundaries.</p> <p>Part of the site is currently in use and the other is allocated as an Employment Commitment on the Proposals Map of the adopted Congleton Borough Local Plan First Review. Located on the edge of the Midpoint 18 Industrial Estate, it is also adjacent to a Petrol Station.</p>
<b>Site area and dwelling capacity</b>	SHLAA figures indicate a site of 1.73 (Ha) with capacity for 52 dwellings.
<b>Constraints</b>	<p>It is considered there are the following constraints:</p> <ul style="list-style-type: none"> <li>• PROW to the site eastern boundary</li> <li>• Watercourse/field drain running through the site</li> <li>• Major Hazzard Site</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site lies within the Middlewich Settlement Zone Line as defined on the Proposals Map of the adopted Congleton Borough Local Plan First Review and will be subject to policies PS4, E3, H4 and S2 of the Local Plan.</p> <p>It is also allocated as an Employment Commitment on the Proposals Map of the adopted Local Plan and will be subject to policy E2 of the Local Plan.</p>
<b>Previously developed land? (PDL)</b>	37 dwellings on greenfield and 15 dwellings on brownfield.
<b>Background site history &amp; Current apps</b>	<p>The site has a history of historical planning applications and approvals with the most relevant and recent listed below:</p> <p><b>20943/1</b>-Proposed Phase 3 of industrial estate (Use classes A2 and B1-B8). <b>Approved</b> 17/10/1989</p> <p><b>32747/3</b>-Proposed access road. <b>Approved</b> 19/02/2001</p>

	<p><b>10/1327C</b>-Temporary Use of Land for the Storage of Road Planings (In Retrospect). <b>Approved</b> 15/06/2010</p> <p><b>14/4020C</b>-Proposed 5 Small Industrial Starter Units. <b>Approved</b> 16/10/2014.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The site is part in use and part is allocated as an Employment Commitment in the adopted Congleton Borough Local Plan First Review, as well as having an extant planning permission for B2 industrial uses.</p> <p>Therefore, there is no guarantee the site will be developable within the Plan period for residential use.</p>
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD 004] – No issues raised in relation to this site.
<b>SA considerations</b>	The site is within walking distance of bus stops and approximately 0.8km Middlewich town centre.
<b>Conclusions &amp; recommendations</b>	Although the site is within the Middlewich Settlement Zone Line, given the site has an extant B2 industrial uses planning permission and is part in use, it has been screened out of this study.

# **ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **MIDDLEWICH**

### **1. Introduction**

Middlewich is identified as a Key Service Centre in the Local Plan Strategy Submission Version [SD001].

Middlewich lies to the north of Crewe and has a boundary with Cheshire West and Chester, is close to the towns of Northwich, Winsford, Crewe and Sandbach, as well as being just over 2 miles from junction 18 of the M6 motorway. The 2013 mid-year population estimate for the town is 13,700.

Further detail on Middlewich can be found in the Urban Potential report.

### **2. Key Policy issues/constraints**

The current Local Plan for Middlewich is the Congleton Borough Local Plan First Review (Adopted January 2005) [BE111]. This shows the town with its own settlement boundary, outside which lies Open Countryside, as defined on the Proposals Map of the Congleton Borough Local Plan First Review.

Middlewich lies on the confluence of 3 rivers: the Rivers Dane, Croco and Wheelock. Three canals, the Shropshire Union, Trent and Mersey and the Wardle also pass through Middlewich, as well as 3 major roads the A533, A54 and A530. Junction 18 of the M6 is close by and other notable features include Midpoint 18, a regionally important employment park that is well placed to serve and take advantage of the North West and the Midlands economy. An Eastern Bypass for Middlewich has been partially constructed in recent years. The construction of the final section linking to the A533 Booth Lane to the south of the town will open up further land for employment development and improve environmental conditions in the town centre.

The Middlewich Town Strategy was approved at a meeting of Middlewich Town Council on 4<sup>th</sup> July 2012. [BE085]

The Neighbourhood Development Plan for Middlewich is progressing well with an indicative timetable for production of the Draft Plan by winter 2015.

### **3. Key Findings**

A total of 9 sites have been assessed within this study. The sites considered were derived from Non-Preferred sites, Town Strategy sites and Local Plan Strategy representation (omission) sites put forward in representation to the Examination.

Of the 9 sites, 6 are considered to be suitable for further consideration, 5 sites are being actively promoted within the Local Plan process and do not appear to have any major constraints associated with them. This will ensure that all reasonable alternatives are considered. A further site, (SUB 1661) Midpoint 18 Extension is designated as a Strategic Location (SL10) in the Local Plan Strategy as an employment extension to Midpoint 18. The site is considered to currently be employment specific and representations do not request that the site is identified for residential development within the Plan period. Through developing the site, it will be expected to make a financial contribution to the Middlewich Eastern Bypass.

Land at Kinderton Arms Public House, whilst not being promoted as part of the Local Plan process, is located immediately adjacent to Strategic Site (CS20) Glebe Farm and the Middlewich Settlement Boundary. Given its location the site would make a natural extension/integration to the Glebe Farm site which currently has a resolution to grant planning permission for 450 dwellings, retail space and associated infrastructure, subject to the signing of a S106 Legal Agreement. The Kinderton Arms Public House site at 0.34 hectares is considered to have potential for 11 dwellings and could be given further consideration at Site Allocations stage. These sites could deliver a total of 631 dwellings on just over 35 hectares of land.

	<b>Size (Ha)</b>	<b>Greenfield</b>	<b>Brownfield</b>
With potential	35.33	620	11
Without potential	32*	500	0

\*Indicative site area in Town Strategy

A further two sites are considered not to be suitable for further consideration. They are Town Strategy sites H4 and H5 (indicated on the attached 'Middlewich Town Strategy Development Options and Areas' map) where the majority of the sites lie within the administrative boundary of Cheshire West and Chester; they are not being actively promoted within the Local Plan process and are not therefore considered to be reasonable alternatives.

#### **4. Site Commentary**

The 6 sites that are considered to be suitable for further consideration comprise:

The first site Local Plan Strategy Submission Version representation (Omission Site) (SUB 3153) Land off Sutton Road located to the east of Warmingham Lane. The site as a whole relates well to the existing urban form of Middlewich and is considered to represent a natural residential extension. This site would be capable of delivering 230 dwellings and should be given further consideration in the Local Plan Strategy if Middlewich is required to provide additional land for residential development within the Plan period.



The second site, (SUB 2134) Land to the west of Warmingham Lane (Phase II), has potential to deliver 165 dwellings and extend adjoining sites that have planning permission for 194 and 149 units, which are well related to and provide for a natural extension of the existing residential urban form. This site should be given further consideration in the Local Plan Strategy if Middlewich is required to provide additional land for residential development within the Plan period.

Land to the East of Warmingham Lane (SUB 1654) whilst currently being away from the built form of the town, does have the potential to extend Strategic Site (CS20) Glebe Farm which has planning permissions for 194 and 149 dwellings and are well related to and provide for a natural extension of the existing urban form. The site is considered suitable for further consideration at Site Allocations stage for 90 dwellings.

Land to the East and West of Croxton Lane (SUB 3179) Two parcels of land that are separated by the A530, which relate well to the existing and established urban form of Middlewich and have the potential to be residential extensions, with the Trent and Mersey Canal Conservation Area as a boundary. The two sites together have potential for a total of 60 dwellings are considered suitable for further consideration at Site Allocations stage.

Land adjacent A54 Holmes Chapel Road (Centurion Way). (SUB Mid 1) This site forms part of a proposed larger site, the majority of which is located within the administrative boundary of Cheshire West and Chester. The site is being actively promoted through the Local Plan process, and the representation considers the site to be available, deliverable and achievable. Given the above, if Middlewich is required to accommodate additional housing, at Site Allocations stage, this site could be given further consideration for residential development within the Plan period.

Located along the A533, land at Kinderton Arms Public House this small vacant site is immediately adjacent to Strategic Site (CS20) Glebe Farm and has potential to integrate into the Glebe Farm site with capacity for 11 dwellings. The site is considered suitable for further consideration at Site Allocations stage if Middlewich is required to accommodate additional housing.

Details are shown on the site proformas and summary spreadsheets for Middlewich.

The sites being actively promoted in the Local Plan process were considered to be suitable for further consideration and were recommended to be subject to SA and HRA; they can be seen on the 'Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Middlewich' map.

The 'Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Middlewich' map shows all the sites considered in the Study. The full extent of representation site SUB 1661 which extends land in and adjacent to the settlement boundary for Middlewich has been shown on the map for completeness.

The 'Middlewich Town Strategy Development Options and Areas' map has been included for reference.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] Middlewich is located within an area of the Borough where residential development is considered to be viable.'

Middlewich is a Key Service Centre and is an attractive market town, with a good range of services and facilities. The town is considered a popular and desirable place to live in the borough with good public transport and road links and is clearly attractive to developers.

## **6. Conclusion**

A total of 9 sites have been considered on land adjacent to Middlewich. Of those sites, 2 are located predominantly within the administrative boundary of Cheshire West and Chester; both sites are subject to tree cover (one the subject of Tree Preservation Order) and are not being actively promoted within the Local Plan process. The sites are not considered to be reasonable alternatives likely to come forward within the Plan period.

Of the 7 sites, 5 are being actively promoted within the Local Plan process. Two sites SUB 3153 Land off Sutton Lane and SUB 2134 Land West of Warmingham Lane could deliver 395 dwellings on greenfield sites and are considered to be suitable for further consideration for inclusion in the Local Plan Strategy. A further 4 sites SUB 1654 Land East of Warmingham Lane, SUB 3179 Land to the East and West of Croxton Lane and (SUB Mid 1) Land adjacent to A54 Holmes Chapel Road (Centurion Way), could deliver 225 dwellings on greenfield sites and are considered to be suitable for further consideration at Site Allocations stage. The fourth site is small with capacity for 11 dwellings on brownfield land and is included owing to its locational attributes immediately adjacent to Strategic Site (CS20) Glebe Farm and has potential to integrate/extend into the Glebe Farm site. All four sites could be given further consideration at Site Allocations stage, if Middlewich is required to provide additional housing land in the Plan period.

A further site, (SUB 1661) Midpoint 18 Extension is designated as a Strategic location (SL10) in the Local Plan Strategy as an employment extension to Midpoint 18. The site is considered to currently be employment specific and representations do not request that the site is identified for residential development within the Plan period.

The sites being actively promoted in the Local Plan process were considered to be suitable for further consideration and were recommended to be subject to SA and HRA.

**CHESHIRE EAST LOCAL PLAN STRATEGY: MIDDLEWICH ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION**









Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
<b>SUB 1654</b> Land to the east of Warmingham Lane, Middlewich	Located to the east of Warmingham Lane, the site is currently agricultural land to the south of the town centre. The site is designated as Open Countryside on the Proposals Map of the adopted Congleton Borough Local Plan. Currently away from the existing residential built form of the town, it does, however, have the potential to extend Strategic Site CS 20-Glebe Farm, which is well related to and provides for a natural extension of the existing residential urban form.	SHLAA Site 4008, Non Preferred Site 34, Site M: Possible Additional Sites Proposed by Developer and Land Interests and SUB 1654.	8	90	0	Although there are ecological constraints with 4 ha of the site, as it is a Great Crested Newt Mitigation Strategy Area for adjacent development (reference planning approval 12/2584C), the site is being actively promoted as part of the Local Plan process. Given the above, if Middlewich is required to accommodate additional housing, at Site Allocations Stage, this site could be given further consideration for residential development within the Plan period.
<b>SUB 3153</b> Land off Sutton Lane, Middlewich	Located to the west of Sutton Lane, the site is currently agricultural land with some trees to the northern boundary the subject of a Tree Preservation Order, it is to the south west of the town centre. The site is designated as Open Countryside on the Proposals Map of the adopted Congleton Borough Local Plan. The site as a whole relates well to the existing urban form of Middlewich and is considered to represent a natural residential extension.	SHLAA Site 2656, Omission Site SUB 3153.	12.9	230	0	Although Sutton Lane that runs along the sites eastern boundary is single track, the site is being actively promoted through the Local Plan process and as part of this process, an indicative site layout has been provided that proposes a new access as well as landscaping/screening. Given the above, if Middlewich is required to provide additional housing within the Local Plan Strategy, it is recommended that this site is given further consideration for residential development within the plan period.
<b>SUB 2134</b> Land to the west of Warmingham Lane (Phase II), Middlewich	Located to the west of Warmingham Lane, the site is currently active agricultural land to the south of the town centre. The site is designated as Open Countryside on the Proposals Map of the adopted Congleton Borough Local Plan. Away from the existing residential built form of the town, it does, however, have the potential to extend adjoining sites that have planning permission for 194 and 149 units, which are well related to and provides for a natural extension of the existing residential urban form.	SHLAA Site 2658, Omission Site SUB 2134, Matter 15 Hearing Statement [M15.016].	9	165	0	The site is being actively promoted as part of the Local Plan process and the representation considers the site to be available, deliverable and achievable. Given the above, if Middlewich is required to provide additional housing within the Local Plan Strategy, it is recommended that this site is given further consideration for residential development within the plan period.


Land at Kinderton Arms Public House, Booth Lane, Middlewich	Now vacant, the site is a former Public House and car park, with the Public House and out buildings still present on the site. Located on the A533 and outside the Settlement Zone Line as defined on the Proposals Map of the adopted Congleton Borough Local Plan, it is currently designated as Open Countryside and to the south east of the town centre.	SHLAA Site 3877.	0.34	0	11	The Site is included in this study as it lies immediately adjacent to Strategic Site CS20 (Glebe Farm) and is located between it and the Middlewich Settlement Boundary. Glebe Farm (reference 13/3449C) currently has a resolution to grant planning permission for 450 dwellings, retail space and associated infrastructure, subject to the signing of a s106 Legal Agreement. Given its location, the site would make a natural extension/integration to the Glebe Farm Site. Given the above, if Middlewich is required to accommodate additional housing, at Site Allocations Stage, this site could be given further consideration for residential development within the Plan period.
Land adjoining A54 Holmes Chapel Road (Centurion Way), Middlewich (Indicated on the Map as SUB Mid 1)	Located off the A54 Holmes Chapel Road and to the north east of the town centre, SHLAA Site 2653 is close to Junction 18 of the M6. Designated as Open Countryside on the Proposals Map of the adopted Congleton Borough Local Plan, the site is part of a larger parcel of agricultural land. The site is also identified as H3 in the Middlewich Town Strategy as a Potential Residential Development Option.	SHLAA Site 2653, Town Strategy wider site H3 and site C1 Potential Residential Development Options and Matter 14 Hearing Statement [BE 085].	2.49	75	0	This site forms part of a proposed larger site, the majority of which is located within the administrative boundary of Cheshire West & Chester. The site is being actively promoted through the Local Plan process, and the representation considers the site to be available, deliverable and achievable. Given the above, if Middlewich is required to accommodate additional housing, at Site Allocations Stage, this site could be given further consideration for residential development within the Plan period.
<b>SUB 1661</b> Midpoint 18 Extension, Middlewich	Two miles west of Junction 18 of the M6 and located to the east Middlewich town centre, it is also adjacent to Midpoint 18 and the Borough boundary with CWAC. The majority of the site is designated as Open Countryside, with a small section to south being designated as an Employment Commitment in the adopted Congleton Borough Local Plan. It is also allocated as Strategic Location (SL10) in the Local Plan Strategy Submission Version (2014) as a site developable to deliver up to 70 hectares of employment land to accommodate B1, B2 and B8 uses.	SHLAA Site 2842 and 4892, Town Strategy Sites E1, E2 & E3-Potential Employment Development Option, SUB 1661, Matter 9 Hearing Statement [M9.009], Matter 14 Hearing Statement [M14.8.0003] and, Strategic Location 10-Local Plan Strategy Submission Version.	0	0	0	The site is designated as Strategic Location SL10 in the Local Plan Strategy as an employment extension to Midpoint 18. Through developing the site, it will be expected to make a financial contribution towards the Middlewich Eastern Bypass. <b>Note:</b> This site is considered to be currently employment specific and representations do not request that the site is identified for residential development within the Plan period. The representation SUB 1661 requests allocation of all the land at Midpoint 18 as a Strategic Employment Site, the extent of which is shown on the Edge of Settlement Study Map for Middlewich, April 2015.
<b>SUB 3179</b> Land to the east and west of A530 Croxton Lane, Middlewich	Located to the east and west of Croxton Lane, the sites are currently agricultural land to the north west of the town centre, are designated as Open Countryside on the Proposals Map of the Adopted Congleton Borough Local Plan and share boundaries with the Trent & Mersey Canal Conservation Area. The site to the west of Croxton Lane is adjacent to an active Household Waste Recycling Centre. Both sites relate well to the existing and established urban form of Middlewich and have the potential to be residential extensions, with the Trent and Mersey Canal Conservation Area as a boundary.	SHLAA Sites 2654 and 2655, Omission Site SUB 3179.	2.6	60	0	The site is being actively promoted through the Local Plan process and it is considered if Middlewich is required to accommodate additional housing, at Site Allocations Stage, this site could be given further consideration for residential development within the Plan Period.
<b>TOTALS</b>			<b>35.33</b>	<b>620</b>	<b>11</b>	

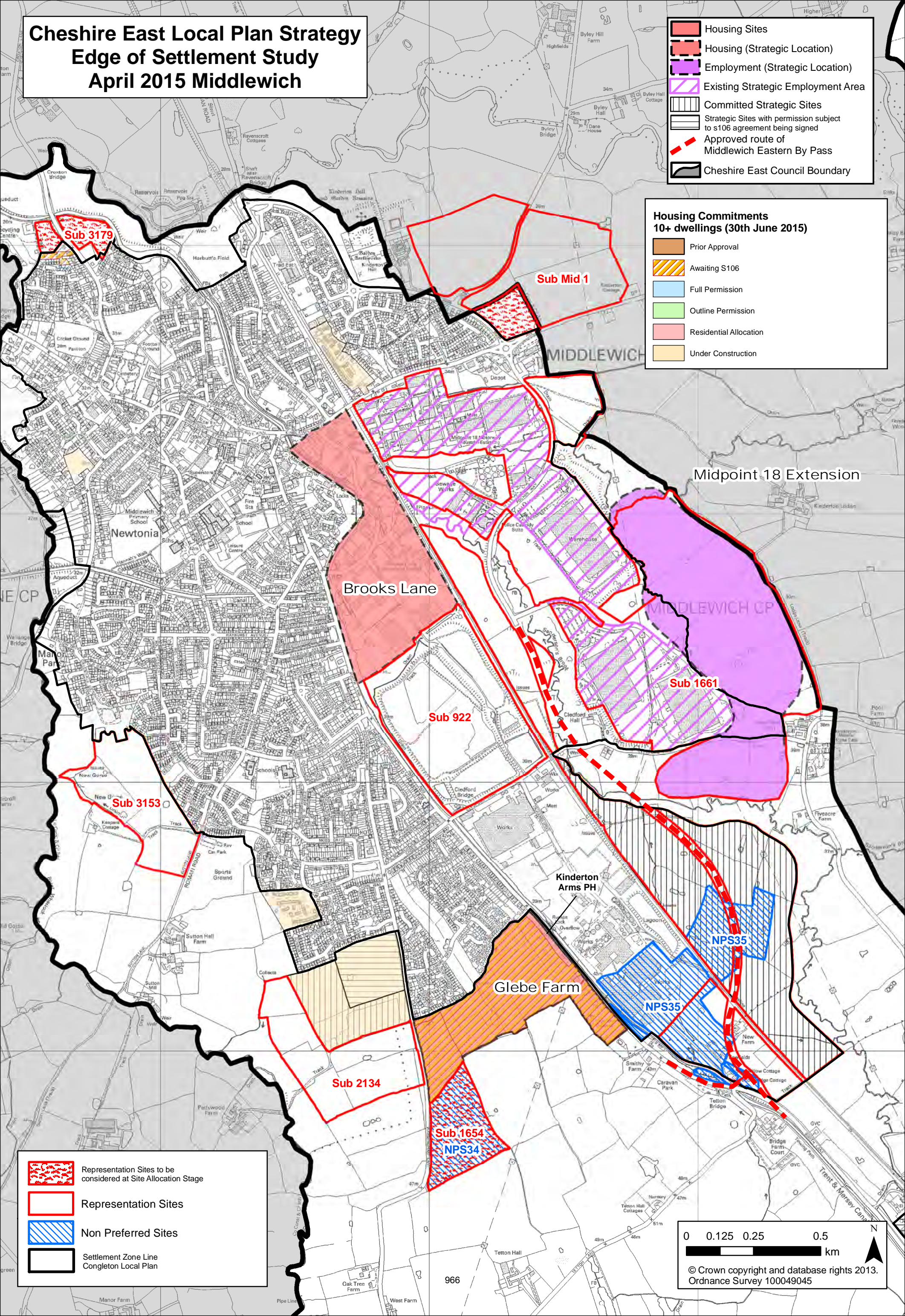
**CHESHIRE EAST LOCAL PLAN STRATEGY: MIDDLEWICH; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES NOT CONSIDERED FOR FURTHER CONSIDERATION**





Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land to the west of Grange Lea and Glastonbury Drive, Middlewich	Located to the west of the town centre, the site is currently an area of mature Woodland between the existing and established Middlewich urban form and the Council's western administrative boundary with Cheshire West and Chester. The site is designated as Open Countryside on the Proposals Map of the Adopted Congleton Borough Local Plan.	MiddlewichTown Strategy Site H5.	23	300	0	The site was included in the Middlewich Town Strategy for 300 dwellings. However, the majority of the site lies within the administrative boundary of Cheshire West and Chester Council and the site is also the subject of Tree Preservation Orders covering the entire site. Therefore, it is considered that the site will not be suitable for residential development within the Plan period and it is not being actively promoted. The site is not therefore considered to be a reasonable alternative and is not recommended for further consideration.
Land to the west of Beechfield Drive, Middlewich	Located to the west of the town centre the site is currently an area of mature trees between the existing and established Middlewich urban form and the Council's western administrative boundary with Cheshire West and Chester. The site is designated as Open Countryside on the Proposals Map of the Adopted Congleton Borough Local Plan.	MiddlewichTown Strategy Site H4.	9	200	0	The site was included in the MiddlewichTown Strategy for 200 dwellings. However, the majority of the site lies within the administrative boundary of Cheshire West and Chester Council and the site is the subject of tree cover and suitable for development. Therefore, it is considered that the site will not be suitable for residential development within the Plan period and it is not being actively promoted. The site is not therefore considered to be a reasonable alternative and is not recommended for further consideration.
<b>Total</b>			<b>32</b>	<b>500</b>	<b>0</b>	

# Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Middlewich


-  Housing Sites
-  Housing (Strategic Location)
-  Employment (Strategic Location)
-  Existing Strategic Employment Area
-  Committed Strategic Sites
-  Strategic Sites with permission subject to s106 agreement being signed
-  Approved route of Middlewich Eastern By Pass
-  Cheshire East Council Boundary

- ### Housing Commitments 10+ dwellings (30th June 2015)
-  Prior Approval
  -  Awaiting S106
  -  Full Permission
  -  Outline Permission
  -  Residential Allocation
  -  Under Construction



-  Representation Sites to be considered at Site Allocation Stage
-  Representation Sites
-  Non Preferred Sites
-  Settlement Zone Line Congleton Local Plan

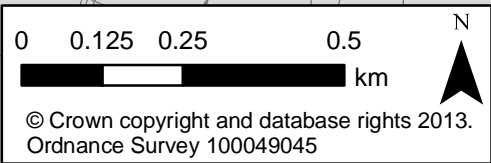
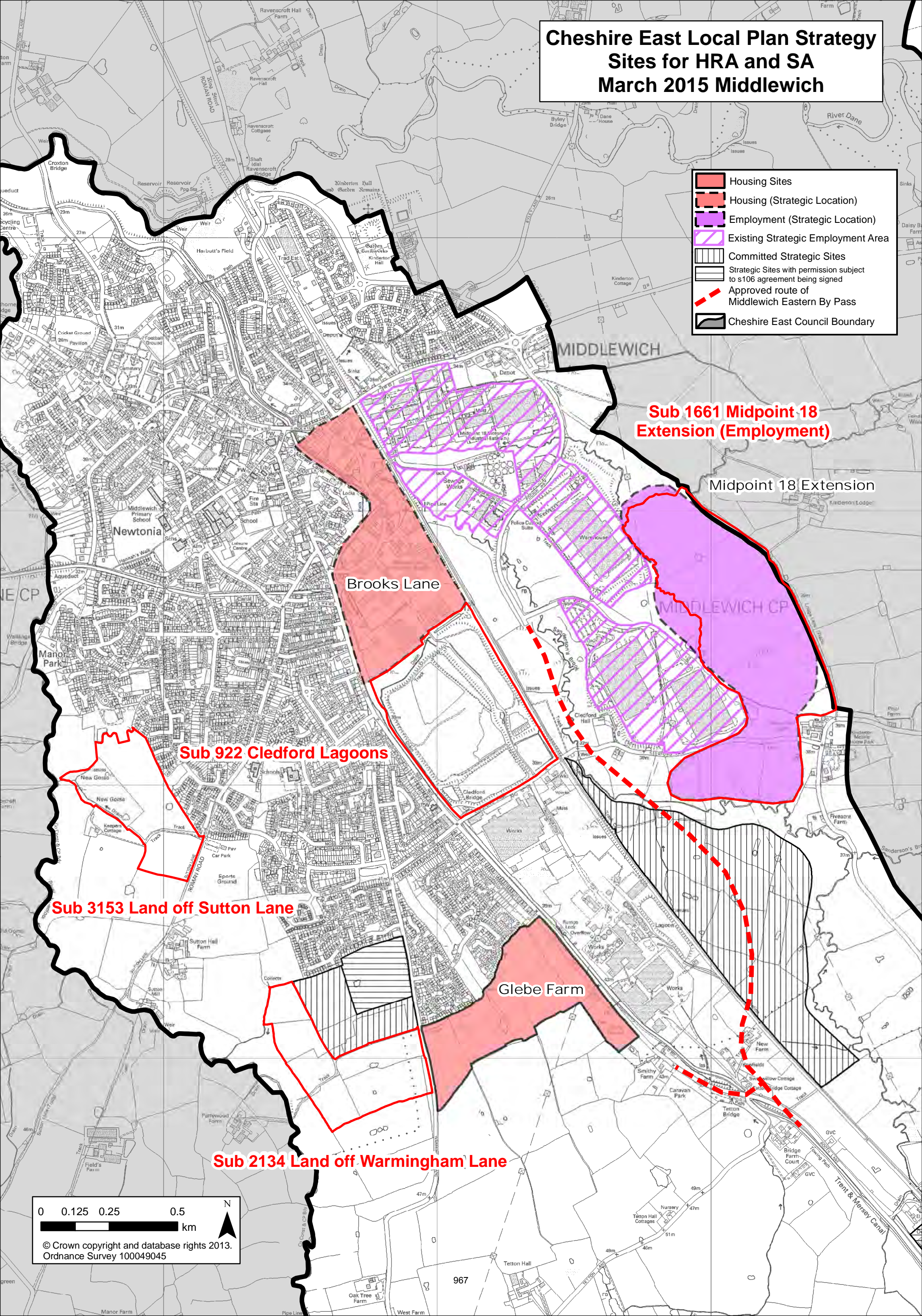
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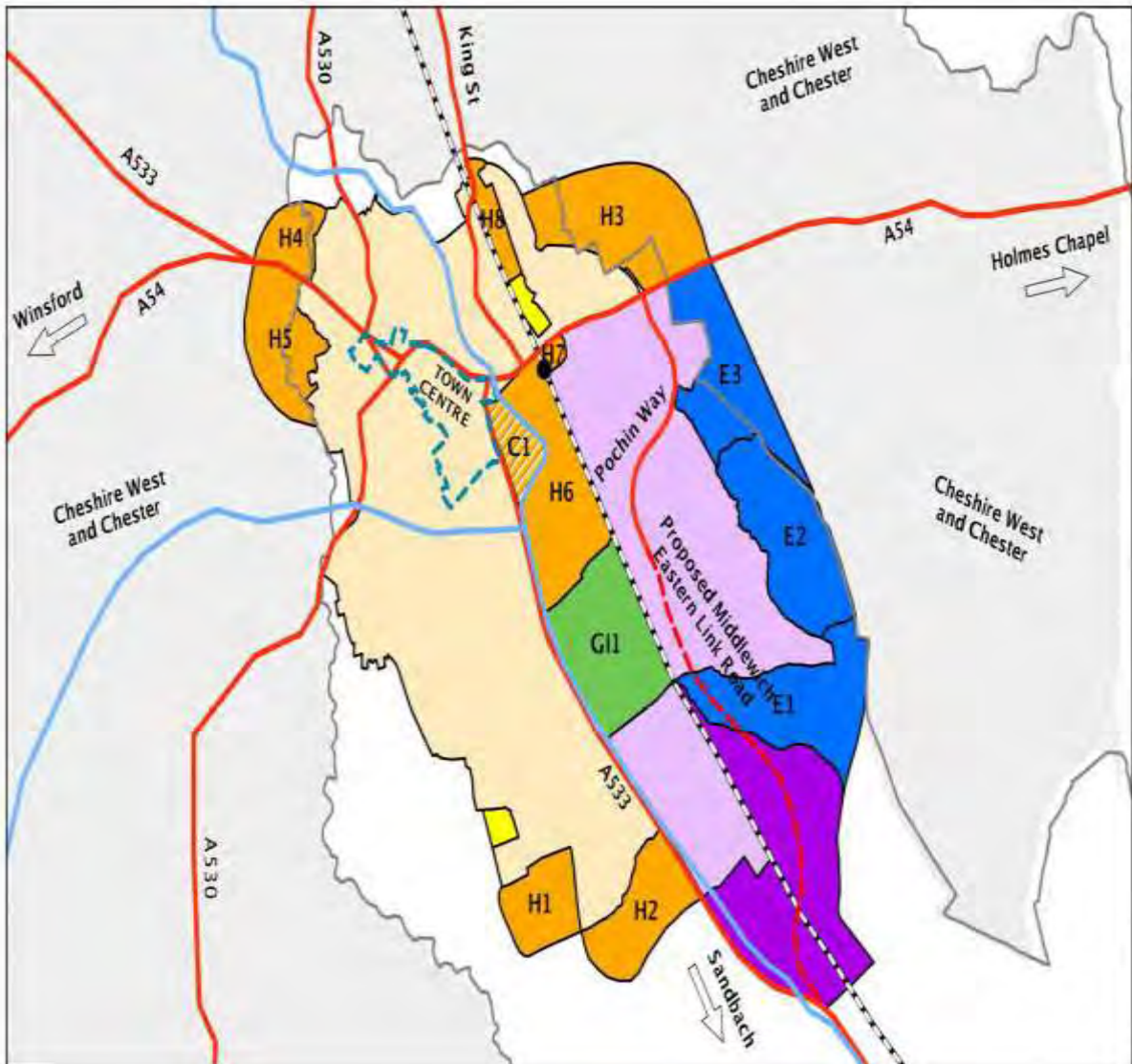
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# Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Middlewich

- Housing Sites
- Housing (Strategic Location)
- Employment (Strategic Location)
- Existing Strategic Employment Area
- Committed Strategic Sites
- Strategic Sites with permission subject to s106 agreement being signed
- Approved route of Middlewich Eastern By Pass
- Cheshire East Council Boundary



# Middlewich Town Strategy



## Legend

- |   |  |   |
|---|--|---|
|  Existing Residential Area                     |  Potential Employment Development Option  |  Main Road                          |
|  Existing Employment Area                      |  Potential Residential Development Option |  Proposed Link Road                 |
|  Allocated/ Approved Employment Area           |  Potential Community Development Option   |  Railway Line                       |
|  Allocated/ Approved Residential Area          |  Middlewich Lagoons                       |  Proposed site for a railway station |
|  Area within Cheshire West and Chester Council |  Town Centre Area                         |  Canal                              |



Area Reference	Potential Development Uses	Comments
H1	Housing	<ul style="list-style-type: none"> <li>Greenfield site.</li> <li>Surrounding uses include residential and open countryside.</li> <li>Development of the site is dependent upon the provision of a link road from the A533 through to the site.</li> <li>This site could deliver around 500 dwellings.</li> </ul>
H2	Housing	<ul style="list-style-type: none"> <li>Greenfield site.</li> <li>Surrounding uses include residential, employment and open countryside.</li> <li>Development of the site is dependent upon the provision of a link road from the A533 through to the site.</li> <li>This site could deliver around 500 dwellings.</li> </ul>
H3	Housing	<ul style="list-style-type: none"> <li>Greenfield site.</li> <li>Surrounding uses include residential and open countryside.</li> <li>The site is mainly located in Cheshire West and Chester.</li> <li>The site could deliver around 500 dwellings.</li> </ul>
H4	Housing	<ul style="list-style-type: none"> <li>Greenfield site.</li> <li>Surrounding uses include residential and open countryside.</li> <li>Development of the site would have to avoid the area of flood risk.</li> <li>The site is mainly located in Cheshire West and Chester.</li> <li>The site could deliver around 200 dwellings.</li> </ul>
H5	Housing	<ul style="list-style-type: none"> <li>Greenfield site.</li> <li>Surrounding uses include residential and open countryside.</li> <li>Development of the site would have to avoid the area of flood risk.</li> <li>The site is mainly located in Cheshire West and Chester.</li> <li>The site could deliver around 300 dwellings.</li> </ul>
H6	Housing	<ul style="list-style-type: none"> <li>Brownfield site.</li> <li>Currently used for employment purposes. Surrounding uses include residential and employment.</li> <li>Opportunity to create a marina at the site.</li> <li>The site could deliver around 200-300 dwellings with the marina or around 400 dwellings without the marina.</li> </ul>
H7	Housing	<ul style="list-style-type: none"> <li>Brownfield site.</li> <li>Currently used for employment purposes. Surrounding uses include residential and employment.</li> <li>The site could deliver around 100 dwellings.</li> </ul>
H8	Housing	<ul style="list-style-type: none"> <li>Brownfield site.</li> </ul>

Area Reference	Potential Development Uses	Comments
		<ul style="list-style-type: none"> <li>• Currently used for employment purposes. Surrounding uses include residential and open countryside.</li> <li>• The site is adjacent to an approved residential development site.</li> <li>• The site could deliver around 150 dwellings.</li> </ul>
C1	Community Use	<ul style="list-style-type: none"> <li>• Brownfield site.</li> <li>• Currently used for employment purposes. Surrounding uses include residential and employment.</li> <li>• The site has been identified as suitable for community uses.</li> <li>• Alternatively the site could deliver around 150 dwellings.</li> </ul>
E1	Employment	<ul style="list-style-type: none"> <li>• Greenfield site.</li> <li>• Surrounding uses include employment and open countryside.</li> <li>• Represents an extension to Midpoint 18.</li> <li>• There are existing approved extensions to Midpoint 18 (identified on the diagram).</li> <li>• Development of the site would have to avoid the area of flood risk.</li> <li>• Represents around 30ha of employment land.</li> </ul>
E2	Employment	<ul style="list-style-type: none"> <li>• Greenfield site.</li> <li>• Surrounding uses include employment and open countryside.</li> <li>• Represents an extension to Midpoint 18.</li> <li>• There are existing approved extensions to Midpoint 18 (identified on the diagram).</li> <li>• Development of the site would have to avoid the area of flood risk.</li> <li>• Represents around 30ha of employment land.</li> </ul>
E3	Employment	<ul style="list-style-type: none"> <li>• Greenfield site.</li> <li>• Surrounding uses include employment and open countryside.</li> <li>• Represents an extension to Midpoint 18.</li> <li>• There are existing approved extensions to Midpoint 18 (identified on the diagram).</li> <li>• Development of the site would have to avoid the area of flood risk.</li> <li>• The site is mainly located in Cheshire West and Chester.</li> <li>• Represents around 30ha of employment land.</li> </ul>
G11	Middlewich Lagoons	<ul style="list-style-type: none"> <li>• Potential site to provide multi-functional open space.</li> <li>• Further information provided within the environment section.</li> </ul>

**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

**Middlewich**

<b>Site Address</b>	<b>Land to the west of Warmingham Lane (Phase II), Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA Reference 2658
<b>Site visit date</b>	30/04/15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Local Plan Strategy Submission Version representation (Omission Site) SUB 2134 by Gladman Developments Ltd on behalf of Gladman Developments Ltd.  Matter 15 Hearing Statement: Alternative/Additional 'Omission Sites' [M15.016] Local Plan Strategy Submission Version, representation by Gladman Developments Ltd on behalf of Gladman Developments Ltd.
<b>Site description</b>	The site is generally flat agricultural land to the west of Warmingham Lane and to the south of Middlewich town centre, with an easement track running through the site associated with the TATA works (British Salt) to the east.  It is outside the Middlewich Settlement Zone Line and is designated as Open Countryside on the Proposals Map of the adopted Congleton Borough Local Plan First Review.  Open Countryside and away from the existing residential built form of Middlewich, it does, however, have the potential to extend adjoining sites that have planning permission for 194 and 149 units, which are well related to and provide for a natural extension of the existing residential urban form.
<b>Site area and dwelling capacity</b>	SHLAA 5.59 (Ha) – 389 dwellings. Estimated dwelling capacity from Local Plan Strategy Submission Version representation (Omission Site) SUB 2134, circa 165 dwellings on a development area of 9 (Ha).
<b>Constraints</b>	It is considered there are the following constraints: <ul style="list-style-type: none"> <li>• In the Brine Consultation Area</li> <li>• Overhead lines cross the site</li> <li>• Part of the site is a Major Hazzard Site (33-British</li> </ul>

	Salt)
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is designated as Open Countryside on the Proposals Map of the adopted Congleton Borough Council Local Plan and will be subject to policies PS8, E5, H6 and S9 of the Local Plan.
<b>Previously developed land? (PDL)</b>	No, greenfield
<b>Background site history &amp; Current apps</b>	<p>The site has historical commercial planning applications and approvals in relation to the British Salt Factory, with the most recent being:</p> <p><b>10/3685W</b>-Proposed Time Extension on Approval CY/7/2007/CCC/13 for Brine extraction, underground Gas storage, processing plant, pipelines and associated Infrastructure. <b>Withdrawn</b> 07/10/2011.</p> <p>There is also a <b>refused</b> application <b>12/0185C</b> in relation to a Prior Notification application for Agricultural Development.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	<p><b>Representation SUB 2134-Matter 15 Statement</b> (M15.016), ID: 744683 (Gladman Developments Ltd), Agent (Gladman Developments Ltd) proposed:</p> <p>A detailed Masterplan and vision document submitted as part of the Submission Version of the Local Plan, that a sustainable scheme of circa 165 dwellings (including 30% affordable housing-mix of tenures. New open space – informal recreation and links to existing footpath network) could be accommodated on a development area of 9 (Ha).</p> <p>Gladman submit that this site should be allocated for residential development through the Local Plan as it is sustainably located, available and deliverable. A scheme on this site would be capable of delivering a policy compliant level of affordable housing.</p> <p>The Gladman submission draws attention to Matter 8 Infrastructure and Matter 10 Sustainable Communities and reports that in some schemes reduced affordable housing provision has been agreed in order to deliver infrastructure projects such as the Middlewich Bypass.</p>
<b>Is the site viable/deliverable?</b>	<p>Yes, according to the Gladman representation the site is available and deliverable within 5 years.</p> <p>Also, according to the Draft Core Strategy CIL and Viability Assessment [BEO42] Middlewich is located within an area</p>

	of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes, according to the Gladman representation the site is available and deliverable within 5 years with 30% affordable housing being achievable.
<b>Infrastructure issues (including highways)</b>	There are some infrastructure enhancements proposed within the Masterplan, as well as indicative access routes. However, it is not clear at present exactly what the infrastructure/highways issues would be and it is considered that the Council's Strategic Highways Manager could request a planning condition at application stage, should it be required, to secure any highway and infrastructure works that the development would necessitate.
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD004] – No issues raised in relation to this site.
<b>SA considerations</b>	<p>The centre of the site is situated approximately 2.2 KMs from Middlewich Town Centre and is within walking distance of a bus stop.</p> <p>Application 12/0883C relates to an adjacent L shaped piece of land that this site wraps around. Application 12/08883C was decided at Appeal.</p> <p>The Inspector noted at Paragraph 22 of his decision, the accessibility of the site is analysed in the submitted Transport Assessment (TA), as updated for the duplicate application. This shows that a good range of facilities would lie within reasonable walking distance of the site, including convenience shops, bank, post office, public house and primary school. The town centre of Middlewich and a range of facilities further afield, including employment opportunities, would lie within convenient cycle distance.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is being actively promoted through the Local Plan process, there does not appear to be any evidence to suggest that the site would not be developable within the Plan period for residential use.</p> <p>The representation made as part of the Local Plan process considers the site to be available, deliverable and achievable.</p> <p>If Middlewich is required to provide additional housing</p>

	<p>within the Local Plan Strategy it is recommended that this site is given further consideration, to ensure that all reasonable alternatives are considered.</p> <p>It is also recommended that this site is subject to Sustainability Appraisal, to ensure that all reasonable alternatives are considered.</p>
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<b>Site Address</b>	<b>Land at the Kinderton Arms Public House, Booth Lane, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA Reference 3877
<b>Site visit date</b>	08/04/15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	SHLAA Site 3877. The site is included in this study as it lies immediately adjacent to Strategic Site CS20 (Glebe Farm) and is located between it and the Middlewich settlement boundary.
<b>Site description</b>	<p>Now vacant, the site is a former Public House and car park, with the Public House and out buildings still present on the site. With the surrounding area being mixed use in character, there was nothing of any detriment on the site that would appear to impact on the potential of the site being developed for housing, subject to satisfactory access.</p> <p>Flat in nature with some shrubbery, the site is a short distance from the start of the established residential area of Middlewich. The current boundaries of the site consist of a main road to the front and fields to the sides and rear. It is also adjacent to the Trent &amp; Mersey Canal Conservation Area and an active Tata Chemical works (British Salt).</p> <p>The site is located on the A533 (Booth Lane). The A533 is the main road into Middlewich town centre from Sandbach, and the site is outside the Settlement Zone Line of the adopted Congleton Borough Local Plan First Review, although adjacent to it and approximately 2 km from Middlewich town centre and its facilities.</p>
<b>Site area and dwelling capacity</b>	SHLAA figures indicate a site of 0.34 (Ha) with capacity for 11 dwellings.
<b>Constraints</b>	It is considered there are the following constraints: <ul style="list-style-type: none"> <li>• Adjacent to the Trent &amp; Mersey Canal Conservation Area</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located outside the Settlement Zone Line as defined on the Proposals Map of the adopted Congleton Borough Local Plan First Review. It is designated as Open Countryside on the adopted Proposal Map of the Congleton Borough Local Plan First Review and subject to policies PS8, E5, H6 and S9 of the adopted Congleton Borough Local Plan First Review.

	<p>Also adjacent to the Trent &amp; Mersey Canal Conservation Area, it will be subject to policies BH8-10 of the adopted Congleton Borough Local Plan First Review.</p> <p>It should be noted that the Public House <b>is not</b> listed in the Council's List of Locally Important Buildings Supplementary Planning Document.</p>
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	<p>There is no planning history for the site, however, it is adjacent to SHLAA site 4958 (Glebe Farm). Glebe Farm (reference 13/3449C) currently has a resolution to grant planning permission for 450 dwellings, retail space and associated infrastructure, subject to the signing of a s106 Legal Agreement.</p> <p>In assessing application 13/3449C, the Officer's report concluded that when assessing the sustainability of the Glebe Farm site using the North West Development Agency Sustainability Toolkit, although the site failed to achieve the desired distances to all amenities, taken as a whole, it was considered to be in a sustainable location.</p> <p>Given the above, it is considered that the site is a sustainable site.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	<p>None.</p> <p>The site is included in this study as it lies immediately adjacent to Strategic Site CS20 (Glebe Farm) and is located between it and the Middlewich Settlement Boundary.</p>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Situated in a sustainable location, the site is considered to be a potentially attractive opportunity for residential development and to any subsequent occupiers of such a development.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The site is designated as Open Countryside on the Proposals Map of the saved adopted Congleton Borough Local Plan First Review.</p> <p>There does not, however, appear to be any evidence to suggest that the site would not be developable within the plan period for residential use, if its designation were to</p>



	change.
<b>Infrastructure issues (including highways)</b>	None known at this stage of the assessment and It is considered that the Council's Strategic Highways Manager could request a planning condition at application stage, should it be required, to secure any highway and infrastructure works that the development would necessitate.
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD004] – No issues raised in relation to this site.
<b>SA considerations</b>	The site is within walking distance of bus stops, and in assessing application 13/3449C, the Officer's report concluded that when assessing the sustainability of the Glebe Farm site using the North West Development Agency Sustainability Toolkit, although the site failed to achieve the desired distances to all amenities, taken as a whole, it was considered to be in a sustainable location.
<b>Conclusions &amp; recommendations</b>	This site is an anomaly – as the site can be found in the SHLAA this is seen as an intention to develop. It lies between the settlement boundary and Strategic Site CS20 (Glebe Farm) and therefore it is felt it is appropriate to include it. The site could be given further consideration at Site Allocations stage in association with the Call for Sites.

<b>Site Address</b>	<b>Land adjoining A54 Holmes Chapel Road (Centurion Way), Middlewich (Indicated on the map as SUB Mid 1)</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA Reference 2653
<b>Site visit date</b>	30/04/15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	<p>Middlewich Town Strategy [BE 085] - Wider site H3 and site C1.</p> <p>Matter 14 Hearing Statement: Local Plan Strategy Sites and Strategic Locations (Middlewich) [M14.8.02] Local Plan Strategy Submission Version, representation by Mosaic Town Planning on behalf of Persimmon Homes.</p> <p><b>Note:</b> No SUB representation number due to technical issue when submitting the information and the Inspector allowed the representation at the Hearing in the form of a Matter 14 Statement.</p>
<b>Site description</b>	<p>Within the Cheshire East Borough Council boundary, but outside the Middlewich Settlement Zone Line, the site is a relatively flat agricultural field with established native hedgerow boundaries and is part of a larger parcel of land (with similar characteristics) that falls within the administrative boundary of Cheshire West and Chester.</p> <p>Located to the north east of Middlewich town centre, the site has a boundary to the north with Byley Lane and Open Countryside beyond, Open Countryside to the east, the A54 to the south and, the B5309 with residential development beyond to the west.</p> <p>It is designated as Open Countryside on the Proposals Map of the adopted Congleton Borough Local Plan First Review.</p>
<b>Site area and dwelling capacity</b>	Within the Cheshire East boundary, SHLAA figures indicate a site size of 2.49 (Ha) with capacity for 75 dwellings.
<b>Constraints</b>	<p>It is considered the site, taken as a whole, has the following constraints:</p> <ul style="list-style-type: none"> <li>• Kinderton Hall beyond the north western boundary is Grade II* Listed and the Kinderton Hall Moated Site is also a Scheduled Monument</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site,</b>	The site located within the administrative boundary of Cheshire East is designated as Open Countryside on the adopted Proposals Map of the Congleton Council Local Plan First Review and subject to policies PS8, E5, H6 and

<p><b>safeguarded</b></p>	<p>S9 of the adopted Congleton Borough Local Plan First Review.</p> <p>However, it should be noted that as the majority of the land being promoted for residential development lies within the administrative boundary of Cheshire West and Chester, and any subsequent planning application received would most likely be determined by Cheshire West and Chester.</p>
<p><b>Previously developed land? (PDL)</b></p>	<p>No, greenfield.</p>
<p><b>Background site history &amp; Current apps</b></p>	<p>The site has no planning history.</p> <p>The wider site was identified as H3 (potential housing site) in the Middlewich Town Strategy 2012 [BE085] as a proposal to deliver around 500 homes.</p> <p>The Summary Report of Consultation Findings for the Draft Middlewich Town Strategy 2012 [BE119] highlighted that 56% of respondents agreed with what was proposed for site H3 in the Draft Strategy.</p> <p>The smaller site, identified as SHLAA site 2653 was also identified as C1 (potential community use or alternatively to deliver residential dwellings) in the Middlewich Town Strategy 2012 [BE085] as a proposal to deliver around 80 homes or suitable community use.</p> <p>The Summary Report of Consultation Findings for the Draft Middlewich Town Strategy 2012 [BE119] highlighted that 78% of respondents agreed with what was proposed for site C1 in the Draft Strategy.</p> <p><b>Key themes from the consultation by site are listed below.</b></p> <p><b>Site H3:</b></p> <ul style="list-style-type: none"> <li>• Site is mostly located in Cheshire West and Chester. Where would community benefits go?</li> <li>• Site is outside the settlement boundary, in a key buffer between Middlewich and the M6 which should be retained.</li> <li>• Greenfield sites in open countryside should be protected.</li> <li>• Infrastructure cannot cope with extra development at this location and will need to be improved.</li> </ul>

- Development would remove a firm boundary to the settlement created by the link road between the A54 and the B530.
  - Query the deliverability of this site.
  - Site is in a sustainable location with good access to the town centre, the M6 and employment opportunities.
  - Site is available, suitable and achievable.
  - Development would increase flood risk.
  - Development would impact negatively on listed buildings and scheduled ancient monuments.
  - Development of the site would have a negative impact on Winsford, reducing the gap between the settlements.
  - The site is in an unsustainable location and will increase reliance on private transport.
  - Identification of the site is not supported by a detailed evidence base.
  - Proposed level of housing is not required.
  - Site can deliver a range of good quality housing and community benefits.
  - Development may impact upon the A54, Winsford, M6 corridor, creating a ribbon of development and exacerbating existing congestion.
- Site C1:**
- The site is mostly in Cheshire West and Chester. Where would community benefits go?
  - Site is outside the settlement boundary in open countryside and would remove a defensible boundary to the east of the town.
  - Is this located adjacent to the busy Midpoint 18 roundabout?
  - Development for community use would be acceptable.
  - Would object to housing development of this site.

	<ul style="list-style-type: none"> <li>• Greenfield sites should be protected.</li> <li>• Unsustainable location which would increase reliance on private transport.</li> <li>• Site would deliver a range of community benefits.</li> </ul>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised</b></p>	<p>Matter 14 Statement (M14.8.002), ID: 649516 (Persimmon Homes), Agent (Mosaic Town Planning). Please see earlier comments ref submission.</p> <p>The Matter 14 Statement for Persimmon Homes concludes that the amount of housing in Middlewich cannot be justified because it is not based on a strategy to meet objectively assessed development requirements identified in conjunction with the authority which surrounds it. Additionally, the allocations on which the delivery of the requirement is depending are, in combination, unsatisfactory. As a consequence, the Plan cannot be considered sound.</p> <p>In addressing the soundness of the Plan, Persimmon Homes propose, on land to the north of planning approval 13/03828/FUL (Cheshire Fresh), a development in the region of 400-500 dwellings.</p> <p>Within the Matter 14 Statement, an indicative Masterplan shows Housing Parcels, interspersed with Green Infrastructure, with the parcel's density reducing to reflect the transition into the Open Countryside beyond, along with an area designated as Community Facilities (that the delivery of the development could secure), located with the Cheshire East boundary.</p> <p>Primary access is proposed to be taken off the A54 Holmes Chapel Road, along with two secondary accesses off Byley Lane, resulting in the opinion of Persimmon Homes, an opportunity to create an urban extension to Middlewich.</p> <p>The Matter 14 Statement advises that the present position is that the housing proposed is to meet the needs of Cheshire East; however, this does not mean that the homes are best located on land contained within the Cheshire East administrative boundary.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p>

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The Matter 14 Statement concludes that in line with the requirements of the NPPF and NPPG, Persimmon Homes consider the site to be suitable, available and deliverable.
<b>Infrastructure issues (including highways)</b>	<p>As part of the Matter 14 Statement, a Transport Appraisal was submitted that concluded that satisfactory primary and secondary access and exit arrangements could be provided, that subject to further investigations, could potentially support the delivery of 400-500 homes.</p> <p>Any further infrastructure provisions that the development would necessitate could be secured by way of a Planning Condition and a s106 Agreement at planning application stage.</p>
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD 004] - No issues raised in relation to this site.
<b>SA considerations</b>	The site is within walking distance of bus stops and is approximately 1.5 km from Middlewich town centre and all the facilities it offers.
<b>Conclusions &amp; recommendations</b>	<p>There does not appear to be any evidence to suggest that the site would not be developable within the plan period for residential use, or as part of a wider scheme, if its allocation were to change.</p> <p>The representation made as part of the Local Plan process considers the site to be available, deliverable and achievable.</p> <p>If it is considered that Middlewich is required to accommodate additional housing, at Site Allocations stage, this site could be given further consideration (this is due to its size which is not considered to be large enough to be a Strategic Site) for residential development.</p>

<b>Site Address</b>	<b>Land to the east &amp; west of (A530) Croxton Lane, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA Reference 2654, 2655 & part of 2815
<b>Site visit date</b>	13/04/15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Local Plan Strategy Submission Version representation (Omission Site) SUB 3179 by Pegasus Group on behalf of Richborough Estates.
<b>Site description</b>	<p>Located to the east and west of the A530 Croxton Lane, the two parcels of land are currently open agricultural fields with established native boundary hedging. Situated to the north west of Middlewich town centre, they are designated as Open Countryside on the Proposals Map of the adopted Congleton Borough Local Plan First Review.</p> <p>The land to the east of Croxton Lane is relatively flat, has a boundary to the north and east with the Trent &amp; Mersey Canal Conservation Area, existing and established residential development to the south and, number 36 Croxton Lane in part and the A530 Croxton Lane to the western boundary.</p> <p>On the west of Croxton Lane the land slopes away from its eastern boundary with the A530 Croxton Lane towards its western boundary with an active Household Waste Recycling Centre and Open Countryside. It also shares a boundary with the Trent &amp; Mersey Canal Conservation Area to the north and existing and established residential development to the south.</p>
<b>Site area and dwelling capacity</b>	SUB 3179 indicates a site of 2.6 (Ha) with capacity for 60 dwellings.
<b>Constraints</b>	<p>It is considered there are the following constraints across the parcels of land:</p> <ul style="list-style-type: none"> <li>• Adjacent to the Trent &amp; Mersey Canal Conservation Area</li> <li>• Adjacent to an active Household Waste Recycling Centre</li> <li>• In the British Waterway Board Consultation Zone</li> <li>• In the Brine Consultation Area</li> <li>• Public Right of Way runs through the site</li> <li>• One tree the subject of a Tree Preservation Order</li> <li>• Adjacent to Flood Zones 2 &amp; 3</li> </ul>

<p><b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b></p>	<p>The site is designated as Open Countryside on the adopted Proposal Map of the Congleton Borough Local Plan First Review and subject to policies PS8, E5, H6 and S9 of the adopted Congleton Borough Local Plan First Review.</p> <p>It is also adjacent to the Trent &amp; Mersey Canal Conservation Area and will be subject to policies BH8-10 of the Local Plan.</p>
<p><b>Previously developed land? (PDL)</b></p>	<p>No, greenfield.</p>
<p><b>Background site history &amp; Current apps</b></p>	<p>One historical and withdrawn planning application for an office block on land to the east of Croxton Lane.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised</b></p>	<p><b>SUB 3179</b>, ID: 459510 (Richborough Estates), Agent ID: 618566 (Pegasus Group):</p> <p>As the overall housing requirement in the Local Plan Strategy Submission Version fails to reflect the NPPF because it does not meet fully objectively assessed housing need that the two parcels of land should be included in the Plan to deliver new residential development in Middlewich.</p> <p>It is also proposed that the parcels of land would be an urban extension to the market town of Middlewich, which is identified in the submission document as a Key Service Centre and a second tier location in the Settlement Hierarchy, after the Principal towns of Crewe and Macclesfield.</p> <p>Assessment work undertaken to date indicates that the sites could accommodate around 60 new dwellings, with the Trent &amp; Mersey Canal providing a robust northern edge.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>There has been no evidence submitted, per se, to suggest that the site is available, achievable and deliverable within the Plan period.</p> <p>However, equally, there has been some assessment work referenced within the submission (but no firm evidence e.g. Masterplan, Transport Assessment etc. has been submitted within the representation), and the site is agricultural land. There is no evidence to suggest that the site would not be deliverable within the Plan period for residential development.</p>



<b>Infrastructure issues (including highways)</b>	The representation suggests that access to both parcels of land could be taken from Croxton Lane, however, it is not clear at present exactly what the infrastructure/highways issues would be and, it is considered that the Council's Strategic Highways Manager could request a planning condition at application stage, should it be required, to secure any highway and infrastructure works that the development would necessitate.
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD 004] – No issues raised in relation to this site.
<b>SA considerations</b>	The site is situated approximately 0.6 km from a bus stop and approximately 1 km from Middlewich town centre and all the facilities it offers.
<b>Conclusions &amp; recommendations</b>	<p>There does not appear to be any evidence to suggest that the site would not be developable within the plan period for residential use, if its allocation were to change.</p> <p>The site is being actively promoted through the Local Plan process and if it is considered that Middlewich is required to accommodate additional housing, at Site Allocations stage, this site could be given further consideration (this is due to its size which is not considered to be large enough to be a Strategic Site) for residential development.</p>

<b>Site Address</b>	<b>Land to the east of Warmingham Lane, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA Reference 4008
<b>Site visit date</b>	30/04/15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	<p>Site M: Possible Additional Sites Proposed by Developer and Land Interests [BE 104]  Site NPS 34: Local Plan Strategy Non-Preferred Sites Justification Paper [SD 016]</p> <p>Local Plan Strategy Submission Version representation SUB 1654 by How Planning LLP on behalf of Pochin Property.</p>
<b>Site description</b>	<p>Located to the south of Middlewich town centre and outside the Settlement Zone Line, the site is currently an open agricultural field with established native boundary hedging and some mature tree coverage; although none are the subject of Tree Preservation Orders.</p> <p>Relatively flat with a small pond, the site is designated as Open Countryside on the Proposals Map of the adopted Congleton Borough Local Plan First Review.</p> <p>The site currently has boundaries on all sides with Open Countryside and Warmingham Lane to the western boundary, although land to the southern boundary is a residential allocation as part of CS20-Glebe Farm.</p>
<b>Site area and dwelling capacity</b>	The original NPS 34 area was approximately 8 (Ha), however, this has now been reduced to approximately 3.19 (Ha) with a capacity for 90 dwellings, as an area of approximately 4.1 (Ha) has been allocated as a Great Crested Newt Translocation Area.
<b>Constraints</b>	<p>It is considered there are the following constraints:</p> <ul style="list-style-type: none"> <li>• Biodiversity/Ecological issues</li> <li>• In the Brine Consultation Area</li> <li>• Major Hazard Zone</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site is designated as Open Countryside on the adopted Proposals Map of the Congleton Borough Local Plan First Review and subject to policies PS8, E5, H6 and S9 of the adopted Congleton Borough Local Plan First Review.</p> <p>Part of the site is also allocated as a Great Crested Newt Translocation Area as part of planning approval 12/2584C.</p>

<p><b>Previously developed land? (PDL)</b></p>	<p>No, greenfield.</p>
<p><b>Background site history &amp; Current apps</b></p>	<p>The site has the following planning history (although this site does not currently have planning permission for residential development, part of it is proposed to be used as a Great Crested Newt Translocation Area as part of the planning approval listed below) :</p> <p><b>12/2584C</b> - Full Planning Application for Erection of 149 Dwellings with Associated Access and Landscaping Arrangements alongside a Newt Relocation Strategy – Approved 24th January 2014.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised</b></p>	<p><b>Representation SUB 1654-</b> ID: 833989 (Pochin Property), Agent ID: 676606 (How Planning LLP):</p> <p>Boosting the supply of housing is a Core Planning Principle of the NPPF and paragraph 47 makes it clear that LPAs should include a buffer of 5% or 20% of deliverable sites to ensure choice and competition in the market for land.</p> <p>The land at Warmingham Lane (now part of the site is included in the Glebe Farm site CS20) is included in the Council's 2013 SHLAA and is shown to be in a sustainable and accessible location. It should also be noted that Pochin is currently in the early stages of preparing technical studies and assessments to support a planning application for residential development on the site.</p> <p>Pochin considers the site therefore represents an excellent opportunity to bring forward additional land for housing development in the short term. In addition, Pochin also control land to the south of the site which could be used for ecological enhancements.</p> <p><b>Possible Additional Sites Proposed by Developer and Land Interests:</b></p> <p>The site was identified as site M within the above document as a site of 3.19 (Ha) with a capacity to deliver 90 homes. However, it was decided that it was a non preferred site (NPS 34) in the <b>Local Plan Strategy Non-Preferred Sites Justification Paper</b>, as the adjacent CS20-Glebe Farm site satisfied the need for housing in this location.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is</p>

	considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	SUB 1654 considers that the site is Suitable (with policy change), available and achievable for residential development within the Plan period.
<b>Infrastructure issues (including highways)</b>	Access appears to be viable off Warmingham Lane, however, it is not clear at present exactly what the infrastructure/highways issues would be and it is considered that the Council's Strategic Highways Manager could request a planning condition at application stage, should it be required, to secure any highway and infrastructure works that the development would necessitate.
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulations Assessment [SD 004] – No issues raised in relation to this site with regards to impacts upon European Designated Sites.  However, part of the original NPS 34 site is identified as a Great Crested Newt Translocation Area as part of planning approval 12/2584C, and Great Crested Newts (GCN) are afforded full protection under the Wildlife & Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulation 2010.
<b>SA considerations</b>	The site would be adjacent to Glebe Farm (CS 20) and in assessing application 13/3449C, the Officer's report concluded that when assessing the sustainability of the Glebe Farm site using the North West Development Agency Sustainability Toolkit, although the site failed to achieve the desired distances to all amenities, taken as a whole, it was considered to be in a sustainable location.
<b>Conclusions &amp; recommendations</b>	The representation made as part of the Local Plan process considers the site available, achievable and deliverable for residential development, subject to a change in allocation, within the Plan period.  The site is being actively promoted through the Local Plan process and, if it is considered that Middlewich is required to accommodate additional housing, at Site Allocations stage, the site could be given further consideration (this is due to its size which is not considered to be large enough to be a Strategic Site) for residential development.

<b>Site Address</b>	<b>Land off Sutton Lane, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA Reference 2656
<b>Site visit date</b>	30/04/15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Local Plan Strategy Submission Version representation (Omission Site) SUB 3153 by Harris Lamb Planning Consultancy on behalf of Muller Property Group.
<b>Site description</b>	<p>Outside, but adjacent to the Middlewich Settlement Zone Line, the site is generally flat agricultural land with some mature tree cover, a pond to the eastern boundary, and it is situated to the south west of Middlewich town centre and designated as Open Countryside on the Proposals Map of the adopted Congleton Borough Local Plan First Review.</p> <p>The site has a boundary to the north with a Grade II Listed Manor House and a series of trees protected by Tree Preservation Orders, existing residential development to the east, and Open Countryside to the south and west.</p> <p>The site as a whole relates well to the existing and established urban form of Middlewich and is considered to represent a natural extension to the west of Middlewich.</p>
<b>Site area and dwelling capacity</b>	SHLAA figures indicate a capacity for 191 dwellings across a 6.34 (Ha) site, however, the indicative Masterplan submitted as part of the Local Plan process proposes up to 230 dwellings across a larger site of 12.9 (Ha) that includes open space and landscaped areas.
<b>Constraints</b>	<p>It is considered there are the following constraints:</p> <ul style="list-style-type: none"> <li>• Trees to the northern boundary that are the subject of Tree Preservation Orders</li> <li>• Grade II Listed Manor House to the northern boundary</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site is designated as Open Countryside on the adopted Proposals Map of the Congleton Borough Local Plan First Review and subject to policies PS8, E5, H6 and S9 of the adopted Congleton Borough Local Plan First Review.</p> <p>The site is also adjacent to a Listed Building so will also be subject to policies BH4 and BH5 of the Local Plan.</p>
<b>Previously developed land? (PDL)</b>	No, greenfield.

<b>Background site history &amp; Current apps</b>	The site has no planning history.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	<p><b>SUB 3153</b>, ID: 490229 (Muller Property Group), Agent ID: 495514 (Harris Lamb Planning Consultancy):</p> <p>The Plan, as drafted, is not justified as it is not based upon the most appropriate strategy as insufficient residential development is directed towards Middlewich.</p> <p>As Middlewich has the largest employment allocation of any settlement in Cheshire East, including Crewe, additional land needs to be allocated for residential development in Middlewich and the land at Sutton Lane will help to meet the housing requirement for Middlewich.</p> <p>Currently active agricultural land, an indicative Masterplan has been submitted as part of promoting the site through the Local Plan process, which indicates the site could deliver up to 230 dwellings.</p> <p>The Masterplan suggests that access could be taken off the head of Sutton Lane down an existing track into the site, as well as providing landscaping and the retention of a significant area of wood land as open space.</p>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Given its location, the site is considered to be an attractive option for residential development and to any subsequent occupiers of such a development.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>There has been no evidence submitted per se to suggest that the site is available, achievable and deliverable within the Plan period.</p> <p>However, equally, the site is agricultural land and there is no evidence to suggest that the site would not be deliverable within the Plan period for residential development.</p>
<b>Infrastructure issues (including highways)</b>	An indicative access into and out of the site has been provided. However, it is not clear at present exactly what the infrastructure/highways issue would be and it is considered that the Council's Strategic Highways Manager could request a planning condition at application stage, should it be required, to secure any highway and infrastructure works that the development would necessitate.

<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD 004] – No issues raised in relation to this site.
<b>SA considerations</b>	The site is within walking distance of bus stops, a Primary School, Middlewich Cricket Club, Open Space and other local facilities and is approximately 1.0 km from Middlewich town centre and all the facilities it offers.
<b>Conclusions &amp; recommendations</b>	<p>The site is being actively promoted through the Local Plan process, there does not appear to be any evidence to suggest that the site would not be developable within the Plan period for residential use.</p> <p>Being actively promoted through the Local Plan process, if Middlewich is required to provide additional housing within the Local Plan Strategy it is recommended that this site is given further consideration, to ensure that all reasonable alternatives are considered.</p> <p>It is also recommended that this site is subject to Sustainability Appraisal, to ensure that all reasonable alternatives are considered.</p>

<b>Site Address</b>	<b>Midpoint 18 Extension, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA References 2842 & 4892
<b>Site visit date</b>	30/04/15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	<p>Middlewich Town Strategy [BE085] sites E1, E2 &amp; E3 (Employment Potential).</p> <p>Strategic Employment Location (SL 10), Cheshire East Local Plan Strategy Submission Version [SD 001].</p> <p>Local Plan Strategy Submission Version representation SUB 1661 by How Planning LLP on behalf of Pochin Property.</p> <p>Matter 9 Hearing Statement: Enterprise and Growth [M9.009] Local Plan Strategy Submission Version, representation by How Planning LLP on behalf of Pochin Property.</p> <p>Matter 14 Hearing Statement: Local Plan Strategy Sites and Strategic Locations (Middlewich) [M14.8.0003], representation by How Planning LLP on behalf of Pochin Property.</p>
<b>Site description</b>	<p>Outside, (with the exception of a very small area of SHLAA site 4892) but adjacent to the Middlewich Settlement Zone Line, the two parcels of SHLAA land (consolidated as site SL 10 in the Cheshire East Local Plan Strategy Submission Version, 2014) are generally flat agricultural fields with some mature tree cover (although none are the subject of Tree Preservation Orders) and the majority is designated as Open Countryside, with a small element near to Briar Pool Farm an Employment Commitment on the Proposals Map of the adopted Congleton Borough Local Plan First Review.</p> <p>Located to the south east of Middlewich town centre, the consolidated site has a boundary to the north with Open Countryside; to the east with a Public Right of Way, the administrative area of Cheshire West and Chester and Open Countryside, Open Countryside and Sanderson Brook to the south and, a Public Right of Way and Midpoint 18 to the west.</p>
<b>Site area and dwelling capacity</b>	Consolidated site SL 10 of the Cheshire East Local Plan Strategy Submission Version (2014) is approximately 43.8 (Ha). However, it is not being promoted for residential



	development within the Plan period.
<b>Constraints</b>	<p>It is considered there are the following constraints for the consolidated site:</p> <ul style="list-style-type: none"> <li>• Within the Jodrell Bank Radio Telescope Consultation Zone</li> <li>• A Major Hazard Site</li> <li>• Power Lines cross the site</li> <li>• Within Flood Zones 2 &amp; 3</li> </ul>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The consolidated SHLAA sites are designated as Strategic Location SL 10-Midpoint 18 Extension, Middlewich in the Cheshire East Local Plan Strategy Submission Version (2014) and Open Countryside on the adopted Proposals Map of the Congleton Borough Local Plan First Review and subject to policies PS8, E5, H6 and S9 of the adopted Congleton Borough Local Plan First Review.</p> <p>The consolidated site is also situated within the Jodrell Bank Radio Telescope Consultation Zone and subject to policy PS10 of the Local Plan, as well as the area around Briar Pool Farm being allocated as an Employment Commitment on the Proposals Map of the Local Plan and so also subject to policy E2 of the Local Plan and, designated as a Recreation/Leisure or Community Use Allocation on the Proposals Map of the adopted Congleton Borough Local Plan First Review and subject to policy DP5 of the Local Plan.</p>
<b>Previously developed land? (PDL)</b>	No, greenfield.
<b>Background site history &amp; Current apps</b>	<p>There have been historical planning applications and consents for the consolidated site and the main consents are:</p> <p>Outline Approval <b>07/0323/OUT</b>-Midpoint 18 Phase Three and the Middlewich Eastern Bypass. <b>Approved</b> 03/06/2008.</p> <p>Extension of Time Limit <b>11/0899C</b> for approval 07/0323/OUT. <b>Approved</b> 11/07/2011.</p> <p>The sites were identified as E1, E2 &amp; E3 (Employment Use) in the Middlewich Town Strategy 2012 [BE085] as a proposal to deliver employment land as an extension to Midpoint 18.</p> <p>The Summary Report of Consultation Findings for the Draft Middlewich Town Strategy 2012 [BE119] highlighted that 87 % of respondents agreed with what was proposed for site</p>

E1 in the Draft Strategy, 86 % agreed with what was proposed for site E2 in the Draft Strategy and 81% agreed with what was proposed for site E3 in the Draft Strategy.

**Key themes from the consultation by site are listed below:**

**Site E1:**

- Support this site as there is a need for more employment within the town
- Must establish how much demand there is for additional employment facilities
- Site should be used for a nature reserve
- Existing employment sites should be used more intensively
- Site is outside settlement boundary, in open countryside
- Site is mostly located within Cheshire West and Chester. Where would benefits go?
- If development occurs here, it should be for small and mid-sized units, not large sheds
- Surrounding infrastructure must be improved
- No incinerator on this site
- Greenfield sites should be protected, particularly when brownfield is available
- Site could also contain housing
- Exploit opportunities raised by proximity to M6
- Constrained by overhead power lines, potential flooding and Jodrell Bank Consultation Zone
- These sites should only be allowed to come forward following completion of the link road
- If development occurs, ecological assets must be protected and river corridors enhanced

**Site E2:**

- Must establish how much demand there is for additional employment facilities
- Site is mostly in Cheshire West and Chester. Where would benefits go?
- Site is located near/over an approved landfill. Compatibility of uses has not been considered.
- Constrained by main gas pipeline, flood risk, electricity pylons and Jodrell Bank Consultation Zone
- Support due to the need for more employment within the town
- Greenfield sites should be protected, particularly when brownfield sites are available
- The site contains an allocated open space
- Site should be used for a nature reserve
- Site is located outside the settlement boundary in the open

	<p>countryside</p> <ul style="list-style-type: none"> <li>• Infrastructure must be improved</li> <li>• The site could also contain housing</li> <li>• Exploit opportunities raised by proximity to the M6</li> <li>• Existing employment sites should be used more intensively</li> <li>• Sites should only come forward following completion of the link road</li> <li>• If development occurs, ecological assets must be protected and the river corridors enhanced</li> </ul> <p><b>Site E3:</b></p> <ul style="list-style-type: none"> <li>• Infrastructure cannot cope with extra development at this location and must be improved</li> <li>• Site is mostly within Cheshire West and Chester. Where will benefits go?</li> <li>• Must establish the level of demand for additional employment facilities</li> <li>• Site is outside settlement boundary and in open countryside</li> <li>• Development of site would have a negative impact on Winsford</li> <li>• Site contains an allocated open space</li> <li>• Support this site as there is need for more employment</li> <li>• Compatibility of uses with existing approved landfill has not been considered</li> <li>• Site is constrained by main gas pipe, flood risk, electricity pylons and Jodrell Bank Consultation Zone</li> <li>• Exploit opportunities of proximity to the M6</li> <li>• Sites should only come forward following completion of Eastern link road</li> <li>• Existing employment sites should be used more intensively</li> <li>• If development occurs, protect the ecological assets and enhance the river corridors</li> </ul>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised</b></p>	<p><b>Representation SUB 1661-Matter 9 Statement (M9.009)</b> (All in relation to Fig: 15.34 of the Cheshire East Local Plan Submission Version 2014) and Matter 14 Statement (M14.8.003), representation on SL 10, ID 833989 (Pochin Property), Agent 676606 (HOW Planning LLP):</p> <p>SUB 1661 and Matter 9 Statement At present, Midpoint 18 is defined by Figure 15.34 – Middlewich Town Map. This includes the 'Existing Strategic Employment Area' to the north of the site and the 'Committed Strategic Site' to the south. However, these allocations do not define the full extent of the strategic employment site as described in the previous section of this</p>

Statement. Consequently, the following changes are sought:

**1. Existing Strategic Employment Area** – the extent of this allocation in Figure 15.34 is correct and follows the boundaries for the existing built development/Phase 1 employment land as detailed above. No changes are sought.

**2. Committed Strategic Sites** – the extent of the ‘Committed Strategic Site’ allocation at Midpoint 18 as shown on Figure 15.34 should be extended to encompass the full extent of the committed sites permitted under applications 11/0899C (Phase 3) and 13/03828/FUL (Cheshire FRESH). Both permissions remain extant and their permitted edge red boundaries are enclosed at Appendix 6. It is requested that these area be included in Figure 15.34 as ‘Committed Strategic Sites’ as per the revised Figure 15.34 enclosed at Appendix 7.

**3. Extension to the Existing Strategic Employment Area** – in addition to the ‘Existing Strategic Employment Area’ and ‘Committed Strategic Sites’ defined above, there is also a requirement for the parcels of land that represent the remaining (and as yet undeveloped) employment land at Midpoint 18 to be allocated. This is broadly defined by the boundaries of Midpoint 18 Phase 2. These parcels were allocated under Policy E2 (Committed Employment Sites) of the adopted Congleton Borough Local Plan First Review (January 2005) are detailed within the ELR as land that represents an important source of employment land for the Borough within a regionally important employment site. Furthermore, Pochin Property is in the process of preparing new applications for employment uses on this land which will be submitted in the short term. It is therefore requested that this area be included in Figure 15.34 as an ‘Extension to the Existing Strategic Employment Area’ as per the plan enclosed at Appendix 7.

In summary, allocating all the land at Midpoint 18 as a Strategic Employment Site will positively assist the Council in achieving the development objectives identified over the emerging Plan period and will assist the Plan in meeting the test of soundness set out at Paragraph 182 of the Framework. Amended Maps provided as part of the representation detailing proposed changes.

**Matter 14 Statement**

Site SL 10 (Midpoint 18 extension) has been progressed as a preferred employment site, in part, due to its ability to deliver significant employment growth and the Council’s

	<p>Employment Land Review (2012) detailed a potential shortfall of employment land to 2030.</p> <p>Middlewich offers a demonstrably sustainable and appropriate location for further employment land, especially by way of an extension to Midpoint 18.</p>
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes, for employment use, as the site is considered by its owner to be a committed employment site and should be allocated as a Strategic Employment Site through the Local Plan process to ensure the site is safeguarded for future employment use.
<b>Infrastructure issues (including highways)</b>	The site would need access creating into it and a road network through it, however, it is not clear at present exactly what the infrastructure/highways issues would be and, it is considered that the Council's Strategic Highways Manager could request a planning condition at application stage, should it be required, to secure any highway and infrastructure works that the development would necessitate.
<b>HRA considerations</b>	Local Plan Strategy Habitat Regulation Assessment [SD 004] – No issues raised in relation to this site.
<b>SA considerations</b>	The site is within walking distance of a bus stop and also has walking access to the edge of Middlewich town centre (approximately 2 km away) and all the facilities it offers, the majority of the way along a Public Right of Way.
<b>Conclusions &amp; recommendations</b>	<p>The site is designated as Strategic Location (SL10) in the Local Plan Strategy Submission Version (2014) as an employment land extension to the existing Midpoint 18 site.</p> <p>Through the Local Plan process the site has been and is currently being actively promoted as needed employment land as part of the Midpoint 18 allocation.</p> <p>It is also recommended that this site is subject to Sustainability Appraisal, to ensure that all reasonable alternatives are considered.</p>

<b>Site Address</b>	<b>Land to the west of Grange Lea and Glastonbury Drive, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	Middlewich Town Strategy Site H5 - Potential Housing.
<b>Site visit date</b>	30/04/15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	The Middlewich Town Strategy [BE085]
<b>Site description</b>	<p>Adjacent to the Middlewich Settlement Zone Line, with the majority of the site sitting within the administrative boundary of Cheshire West and Chester, the site is a wooded area situated to the north west of Middlewich town centre.</p> <p>With a boundary to the north, east and south with existing residential development; Open Countryside, the River Wheelock and the administrative area of Cheshire West and Chester to the east, the whole of the site within the Cheshire East administrative boundary is the subject of a Region Tree Preservation Order.</p>
<b>Site area and dwelling capacity</b>	The Middlewich Town Strategy suggested the site could deliver around 300 dwellings. Indicative site area in Town Strategy approximately 23 ha
<b>Constraints</b>	<p>It is considered there are the following constraints for the site located within the administrative boundary for Cheshire East:</p> <ul style="list-style-type: none"> <li>• TPO Region</li> <li>• Part of the site is in Flood Zones 2 &amp; 3</li> <li>• In the Brine Consultation Area</li> <li>• Biodiversity/ecological issues</li> <li>• Public Right of Way runs through the site</li> </ul>
<b>Current policy designation i.e. GB/Open space/Strategic Site, safeguarded</b>	The part of the site located within the administrative boundary for Cheshire East Council is currently designated as Open Countryside on the Proposals Map of the adopted Congleton Borough Local Plan First Review and will be subject to policy PS8, E5, H6 & S9 of the Local Plan.
<b>Previously developed land? (PDL)</b>	No, greenfield.
<b>Background site history &amp; Current apps</b>	The site has no history of planning applications. The wider site was identified as H5 (potential housing site) in the Middlewich Town Strategy 2012 [BE085] suggested the site could deliver around 300 homes.

	<p>The Summary Report of Consultation Findings for the Draft Middlewich Town Strategy 2012 [BE119] highlighted that 48% of respondents agreed with what was proposed for site H5 in the Draft Strategy.</p> <p><b>Key themes from the consultation:</b></p> <ul style="list-style-type: none"> <li>• Site is mostly located in Cheshire West and Chester. Where would community benefits go?</li> <li>• Greenfield sites and good quality agricultural land should be protected</li> <li>• Development would increase flood risk</li> <li>• Development would impact negatively on Winsford, reducing the gap between the settlements</li> <li>• Site is outside the settlement boundary</li> <li>• Infrastructure cannot cope with extra development at this location and would need improvement</li> <li>• Query deliverability of the site</li> <li>• Identification of the site is not supported by a detailed evidence base</li> <li>• Development would impact upon listed buildings and scheduled monuments</li> <li>• Unsustainable location which will increase reliance on private transport</li> <li>• Retain the site for employment use. Job provision is the priority.</li> <li>• Proposed level of housing is not required</li> <li>• Would result in loss of natural woodland subject to Tree Preservation Order</li> <li>• Site is sustainable</li> <li>• Development should protect the ecology of the site</li> <li>• Development should be to the east of the settlement, close to the M6</li> <li>• Topography is unsuitable for development</li> <li>• Poor access to the M6</li> <li>• Development may impact upon the A54, Winsford, M6 corridor, creating a ribbon of development and exacerbating existing congestion</li> </ul>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>None, the site was originally included in the Middlewich Town Strategy.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>No, the site is covered by a blanket Region Tree Preservation Order and is in the main, located within the administrative area of Cheshire West and Chester.</p>
<p><b>Is the site potentially developable within</b></p>	<p>There have been no representations made (other than within the Middlewich Town Strategy) as part of the</p>

<p><b>the Plan period; available and achievable?</b></p>	<p>Cheshire East Local Plan preparation with regards to the site and its suitability for residential development within the Plan period.</p> <p>There is, therefore, no guarantee of the site being developable for residential development within the Plan period.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>It is anticipated that there would be some infrastructure requirements; however, it is not known what the exact requirements would be at this moment in time.</p>
<p><b>HRA considerations</b></p>	<p>The Local Plan Strategy Habitat Regulation Assessment [SD 004]-No issues raised in relation to this site.</p>
<p><b>SA considerations</b></p>	<p>The site is within walking distance of a bus stop and is situated approximately 1.1 km from the edge of Middlewich town centre and all the facilities that it offers.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The majority of the site is within the administrative boundary of Cheshire West and Chester and is not being actively promoted as part of the Local Plan Process.</p> <p>Having an area of the site subject to a Region Tree Preservation Order, there is no guarantee the site would be developable within the Plan period for residential development.</p> <p>The site is not therefore considered to be a reasonable alternative and is not recommended for further consideration.</p>



<b>Site Address</b>	<b>Land to the west of Beechfield Drive, Middlewich</b>
<b>SHLAA Ref/Site Ref number</b>	Middlewich Town Strategy Site H4-Potential Housing.
<b>Site visit date</b>	30/04/15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	The Middlewich Town Strategy [BE085]
<b>Site description</b>	<p>The majority of the site (with the exception of a very small parcel not suitable for residential development) is currently open agricultural land to the west of the Cheshire East administrative boundary and is located within the administrative boundary of Cheshire West and Chester.</p> <p>The site has a boundary to the north and west with Open Countryside, the River Wheelock with residential beyond located within Cheshire East and, the A533 road and Open Countryside beyond to the south.</p>
<b>Site area and dwelling capacity</b>	The Middlewich Town Strategy proposed around 200 dwellings. Indicative site area in Town Strategy approximately 9 ha.
<b>Constraints</b>	Within the administrative boundary of Cheshire West and Chester.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within the administrative boundary of Cheshire West and Chester.
<b>Previously developed land? (PDL)</b>	No, greenfield.
<b>Background site history &amp; Current apps</b>	<p>The wider site was identified as H4 (potential housing site) in the Middlewich Town Strategy 2012 [BE085] as a proposal to deliver around 200 homes.</p> <p>The Summary Report of Consultation Findings for the Draft Middlewich Town Strategy 2012 [BE119] highlighted that 47% of respondents agreed with what was proposed for site H4 in the Draft Strategy.</p> <p><b>Key themes from the consultation:</b></p> <ul style="list-style-type: none"> <li>• Site is mostly located in Cheshire West and Chester. Where would community benefits go?</li> <li>• Greenfield sites should be protected</li> <li>• Development would increase flood risk</li> </ul>

	<ul style="list-style-type: none"> <li>• Development would have a negative impact on Winsford, reducing the gap between the two settlements</li> <li>• Infrastructure cannot cope with extra development at this location and would require improvement</li> <li>• The site is outside the settlement boundary, detached from the urban area</li> <li>• Query the deliverability of this site</li> <li>• Poor access to the M6</li> <li>• Site is unsustainable and would increase reliance on private transport</li> <li>• Site is in a sustainable location</li> <li>• Development would impact negatively on listed buildings and scheduled monuments</li> <li>• Proposed level of housing is not required</li> <li>• Would result in the loss of natural woodland and negative impact on the landscape</li> <li>• Identification of the site is not supported by a detailed evidence base</li> <li>• Development should protect the ecology of the site</li> <li>• Topography is unsuitable for development</li> <li>• Development should be located to the east of the settlement, close to the M6</li> <li>• Development may impact upon the A54, Winsford, M6 corridor, creating a ribbon of development and exacerbating existing congestion</li> </ul>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	None, the site was originally included in the Middlewich Town Strategy.
<b>Is the site viable/deliverable?</b>	Within the administrative boundary of Cheshire West and Chester.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	There have been no representations made (other than within the Middlewich Town Strategy) as part of the Cheshire East Local Plan preparation with regards to the site and its suitability for residential development within the Plan period.
<b>Infrastructure issues (including highways)</b>	It is anticipated that there would be some infrastructure requirements; however, it is not known what the exact requirements would be at this moment in time.
<b>HRA considerations</b>	Within the administrative boundary of Cheshire West and Chester.
<b>SA considerations</b>	The site is within walking distance of a bus stop and is situated approximately 1.1 km from the edge of Middlewich

	town centre and all the facilities that it offers.
<b>Conclusions &amp; recommendations</b>	<p>The majority of the site is within the administrative boundary of Cheshire West and Chester and is not being actively promoted as part of the Cheshire East Local Plan Process for residential development.</p> <p>There is, therefore, no guarantee the site would be developable for residential development within the Plan period.</p> <p>The site is not therefore considered to be a reasonable alternative and is not recommended for further consideration.</p>

# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL' OF THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **NANTWICH**

### **1. Introduction**

Nantwich is identified as a Key Service Centre in the Local Plan Strategy, formerly within the Borough of Crewe and Nantwich, prior to the establishment of Cheshire East. The 2013 mid-year population estimate for the town of Nantwich is 18,200.

The town of Nantwich lies in the west of Cheshire East, to the south west of Crewe. It is an historic market town, with its own distinct character, dating back to Roman times, when it was a centre for salt production. The town has an extensive heritage, creating a strong and unique character.

The River Weaver runs northwards through the town and the Shropshire Union Canal lies to the west of the town.

The town contains a variety of employment opportunities and benefits from good links to employment at Crewe and Wardle. Nantwich has a thriving town centre, with a strong independent retail offer. It also has a range of community services and a good public transport network, including a railway station within the town. These facilities are used by residents of the town and the community living within the surrounding rural area.

The extensive heritage, attractive open spaces and vibrant town centre combine to make Nantwich a popular place to live and a destination for tourists and visitors alike.

### **2. Key Policy issues/constraints**

Nantwich is a town with its own settlement boundary, outside which lies Open Countryside, as defined on the Proposals Map of the Borough of Crewe and Nantwich Replacement Local Plan First Review 2011.

Nantwich has a large Conservation Area within which there are 125 entries on the national register of Buildings of Special Architectural or Historic Interest held by Historic England (registered either individually or as a group), amounting to over 200 individual buildings.

As the River Weaver flows through the town, there are areas that are prone to flooding however most of them are located within public open space adjacent to the river. This does however present a potential constraint to development adjacent to the river, whilst also presenting an opportunity to create new and enhance existing public access to the riverside.

A Neighbourhood Plan is being produced for Stapeley and District which lies immediately adjacent to Nantwich and includes land that is subject of two representations to the Local Plan Strategy (South Nantwich - SUB3135 and 1792) that is considered in the summary report for sites adjacent to Nantwich.

### 3. Development Potential

As a Key Service Centre, the Local Plan Strategy identifies Nantwich as providing sites for 1,900 dwellings over the Plan period. Sites are identified in the Local Plan Strategy at Kingsley Fields (site CS21) for 1,100 dwellings; this has a resolution to grant a planning approval (13/2471N) for up to 1,100 dwellings subject to the signing of a S106 Legal Agreement which has yet to be signed and Stapeley Water Gardens (site CS22) which has planning approval for 171 dwellings (14/2155N). Both of these sites lie adjacent to the town and are included in the housing commitment figures below. Site CS23 Snow Hill is included in the Local Plan Strategy as a mixed use regeneration site.

There have been 211 housing completions (net) in Nantwich between 01/04/10 and 31/12/14.

There are a number of development opportunities within the town. As at 31/12/2014 there were commitments for 1,777 dwellings, split 77.71% greenfield; 3.94% brownfield and 18.35% mixed.

Within the town itself, a number of sites have planning approval for development and are included within the overall total of 1,777 commitments, as set out above. There are however very limited potential development opportunities over and above that, due to Nantwich being a popular place for people to live meaning that development opportunities are very quickly taken up.

### 4. Key Findings

The site size threshold for sites in Nantwich to be included in this study is 10 dwellings or more.

The key findings of the 'Urban Potential' study for Nantwich are:

	Size (Ha)	Greenfield	Brownfield
With potential	8.81	0	60
Without potential	0	0	0

One site is considered to have potential for development in the Plan period; this is the mixed use site CS23 Snow Hill in the Local Plan Strategy. The site is suitable for a mix of uses, as set out in Policy CS23 of the Local Plan Strategy. The site is very

much a regeneration led policy based allocation and as such it is not considered to be appropriate to set out rigid parameters for development and therefore a specific number of new homes has not been attributed to it in the Local Plan Strategy. It is considered however to be appropriate to include this site within this study as it does have the potential to deliver about 60 dwellings, on a brownfield site, within the Plan period.

It is possible that over the Plan period a number of other sites may come forward for development however no such sites were found that could be included within the remit of this study.

The sites that were considered in the study as not having potential, as they were no longer available, were screened out; the first site being the former health centre on Beam Street that has now been developed for a Marks and Spencer Simply Food store and the Regents College site which is now in a variety of uses; enquiries made on site confirmed that the site was no longer available for redevelopment.

Details are shown on the site proformas and summary spreadsheets for Nantwich.

The 'Cheshire East Local Plan Strategy Urban Potential Study April 2015 Nantwich' map shows all the sites considered for the Urban Potential Study in Nantwich. The 'Draft Nantwich Town Strategy Development Sites and Areas' map, with list of sites, has been included for reference.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Nantwich is an attractive historic market town, with a good range of facilities and services, including a Railway Station. It is a Key Service Centre and can be considered appealing to developers and potential occupiers.

The town has a range of development opportunities, however there is only considered to be one site within Nantwich that has the potential for development and does not already have the benefit of planning approval, at Snow Hill, as set out above. Most of the site is in the ownership of Cheshire East Council and the part of the site comprising land at Wyche House Bank and St Anne's Lane lies on the site of a former gas holder and some contamination is known to be present. A key influence on the viability of the St Anne's Lane site is the cost of remediation. Quantifying this cost will require further site investigation work. However, the landowner is strongly committed to bringing this site forward and it is anticipated that the value of the site when remediated will at least match the costs of remediation. It is a cleared site and is available for development. It is currently anticipated that the site will be formally marketed during summer 2015.

## **6. Conclusion**

Nantwich is a historic market town which is a popular place to live. It has a wide range of facilities and good public transport links, including a railway station within the town.

One brownfield site, at Snow Hill, with the potential for 60 dwellings to be developed on it, over the Plan period, has been identified in this study. It is possible that over the Plan period a number of other sites may come forward for development however no such sites were found that could be included within the remit of this study.

As at 31/12/2014 there were commitments for 1,777 dwellings, split 77.71% greenfield; 3.94% brownfield and 18.35% mixed.

CHESHIRE EAST LOCAL PLAN STRATEGY: NANTWICH; ASSESSMENT OF URBAN POTENTIAL SITES: SUMMARY OF SITES WITH POTENTIAL FOR DEVELOPMENT DURING THE PLAN PERIOD						
Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Snow Hill, Nantwich	2969; Site C in the Draft Nantwich Town Strategy; Site Nantwich 2 in the Development Strategy; site CS23 in the Pre-submission Local Plan Strategy; site CS23 Snow Hill in the Cheshire East Local Plan Strategy	The site lies in a sustainable location, on the eastern edge of the town centre of Nantwich, within easy walking distance of its many and varied services and facilities. It comprises a mix of uses including the Nantwich swimming baths (public brine pool) and adjacent pay and display car park; informal open space; retail units and the former gas holder site to the south of Welsh Row, at Wyche House Bank and St Anne's Lane, which is currently used as informal car parking. The River Weaver flows through the site, whilst Welsh Row, Waterlode, Wall Lane and Oat Market run through the site.	8.81	0	60	This site lies in a sustainable location, adjacent to Nantwich town centre, which is known to be a desirable and popular place to live. Part of the site is located within Flood Zone 2/3 however it is considered that mitigation measures can be put in place to enable the site to be developed. The site is mainly in the ownership of Cheshire East Council, with the area of Wyche House Bank and St Anne's Lane being wholly within their ownership. This part of the site is due to be marketed in summer 2015 and there is already developer interest in the site. It is therefore considered that this site is available, deliverable, viable and achievable to deliver at least 60 dwellings within the Plan period.
<b>TOTALS</b>			<b>8.81</b>	<b>0</b>	<b>60</b>	

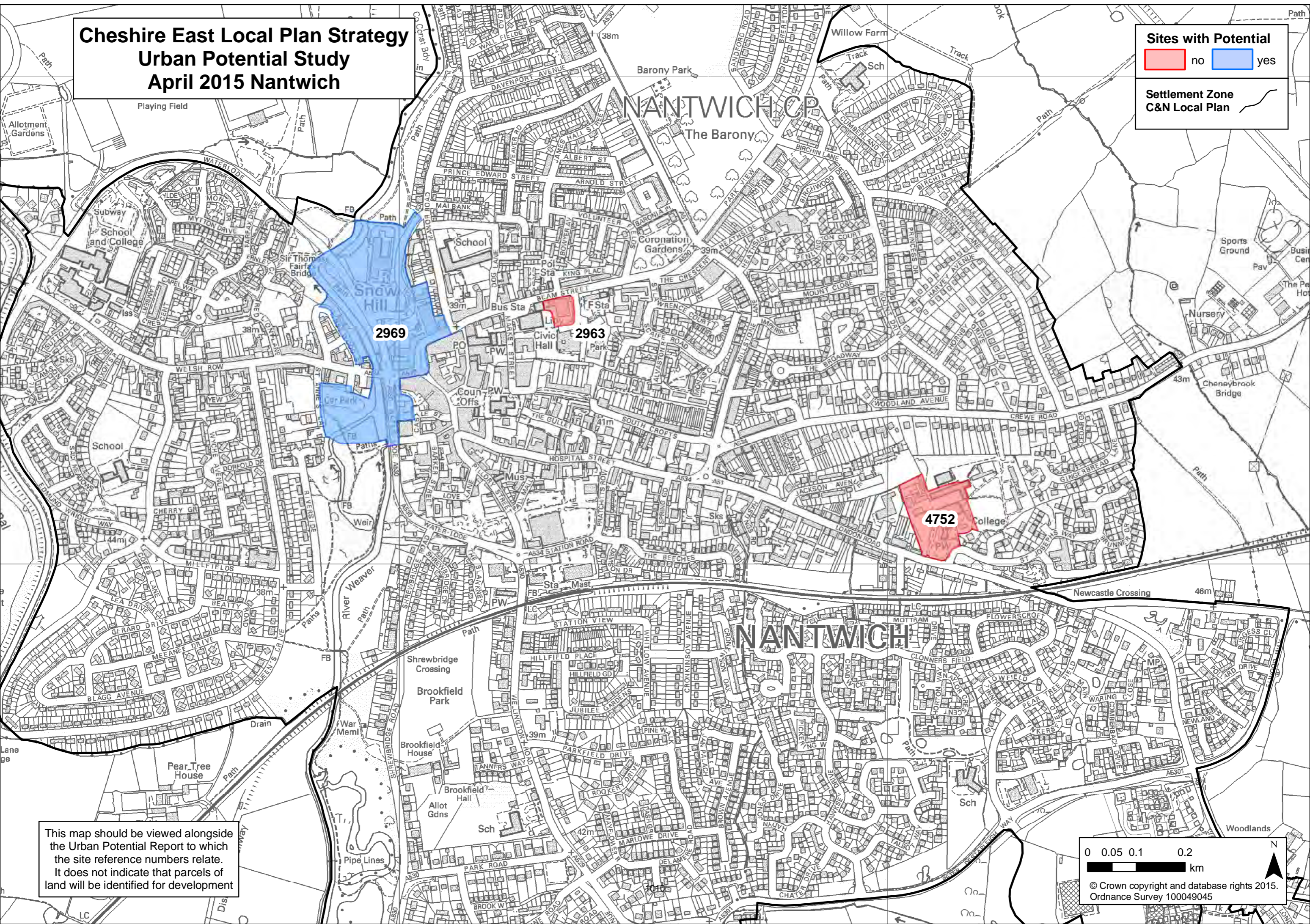


CHESHIRE EAST LOCAL PLAN STRATEGY: NANTWICH; ASSESSMENT OF URBAN POTENTIAL SITES; SUMMARY OF SITES NOT CONSIDERED TO HAVE POTENTIAL AT THE DATE OF THE STUDY						
Site Address	SHLAA/ Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Ex Health Centre Site, Beam Street, Nantwich	2963	The ex Health Centre site has now been redeveloped as a Marks and Spencer 'Simply Food' store and is no longer available for residential development.	0	0	0	The site has now been redeveloped as a Marks and Spencer 'Simply Food' store and is no longer available for residential development.
Regents College, London Road, Nantwich	4752; Site D in the Draft Nantwich Town Strategy	The site comprises the ex Regents College, its chapel, swimming pool and a number of associated buildings. The site is in use by the Elim Church; Regents Business Park; children's nursery; conference centre and retreat.	0	0	0	A site visit showed that this site is in use, by the Elim Church; Regents Business Park; children's nursery; conference centre and retreat. Enquiries made whilst visiting the site confirmed that all of the buildings are in use at present and that there are not any plans to develop any part of the site for housing in the future. The site is therefore no longer considered to be available.
<b>TOTALS</b>			<b>0</b>	<b>0</b>	<b>0</b>	

**Cheshire East Local Plan Strategy  
Urban Potential Study  
April 2015 Nantwich**

**Sites with Potential**  
 no  yes

**Settlement Zone**  
**C&N Local Plan**



This map should be viewed alongside the Urban Potential Report to which the site reference numbers relate. It does not indicate that parcels of land will be identified for development

0 0.05 0.1 0.2 km

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## Cheshire East Local Plan Strategy: Urban Potential Study of the Principal Towns; Key Service Centres and Local Service Centres: Site Assessment Proforma

### NANTWICH

<b>Site Address</b>	Ex Health Centre Site, Beam Street, Nantwich
<b>SHLAA Ref/Site Ref number</b>	2963
<b>Site visit date</b>	12/12/14
<b>Site description</b>	The ex Health Centre site has now been redeveloped as a Marks and Spencer 'Simply Food' store.
<b>Site area and dwelling capacity</b>	This site has been redeveloped and is no longer available for residential development.
<b>Constraints</b>	N/A
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	N/A
<b>Previously developed land? (PDL)</b>	N/A
<b>Background site history &amp; Current apps</b>	This site was included in the SHLAA when the ex Health Centre Site was being marketed for alternative uses, including residential development. The site has now been redeveloped as a Marks and Spencer 'Simply Food' store and is no longer available for residential development.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	N/A
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No

<b>Infrastructure issues (including highways)</b>	N/A
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	N/A
<b>Conclusions &amp; recommendations</b>	The site has now been redeveloped as a Marks and Spencer 'Simply Food' store and is no longer available for residential development.

<b>Site Address</b>	<b>Snow Hill, Nantwich</b>
<b>SHLAA Ref/Site Ref number</b>	2969 Site C in the Draft Nantwich Town Strategy Site Nantwich 2 in the Development Strategy Site CS23 in the Local Plan Pre-Submission Core Strategy Site CS23 Snow Hill in the Cheshire East Local Plan Strategy
<b>Site visit date</b>	12/12/14
<b>Site description</b>	The site lies in a sustainable location, on the eastern edge of the town centre of Nantwich, within easy walking distance of its many and varied services and facilities. It comprises a mix of uses including the Nantwich swimming baths (public brine pool) and adjacent pay and display car park; informal open space; retail units and the former gas holder site to the south of Welsh Row, at Wyche House Bank and St Anne's Lane, which is currently used as informal car parking. The River Weaver flows through the site, whilst Welsh Row, Waterlode, Wall Lane and Oat Market run through the site.
<b>Site area and dwelling capacity</b>	8.81 ha (SHLAA) 60 dwellings (SHLAA) (Wyche House Bank and St Anne's Lane area of the site 7.70ha)
<b>Constraints</b>	<p>Parts of the site lie in Flood Risk Zones 2 and 3. A Flood Risk Appraisal has been completed for the Wyche House Bank and St Anne's Lane site. It indicates the entire site lies within Flood Plain although the majority falls within Flood Zone 2 in which residential and commercial development are considered acceptable.</p> <p>The southern area of the site lies within an Area of Archaeological Potential and an Area of Special Archaeological Potential and the Grade II Listed Nantwich Bridge lies within the site.</p> <p>The land at Wyche House Bank and St Anne's Lane lies on the site of a former gas holder and some contamination is known to be present.</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site lies within the settlement boundary for Nantwich, as shown on the Proposals Map of the Borough of Crewe and Nantwich Replacement Local Plan 2011.</p> <p>The southern extent of the site lies within the Nantwich Conservation Area.</p>

	<p>Part of the site, at Wyche House Bank and St Anne's Lane is currently allocated by Policy S.12.3, in the Borough of Crewe and Nantwich Replacement Local Plan [BE112] as a mixed use regeneration area, for mixed uses to include housing, hotel, leisure, car parking, religious uses, community uses and office uses. A criterion of the Policy requires replacement car parking to be provided, as the site is currently used as a car park, however it is poorly surfaced and is not subject to charges. A further part of the site, which is the Snow Hill car park, is identified on the Proposals Map as an existing car park and is subject to Policy TRAN.8, which states that such car parks should be retained but also includes a requirement that if a car park is lost to development it will not be permitted unless improvements are made to public transport to serve the site or a direct replacement for the number of car park places lost.</p> <p>The site is identified as Strategic site CS23 Snow Hill in the Local Plan Strategy. The site is suitable for a mix of uses, as set out in Policy CS23. The site is very much a regeneration led policy based allocation and as such it is not considered to be appropriate to set out rigid parameters for development and therefore a specific number of new homes has not been attributed to it in the Local Plan Strategy. It is considered however, to be appropriate to include this site within this study as it does have the potential to deliver about 60 dwellings, on a brownfield site, within the Plan period.</p> <p>The figure of 60 dwellings that is in the SHLAA is considered to be a reasonable estimate of the number of dwellings that could be accommodated on the site, bearing in mind that it will be developed for a mix of uses.</p>
<p><b>Previously developed land? (PDL)</b></p>	<p>Yes – apart from the informal open space that forms a small part of the site. The area of the site that is envisaged as being most likely to have residential development take place on it (the ex gas holder site off Welsh Row, at Wyche House Bank and St Anne's Lane) is brownfield.</p>
<p><b>Background site history &amp; Current apps</b></p>	<p>The site was included as site C in the Draft Nantwich Town Strategy and was ranked as first, in order of preference, by the Stakeholder Panel, as the most supported site. Consultation on the Draft Nantwich Town Strategy showed that 76.6% of those respondents that answered the question supported the identification of the site as an area for potential mixed use redevelopment.</p> <p>Snow Hill was included as a mixed use regeneration site, in the form of Site Nantwich 2 in the Development Strategy;</p>

	<p>this included the provision of around 60 new homes.</p> <p>Snow Hill was included as a mixed use regeneration site, in the form of Site CS23 in the Local Plan Pre-Submission Core Strategy.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site lies adjacent to Nantwich town centre, which is a historic market town, known as a popular place to live. Residential development is being undertaken on St. Anne's Lane opposite the site. The developer of this site reports strong interest for the units being built, with 'sold' signs being displayed on plots where construction has only recently commenced.</p> <p>Most of the site is in the ownership of Cheshire East Council. A key influence on the viability of the St Anne's Lane site is the cost of remediation. Quantifying this cost will require further site investigation work. However, the landowner is strongly committed to bringing this site forward and it is anticipated that the value of the site when remediated will at least match the costs of remediation.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The land off Wyche House Bank and St Anne's Lane is in the ownership of Cheshire East Council. It is a cleared site and is available for development. It is currently anticipated that the site will be formally marketed during summer 2015; a planning application has been submitted by Engine of the North Limited, on behalf of Cheshire East Council (reference 15/1599N) for three advertising hoarding boards on the St Anne's Lane car park; the boards are proposed to advertise the 0.7 hectare site as a development opportunity however it is known that there has already been some developer interest in the site. (The planning application has yet to be determined.)</p>
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	The Cheshire East Local Plan Habitats Regulations Assessment Final Report February 2014 [SD004] states that:

	<p><i>'This site is sustainably located in close proximity to the town centre and provides opportunities to extend the Riverside Park.'</i></p>
<p><b>SA considerations</b></p>	<p>Overall, the site is considered to be a sustainable site and performs well in the Local Plan Strategy Submission Sustainability (integrated) Appraisal May 2014 [SD003] which states that:</p> <p><i>'This site was judged in the Sustainability Appraisal as having overall very positive effects in terms of its ability to deliver SA Objectives: 2 (sustainable access to jobs, services and facilities); 17 (sustainable, competitive and low-carbon economy); and 20 (education, training, jobs and employment opportunities). Moreover, overall positive effects were found in terms of the development's ability to deliver SA Objectives 5 (vibrant rural communities) and 19 (rural economy). These positive effects were found as the site benefits from good access to existing employment opportunities, public transport, services, facilities and open space and the initial proposals indicated that open space, services and facilities would be provided or a contribution would be made towards them. Furthermore, the development was considered to have the potential to: increase the number of people supporting facilities; provide additional employment opportunities and a new local centre; and contribute towards the achievement of the Vision and Objectives of the Local Plan relating to the SA Objectives above.</i></p> <p><i>In addition, overall positive effects were also identified for SA Objectives 10 (pollution) and 16 (natural resources, green infrastructure and previously developed land). This was due to the site consisting of brownfield land and as it is within the settlement boundary, the site has good access to public transport and other local facilities so it was deemed unlikely to increase vehicle emissions as much as other locations. The site would also not result in the loss of the best quality agricultural land.</i></p> <p><i>The site's development as envisaged was considered likely to have overall negative effects on the delivery of SA Objectives 9 (water quality, quantity and flood risk) and 11 (biodiversity and geodiversity). The reasons are because the site is partly located in flood risk zones 2 and 3 and the site could result in the loss of designated flora and fauna.'</i></p> <p>Furthermore, it stated that:</p> <p><i>'This site has been progressed as CS23 because its</i></p>



	<p><i>redevelopment would contribute to Cheshire East's housing requirements whilst regenerating a gateway site and supporting the vitality of the adjacent Nantwich town centre.'</i></p> <p>The site also meets the minimum standard in the Accessibility Assessment for all factors, for example Post box = 239m; convenience store = 202m; medical centre = 485m.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This site lies in a sustainable location, adjacent to Nantwich town centre, which is known to be a desirable and popular place to live.</p> <p>Part of the site is located within Flood Zone 2/3 however it is considered that mitigation measures can be put in place to enable the site to be developed.</p> <p>The site is mainly in the ownership of Cheshire East Council, with the area of Wyche House Bank and St Anne's Lane being wholly within their ownership. This part of the site is due to be marketed in summer 2015 and there is already developer interest in the site. It is therefore considered that this site is available, deliverable, viable and achievable to deliver at least 60 dwellings within the Plan period.</p>

<b>Site Address</b>	<b>Regents College, London Road, Nantwich</b>
<b>SHLAA Ref/Site Ref number</b>	4752 Site D in the Draft Nantwich Town Strategy
<b>Site visit date</b>	12/12/14
<b>Site description</b>	The site comprises the ex Regents College, its chapel, swimming pool and a number of associated buildings. The site is in use by the Elim Church; Regents Business Park; children's nursery; conference centre and retreat.
<b>Site area and dwelling capacity</b>	The site is no longer available for residential development.
<b>Constraints</b>	Not available.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the settlement boundary for Nantwich, as shown on the Proposals Map of the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	<p>The site was previously part of a larger SHLAA site, including the adjacent SHLAA site 2974 which now has planning approval for 59 dwellings (reference 12/4741N) and is currently under construction. The larger SHLAA site was also included as site D in the Draft Nantwich Town Strategy.</p> <p>A site visit showed that this site is in use, as described above. Enquiries made whilst visiting the site confirmed that all of the buildings are in use at present and that there are not any plans to develop any part of the site for housing in the future. The site is therefore no longer considered to be available.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	No

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No
<b>Infrastructure issues (including highways)</b>	N/A
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	N/A
<b>Conclusions &amp; recommendations</b>	The site is no longer available for residential development.

# **ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS; KEY SERVICE CENTRES AND LOCAL SERVICE CENTRES**

## **NANTWICH**

### **1. Introduction**

Nantwich is identified as a Key Service Centre in the Local Plan Strategy.

Further detail about Nantwich can be found in the Urban Potential report.

### **2. Key Policy issues/constraints**

Nantwich is a town with its own settlement boundary, outside which lies Open Countryside, as defined on the Proposals Map of the Borough of Crewe and Nantwich Replacement Local Plan First Review 2011.

As the River Weaver flows through the town, there are areas that are prone to flooding however most of them are located within public open space adjacent to the river. This does however present a potential constraint to development adjacent to the river, whilst also presenting an opportunity to create new and enhance existing public access to the riverside. The river does also flow through land adjacent to the town, where any development proposals would need to ensure that appropriate mitigation could be provided for.

### **3. Key findings**

A total of 10 sites have been considered within this study. Of these sites, two are considered to be suitable for further consideration, as they are currently being actively promoted within the Local Plan process and they do not have any 'show stopper' issues associated with them. This will ensure that all reasonable alternatives are considered. These sites could deliver a total of 1,133 dwellings on just under 50 hectares of land.

A further eight sites are considered not to be suitable for further consideration; seven of these sites are not currently being actively promoted within the Local Plan process, whilst one site, Land off Chester Road, adjacent to Acton and the marina, Nantwich (SUB2502) is not considered to be suitable for further consideration, as it is located within a Registered Battlefield Site; this is considered to be a 'show stopper' matter, as the loss of a Registered Battlefield Site cannot be mitigated for and therefore the site is not considered to be a reasonable alternative. In addition, there are 7 sites that are not being actively promoted within the Local Plan process and are not therefore considered to be reasonable alternatives.

#### **4. Site commentary**

The two sites that are considered to be suitable for further consideration comprise:

Firstly, land at Queens Drive which is the subject of a representation to the Local Plan Strategy Submission Version (SUB2135) and currently the subject of a planning application for 118 dwellings (14/5841N) which has yet to be determined. As this site is not large enough to constitute a 'strategic site', it is considered to be suitable for further consideration at Site Allocations stage, should Nantwich be required to provide land for additional housing within the Plan period.

The second site is a much larger site, to the south of the town, known as South Nantwich which is the subject of two representations to the Local Plan Strategy Submission Version (SUB3135 and 1792). This site would be capable of delivering 1,015 dwellings. A northern portion of the site has been the subject of a planning application for 189 dwellings (12/3747N) and a northern access road (12/3746N) which have been dismissed at appeal. There are two Tree Preservation Orders (TPO) on this site; whilst it is thought that the trees that are subject of one TPO could be incorporated within a layout should the site be developed, it is known that 10 of the trees subject of the other TPO would have to be lost, if the southern access to the site were to be developed. It is considered that this site should be given further consideration if Nantwich is required to provide additional land for residential development in the Local Plan Strategy, to ensure that all reasonable alternatives are considered. The loss of trees subject to a TPO to facilitate access to the site is considered to be a matter that would need to be given very careful examination, when determining if the site should be identified for future development.

Details are shown on the site proformas and summary spreadsheets for Nantwich.

The sites being actively promoted in the Local Plan process were considered to be suitable for further consideration and were subject to SA and HRA; they can be seen on the 'Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Nantwich' map.

The 'Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Nantwich' map shows all the sites considered in the Study.

The 'Draft Nantwich Town Strategy Development Sites and Areas' map has been included for reference.

#### **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Nantwich is an attractive historic market town, with a good range of facilities and services, including a Railway Station. It is a Key Service Centre and can be considered appealing to developers and potential occupiers.

In relation to the sites that are considered to be suitable for further consideration, planning applications have been submitted on all of the site at Queens Drive and on part of the site at South Nantwich; this is an indication that the site promoters consider them to be viable. In addition, the Local Plan representations for South Nantwich state that the site is immediately deliverable and quote from the SHLAA that the site is suitable, achievable and developable and capable of delivering dwellings in the medium to long term ie 6-10 and 11-15 year periods.

## **6. Conclusion**

A total of ten sites have been considered on land adjacent to Nantwich. Of those sites, 7 are not being actively promoted within the Local Plan process and one site is located on a Registered Battlefield Site; this is considered to be a 'show stopper' matter, as the loss of a Registered Battlefield Site cannot be mitigated for. These sites are not considered to be reasonable alternatives and will not therefore be considered any further in the Local Plan process.

Of the two remaining sites, one site is considered to be suitable for further consideration at Site Allocations stage, if Nantwich is required to provide additional land for housing in the Plan period. This site would deliver about 118 dwellings, on greenfield land, at Queens Drive. A further site, at South Nantwich could deliver 1,015 dwellings on a greenfield site and is considered to be suitable for further consideration for inclusion in the Local Plan Strategy, if Nantwich is required to provide additional land for housing in the Plan period. Both of these sites are considered to be reasonable alternatives and were recommended for HRA and SA .

**CHESHIRE EAST LOCAL PLAN STRATEGY: NANTWICH; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION**

Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
<b>Land Off Queens Drive, Nantwich* SUB2135</b>	The site is formed of three distinct parcels - SHLAA site 4384 is the south western portion, formed of a triangular parcel of flat open farmland, trees, hedgerows, a farmhouse and associated farm buildings. The northeastern portion of the site is formed by SHLAA site 3001, also a triangular shaped piece of land, comprised of Fields Farm, its outbuildings, a pond, open fields, with hedgerows and trees, bounded by Queens Drive to the north and the railwayline to the east. The north western portion of the site is comprised of SHLAA site 3428 which has planning approval for residential development and is under construction.	Site E in the Draft Nantwich Town Strategy; Nantwich Alternative 5 in Development Strategy; Non Preferred Site 14 in Non Preferred Sites Justification Paper; SHLAA sites 4384, 3001,3428.	6	118	0	SHLAA site 3001: land off Queens Drive - planning application 14/5841N for 118 dwellings - not yet decided. The site benefits from having strong defensible boundaries of Queens Drive, the railway line, residential development under construction and a pond and public footpath to the south. Site is being actively promoted in representation SUB2135 for housing. If Nantwich is required to provide additional housing at Site Allocations stage this part of the site could be given further consideration. SHLAA site 4384 is not being actively promoted in the Local Plan process and therefore should not be given any further consideration (see separate spreadsheet).
Land to the south of Nantwich, south of Peter Destapleigh Way, Nantwich <b>SUB3135 &amp; SUB1792</b>	The site lies to the south of the town of Nantwich and is comprised of a number of fields (arable and grazing land) of differing sizes, with ponds, hedgerows and mature trees throughout. The site provides views out across open farmland, to the south of Nantwich. The northern site boundary is comprised of Peter Destapeleigh Way, with the recently constructed 'Cronkinson Farm' housing development to the north of the road. To the east lies the former site of Stapeley Water Gardens which is included in the Local Plan Strategy as site CS22 and has the benefit of planning approval, in two phases, for a total of 317 dwellings. Phase one is currently under construction. Further to the east lies London Road and to the west lies Broad Lane, both of which are lined by residential properties, along with hedgerows and mature trees along Broad Lane.	Site H in draft Nantwich Town Strategy; Development Strategy (Nantwich 4 (Alternative)); Non Preferred Site (NPS) 16 from the Non Preferred Sites Justification Paper [SD016]; Local Plan Strategy Submission Version representations (Omission site) SUB3135 & SUB1792; SHLAA site 2922	43.52	1,015	0	Site is being actively promoted in the Local Plan process (SUB3135 & SUB 1792). The site does not relate well to the main urban form of Nantwich, being remote from the town centre, its services & facilities; its development would represent a major incursion into open countryside. A planning application (12/3747N - 189 dwellings) on a northern area of the site was refused & subsequently dismissed at appeal. Development of the site would result in the loss of trees protected by a Tree Preservation Order, at the southern access point shown on the masterplan; this was one of the reasons for refusal of the planning application. Part of the site being promoted in SUB1792 is a new mitigation area for the adjacent residential development & is therefore not considered to be suitable for further consideration. If Nantwich is required to provide additional housing within the Local Plan Strategy it is recommended that this site (excluding the new mitigation area) is given further consideration.
<b>TOTALS</b>			<b>49.52</b>	<b>1,133</b>	<b>0</b>	

Notes: \*This figure refers to SHLAA site 3001 only. SHLAA site 4384 is dealt with in the spreadsheet of sites not suitable for further consideration.

**CHESHIRE EAST LOCAL PLAN STRATEGY: NANTWICH; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES NOT CONSIDERED FOR FURTHER CONSIDERATION**

Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land Off Queens Drive, Nantwich* <b>SUB2135</b>	The site is formed of three distinct parcels - SHLAA site 4384 is the south western portion, formed of a triangular parcel of flat open farmland, trees, hedgerows, a farmhouse and associated farm buildings. The northeastern portion of the site is formed by SHLAA site 3001, also a triangular shaped piece of land, comprised of Fields Farm, its outbuildings, a pond, open fields, with hedgerows and trees, bounded by Queens Drive to the north and the railwayline to the east. The north western portion of the site is comprised of SHLAA site 3428 which has planning approval for residential development and is under construction.	Site E in the Draft Nantwich Town Strategy; Nantwich Alternative 5 in Development Strategy; Non Preferred Site 14 in Non Preferred Sites Justification Paper; SUB2135	11.77*	354*	0	SHLAA site 3001: planning application 14/5841N for 118 dwellings - not yet decided; this part of the site is being actively promoted in representation SUB2135 for housing. If Nantwich is required to provide additional housing at Site Allocations stage this part of the site could be given further consideration (see separate spreadsheet). SHLAA site 4384 is not being actively promoted in the Local Plan process and therefore should not be given any further consideration.
Land off Chester Road, adjacent to Acton Marina, Nantwich <b>SUB2502</b>	The site is formed of two areas of land, comprised of open fields, with mature trees, with a 'parkland' appearance. The site lies adjacent to Nantwich Marina, with the Shropshire Union Canal forming its northern boundary; Acton village its western boundary and Chester Road its southern boundary. The site is split into two by the Nantwich marina and nearby dwellings. The site's south easternmost boundary immediately abuts the Listed Shropshire Union Canal viaduct which is situated at the north western edge of Nantwich.	Site A in Draft Nantwich Town Strategy; SUB2502	22.37	672	0	The development of the site would result in the loss of the English Heritage registered Historic Nantwich Battlefield site, as all of the land subject of the representation lies within this designation; it is not considered that any mitigation could ensure that the development of the site would be acceptable, as it would result in its loss. It is also considered that development of the site would also have an adverse impact on the Acton Conservation Area, as a large part of the site is located within it; the settings of the Listed Viaduct and that of the adjacent Listed Buildings at Dorfold Hall and its Registered Park and Garden and the Scheduled Ancient Monument. It is not therefore considered to be an appropriate site for further consideration, nor is it considered to be a 'reasonable alternative'.







Land to the south of Nantwich, bounded by the railway to the west and River Weaver to the east	This site is comprised of a number of open fields, with hedgerows and trees. The fields are used mainly for the grazing of horses and cattle. The north western boundary of the site is formed by the railway line, whilst the eastern boundary is formed by the River Weaver and Nantwich Lake. To the south lies open fields and to the west is the Shropshire Union canal. The land gradually slopes down towards the River Weaver and Nantwich Lake. The site is highly visible, with views from the River Weaver and Nantwich Lake across the site.	Site F in the Draft Nantwich Town Strategy; Nantwich Alternative 6 in Development Strategy; Non Preferred Site 15 in Non Preferred Sites Justification Paper	41	500	0	The Draft Town Strategy also stated that the site could accommodate 15 hectares of employment land. This site is detached from the settlement of Nantwich and as a result does not relate well to it; it is highly visible from the River Weaver and Nantwich Lake and borders a Local Wildlife Site; it is not known how access could be safely achieved. Site is not being actively promoted in the Local Plan process and therefore should not be given any further consideration.
Land to the west of Batherton Lane, Nantwich	The site lies to the south of Nantwich, in an area of open countryside; it is bordered on three sides by open countryside. It is divided into two parcels, with the smaller, northern portion now having the benefit of planning approval for residential development. The remaining larger southern part of the site is an open field - the eastern boundary is formed of a hedgerow and trees, to the rear of dwellings on Audlem Road and further south hedgerow along Batherton Lane; the southern boundary is formed of an area of trees – Elliot's Wood; the western boundary is formed of a hedgerow and mature trees; there is a pond in the centre of the site.	Site G in the Draft Nantwich Town Strategy; Nantwich Alternative 6 in Development Strategy; Non Preferred Site 15 in Non Preferred Sites Justification Paper	4.4	132	0	This site comprises an open field and lies to the south of Nantwich. It is bounded on three sides by open countryside. The site does not relate well to the existing built form of the development; if it was developed it would extend a thick 'wedge' of development beyond the existing built form of the town. It is not clear how the site would be accessed; Batherton Lane which borders the site to the south east is a very narrow rural lane. The northern part of this site has planning approval (reference 13/1223N) for 40 dwellings which was won on appeal. The remaining area of the site is not being actively promoted in the Local Plan process and therefore should not be given any further consideration
Land to the east of Whitehouse Lane	This site is located on the north eastern edge of Nantwich. It comprises an area of land that is part of the cemetery and a number of fields, with hedgerows and mature trees, all in agricultural use. To the west of the site lies residential development on Whitehouse Lane and Willow Court; to the south lies Highfields Primary School and residential development on Highfield Drive. The site does not have a strong eastern boundary to its edge, as it runs through several fields. This site is clearly visible from the cemetery; parts of Whitehouse Lane; Highfields Primary School and the Nantwich bypass, to the east.	Site J in the Draft Nantwich Town Strategy	6.5	180	0	The site is located in the Green Gap; its development would erode the Green Gap between Nantwich and Crewe. It is shown as lying within an Area of Search for new Green Belt, in the Local Plan Strategy Submission Version. Part of this site is formed of Nantwich cemetery. The site does not have any clear, defensible boundaries. Site is not being actively promoted in the Local Plan process and therefore should not be given any further consideration.







Land east of Birchin Lane, Nantwich	This site comprises a number of open fields, in agricultural use, adjacent to the north eastern edge of Nantwich. The site's northern boundary is formed by a hedgerow, with open fields beyond. Site J from the Draft Nantwich Town Strategy lies to the north west of the site. The site's eastern boundary is formed by the Cheney Brook which is bordered by mature trees; the site's southern boundary is formed by the rear gardens of properties on Crewe Road and includes a small orchard (which is a SHLAA site); its western boundary is formed by the rear gardens of properties on Birchin Lane. This site is clearly visible from Crewe Road and the Nantwich bypass, to the east.	Site K in the Draft Nantwich Town Strategy; SHLAA 4155 & 4156 form small parts of this site	14	200	0	The site is located in the Green Gap; its development would erode the Green Gap between Nantwich and Crewe. It is shown as lying within an Area of Search for new Green Belt, in the Local Plan Strategy Submission Version. The site does not have any clear, defensible boundaries. Part of the site lies within Flood Zones 2/3. The Draft Town Strategy also stated that the site could also accommodate 7 hectares of employment land. Site is not being actively promoted in the Local Plan process and therefore should not be given any further consideration.
land to the south of Crewe Road, Nantwich	This site lies to the east of Nantwich and is comprised of open fields, with mature trees and hedgerows, farmed for arable and pasture. Its northern boundary is formed by a hedgerow along Crewe Road; its eastern boundary is formed of Cheer Brook, bordered by mature trees; its southern boundary is formed by the railway line and its western boundary is comprised of the rear gardens of properties on Gingerbread Lane, Lewis Close and Brunner Grove. This site is clearly visible from the railway line; Crewe Road and the Nantwich bypass, to the east.	Site L in the Draft Nantwich Town Strategy	8.5	120	0	The site is located in the Green Gap; its development would erode the Green Gap between Nantwich and Crewe. It is shown as lying within an Area of Search for new Green Belt, in the Local Plan Strategy Submission Version. The site does not have any clear, defensible boundaries. It is highly visible from Crewe Road and the Nantwich bypass. Part of the site lies within Flood Zones 2/3. The Draft Town Strategy also stated that the site could accommodate 4 hectares of employment land. Site is not being actively promoted in the Local Plan process and therefore should not be given any further consideration.
Land to the west of Cheerbrook Farm, south of the railway line and north of London Road and Newcastle Road, Nantwich	This site lies adjacent to the eastern edge of Nantwich; it is comprised of two fields, both being farmed for arable/pasture and four dwellings that lie on the northern side of Newcastle Road. The northern boundary of the site is formed by a railway line; the eastern boundary is formed by Cheer Brook which is bounded by mature trees; and the southern/eastern boundary is formed by Newcastle Road. This site is clearly visible from the railway line; Newcastle Road and the Nantwich bypass, to the east.	Site M in the Draft Nantwich Town Strategy; SHLAA 4477 forms part of this site	5.8	160	0	The site is located in the Green Gap; its development would erode the Green Gap between Nantwich and Crewe. It is shown as lying within an Area of Search for new Green Belt, in the Local Plan Strategy Submission Version. The site does not have any clear, defensible boundaries. It is highly visible from Crewe Road and the Nantwich bypass. Part of the site lies within Flood Zones 2/3. Site is not being actively promoted in the Local Plan process and therefore should not be given any further consideration.
<b>TOTALS</b>			<b>102.57</b>	<b>1964</b>	<b>0</b>	

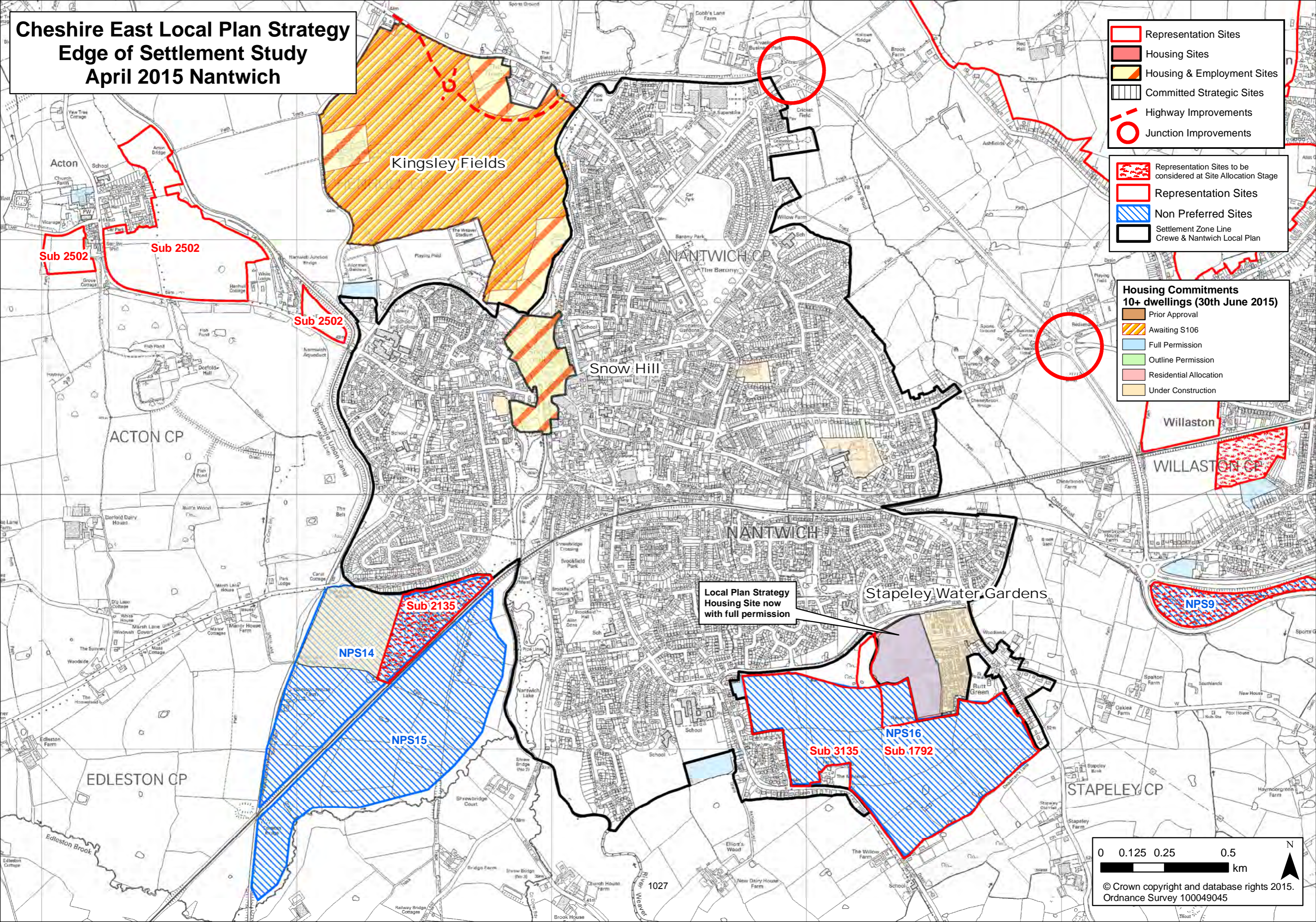
Notes: \*This figure refers to SHLAA site 4384 only. SHLAA site 3001 is dealt with in the spreadsheet of sites suitable for further consideration (at site allocations stage).

**Cheshire East Local Plan Strategy  
Edge of Settlement Study  
April 2015 Nantwich**






-  Representation Sites
-  Housing Sites
-  Housing & Employment Sites
-  Committed Strategic Sites
-  Highway Improvements
-  Junction Improvements

-  Representation Sites to be considered at Site Allocation Stage
-  Representation Sites
-  Non Preferred Sites
-  Settlement Zone Line  
Crewe & Nantwich Local Plan

- Housing Commitments  
10+ dwellings (30th June 2015)**
-  Prior Approval
  -  Awaiting S106
  -  Full Permission
  -  Outline Permission
  -  Residential Allocation
  -  Under Construction



Local Plan Strategy  
Housing Site now  
with full permission

-  Representation Sites
-  Housing Sites
-  Housing & Employment Sites
-  Committed Strategic Sites
-  Highway Improvements
-  Junction Improvements

**Kingsley Fields**



**Site subject to recent planning appeals**

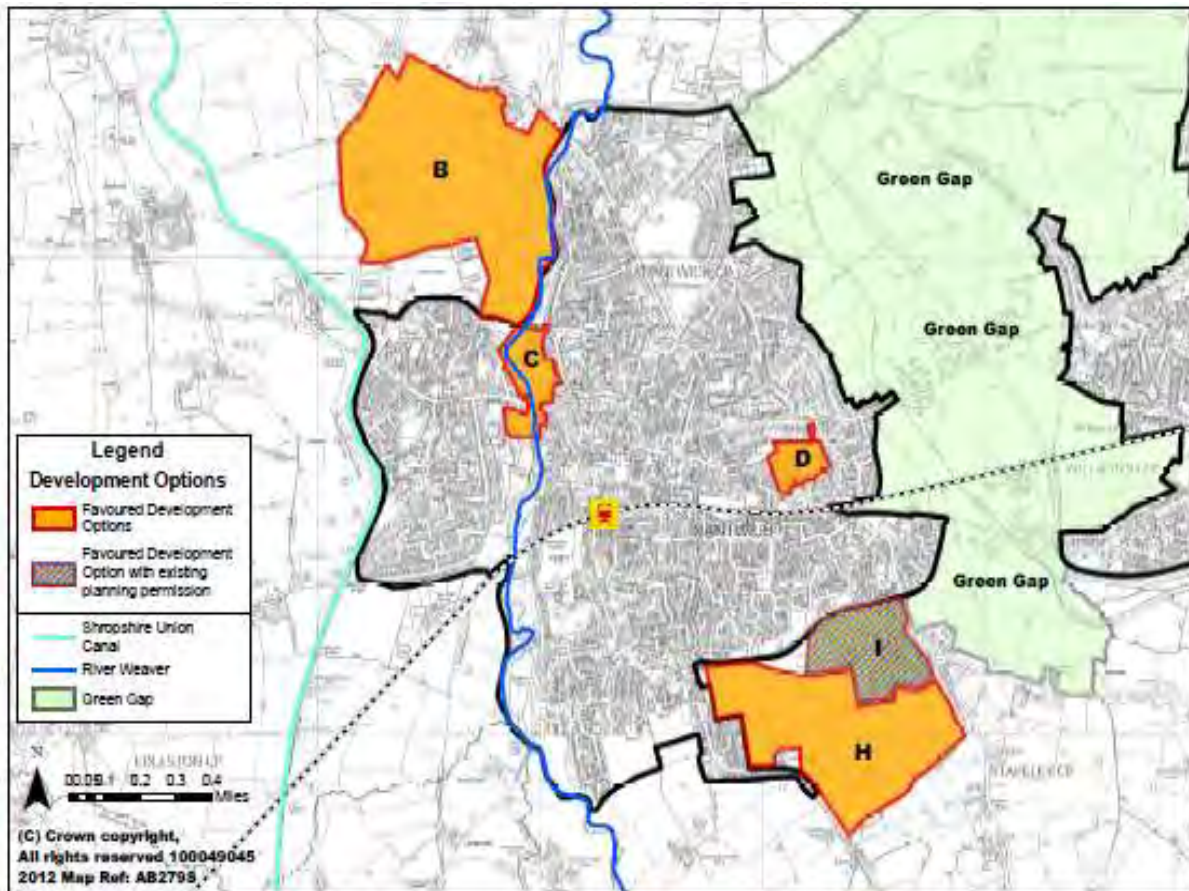
**Sub 1792, 3135 Land to the south of Nantwich**

**Cheshire East Local Plan Strategy  
Sites for HRA and SA  
March 2015 Nantwich**

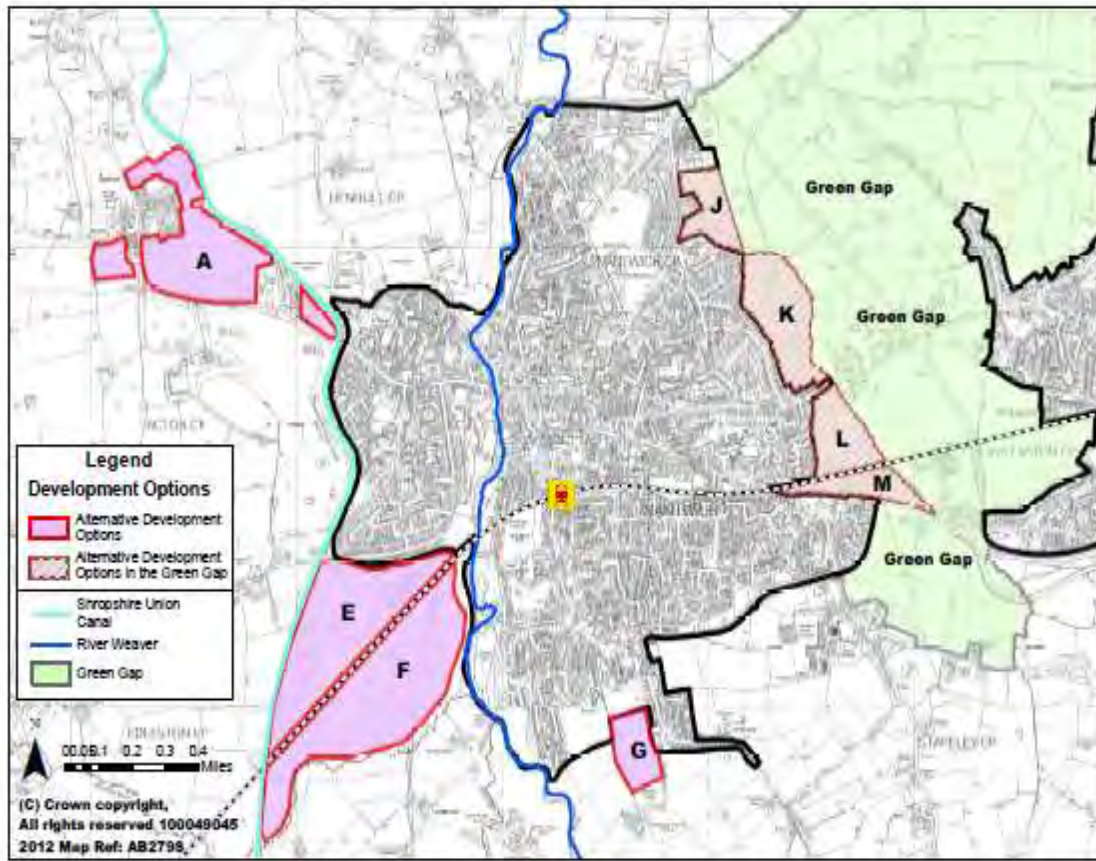
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# Draft Nantwich Town Strategy– Favoured Development Options in Nantwich



# Draft Nantwich Town Strategy – Other Development Options Considered in Nantwich



## Draft Nantwich Town Strategy List of Development Options

Site	Location	Ranking
Site A	Land around Acton Village	Unsuitable
Site B	Land to the north west of Nantwich, to the north of Waterode	4
Site C	The Snow Hill Redevelopment Site, located in the centre of Nantwich	1
Site D	Regents College. The site is located off Crewe road and London Road	2
Site E	Land to the south of Queens Drive	Unsuitable
Site F	Land to the south of Nantwich, bounded by the Railway to the west and River Weaver to the east.	Unsuitable
Site G	Land to the west of Batherton Lane	Unsuitable
Site H	Land to the south of Nantwich, south of Peter Destapleigh Way	5
Site I	Stapeley Water Gardens site, west of London Road	3
Site J	Land to the east of Whitehouse Lane.	Unsuitable
Site K	Land to east of Birchin Lane.	Unsuitable
Site L	Land to the south of Crewe Road.	Unsuitable
Site M	Land to the west of Cheerbrook Farm, south of the Railway Line and north of London Road and Newcastle Road.	Unsuitable

Area Reference	Potential Use	Comments
Site A	Housing	<ul style="list-style-type: none"> <li>Land around Acton Village.</li> <li>The site is predominantly greenfield and covers an area of around 26.62ha.</li> <li>The site has capacity for around 800 dwellings. It could also provide additional community facilities to compliment the village of Acton.</li> <li>The site is located within the open countryside.</li> <li>Part of the site is located within the Acton Conservation Area and the majority of the site is located within the Nantwich Registered Battlefield.</li> <li>The site is adjacent to a Registered Park and Garden and a Scheduled Monument.</li> <li>Surrounding land uses include open countryside and the village of Acton.</li> </ul>
Site B	Mixed Use	<ul style="list-style-type: none"> <li>Land to the north west of Nantwich.</li> <li>The site is bounded by the A51 to the north, the River Weaver to the east, playing fields and Nantwich Football stadium to the south and Welshman's Lane to the west.</li> <li>The site is predominantly greenfield and covers an area of around 69.15ha.</li> <li>The site has capacity for around 1,000 houses and 2-3ha of employment land. It could also provide education and community facilities, green spaces and an extension of the riverside walk between Reaseheath College and the Town Centre.</li> <li>The site is located within the open countryside.</li> <li>Part of the site is located within an area of flood risk and is identified as an area of archaeological potential.</li> <li>The site is adjacent to Reaseheath Conservation Area.</li> <li>Surrounding land uses include open countryside; leisure facilities and open space; housing; employment and education.</li> </ul>
Site C	Mixed Use	<ul style="list-style-type: none"> <li>The Snow Hill Redevelopment Site is located on the River Weaver in the centre of Nantwich. The site has good links to the town centre.</li> <li>The site is predominantly brownfield and is located within the existing urban area.</li> <li>The site covers an area of around 8.524ha.</li> <li>The site was allocated for development in the Crewe and Nantwich Local Plan.</li> <li>A Masterplan was developed for the site in 2007. It sought to deliver a mixed use scheme consisting of housing, retail and leisure development.</li> <li>Part of the site is located within an area of flood risk and within Nantwich Conservation Area. The site is located within an area of archaeological potential.</li> <li>Surrounding land uses include retail and housing.</li> </ul>
Site D	Housing	<ul style="list-style-type: none"> <li>Regents College. The site is located off Crewe Road and London Road.</li> <li>The site is a mixture of greenfield and brownfield land.</li> <li>The site covers an area of around 4.19ha.</li> <li>The site has capacity for around 50 dwellings through the reuse of existing buildings and some complimentary development.</li> </ul>



Area Reference	Potential Use	Comments
		<ul style="list-style-type: none"> <li>The site contains dense woodland subject to Tree Preservation Order and a designated open space.</li> <li>Surrounding land uses are predominantly housing.</li> </ul>
Site E	Mixed Use	<ul style="list-style-type: none"> <li>Land to the south of Queens Drive.</li> <li>The site is bounded by the railway line to the east, the canal to the west and Queens Drive to the north.</li> <li>The site is predominantly greenfield and located in the open countryside.</li> <li>The site covers an area of around 28.74ha.</li> <li>It could be used for residential, employment and community facilities. If the site was equally divided between residential and employment, it could accommodate around 400 dwellings and 10ha of employment land.</li> <li>Access to the site is a key consideration.</li> <li>Surrounding land uses include housing and open countryside.</li> </ul>
Site F	Mixed Use	<ul style="list-style-type: none"> <li>Land Bounded by the Railway line to the west and River Weaver to the east.</li> <li>The site is predominantly greenfield and located in the open countryside.</li> <li>The site covers an area of around 41ha.</li> <li>It could be used for residential, employment and community facilities. If the site was equally divided between residential and employment, it could accommodate around 500 dwellings and 15ha of employment land.</li> <li>Part of the site is located within an area of flood risk. The site is adjacent to a Site of Biological Importance.</li> <li>Access to the site is a key consideration.</li> <li>Surrounding land uses include housing and open countryside.</li> </ul>
Site G	Housing	<ul style="list-style-type: none"> <li>Land to the west of Batherton Lane.</li> <li>The site is predominantly greenfield and located in the open countryside.</li> <li>The site covers an area of around 6ha.</li> <li>The site has capacity for around 150 dwellings.</li> <li>Access to the site is a key consideration.</li> <li>Surrounding land uses include housing, education and open countryside.</li> </ul>
Site H	Mixed Use	<ul style="list-style-type: none"> <li>Land to the south of Nantwich.</li> <li>The site is predominantly greenfield and located in the open countryside.</li> <li>The site covers an area of around 47ha.</li> <li>The site has capacity for around 1,000 houses. It could also provide education facilities, a community high street and green spaces.</li> <li>Surrounding land uses include housing, employment and open countryside.</li> </ul>
Site I	<i>Site with Planning Permission</i>	<ul style="list-style-type: none"> <li>Stapeley Water Gardens site.</li> <li>The site is a mixture of brownfield and greenfield land.</li> <li>The site covers an area of around 16ha.</li> <li>The site is an existing commitment - site with planning permission.</li> <li>The site has planning permission for 150 dwellings (already included within the calculation of housing commitments) therefore it would not</li> </ul>

Area Reference	Potential Use	Comments
		<p>provide any additional dwellings, 3.5ha of employment land and a new garden centre.</p> <ul style="list-style-type: none"> <li>• Alternatively the site could provide 300 dwellings (150 already have planning permission), therefore it would provide an additional 150 dwellings.</li> <li>• Part of the site is located within an area of flood risk. The site is adjacent to a Site of Biological Importance.</li> <li>• Surrounding land uses include housing and open countryside.</li> </ul>
<b>Site J</b>	Housing	<ul style="list-style-type: none"> <li>• Land to the east of Whitehouse Lane.</li> <li>• The site is predominantly greenfield and located in the open countryside.</li> <li>• The site covers an area of around 6.5ha.</li> <li>• The site has capacity for around 180 dwellings.</li> <li>• The site is located within the Green Gap.</li> <li>• Surrounding land uses include housing and open countryside.</li> </ul>
<b>Site K</b>	Mixed Use	<ul style="list-style-type: none"> <li>• Land to east of Birchlin Lane.</li> <li>• The site is predominantly greenfield and located in the open countryside.</li> <li>• The site covers an area of around 14ha.</li> <li>• The site has capacity for around 200 dwellings and 7ha of employment land.</li> <li>• Access to the site is a key consideration.</li> <li>• The site is located within the Green Gap. Part of the site is within an area of flood risk.</li> <li>• Surrounding land uses include housing and open countryside.</li> </ul>
<b>Site L</b>	Mixed Use	<ul style="list-style-type: none"> <li>• Land to the south of Crewe Road.</li> <li>• The site is predominantly greenfield and located in the open countryside.</li> <li>• The site covers an area of around 8.5ha.</li> <li>• The site has capacity for around 120 dwellings and 4ha of employment land.</li> <li>• Access to the site is a key consideration.</li> <li>• The site is located within the Green Gap. Part of the site is within an area of flood risk.</li> <li>• Surrounding land uses include housing and open countryside.</li> </ul>
<b>Site M</b>	Housing	<ul style="list-style-type: none"> <li>• Land to the west of Cheerbrook Farm, south of the Railway Line, and north of London Road and Newcastle Road.</li> <li>• The site is predominantly greenfield and located in the open countryside.</li> <li>• The site covers an area of around 5.8ha.</li> <li>• The site has capacity for around 160 dwellings.</li> <li>• Access to the site is a key consideration.</li> <li>• The site is located within the Green Gap. Part of the site is within an area of flood risk.</li> <li>• Surrounding land uses include housing and open countryside.</li> </ul>

**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

**NANTWICH**

<b>Site Address</b>	<b>Land off Chester Road, adjacent to Acton and the marina, Nantwich</b>
<b>SHLAA Ref/Site Ref number</b>	3010 (west of Nantwich marina) 3012 (east of Nantwich marina)
<b>Site visit date</b>	December 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Site A in Draft Nantwich Town Strategy [BE096]; Local Plan Strategy Submission Version representation reference SUB2502, by Strutt and Parker.
<b>Site description</b>	<p>The site is formed of two areas of land, comprised of open fields, with mature trees, with a 'parkland' appearance. The site lies adjacent to Nantwich Marina, with the Shropshire Union Canal forming its northern boundary; Acton village its western boundary and Chester Road its southern boundary. The site is split into two by the Nantwich marina and nearby dwellings. The site's south easternmost boundary immediately abuts the Listed Shropshire Union Canal viaduct, which is situated at the north western edge of Nantwich.</p> <p>The site is a short walk from Malbank High school, located on the opposite side of the Shropshire Union Canal viaduct and about 1 kilometre (Officer estimate) from the services and facilities in Nantwich town centre, which is accessed by Welsh Row, which also contains limited services and facilities such as restaurants, Public Houses and hairdressers. There is a bus route on Chester Road.</p>
<b>Site area and dwelling capacity</b>	<p>Site area: about 26 hectares; 800 dwellings (Draft Nantwich Town Strategy).</p> <p>SHLAA site 3010 (west of Nantwich marina): 20.72 hectares; 622 dwellings</p> <p>SHLAA site 3012 (east of Nantwich marina):1.65 hectares; 50 dwellings</p> <p>Total dwelling capacity: 672 dwellings (SHLAA site</p>

	figures). The representation does not specify an exact number of dwellings to be delivered on this site therefore the SHLAA figures have been used.
<b>Constraints</b>	<p>The site lies within the English Heritage registered Historic Nantwich Battlefield site, as defined on the Proposals Map of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and is subject to Policy BE17.</p> <p>The site is located immediately opposite to the Dorfold Hall Registered Park and Garden and its Listed Buildings and structures and the Scheduled Monument (Monks Lane Moated Site).</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site lies within the open countryside, as shown on the Proposals Map of the Borough of Crewe and Nantwich Replacement Local Plan 2011.</p> <p>The site lies within the English Heritage registered Historic Nantwich Battlefield site, as defined on the Proposals Map of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and is subject to Policy BE17.</p> <p>A large part of the site is located within the Acton Conservation Area boundary.</p> <p>A number of Listed Buildings lie adjacent to the site.</p> <p>The south eastern boundary lies adjacent to the Grade II* Listed Shropshire Union Canal viaduct.</p> <p>The site is located immediately opposite to the Dorfold Hall Registered Park and Garden, as defined on the Proposals Map of the Borough of Crewe and Nantwich Replacement Local Plan 2011.</p> <p>The south-eastern part of the site is allocated for recreational and tourism development, in association with the usage of the adjacent Shropshire Union Canal, as defined on the Proposals Map of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and is subject to Policy RT.14 of the aforementioned Local Plan.</p>
<b>Previously developed land? (PDL)</b>	Greenfield site
<b>Background site history &amp; Current apps</b>	The site was site A in the Draft Nantwich Town Strategy; the Stakeholder Panel, which produced the Town Strategy, ranked the Potential Development Options for Nantwich based on their perceived suitability for development, along

	<p>with classifying some sites as 'unsuitable'. This site was classified as 'unsuitable'. The size of the site was shown as being 26.62 hectares and able to accommodate around 800 dwellings, at 30 dwellings per hectare.</p> <p>The consultation responses to the Draft Nantwich Town Strategy in respect of this site, included in the Summary Report of Consultation Findings [BE097] were as follows:</p> <p>Agree (15.1%); Disagree (84.9%); key points raised were:</p> <ul style="list-style-type: none"> <li>• Development of 800 houses would swamp the village which would lose its character;</li> <li>• The village would join up with Nantwich;</li> <li>• Poorly located;</li> <li>• There should be a Green Gap between Acton and Nantwich</li> </ul>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Local Plan Strategy Submission representation reference SUB2502 was submitted by Strutt and Parker. The submission states that:</p> <ul style="list-style-type: none"> <li>• Housing numbers for Nantwich should increase from 1,900 to 2,120 based on need for 406 annual affordable homes in the SHMA.</li> <li>• The site would be sustainable and would deliver a 'gateway' scheme that would make a positive contribution to canal regeneration.</li> <li>• The proposed level of development planned for Kingsley Fields should be shared with Land Around Acton Village and/or Land at Acton Marina, if not completely replaced by these two Acton sites.</li> </ul> <p>The representation does not specify an exact number of dwellings to be delivered on this site.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>Nantwich is a popular, desirable place to live, with a number of residential developments currently underway.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The representation (SUB2502) states that the site has a better chance of being deliverable than the Kingsley Fields proposal (site CS21 in the Local Plan Strategy).</p>

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The representation (SUB2502) states that the site has a better chance of being deliverable than the Kingsley Fields proposal (site CS21 in the Local Plan Strategy) and that it is more sustainable.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The site is located within easy walking distance of the Malbank Secondary School, which lies on the opposite side of the Shropshire Union Canal viaduct and about 1 kilometre (Officer estimate) from the services and facilities in Nantwich town centre, which is accessed by Welsh Row, which also contains limited services and facilities such as restaurants, Public Houses and hairdressers.</p> <p>The Draft Nantwich Town Strategy Sustainability Appraisal (SA) contains information relating to this site in relation to the draft Nantwich Town Strategy, the SA stated that:</p> <ul style="list-style-type: none"> <li>• The site benefits from good access to certain forms of public transport and certain key services and amenities. However, it has limited access to a range of forms of open space and the majority of key services and amenities.</li> <li>• Development of the site contains a number of heritage assets including a Conservation Area and registered battlefield. The site is in proximity to other heritage assets including a Scheduled Monument, Registered Park and Garden and Listed Buildings.</li> <li>• Development of the site could result in the loss of historic landscape character</li> </ul>
<b>Conclusions &amp; recommendations</b>	<p>The Shropshire Union Canal and its Grade II* Listed Viaduct provides a clear, defensible boundary to the edge of the built form of Nantwich. The development of this site would breach that boundary, resulting in Nantwich joining up with the small village of Acton.</p> <p>The development of the site would result in the loss of the English Heritage registered Historic Nantwich Battlefield site, as the entire land subject of the representation lies within this designation; it is not considered that any mitigation could ensure that the development of the site would be acceptable, as it would result in its loss. It is also</p>

considered that development of the site would also have an adverse impact on the Acton Conservation Area, as a large part of the site is located within it; the settings of the Listed Viaduct and that of the adjacent Dorfold Hall and its Registered Park and Garden and the Scheduled Monument (Monks Lane Moated Site).

In summary, far from development here providing a 'gateway' into Nantwich, it would result in the loss of a large area of the English Heritage registered Historic Nantwich Battlefield site; detract from the historic setting of a number of heritage assets and would result in Nantwich merging with the village of Acton.

For the reasons above and in particular the fact that development of the site would result in the loss of the English Heritage registered Historic Nantwich Battlefield site, if Nantwich is required to provide additional land for housing, it is not considered to be an appropriate site for further consideration, nor is it considered to be a 'reasonable alternative'. It is therefore not considered this site should be subject to Sustainability Appraisal.

<b>Site Address</b>	<b>Land off Queens Drive, Nantwich</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA sites: 3428 3001 4384
<b>Site visit date</b>	December 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	<p>Site E in draft Nantwich Town Strategy.</p> <p>The site was included in the Development Strategy (as part of Nantwich 5 (Alternative)).</p> <p>Non Preferred Site 14 from the Non preferred Sites Justification Paper [SD016].</p> <p>A representation has been made (SUB2135) on the Local Plan Strategy Submission document, on the north eastern part of this site, by Gladman Homes.</p>
<b>Site description</b>	<p>The site is formed of two distinct parcels. The land that forms SHLAA site 4384 forms the south western part of the site – it is a triangular piece of open farmland, with some trees, hedgerows and a farmhouse, with associated outbuildings. It is bounded to the north by a mature hedgerow, trees and footpath; to the east by a railway line and to the west by the Shropshire Union canal with listed canal bridges and structures.</p> <p>The north-western portion of the site is formed by part of SHLAA site 3001 (6ha) which is the subject of a planning application for up to 118 dwellings (reference 14/5841N – see below). This is also a triangular shaped piece of land, comprised of Fields Farm, its associated outbuildings and a pond. Open fields are separated by hedgerows, trees and fences, with the land being mainly used for equestrian purposes. It is bounded to the north by existing residential properties on Queens Drive; to the east by a railway line and to the west by the land that forms SHLAA site 3428, which has the benefit of planning approval for residential development (reference 12/2440N – see below) and is currently under construction.</p>
<b>Site area and dwelling capacity</b>	<p>SHLAA site 3428: has the benefit of planning approval for up to 270 dwellings (ref 12/2440N) and is included in the housing commitments figure for Nantwich.</p> <p>The remaining area of the site:</p>



	<p>SHLAA site 4384: 11.77 hectares; this would accommodate approximately 354 dwellings (at 30 per hectare).</p> <p>SHLAA site 3001 (portion to the north of the railway line): 6 hectares; this is shown as accommodating up to 118 dwellings in a planning application (14/5841N – see below) submitted on the site which includes proposals to retain parts of the site as open space and existing ponds.</p> <p>This is a total remaining site area of 17.77 hectares; this would accommodate approximately 472 dwellings (using the density assumptions above), in addition to the 270 dwellings that have been approved on SHLAA site 3428.</p>
<b>Constraints</b>	<p>There would be noise from the adjacent railway line; this would need to be mitigated for if any of this land is developed.</p> <p>A Public Right of Way ‘promoted route’ forms the northern boundary to SHLAA site 4384; a number of Public Right of Way footpaths cross the Fields Farm area of SHLAA site 3001. They would need to be incorporated within any development proposals, if the land was to be developed.</p> <p>Great Crested Newts are present on parts of the site.</p> <p>A Listed structure, in the form of Green Lane Bridge, lies to the west of SHLAA site 4384.</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The land is located outside the settlement boundary, in open countryside, as defined on the Proposals Map of the Borough of Crewe and Nantwich Replacement Local Plan 2011.</p>
<b>Previously developed land? (PDL)</b>	<p>The land is greenfield.</p>
<b>Background site history &amp; Current apps</b>	<p>The site was Site E in the draft Nantwich Town Strategy and was shown as having the potential to be developed for residential, employment and community facilities. The Stakeholder Panel that produced the Town Strategy ranked the Potential Development Options for Nantwich, based on their perceived suitability for development, along with classifying some sites as ‘unsuitable’. This site was classified as ‘unsuitable’. The size of the site was shown as being 28.74 hectares and able to accommodate around 400 dwellings and 10 hectares of employment land.</p>

	<p>The consultation responses to the Draft Nantwich Town Strategy in respect of this site were as follows:</p> <p>Agree (19.4%); Disagree (80.6%); key points raised were:</p> <ul style="list-style-type: none"> <li>• Access problems and traffic congestion that it would cause make this site unsuitable for development;</li> <li>• Loss of open countryside;</li> <li>• Infrastructure cannot cope</li> </ul> <p>Non Preferred Site 14 from the Non preferred Sites Justification Paper [SD016]; this states that:</p> <p>‘The eastern area has poor access and would be affected by noise from the railway line, and the location of the southern area means the access to existing services and facilities is limited, and the encroachment into the countryside and setting of the canal would be significant. The appropriateness and viability of improvements necessary to mitigate against development harm in this location are not considered achievable.’</p> <p>SHLAA sites:</p> <p><b>Site 3428</b> has the benefit of planning approval for up to 270 dwellings (ref 12/2440N, won on appeal dated 18/07/13) and is included in the housing commitments figure for Nantwich and is now under construction;</p> <p><b>Site 3001</b> - the part that lies to the west of the railway line – 6 hectares. This is now the subject of an outline planning application reference 14/5841N for 118 dwellings; this has yet to be determined. Studies submitted with the planning application include air quality; ecology; flood risk and drainage; Travel Plan; noise and vibration; traffic and transport; archaeology and landscape. The proposal includes 30% affordable housing provision on the site.</p> <p>Two areas of land, within this site, at Edleston House Farm and Fields Farm were the subject of objections to the Borough of Crewe and Nantwich Replacement Local Plan 2011; their development would have resulted in the delivery of 515 dwellings. The Inspector, in his report in 2003 concluded that there was not a need to provide additional housing, on such a scale, in Nantwich. He also stated that such development would ‘...represent a large intrusion of the built up area into open countryside.’</p>
<p><b>Reps received Matter Statement No.’s &amp; summary of issues</b></p>	<p>A representation has been made (SUB2135) on the Local Plan Strategy Submission document on the area that is covered by part of SHLAA site 3001 and is subject of the planning application for up to 118 dwellings (14/5841N); it</p>

<p><b>raised/development proposed</b></p>	<p>includes a masterplan document for the site.</p> <p>It is stated that the site could be developed for 95 dwellings (this represents a density of about 16 dwellings per hectare) and that the site would not include the redevelopment of the farm buildings. The site promoters state that the site is sustainably located, available and deliverable. The site could also come forward in the short term, to address housing need.</p> <p>The area that comprises SHLAA site 4384 is not being actively promoted in the Local Plan process.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>The representation (SUB2135) states that the site subject of the representation is deliverable and sustainable.</p> <p>Nantwich is a popular place with both housing developers and those buying new property.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The area that comprises SHLAA site 4384 is not being actively promoted in the Local Plan process.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The representation (SUB2135) states that the part of the site that forms part of SHLAA site 3001 is available in the short term i.e. within the next five years.</p> <p>The area that comprises SHLAA site 4384 is not being actively promoted in the Local Plan process.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>Highways issues would need to be addressed, with regard to the cumulative impact of more development off Queens Drive.</p> <p>The representation (SUB2135) states that the part of the site that forms part of SHLAA site 3001 would be accessed via the adjacent site that is currently under construction. It is not known if this would be acceptable in highway terms.</p> <p>It is not considered that the SHLAA site 4384 could be accessed independently of SHLAA site 3001 or the site that is currently under construction. It is not known what the highway impact of this would be.</p>
<p><b>HRA considerations</b></p>	

<p><b>SA considerations</b></p>	<p>The Local Plan Strategy Submission Sustainability (Integrated) Appraisal [SD003] (SA) contains information relating to this site as follows:</p> <p>As an Alternative Site in the Development Strategy: overall positive effects included those that related to job creation and training, as the site originally included an area of employment land. It was also stated that the site had good access to public transport and local services and facilities in Nantwich. Overall negative effects related to the loss of a greenfield site in the open countryside and designated flora and fauna (Great Crested Newts).</p> <p>The site also failed to meet the minimum standard in terms of access to some facilities including a convenience store, medical facilities and leisure facilities, however it did meet the minimum standard in relation to some facilities including open space and public transport.</p> <p>In relation to the draft Nantwich Town Strategy, the SA concluded that 'The site was not progressed due to its outlying location, with limited access to existing services and facilities.'</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The site benefits from having strong, defensible boundaries (see site description.) However the encroachment into the open countryside and impact on the setting of the canal would be significant.</p> <p>It is stated in the representation made to the Local Plan Strategy that the site that forms part of SHLAA site 3001 is available and deliverable (and this is the subject of a planning application reference 14/5841N) however up to date information regarding SHLAA site 4384 has not been submitted and this part of the site is not being actively promoted through the Local Plan process. Development of this part of the site would result in encroachment into open countryside and have a significant impact on the setting of the canal. Access to existing services and facilities would be limited.</p> <p>If it is considered that if Nantwich is required to accommodate additional housing, at Site Allocations stage, the area of land that forms part of SHLAA site 3001 could be given further consideration (this is due to its size, which is not considered to be large enough to be a Strategic Site).</p>

<b>Site Address</b>	<b>Land to the south of Nantwich, bounded by the railway to the west and River Weaver to the east</b>
<b>SHLAA Ref/Site Ref number</b>	3001 (part) 4385
<b>Site visit date</b>	December 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Site F in draft Nantwich Town Strategy.  The site was included in the Development Strategy (as part of Nantwich 6 (Alternative).  Non Preferred Site 15 from the Non Preferred Sites Justification Paper [SD016]
<b>Site description</b>	This site is comprised of a number of open fields, with hedgerows and trees. The fields are used mainly for the grazing of horses and cattle. The north western boundary of the site is formed by the railway line, whilst the eastern boundary is formed by the River Weaver and Nantwich Lake. To the south lies open fields and to the west is the Shropshire Union canal. The land gradually slopes down towards the River Weaver and Nantwich Lake. The site is highly visible, with views from the River Weaver and Nantwich Lake across the site.
<b>Site area and dwelling capacity</b>	Site F in draft Nantwich Town Strategy: the size of the site was shown as being 41 hectares and able to accommodate around 500 dwellings and 15 hectares of employment land.
<b>Constraints</b>	Flood Risk Zones 2 and 3 lie adjacent to the site's eastern and southern boundaries. The site lies adjacent to a Site of Biological Importance. The Listed structure of Edleston Bridge is located adjacent to the site's south western boundary, at the junction of the railway line and the Shropshire Union canal. A Local Wildlife Site is located on the southern boundary of the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The land is located outside the settlement boundary, in open countryside, as defined on the Proposals Map of the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	The site is greenfield.
<b>Background site history &amp;</b>	The site was Site F in draft Nantwich Town Strategy and was shown as having the potential to be developed for

<p><b>Current apps</b></p>	<p>residential, employment and community facilities. The Stakeholder Panel that produced the Town Strategy ranked the Potential Development Options for Nantwich, based on their perceived suitability for development, along with classifying some sites as 'unsuitable'. This site was classified as 'unsuitable'. The size of the site was shown as being around 41 hectares and able to accommodate around 500 dwellings and 15 hectares of employment land.</p> <p>The consultation responses to the Draft Nantwich Town Strategy in respect of this site were as follows:</p> <p>Agree (10.2%); Disagree (89.8%); key points made included:</p> <ul style="list-style-type: none"> <li>• Access a problem;</li> <li>• Site is greenfield and too big;</li> <li>• Would cause traffic problems;</li> <li>• Flood risk</li> </ul> <p>The site was included in the Development Strategy (as part of Nantwich 6 (Alternative)). This suggested that the site could support around 500 new homes, 15 hectares of employment land, retail to meet local needs, limited community facilities, Green Infrastructure, linkages and contributions to community facilities.</p> <p>The site is Non Preferred Site 15 from the Non Preferred Sites Justification Paper [SD016]. The site was not progressed as it was considered to be detached from the existing urban area of Nantwich, without good access to local services and existing infrastructure. The site also has a lack of good access to services and facilities.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>None – the site is not being actively promoted in the Local Plan process.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>Nantwich is a popular place with both housing developers and those buying new property.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is not being actively promoted in the Local Plan</p>

	process.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is not known, as the site is not being actively promoted in the Local Plan process.
<b>Infrastructure issues (including highways)</b>	It is not known how access could be safely achieved to this site.
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The Local Plan Strategy Submission Sustainability (Integrated) Appraisal [SD003] (SA) contains information relating to this site as follows:</p> <p>As an Alternative Site in the Development Strategy: overall positive effects included those that related to job creation and training, as the site originally included an area of employment land. It was also stated that the site had good access to public transport and local services and facilities in Nantwich. Overall negative effects related to the loss of a greenfield site in the open countryside and designated flora and fauna (Great Crested Newts) and part of the site being located in Flood Risk Zones 2 and 3.</p> <p>The site also failed to meet the minimum standard in terms of access to some facilities including a convenience store, medical facilities and leisure facilities, however it did meet the minimum standard in relation to some facilities including open space and public transport.</p> <p>In relation to the draft Nantwich Town Strategy, the SA concluded that: 'The site was not progressed because it is detached from the existing settlement by the River Weaver to the east and a railway line to the north. It also borders a Site of Biological Importance.'</p>
<b>Conclusions &amp; recommendations</b>	<p>This site is detached from the settlement of Nantwich and as a result does not relate well to it; it is highly visible from the River Weaver and Nantwich Lake and borders a Local Wildlife Site; it is not known how access could be safely achieved to this site and the site is not being actively promoted in the Local Plan process.</p> <p>If Nantwich is required to provide additional land for housing in the Local Plan Strategy or at the Site Allocations stage, it is not recommended therefore that that this site is given any further consideration.</p>

<b>Site Address</b>	<b>Land to the west of Batherton Lane, Nantwich</b>
<b>SHLAA Ref/Site Ref number</b>	4930 (the area of the site with planning approval); 2955
<b>Site visit date</b>	December 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Site G in Draft Nantwich Town Strategy
<b>Site description</b>	The site lies to the south of Nantwich, in an area of open countryside; it is bordered on three sides by open countryside. It is divided into two parcels, with the smaller, northern portion now having the benefit of planning approval for residential development (see below). The remaining larger southern part of the site is an open field - the eastern boundary is formed of a hedgerow and trees, to the rear of dwellings on Audlem Road and further south hedgerow along Batherton Lane; the southern boundary is formed of an area of trees – Elliot’s Wood; the western boundary is formed of a hedgerow and mature trees; there is a pond in the centre of the site.
<b>Site area and dwelling capacity</b>	6 hectares. However, part of the site (1.60 hectares) has planning approval for 40 dwellings; this reduces the remaining site area to 4.40 hectares which would equate to 132 dwellings using a density of 30 dwellings per hectare.  SHLAA site 2955: 182 dwellings
<b>Constraints</b>	A Public Right of Way runs along the western boundary of the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The land is located outside the settlement boundary, in open countryside, as defined on the Proposals Map of the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	Greenfield
<b>Background site history &amp; Current apps</b>	The site was Site G in draft Nantwich Town Strategy and was shown as having the potential to be developed for around 150 dwellings.  The Stakeholder Panel that produced the Town Strategy ranked the Potential Development Options for Nantwich, based on their perceived suitability for development, along



	<p>with classifying some sites as 'unsuitable'. This site was classified as 'unsuitable'.</p> <p>The consultation responses to the Draft Nantwich Town Strategy in respect of this site were as follows:</p> <p>Agree (20.60%); Disagree (79.40%); key points made included:</p> <ul style="list-style-type: none"> <li>• Unsuitable access &amp; will result in traffic congestion</li> <li>• Will spoil the rural character of the area</li> <li>• Good agricultural land – should not be built on</li> </ul> <p>Part of the site (1.60 hectares) has planning approval for 40 dwellings (reference 13/1223N) which was won at appeal – 25/07/14.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	This site is not being actively promoted in the Local Plan process.
<b>Is the site viable/deliverable?</b>	<p>Nantwich is a popular place with both housing developers and those buying new property.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>This site is not being actively promoted in the Local Plan process.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	This site is not being actively promoted in the Local Plan process.
<b>Infrastructure issues (including highways)</b>	It is not known how the site could be accessed, as Batherton Lane is very narrow.
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The Local Plan Strategy Submission Sustainability (Integrated) Appraisal [SD003] (SA) contains information relating to this site in relation to the draft Nantwich Town Strategy, the SA concluded that:</p> <p>'The site was not progressed because there are access constraints and the site does not relate well to the built form of the settlement.'</p>

	<p>The Draft Nantwich Town Strategy Sustainability Appraisal (SA) contains information relating to this site in relation to the draft Nantwich Town Strategy; this includes:</p> <ul style="list-style-type: none"> <li>• The site benefits from good access to a range of forms of public transport, open space and certain key amenities. However it has limited access to the majority of key amenities and services.</li> <li>• Development of the site could reduce in the loss of historic landscape character - 20th century settlement; and medieval townfields (distinctive style of enclosure, which may relate to Medieval Open Field Arable).</li> </ul>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This site comprises an open field and lies to the south of Nantwich. It is bounded on three sides by open countryside. The site does not relate well to the existing built form of the development; if it was developed it would extend a thick 'wedge' of development beyond the existing built form of the town. It is not clear how the site would be accessed; Batherton Lane, which borders the site to the south east, is a very narrow rural lane.</p> <p>This site is not being actively promoted in the Local Plan process.</p> <p>If Nantwich is required to provide additional land for housing in the Local Plan Strategy or at the Site Allocations stage, it is not recommended therefore that that this site is given any further consideration.</p>

<b>Site Address</b>	<b>Land to the south of Nantwich, south of Peter Destapeleigh Way</b>
<b>SHLAA Ref/Site Ref number</b>	2922
<b>Site visit date</b>	December 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	<p>Site H in draft Nantwich Town Strategy.</p> <p>Development Strategy (Nantwich 4 (Alternative)).</p> <p>Non Preferred Site (NPS) 16 from the Non Preferred Sites Justification Paper [SD016]</p> <p>Local Plan Strategy Submission Version representation (Omission site) SUB3135 by Harris Lamb, on behalf of Muller Strategic Projects Limited and Local Plan Strategy Submission Version representation (Omission site) SUB1792 by Indigo Planning on behalf of Seddon Homes.</p> <p>Matter Statement M.14.9.003 (Harris Lamb, on behalf of Muller Strategic Projects Limited).</p>
<b>Site description</b>	<p>The site lies to the south of the town of Nantwich, in the open countryside, as defined in the Borough of Crewe and Nantwich Replacement Local Plan 2011. The site is comprised of a number of fields (arable and grazing land) of differing sizes, with ponds, hedgerows and mature trees throughout. The site provides views out across open farmland, to the south of Nantwich.</p> <p>The northern site boundary is comprised of Peter Destapeleigh Way, with the recently constructed 'Cronkinson Farm' housing development to the north of the road. To the east lies the former site of Stapeley Water Gardens, which is included in the Local Plan Strategy as site CS22 and has the benefit of planning approval, in two phases, for a total of 317 dwellings. Phase one is currently under construction. Further east lies London Road, with the site adjoining the rear gardens of the dwellings on that road. To the south lies further open countryside, with the boundary being formed by hedgerows and a bridleway. To the west lies Audlem Road, which then becomes Broad Lane, as it travels south and residential development to the rear of Broad Lane.</p> <p>The site area submitted by Muller Strategic Projects Limited excludes a rectangular shaped piece of land that</p>

	<p>lies between it and the adjacent former Stapeley Water Gardens site (CS22) that now has the benefit of planning approval, whilst the submission by Seddon Homes includes that piece of land and comprises the whole of NPS16. That piece of land is however an area of newt mitigation land, comprising a number of ponds and is the subject of a planning approval for the construction of two newt mitigation areas and associated connection corridors (09/4017N – approved 23/04/10.) For this reason it is not considered therefore that this area of the site should be given any further consideration.</p>
<p><b>Site area and dwelling capacity</b></p>	<p>SHLAA site 2922: 43.52 hectares; 1,306 dwellings</p> <p>The Local Plan Strategy Submission Version representation SUB2135 states that the site could deliver in the region of up to 1,015 dwellings.</p> <p>The Local Plan Strategy Submission Version representation SUB1792 states that the site could deliver in the region of up to 1,306 dwellings.</p>
<p><b>Constraints</b></p>	<p>There are a number of trees protected by two Tree Preservation Orders within the site; they are Stapeley The Maylands, Broad Lane Tree Preservation Order 2013 and Stapeley Land South of Peter de Stapeleigh Way Tree Preservation Order 2013. The planning application detailed below (ref: 12/3747N) for 189 dwellings would have resulted in the loss of 10 protected trees subject of Stapeley The Maylands, Broad Lane Tree Preservation Order 2013 (tree T5 – a beech and Group G1 – 9 Scots Pine), through the proposed creation of a roundabout and spine road into the site and this was one of the reasons for refusal of the planning application. Cheshire East Council’s Proof of Evidence in this respect stated that these trees are ‘...recognised as making a substantial and significant contribution to the visual amenity and landscape character of the area.’ The appeal decision in respect of this site, also detailed below, originally allowed the appeal but without the access (however it was recovered by the Secretary of State and subsequently dismissed).</p> <p>The trees subject of Stapeley Land South of Peter de Stapeleigh Way Tree Preservation Order 2013 lie in a number of locations across the site however it is likely that they could be integrated within any future development.</p> <p>One of the largest known Great Crested Newt meta-populations in Cheshire East is present on this site; the planning application (ref: 12/3746N) for the northern</p>

	<p>access to the site would have resulted in a loss of some Great Crested Newt mitigation land, previously established in a S106 Legal Agreement which was considered at some length as part of the appeal.</p> <p>A public right of way runs along the southern edge of the site.</p> <p>Within the Cheshire Landscape Character Assessment [BE019] the area is shown as Character Type: 7: East Lowland Plain. It states: 'This landscape type is represented by a generally flat agricultural plain where the prevailing field pattern and condition of the hedgerows can account for subtle differences in landscape character.' Part of the site lies within the Nantwich Urban Character type.</p>
<p><b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b></p>	<p>The land is located outside the settlement boundary, in open countryside, as defined on the Proposals Map of the Borough of Crewe and Nantwich Replacement Local Plan 2011.</p> <p>The northern part of the site that is shown on the masterplan submitted by Muller Strategic Projects Limited as providing one of the access points to the site is defined on the Proposals Map as a proposed area of new woodland planting, under Policy NE.10.</p>
<p><b>Previously developed land? (PDL)</b></p>	<p>Greenfield</p>
<p><b>Background site history &amp; Current apps</b></p>	<p>The site was Site H in the draft Nantwich Town Strategy and was shown as having the potential to be developed for about 1,000 houses; education facilities; a community high street and green spaces.</p> <p>The Stakeholder Panel that produced the draft Town Strategy ranked the Potential Development Options for Nantwich, based on their perceived suitability for development; this site was ranked as being in 5<sup>th</sup> (and final) on the list of sites perceived as having suitability for development.</p> <p>The consultation responses to the Draft Nantwich Town Strategy in respect of this site were as follows:  Agree (5.4%); Disagree (94.6%) key points made included:</p> <ul style="list-style-type: none"> <li>• Already enough houses there;</li> <li>• Will increase traffic congestion and have an adverse impact on the railway crossing;</li> <li>• Site is too large;</li> <li>• Site has poor accessibility</li> </ul>

The site was included in the Development Strategy as Nantwich 4 (Alternative). It was stated that the site could have provided 1,000 new homes; 2 hectares of employment land; a mixed use local centre including retail, a primary school, community facility/ place of worship, public house/takeaway/restaurant, sports and leisure facilities; green infrastructure.

The site is Non Preferred Site 16 from the Non Preferred Sites Justification Paper [SD016]. The site was not progressed as its outlying location means its access to existing services and facilities is limited and the appropriateness and viability of such improvements necessary to mitigate against development harm in this location are not considered achievable.

A planning application was submitted on the northern portion of the site: Outline planning application for a residential development up to a maximum of 189 dwellings, local centre, employment development (3,700sqm max floor area B1b,c, B2, B8), primary school, public open space , green infrastructure, access points and associated works in accordance with application (ref: 12/3747N) was refused on 28 September 2012 and dismissed at appeal on 17/03/15. The Inspector recommended that the appeal be allowed (without the proposed access) however the decision on this application was recovered by the Secretary of State (Appeal A) who disagreed with the Inspector and concluded that :  
*'...he does not consider that the appeal site will necessarily be one of the most appropriate sites to take and that it should not therefore be assumed at this stage that the development of this good quality agricultural land in open countryside for uses which are not in accordance with the LP should proceed on a piecemeal basis. On balance, therefore, and as things currently stand in relation to the LP and CELP, the Secretary of State concludes that the appeal scheme fails to represent sustainable development in terms of being the most effective way of improving the economic, social and environmental conditions of the wider area.'*

An appeal was also submitted in respect of an application for planning permission for a new highway access road, including footways and cycleway and associated works (ref: 12/3746N); the appeal was against the failure of the Council to give notice within the prescribed period of a decision on the application; this was dismissed at appeal on 17/03/15. The Inspector recommended that the appeal be allowed (to provide access for the site subject of the

	<p>above appeal) however the decision on this application was also recovered by the Secretary of State (Appeal B), who disagreed with the Inspector and concluded:</p> <p><i>‘the Secretary of State gives significant weight to the fact that the scheme would only be required if Appeal A were to proceed and, in view of his conclusion.....he sees no advantage in granting planning permission for Appeal B at the present time.’</i></p> <p>Part of the site submitted by Seddon Homes Limited is formed of an area of newt mitigation land, comprising a number of ponds and is the subject of a planning approval for the construction of two newt mitigation areas and associated connection corridors (09/4017N – approved 23/04/10.)</p>
<p><b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b></p>	<p>The Local Plan Strategy Submission Version representation SUB3135 and the Matter Statement [M.14.9.003], made by Harris Lamb, on behalf of Muller Strategic Projects Limited, states that the site could deliver in the region of up to 1,015 dwellings. It also states:</p> <ul style="list-style-type: none"> <li>• More land for housing is required in Nantwich;</li> <li>• The site will deliver a highly sustainable neighbourhood, comprising of new homes, retail development, employment and a local centre;</li> <li>• As part of the planning application a suite of documents have been submitted. These confirm that there are no technical or environmental issues that would prevent the development of the site for housing;</li> <li>• The site does not require significant investment or infrastructure;</li> <li>• Phase 1, can be accessed off Broad Lane and the later phases of development can be accessed of a new access off the Peter Destapleigh Way /Pear Tree Field signalised junction in the form of a fourth arm. The spur for the fourth arm is already in place with signals, street lighting and tactile paving. The current planning application retains part of the proposal, albeit with some amendments. The spur for the fourth arm of the junction has been constructed as part of the extant planning permission P00/0829;</li> <li>• In terms of the landscape character, this has been assessed by Tyler Grange. Their report concludes that the extent of impact on landscape character can be mitigated by a well designed open space framework with comprehensive green infrastructure;</li> <li>• In terms of access to services, facilities and the</li> </ul>

	<p>transport network this has been objectively assessed as part of our representations and the current planning application.</p> <ul style="list-style-type: none"> <li>• The Transport Assessment submitted in support of the current planning application has assessed the impact of the whole of the objector's site coming forward and demonstrates that the development is sustainable with good accessibility to the site provided to those travelling by foot and by bicycle and that the site has a reasonable bus service;</li> <li>• The Transport Assessment concludes that there are no highway or transport grounds why the development proposals could not come forward;</li> <li>• The Accessibility Assessment confirms that the site is in a highly sustainable location - it meets 18 of the Council's maximum accessibility standards;</li> <li>• The planning application (subsequently dismissed at appeal on 17/03/15) demonstrates that the site is available, a suitable location for development and achievable both in terms of timing and viability;</li> <li>• Technical reports on the site covering the following have been prepared: sustainability; highway/access; agricultural land; protected species; open space; flood risk/drainage; landscape.</li> </ul> <p>Local Plan Strategy Submission Version representation (Omission site) SUB1792 by Indigo Planning on behalf of Seddon Homes states that the site could deliver in the region of up to 1,306 dwellings. It also states:</p> <ul style="list-style-type: none"> <li>• There is no reason not to identify this site for housing, when considered in the context of the adjacent Stapeley Water Gardens site (CS22);</li> <li>• The SHLAA states that the site is suitable, achievable and developable and capable of delivering dwellings in the medium to long term i.e. 6-10 and 11-15 year periods;</li> <li>• Additional land for housing will need to be identified in Nantwich.</li> </ul>
<p><b>Is the site viable/deliverable?</b></p>	<p>The Local Plan Strategy Submission Version representation SUB3135 states that the site is 'immediately deliverable' and that it is viable.</p> <p>This would be supported by the fact that a planning application has been submitted on part of the site by Muller Strategic Projects Limited. The application was however</p>



	<p>refused and subsequently dismissed at appeal (see above.)</p> <p>Local Plan Strategy Submission Version representation (Omission site) SUB1792 by Indigo Planning on behalf of Seddon Homes quotes from the SHLAA that the site is suitable, achievable and developable and capable of delivering dwellings in the medium to long term i.e. 6-10 and 11-15 year periods.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Nantwich is a popular, desirable place to live, with a site adjacent to the site at South Nantwich (former Stapeley Water Gardens site) currently being developed for housing.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The Local Plan Strategy submission Version representation SUB3135 states that the site is developable, available and achievable.</p> <p>Local Plan Strategy Submission Version representation (Omission site) SUB1792 by Indigo Planning on behalf of Seddon Homes quotes from the SHLAA that the site is suitable, achievable and developable and capable of delivering dwellings in the medium to long term i.e. 6-10 and 11-15 year periods.</p>
<b>Infrastructure issues (including highways)</b>	<p>The Local Plan Strategy Submission Version representation SUB3135 states that access to the site can be satisfactorily achieved (see above.)</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The Local Plan Strategy Submission Sustainability (Integrated) Appraisal [SD003] (SA) contains information relating to this site as follows:</p> <p><b>Site H in draft Nantwich Town Strategy:</b> The site was not progressed due to its outlying location, with limited access to existing services and facilities.</p> <p><b>Development Strategy (as Nantwich 4 (Alternative):</b> '...overall very positive effects in terms of its ability to deliver SA Objectives: 2 (sustainable access to jobs, services and facilities); 17 (sustainable, competitive and low-carbon economy); and 20 (education, training, jobs and employment opportunities). Moreover, overall positive</p>

	<p>effects were found in terms of the development's ability to deliver SA Objectives 5 (vibrant rural communities) and 19 (rural economy).</p> <p>Overall negative effects were identified for SA Objectives 11 (biodiversity and geodiversity) and 12 (heritage, landscapes and townscape) as the site could result in the loss of greenfield land in the open countryside, designated flora and fauna (Great Crested Newts found in the area) and particular landscape and historic landscape characters.'</p> <p>This site has not been progressed because of its inability to contribute to Cheshire East's housing requirements without significant investment and provision of infrastructure, loss of landscape character and the constraints to development on site.'</p> <p>The site also failed to meet the minimum standard in terms of access to some facilities including a convenience store, medical facilities and accessible public open space however it did meet the minimum standard in relation to some facilities including post office, primary school and public house.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This site lies to the south of Nantwich and is not considered to relate well to the main urban form of the town, being remote from the town centre and its services and facilities. Its development would represent a major incursion into open countryside.</p> <p>The northern part of the site is defined on the Proposals Map as a proposed area of new woodland planting, under Policy NE.10 of the Borough of Crewe and Nantwich Replacement Local Plan. This is shown on the masterplan submitted by Muller Strategic Projects Limited as providing one of the access points to the site.</p> <p>A northern portion of the site has been the subject of two planning applications for up to 189 dwellings and a new access (to the south) (ref: 12/3747N and a new access to the north (ref: 12/3746N). As detailed above both planning applications were recommended for approval by the Inspector however the Secretary of State recovered the decisions and disagreed with the Inspector, thereby dismissing both appeals.</p> <p>The proposed southern access into the site (planning application ref: 12/3747N) would result in the loss of 10 trees that are the subject of The Maylands, Broad Lane</p>

Tree Preservation Order 2013 through the proposed creation of a roundabout and spine road into the site and this was one of the reasons for refusal of the planning application. The appeal decision, in respect of this site, originally allowed the appeal (however it was recovered by the Secretary of State and subsequently dismissed) but without the access, due to the loss of the trees subject of The Maylands, Broad Lane Tree Preservation Order. The northern access to the site (planning application ref: 12/3746N) would have resulted in a loss of some Great Crested Newt mitigation land, previously established in a S106 Legal Agreement which was considered at some length as part of the appeal. These matters are still pertinent in relation to the proposal for this site to be included as a Strategic site in the Local Plan Strategy.

Part of the site promoted by Seddon Homes is a newt mitigation area; for this reason it is not considered that this area of land should be given any further consideration.

The site lies within Nantwich which is a popular, desirable place to live and the site promoter states that it is viable, developable, available and achievable.

This site is being actively promoted for inclusion within the Local Plan Strategy. If Nantwich is required to provide additional housing within the Local Plan Strategy it is recommended that this site (excluding the newt mitigation area) is given further consideration, both as a whole and purely the area that was the subject of planning application 12/3747N, to ensure that all reasonable alternatives are considered.

It is also recommended that this site (excluding the newt mitigation area), both as a whole and purely the area that was the subject of planning application 12/3747N is subject to Sustainability Appraisal, to ensure that all reasonable alternatives are considered.

<b>Site Address</b>	<b>Land to the east of Whitehouse Lane, Nantwich</b>
<b>SHLAA Ref/Site Ref number</b>	
<b>Site visit date</b>	December 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Site J in Draft Nantwich Town Strategy
<b>Site description</b>	This site is located on the north eastern edge of Nantwich. It comprises an area of land that is part of the cemetery and a number of fields, with hedgerows and mature trees, all in agricultural use. To the west of the site lies residential development on Whitehouse Lane and Willow Court; to the south lies Highfields Primary School and residential development on Highfield Drive. The site does not have a strong eastern boundary to its edge, as it runs through several fields. This site is clearly visible from the cemetery; parts of Whitehouse Lane; Highfields Primary School and the Nantwich bypass, to the east.
<b>Site area and dwelling capacity</b>	6.50 hectares; 180 dwellings (Draft Nantwich Town Strategy)
<b>Constraints</b>	A Public Right of Way runs through the site, in an east-west direction. The site contains and is adjacent to the Listed Buildings of Willow Farm.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The land is located outside the settlement boundary, in open countryside and within the Green Gap (subject to Policy NE.4), as defined on the Proposals Map of the Borough of Crewe and Nantwich Replacement Local Plan 2011.  The site is shown as lying within an Area of Search for new Green Belt, in the Local Plan Strategy Submission Version.
<b>Previously developed land? (PDL)</b>	Greenfield
<b>Background site history &amp; Current apps</b>	The site was Site J in draft Nantwich Town Strategy and was shown as having the potential to be developed for around 180 dwellings.  The Stakeholder Panel that produced the Town Strategy ranked the Potential Development Options for Nantwich, based on their perceived suitability for development, along

	<p>with classifying some sites as 'unsuitable'. This site was classified as 'unsuitable'.</p> <p>The consultation responses to the Draft Nantwich Town Strategy in respect of this site were as follows:</p> <p>Agree (3.80%); Disagree (96.90%); key points made included:</p> <ul style="list-style-type: none"> <li>• Why develop in Green Gap when other sites are available?</li> <li>• Important gap between Nantwich and Crewe - Green Gap should be retained</li> <li>• Will destroy the rural character of the area</li> <li>• Part of site is a cemetery</li> <li>• Will result in more traffic congestion</li> </ul>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	This site is not being actively promoted in the Local Plan process.
<b>Is the site viable/deliverable?</b>	<p>Nantwich is a popular place with both housing developers and those buying new property.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>This site is not being actively promoted in the Local Plan process.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	This site is not being actively promoted in the Local Plan process.
<b>Infrastructure issues (including highways)</b>	
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The Local Plan Strategy Submission Sustainability (Integrated) Appraisal [SD003] (SA) contains information relating to this site in relation to the draft Nantwich Town Strategy, the SA concluded that:</p> <p>'The site was not progressed because it would narrow the</p>

	<p>Green Gap between Nantwich and Crewe to an unacceptable size.'</p> <p>The Draft Nantwich Town Strategy Sustainability Appraisal (SA) contains information relating to this site in relation to the draft Nantwich Town Strategy; this includes:</p> <ul style="list-style-type: none"> <li>• site benefits from good access to a range of forms of public transport, open space and certain key services and amenities. However it has limited access to certain other key services and amenities.</li> <li>• The site contains a Listed Building and another Listed Building is adjacent to the site.</li> <li>• Development of the site could result in the loss of historic landscape character - 20th century agricultural improvement (field systems where enlargement and re-organisation has substantively changed their character).</li> </ul>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This site forms part of the Green Gap between Crewe and Nantwich and is shown as lying within an Area of Search for new Green Belt, in the Local Plan Strategy Submission Version. Part of the site forms an extension to Nantwich cemetery. The remaining area of the site is formed of open fields, without a clear point of access to the site. The site is clearly visible from a number of locations; it has no clear, defensible boundaries on the ground and would erode the Green Gap between Crewe and Nantwich.</p> <p>This site is not being actively promoted in the Local Plan process.</p> <p>If Nantwich is required to provide additional land for housing in the Local Plan Strategy or at the Site Allocations stage, it is not recommended therefore that that this site is given any further consideration.</p>

<b>Site Address</b>	<b>Land to east of Birchin Lane, Nantwich</b>
<b>SHLAA Ref/Site Ref number</b>	4155 (at southern end of the site) 4156 (at southern end of the site)
<b>Site visit date</b>	December 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Site K in Draft Nantwich Town Strategy
<b>Site description</b>	This site comprises a number of open fields, in agricultural use, adjacent to the north eastern edge of Nantwich. The site's northern boundary is formed by a hedgerow, with open fields beyond. Site J from the Draft Nantwich Town Strategy lies to the north west of the site. The site's eastern boundary is formed by the Cheney Brook which is bordered by mature trees; the site's southern boundary is formed by the rear gardens of properties on Crewe Road and includes a small orchard (which is a SHLAA site – see below); its western boundary is formed by the rear gardens of properties on Birchin Lane. This site is clearly visible from Crewe Road and the Nantwich bypass, to the east.
<b>Site area and dwelling capacity</b>	14 hectares; 200 dwellings and 7 hectares of employment land (Draft Nantwich Town Strategy)  SHLAA sites (at southern end of the site): 4155: 1.43 hectares; 43 dwellings 4156: 0.40 hectares; 12 dwellings (would be dependent on 4155 for access); is currently a small orchard.
<b>Constraints</b>	A Public Right of Way runs through the site, in an east-west direction. Part of the site (eastern boundary) lies within Flood Zones 2/3; this would reduce the developable area of the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The land is located outside the settlement boundary, in open countryside and within the Green Gap (subject to Policy NE.4), as defined on the Proposals Map of the Borough of Crewe and Nantwich Replacement Local Plan 2011. The site is shown as lying within an Area of Search for new Green Belt, in the Local Plan Strategy Submission Version.
<b>Previously developed land? (PDL)</b>	Greenfield
<b>Background site history &amp;</b>	The site was Site K in draft Nantwich Town Strategy and was shown as having the potential to be developed for 200

<p><b>Current apps</b></p>	<p>dwellings and 7 hectares of employment land.</p> <p>The Stakeholder Panel that produced the Town Strategy ranked the Potential Development Options for Nantwich, based on their perceived suitability for development, along with classifying some sites as 'unsuitable'. This site was classified as 'unsuitable'.</p> <p>The consultation responses to the Draft Nantwich Town Strategy in respect of this site were as follows:</p> <p>Agree (1.10%); Disagree (98.90%); key points made included:</p> <ul style="list-style-type: none"> <li>• Important gap between Nantwich and Crewe - Green Gap should be retained</li> <li>• Will destroy the rural character of the area</li> <li>• No suitable road access and it will result in more traffic congestion</li> </ul>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>This site is not being actively promoted in the Local Plan process.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>Nantwich is a popular place with both housing developers and those buying new property.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>This site is not being actively promoted in the Local Plan process.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>This site is not being actively promoted in the Local Plan process.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>It is not clear where or how access would be gained to this site, as it is bounded by residential development and open fields, without a clear point where access could obviously be gained into the site.</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>The Local Plan Strategy Submission Sustainability (Integrated) Appraisal [SD003] (SA) contains information</p>



	<p>relating to this site in relation to the draft Nantwich Town Strategy, the SA concluded that:          'The site was not progressed because it would narrow the Green Gap between Nantwich and Crewe to an unacceptable size.'</p> <p>The Draft Nantwich Town Strategy Sustainability Appraisal (SA) contains information relating to this site in relation to the draft Nantwich Town Strategy; this includes:</p> <ul style="list-style-type: none"> <li>• The site benefits from good access to a range of forms of public transport and certain limited key services and amenities. However it has limited access to a range of forms of open space and the majority of key services and amenities.</li> <li>• The site is partly located within an area of flood risk (flood risk zones 2 and 3 - areas with a higher probability of flooding).</li> <li>• Development of the site could result in the loss of historic landscape character - 20th century agricultural improvement (field systems where enlargement and re-organisation has substantively changed their character); and ancient field systems (irregular).</li> </ul>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This site is located in the Green Gap between Crewe and Nantwich and is shown as lying within an Area of Search for new Green Belt, in the Local Plan Strategy Submission Version. It is formed of a number of open fields, in agricultural use, adjacent to the north eastern edge of Nantwich. Part of the site lies within Flood Zones 2/3; it is clearly visible from a number of locations and it would erode the Green Gap between Crewe and Nantwich.</p> <p>This site is not being actively promoted in the Local Plan process.</p> <p>If Nantwich is required to provide additional land for housing in the Local Plan Strategy or at the Site Allocations stage, it is not recommended therefore that that this site is given any further consideration.</p>

<b>Site Address</b>	<b>Land to the south of Crewe Road, Nantwich</b>
<b>SHLAA Ref/Site Ref number</b>	
<b>Site visit date</b>	December 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Site L in Draft Nantwich Town Strategy
<b>Site description</b>	This site lies to the east of Nantwich and is comprised of open fields, with mature trees and hedgerows, farmed for arable and pasture. Its northern boundary is formed by a hedgerow along Crewe Road; its eastern boundary is formed of Cheer Brook, bordered by mature trees; its southern boundary is formed by the railway line and its western boundary is comprised of the rear gardens of properties on Gingerbread Lane, Lewis Close and Brunner Grove. This site is clearly visible from the railway line; Crewe Road and the Nantwich bypass, to the east.
<b>Site area and dwelling capacity</b>	8.50 hectares; 120 dwellings and 4 hectares of employment land (Draft Nantwich Town Strategy)
<b>Constraints</b>	A Public Right of Way runs diagonally through the site, in a north west/south east direction. Part of the site (eastern boundary) lies within Flood Zones 2/3; this would reduce the developable area of the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The land is located outside the settlement boundary, in open countryside and within the Green Gap (subject to Policy NE.4), as defined on the Proposals Map of the Borough of Crewe and Nantwich Replacement Local Plan 2011.  The site is shown as lying within an Area of Search for new Green Belt, in the Local Plan Strategy Submission Version.
<b>Previously developed land? (PDL)</b>	Greenfield
<b>Background site history &amp; Current apps</b>	The site was Site L in draft Nantwich Town Strategy and was shown as having the potential to be developed for 120 dwellings and 4 hectares of employment land.  The Stakeholder Panel that produced the Town Strategy ranked the Potential Development Options for Nantwich, based on their perceived suitability for development, along with classifying some sites as 'unsuitable'. This site was

	<p>classified as 'unsuitable'.</p> <p>The consultation responses to the Draft Nantwich Town Strategy in respect of this site were as follows:</p> <p>Agree (1.50%); Disagree (98.50%); key points made included:</p> <ul style="list-style-type: none"> <li>• Important gap between Nantwich and Willaston – Green Gap should be retained</li> <li>• Will destroy the rural character of the area</li> <li>• No suitable road access and it will result in more traffic congestion</li> </ul>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	This site is not being actively promoted in the Local Plan process.
<b>Is the site viable/deliverable?</b>	<p>Nantwich is a popular place with both housing developers and those buying new property.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>This site is not being actively promoted in the Local Plan process.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	This site is not being actively promoted in the Local Plan process.
<b>Infrastructure issues (including highways)</b>	The Draft Nantwich Town Strategy did not specify where the access to the site would be, if the site was developed. This could potentially be achieved from Crewe Road but would have to be looked at in detail if this site were to be actively promoted (which it is not.)
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The Local Plan Strategy Submission Sustainability (Integrated) Appraisal [SD003] (SA) contains information relating to this site in relation to the draft Nantwich Town Strategy, the SA concluded that:</p> <p>'The site was not progressed because it would narrow the Green Gap between Nantwich and Crewe to an unacceptable size.'</p>

	<p>The Draft Nantwich Town Strategy Sustainability Appraisal (SA) contains information relating to this site in relation to the draft Nantwich Town Strategy; this includes:</p> <ul style="list-style-type: none"> <li>• The site benefits from good access to a range of forms of public transport. However it has limited access to a range of forms of open space and the majority of key services and amenities.</li> <li>• The site is partly located within an area of flood risk (flood risk zones 2 and 3 - areas with a higher probability of flooding).</li> <li>• Development of the site could result in the loss of historic landscape character - post medieval field systems (Planned field systems enclosed by private agreement or individual owner).</li> </ul>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This site is located in the Green Gap between Crewe and Nantwich and is shown as lying within an Area of Search for new Green Belt, in the Local Plan Strategy Submission Version. This site lies to the east of Nantwich and is comprised of open fields, with mature trees and hedgerows, farmed for arable and pasture. Part of the site lies within Flood Zones 2/3; it is clearly visible from a number of locations and it would erode the Green Gap between Crewe and Nantwich.</p> <p>This site is not being actively promoted in the Local Plan process.</p> <p>If Nantwich is required to provide additional land for housing in the Local Plan Strategy or at the Site Allocations stage, it is not recommended therefore that that this site is given any further consideration.</p>

<b>Site Address</b>	<b>Land to the west of Cherbrook Farm, south of the railway line and north of London Road and Newcastle Road, Nantwich</b>
<b>SHLAA Ref/Site Ref number</b>	4477 (eastern part of the site)
<b>Site visit date</b>	December 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Site M in Draft Nantwich Town Strategy
<b>Site description</b>	This site lies adjacent to the eastern edge of Nantwich; it is comprised of two fields, both being farmed for arable/pasture and four dwellings that lie on the northern side of Newcastle Road. The northern boundary of the site is formed by a railway line; the eastern boundary is formed by Cheer Brook, which is bounded by mature trees; and the southern/eastern boundary is formed by Newcastle Road. This site is clearly visible from the railway line; Newcastle Road and the Nantwich bypass, to the east.
<b>Site area and dwelling capacity</b>	5.8 hectares; 160 dwellings (Draft Nantwich Town Strategy) SHLAA site (3.88 hectares of eastern part of the site): 117 dwellings
<b>Constraints</b>	A Public Right of Way runs through the middle of the site, in a north/south direction. Part of the site (eastern boundary) lies within Flood Zones 2/3; this would reduce the developable area of the site. An overhead line crosses the eastern part of the site, in a north/south direction.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The land is located outside the settlement boundary, in open countryside and within the Green Gap (subject to Policy NE.4), as defined on the Proposals Map of the Borough of Crewe and Nantwich Replacement Local Plan 2011.  The site is shown as lying within an Area of Search for new Green Belt, in the Local Plan Strategy Submission Version.
<b>Previously developed land? (PDL)</b>	Greenfield
<b>Background site history &amp; Current apps</b>	The site was Site M in draft Nantwich Town Strategy and was shown as having the potential to be developed for around 160 dwellings.

	<p>The Stakeholder Panel that produced the Town Strategy ranked the Potential Development Options for Nantwich, based on their perceived suitability for development, along with classifying some sites as 'unsuitable'. This site was classified as 'unsuitable'.</p> <p>The consultation responses to the Draft Nantwich Town Strategy in respect of this site were as follows:</p> <p>Agree (1.50%); Disagree (98.50%); key points made included:</p> <ul style="list-style-type: none"> <li>• Important gap between Nantwich and Willaston – Green Gap should be retained</li> <li>• Will destroy the rural character of the area</li> <li>• No suitable road access and it will result in more traffic congestion</li> </ul>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	This site is not being actively promoted in the Local Plan process.
<b>Is the site viable/deliverable?</b>	<p>Nantwich is a popular place with both housing developers and those buying new property.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>This site is not being actively promoted in the Local Plan process.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	This site is not being actively promoted in the Local Plan process.
<b>Infrastructure issues (including highways)</b>	The Draft Nantwich Town Strategy does not state how the site would be accessed, however the site's southern boundary is comprised of Newcastle Road, so it is likely that an access could be created at some point on this road.
<b>HRA considerations</b>	
<b>SA considerations</b>	The Local Plan Strategy Submission Sustainability (Integrated) Appraisal [SD003] (SA) contains information relating to this site in relation to the draft Nantwich Town Strategy, the SA concluded that:

	<p>'The site was not progressed because it would narrow the Green Gap between Nantwich and Crewe to an unacceptable size.'</p> <p>The Draft Nantwich Town Strategy Sustainability Appraisal (SA) contains information relating to this site in relation to the draft Nantwich Town Strategy; this includes:</p> <ul style="list-style-type: none"> <li>• The site benefits from good access to a range of forms of public transport. However it has limited access to a range of forms of open space and the majority of key services and amenities.</li> <li>• The site is partly located within an area of flood risk (flood risk zones 2 and 3 - areas with a higher probability of flooding).</li> <li>• Development of the site could result in the loss of historic landscape character - post medieval field systems (Planned field systems enclosed by private agreement or individual owner).</li> </ul>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This site is located in the Green Gap between Crewe and Nantwich and is shown as lying within an Area of Search for new Green Belt, in the Local Plan Strategy Submission Version. This site lies adjacent to the eastern edge of Nantwich; it is comprised of two fields, both being farmed for arable/pasture and four dwellings that lie on the northern side of Newcastle Road.</p> <p>Part of the site lies within Flood Zones 2/3; it is clearly visible from a number of locations and it would erode the Green Gap between Crewe and Nantwich.</p> <p>This site is not being actively promoted in the Local Plan process.</p> <p>If Nantwich is required to provide additional land for housing in the Local Plan Strategy or at the Site Allocations stage, it is not recommended therefore that that this site is given any further consideration.</p>

# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL' OF THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **POYNTON**

### **1. Introduction**

Poynton is a Key Service Centre in the north eastern part of the Borough, bordering Stockport to the north and west. The Peak District National Park lies to the east. The Draft Poynton Town Strategy August 2012 sets the scene:

“Poynton is a small town with a village feel. Its rural setting makes it distinct from the nearby Greater Manchester conurbation.” It then goes on to say:

“Poynton is surrounded by Green Belt, which prevents its outward expansion. The town underwent significant development for 30 years from 1955, with the population tripling from around 5,000 to 15,000 people, with little improvement to infrastructure. However, there have been relatively small numbers of homes built in the town in recent years, due to the limited opportunities for brownfield development.”

The population of the town is now some 12,800 (2013 ONS mid year estimate).

### **2. Key Policy Issues/Constraints**

The current Local Plan for the town is the Macclesfield Borough Local Plan Adopted 2004 which clearly shows the town tightly constrained by the Green Belt. Other notable features include the proposed road (now known as SEMMMS and the Poynton bypass) running along the northern and western sides of the town. In addition there is an indicative flood risk area, which runs north south between the two parts of the town separated by the railway, and to the south separating the residential area from the industrial areas. There are no conservation areas in Poynton, but Poynton Park is designated Historic Parkland. Poynton has progressed to the stage of Scoping of aims and objectives in its preparation of a Neighbourhood Plan. There is a Supplementary Planning Document for Poynton, which is still in force

### **3. Development Potential**

Within the town the net level of completions between 1/04/10 and 31/12/14 had a net loss of 3. The total number of commitments at 31/12/14 being 30 dwellings. These 30 units were split 28 brownfield (93.3%) 1 greenfield (3.3%) with 1 mixed (3.3%). None of these sites were Local Plan Strategy sites or Strategic Locations of which there are none in Poynton. In short there are only a small number of planning applications in Poynton, and the vast majority of these are on brownfield sites.



#### **4. Key Findings**

Of the 9 sites assessed 6 were from the SHLAA and 3 subsequently added following a desk based assessment of possible sites to be included. Of these 2 were greenfield sites, 7 brownfield or mixed. The 9 sites could accommodate 157 dwellings but it is important to note that 123 of these were on 2 sites (a school site, and possible re-development of a commercial site). All of these larger sites could potentially face issues in bringing them forward, and cannot be considered as having potential in the plan period.. Only three sites are considered to have potential in the plan period accommodating only 15 units.

As indicated above, quoted from the Draft Town Strategy, there are clearly “limited opportunities for brownfield development”. The tightly drawn Green Belt has doubtless encouraged the re development of many of the available brownfield sites, which by the residential nature of the town, were limited in any event. The few sites found, include an area of non protected incidental open space, and an over grown back-land site, the former was however discounted as it should have been included on the list of protected open space but had been omitted in error. A limited number of SHLAA sites remain available but many of these have limitations, and the numbers of units they could accommodate are not significant.

There are a significant number of small areas of open space within the town, particularly off Glastonbury Drive and Mallard Crescent, however these areas of land were either designated as open space, or were undevelopable due to their small nature, and/or separation distances from adjacent properties or other significant constraints.

Whilst there are a number of properties with larger gardens which could contribute to windfall development in the future, they are not a particular feature of Poynton (except possibly in the north eastern part of the town where the area is designated “low density housing”).

Details are shown on the site proformas and summary spreadsheets for Poynton

The ‘Cheshire East Local Plan Strategy Urban Potential Study April 2015 Poynton’ map shows all the sites considered for the Urban Potential Study in Poynton.

#### **Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Poynton is an attractive and desirable place to live and it is considered that the three urban sites considered here, have some potential to come forward, however all three have issues affecting deliverability, including a requirement for demolition,

sensitive garden with trees/water body and lack of highway frontage. It is however considered that all would be both viable and deliverable.

## **5. Conclusion**

As demonstrated by the more recent completions/commitments, and the lack of potential sites within the settlement boundary, Poynton has very limited potential to contribute to sites for housing in the foreseeable future. This is shown with the commitment figure of 30 (28 brownfield, 1 greenfield and 1 mixed), and the key findings of the urban potential sites assessment showing 9 possible sites (2 greenfield and 7 brownfield/mixed), and many of these may prove difficult to bring forward. Whilst there is some potential for windfall sites by building on private gardens, even these are not anticipated to make any significant contribution.

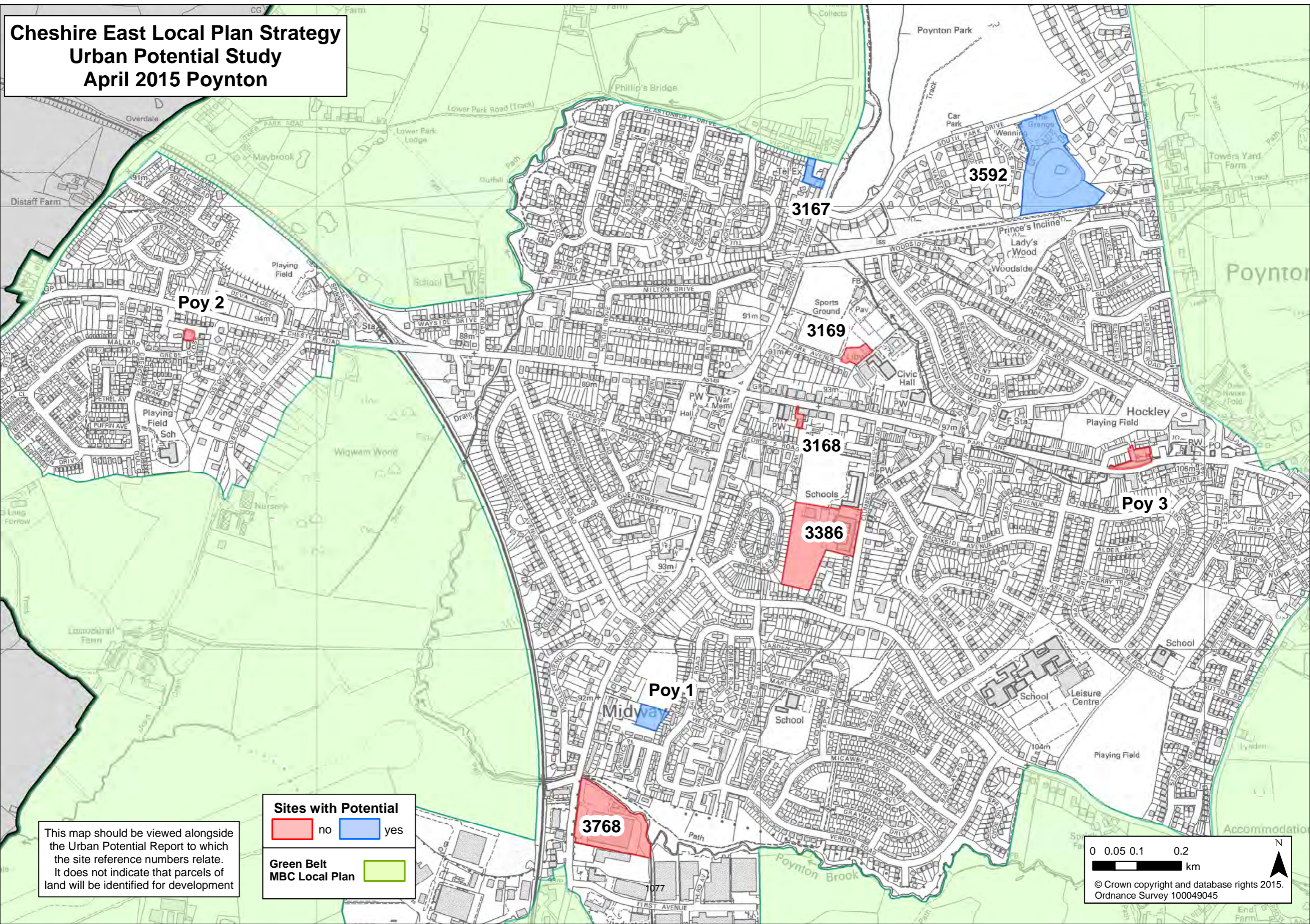
**CHESHIRE EAST LOCAL PLAN STRATEGY: POYNTON; ASSESSMENT OF URBAN POTENTIAL SITES: SUMMARY OF SITES WITH POTENTIAL FOR DEVELOPMENT DURING THE PLAN PERIOD**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Telephone exchange, London Road, Poynton	3167	Three storey concrete building and small curtilage in built up area with main road frontage.	0.16	0	5	The site does not appear to have any constraints; the building is vacant and is situated in a sustainable location, in an established residential area. It is considered that the site has potential to be developed within the Plan period.
Land at The Grange, South Park Road, Poynton	3592	Large house in extensive gardens, numerous trees and large pond to rear.	2.62	0	3	Recent appeal following refusal (for 8 dwellings) accepted the principle of development but was dismissed due to layout/relationship issues. Site lies in a low density area in the Macclesfield Local Plan.
Land to the rear of Barnaby Road, Poynton	Poy 1	Landlocked overgrown site behind houses and pub car park.	0.25	0	7	Site with good potential if access through the adjacent Public House car park can be secured.
<b>Total</b>			<b>3.03</b>	<b>0</b>	<b>15</b>	

**CHESHIRE EAST LOCAL PLAN STRATEGY: POYNTON; ASSESSMENT OF URBAN POTENTIAL SITES; SUMMARY OF SITES NOT CONSIDERED TO HAVE THE POTENTIAL AT THE DATE OF THE STUDY**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land to rear of 36-38 Park Lane, Poynton	3168	Yard area to rear of shops on the main road.	0.05	0	2	Planning permission being sought for non residential uses (and previous permissions for the same) so screened out.
Poynton Sports Club, Squash Club	3169	Small site in the corner of sports complex with squash building. The site appears to be a car park.	0.2	0	8	Protected open space in the Macclesfield Local Plan and access only through sports complex so site is screened out.
Armcon site, London Road, Poynton	3768	Older office building on edge of industrial estate with main road frontage.	1.9	0	57	Loss of employment land (still in active use), and flooding/amenity issues are major constraints and therefore screened out at this stage.
Remainder of site of Vernon County Infant School, Bulkeley Road, Poynton	3386	Primary school with playing fields. Still in active use.	2.17	0	66	Still in active use and protected open space so has to be screened out of this study.
Land off Grebe Close Poynton	Poy 2	Area of regular shaped incidental open space in housing area.	0.05	2	0	The site is comprised of public open space and is therefore screened out of this study.
Land off Park Lane Poynton	Poy 3	Green areas to front of houses along water course.	0.23	7	0	Site has a number of constraints, including access, trees, water course and overlooking. It is not therefore considered that this site has potential for development within the Plan period.
<b>Total</b>			<b>4.6</b>	<b>9</b>	<b>133</b>	

**Cheshire East Local Plan Strategy  
Urban Potential Study  
April 2015 Poynton**



Poy 2

Poy 3

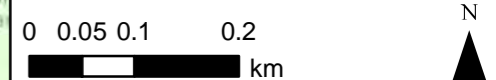
Poy 1

Midway

**Sites with Potential**  
■ no ■ yes

**Green Belt  
MBC Local Plan** ■

This map should be viewed alongside the Urban Potential Report to which the site reference numbers relate. It does not indicate that parcels of land will be identified for development



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**Cheshire East Local Plan Strategy: Urban Potential Study of the Principal Towns; Key Service Centres and Local Service Centres: Site Assessment Proforma**

**POYNTON**

<b>Site Address</b>	<b>Telephone Exchange, London Road North, Poynton</b>
<b>SHLAA Ref/Site Ref number</b>	3167
<b>Site visit date</b>	28/11/14
<b>Site description</b>	<p>A three storey concrete building fronting London Road North and Vicarage Lane which appears to be vacant. There are predominantly residential uses surrounding the site, with a Public House located to the north east. The building occupies much of the site area.</p> <p>The site is well related to the town centre and is some 500/600m from the shopping area off Park Lane.</p>
<b>Site area and dwelling capacity</b>	0.16 ha/ 5 units (SHLAA)
<b>Constraints</b>	Conversion not considered likely as the building is unattractive and unsuitable for residential use, so likely to require demolition and potential contaminated site, by virtue of the nature of the former use
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Poynton, which is inset in the Green Belt in the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

	<p>The site lies within an established and well maintained residential area, where there are few opportunities to purchase a new dwelling which would indicate that the site would be attractive to a potential developer and purchaser of a new dwelling..</p> <p>Demolition of the existing building would be required.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The building is vacant which would indicate that it has potential for redevelopment however it is not known if this site is/has been on the market.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	As noted above, the site is well related to Poynton Town Centre, and in easy walking distance of a range of shops and services, sports facilities and areas of open space.
<b>Conclusions &amp; recommendations</b>	The site does not appear to have any constraints; the building is vacant and is situated in a sustainable location, in an established residential area. It is considered that the site has potential to be developed within the Plan period.

<b>Site Address</b>	<b>Land to rear of 36-38 Park Lane, Poynton</b>
<b>SHLAA Ref/Site Ref number</b>	3168
<b>Site visit date</b>	28/11/2014
<b>Site description</b>	Area to rear of shops which appears from aerial photos to be a yard area, no public access but constrained as limited space/access. It would appear work has started on site, pursuant to the recent planning approvals detailed below.
<b>Site area and dwelling capacity</b>	0.05 ha/2 units (SHLAA)
<b>Constraints</b>	Back land site, Located on potential contaminated site.
<b>Current policy designation i.e. GB/Open space/NPS/ Strategic Site, safeguarded, Town Strategy</b>	Site is located within Poynton, which is inset in the Green Belt in the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history Current apps</b>	08/2095p Erection Of A Two Storey Building With A1 Use On Ground Floor And A2 Use On First Floor Approved 2008 09/2642M Erection Of 2 Storey Building With Accommodation In The Roof Space With A1 Use On Ground Floor & A2 Use On First Floor And Loft Room Approved 2009 76169P Single Storey Building To Be Used As Rehearsal/Band Room Approved 1994 82912P Change Of Use Of Former Paint Storage Building To Church Facilities And Sunday School Approved 1995 03/0893P Demolition Of Workshop And Erection Of 4 Flats In Two-Storey Block Refused 2003 03/1983P Demolition Of Existing Workshop And Erection Of 4 Flats (Outline) - Resubmission Of Application 03/0893P Refused 2003 11/3842M Erection Of 6 Apartments Refused 2011 12/3874M Variation/Removal Of Condition 2 Planning Application 09/2642m Erection Of 2 Storey Building With Accommodation In The Roof Space With A1 Use On Ground Floor & A2 Use On First Floor And Loft Room Approved 2012 12/4707M Variation of condition 2 (approved plans) on approval 12/3874M for erection of two storey building with accommodation in the roof space with A1 use on



	<p>ground floor and A2 use on first floor and loft room A 2013</p> <p>13/0200M Variation of condition 2 (approved plans) on approval 12/4707M - Variation of condition 2 (approved plans) on approval 12/3874M for erection of two storey building with accommodation in the roof space with A1 use on ground floor and A2 use on first floor and loft room A 2013</p> <p>14/1410M Erection of two storey building with accommodation in the roof space with A2 use on ground, first and second floors A 2014</p> <p>14/5222M Variation of condition 1 (Plans) on application 14/1410M - Erection of two storey building with accommodation in the roof space with A2 use on ground, first and second floors CURRENT</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Problematic site but if the constraints can be addressed then it has medium term potential, but appears to be being developed for non residential uses.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Unknown but no known issues
<b>Infrastructure issues (including highways)</b>	Restricted access, but with the limited size of the site it is unlikely to be a significant issue
<b>HRA considerations</b>	
<b>SA considerations</b>	Highly sustainable location in the town centre
<b>Conclusions &amp; recommendations</b>	Small constrained site which appears to be being developed for non residential uses. It is not considered therefore to have potential for development within the Plan period.

<b>Site Address</b>	<b>Poynton Sports Club - Squash Club, Poynton</b>
<b>SHLAA Ref/Site Ref number</b>	3169
<b>Site visit date</b>	28/11/2014
<b>Site description</b>	The site appears to be a car park. This is a level site, with landscaping to its boundary. It is overlooked by residential accommodation and is in close proximity to the library building and medical centre. Access to the site is through a sports complex – no access to Park Avenue or rear.
<b>3169</b>	0.2 ha/8 units (SHLAA)
<b>Constraints</b>	Overlooked by residential accommodation. Potential access issue - through recreational sports facility off main road. Does not have obvious links to adjoining areas at present.
<b>Current policy designation i.e. GB/Open space/NPS/ Strategic Site, safeguarded, Town Strategy</b>	Site is located within Poynton, which is inset in the Green Belt in the Macclesfield Borough Local Plan and is allocated as Open Space
<b>Previously developed land? (PDL)</b>	Yes appears to be a car park
<b>Background site history &amp; Current apps</b>	02/1301P Alterations To Access, Erection Of Entrance Wall, Illuminated Footpath And Landscaping Approved 2002 Other apps relate to the wider site but no relevant to this site
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site adjoins an established housing area, and is likely to be attractive to developers and residents if the site constraints can be addressed.
<b>Is the site potentially</b>	No

<b>developable within the Plan period; available and achievable?</b>	
<b>HRA Considerations</b>	
<b>SA considerations?</b>	FROM SHLAA: Bus stop within 30m. Post office within 405m. Medical facilities within 40m. Primary school within 280m. Open space within 320m.
<b>Conclusions &amp; recommendations</b>	The site is screened out of this study as it is allocated as open space in the Macclesfield Borough Local Plan

<b>Site Address</b>	<b>Land at The Grange, South Park Drive, Poynton</b>
<b>SHLAA Ref/Site Ref number</b>	3592
<b>Site visit date</b>	20/11/14
<b>Site description</b>	<p>Large residential site occupied by a single detached property in large grounds. Sizable pond/lake to rear. Rear garden in particular heavily wooded. Overlooks Poynton Park to front (North) and footpath (Prince's incline) to rear (south). The site still appears to be in use.</p> <p>The site is well located to the town centre with good pedestrian links.</p>
<b>Site area and dwelling capacity</b>	2.62 ha/ 3 units (from SHLAA)
<b>Constraints</b>	<p>Possible ecological issues from trees/water body. Low density housing area in Local Plan.</p> <p>A group Tree Preservation Order (TPO) to the south would appear to constrain a sizable area, while the northern area contains individual tree TPOs</p>
<b>Current policy designation i.e. GB/Open space/NPS/ Strategic Site, safeguarded, Town Strategy</b>	Site is located within Poynton, which is inset in the Green Belt in the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	No
<b>Background site history Current apps</b>	<p>11/3085M The demolition of a detached dwelling and associated buildings and the erection of 10 dwellings Withdrawn 2011</p> <p>13/0148M 8 No. family dwellings, to replace a large family house and associated outhouses. Withdrawn 2013</p> <p>13/1165M Demolition of detached dwelling house and associated buildings, and erection of eight family dwelling houses and associated works. Refused 2013 APPEAL DISMISSED (Layout issues)</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	The fact that an application has been made on the site (albeit for more than 3 units) would indicate that it is considered that development of the site is viable.

	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is in a desirable area characterised by large executive homes.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes – there is obviously a desire to develop the site, from the planning history however the density of development is obviously a major issue.
<b>Infrastructure issues (including highways)</b>	No known issues
<b>HRA Considerations</b>	
<b>SA considerations</b>	Well located to town centre, being some 750m walking distance from the main shopping area off Park Lane, and a range of other facilities nearby.
<b>Conclusions &amp; recommendations</b>	Sustainable site in an attractive residential area but the site constraints will limit the number of units that can be developed. These include the sites location in a designated low density housing area in the saved Local Plan; the water body and the presence of a significant number of mature trees with TPO protection. Nonetheless, it is considered that the site has potential to be developed in the Plan period.

<b>Site Address</b>	<b>Armcon Site, London Road South, Poynton</b>
<b>SHLAA Ref/Site Ref number</b>	3768
<b>Site visit date</b>	22/11/14
<b>Site description</b>	<p>Armcon Business Park, large footprint two storey flat roofed building with parking areas. Landscape strip to front with avenue of trees.</p> <p>Separated from housing to north by a brook, adjacent to other industrial/commercial uses.</p> <p>The site is located on the southern side of the town on the main London Road.</p>
<b>Site area and dwelling capacity</b>	1.9 ha/ 57 units (SHLAA)
<b>Constraints</b>	<p>Adjacent to industrial/commercial uses –possible issues relating to noise/fumes etc.</p> <p>Wooded watercourse to north so potential ecological issues.</p> <p>The majority of the site is in Flood Zone 3</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Poynton, which is inset in the Green Belt in the Macclesfield Borough Local Plan & is an allocated employment site in that Plan i.e. Site E4
<b>Previously developed land? (PDL)</b>	Yes – but in active use
<b>Background site history Current apps</b>	Several for alterations/extensions etc: to existing commercial uses(s)
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	Representation ID: SUB 2585 by Armcon (ID: 679702), represented by Barton Willmore (ID:761332). Client looking at options to move out and site considered suitable for residential accommodation. The site is no longer fit for purpose and as such redevelopment is inevitable. As the site is considered stand alone, a number of options, including housing, are being considered.
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is at the southern end of the town in a largely commercial area, and further work would need to be done to establish if its redevelopment for housing would be compatible with adjacent uses. Conversion potential</p>

	limited. Major flooding issues
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Unknown at present, as the building is occupied.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Whilst an 'edge of centre' site, it is in reasonable walking distances to town centre (c1.3km) Bus route on London Road South.
<b>Conclusions &amp; recommendations</b>	The site is in active use so it is screened out of this study. Flood risk is also considered to be a major constraint to development of the site.

<b>Site Address</b>	<b>Remainder of site of Vernon County Infant School, Bulkeley Road, Poynton</b>
<b>SHLAA Ref/Site Ref number</b>	3386
<b>Site visit date</b>	22/11/14
<b>Site description</b>	Vernon Primary School - still in use within a residential area. Single storey buildings with associated playing fields to rear. Further playing fields/school buildings to north, on a separate site. The school is close to the town centre which is to the north, and in easy walking distance of a range of facilities.
<b>Site area and dwelling capacity</b>	2.17ha/ 66 units (SHLAA)
<b>Constraints</b>	Loss of school, loss of playing fields
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Poynton, which is inset in the Green Belt in the Macclesfield Borough Local Plan & the site is identified as protected open space on the Proposals Map of the Macclesfield Borough Local Plan 2004 and is subject to Policy RT1 of that Plan
<b>Previously developed land? (PDL)</b>	Part brownfield (buildings/car parking) part greenfield
<b>Background site history Current apps</b>	09/0011P New Build Extension, Remodelling & Refurbishment Of The Existing Junior School Building To Provide A Community Primary School, New Children's Centre, Pre-School & After School Club. The Proposals Include New Build Entrance, New Building Teaching Block, Remodelled Children's Centre & Pre-School, And Remodelled Administration Area & School Kitchen. Approved 2009
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. The site is in an area that is likely to be attractive to developers and potential occupiers.



<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is in use as a school and therefore it is not considered to be available
<b>Infrastructure issues (including highways)</b>	No known issues
<b>SA considerations</b>	The site is some 300m from the town centre, where there is a good range of shops and services. The site is some 1.5 km from the railway station possibly the furthest facility from the site.
<b>Conclusions &amp; recommendations</b>	As the site is still in active use it has to be screened out of this study.

<b>Site Address</b>	<b>Land to the rear of Barnaby Road, Poynton</b>
<b>SHLAA Ref/Site Ref number</b>	Poy 1
<b>Site visit date</b>	30/11/2014
<b>Site description</b>	Landlocked site bound by Public Open Space to north, housing to the South and East and the rear of a Public House car park to west. Site very overgrown with numerous multi stemmed trees (previously coppiced) There are the remains of building materials, pipes etc indicating the site has had a former use. The site is reasonably close (1km approx.) to the town centre and a range of other facilities/services.
<b>Site area and dwelling capacity</b>	2500m <sup>2</sup> (25% of a ha) / 7 units (officer assessment)
<b>Constraints</b>	Landlocked, currently no highway access (see comments below) Possible ecological considerations
<b>Current policy designation i.e. GB/Open space/ / Strategic Site, safeguarded,</b>	Site is located within Poynton, which is inset in the Green Belt in the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	Yes – there is evidence of previous development on the site
<b>Background site history Current apps</b>	None
<b>Reps received Matter Statement No.'s</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site adjoins an established housing area, and there is an area of open space to the north, so there is no reason why the site would not make an attractive housing site
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	If access can be shared with the public house, then there are no other known constraints that would prevent this site coming forward.
<b>Infrastructure issues</b>	Currently no road frontage but if access could be

<b>(including highways)</b>	achieved via the curtilage of the public house then this may not be an issue.
<b>HRA considerations</b>	
<b>SA considerations</b>	Easy walking distance (just over 1km) of the town centre
<b>Conclusions &amp; recommendations</b>	The site lies within a sustainable location. If access can be achieved, possibly shared with the Public House, it is possible that this site could be developed within the Plan period.

<b>Site Address</b>	<b>Land off Grebe Close, Poynton</b>
<b>SHLAA Ref/Site Ref number</b>	Poy 2
<b>Site visit date</b>	30/11/2014
<b>Site description</b>	Area of incidental open space on a corner site in a housing area. The site is grassed, slightly mounded and has 3 trees on it. The site is located towards the west of the town within easy walking distance of the train station
<b>Site area and dwelling capacity</b>	500sqm (5% of a ha) = 2 units (officer assessment)
<b>Constraints</b>	Achieving appropriate separation distances to adjoining houses Tree Preservation Order: part of an area order Whilst not indicated as Open Space on the Local Plan or the Open Space Survey, it has been confirmed this is an omission and the site should be regarded as protected open space.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded,</b>	Site is located within Poynton, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	No – greenfield
<b>Background site history Current apps</b>	None associated with this site (all relate to larger estate)
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. The site is in a location that would be attractive to developers and potential occupiers.

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is public open space and not available for development
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is in close proximity to the train station (some 500m), but is some 1.6km from the town centre.
<b>Conclusions &amp; recommendations</b>	The site is comprised of public open space and is therefore screened out of this study.

<b>Site Address</b>	<b>Land off Park Lane, Poynton</b>
<b>SHLAA Ref/Site Ref number</b>	Poy 3
<b>Site visit date</b>	30/11/2014
<b>Site description</b>	Series of interlinked sites along Park Lane, either garden areas of part of the wooded water course. There are numerous trees along water course. There are houses to rear (north) and across the road. The site is well related to the town centre.
<b>Site area and dwelling capacity</b>	2300m2 (<25% of a ha) 7 units (officer assessment)
<b>Constraints</b>	Trees and water course will make any layout very problematic Access to Park Road is limited by the water course
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Poynton, which is inset in the Green Belt in the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	No – Greenfield
<b>Background site history Current apps</b>	None
<b>Reps received Matter Statement No.'s</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site is in an area that would be attractive to developers and potential occupiers.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered unlikely as there is no interest shown and constraints that may be difficult to overcome.
<b>Infrastructure issues (including highways)</b>	Water course limits access options
<b>HRA considerations</b>	
<b>SA considerations</b>	Within easy walking distance of the town centre some

	600m away. Areas of open space very close by.
<b>Conclusions &amp; recommendations</b>	The watercourse, trees and limited access severely restricts its development potential, especially as the site appears to be in multiple ownership. Separation distances may also limit potential. It is not therefore considered that this site has potential for development within the Plan period.

# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **POYNTON**

### **1. Introduction**

As discussed in the Urban Potential Summary Report for Poynton, the settlement is heavily constrained by the Green Belt, and any sites released for development on the edge of the settlement would have to be removed from the Green Belt. The policy issues/constraints are again discussed in the aforementioned Summary Report..

### **2. Key Policy issues/Constraints**

The current Local Plan for the town is the Macclesfield Borough Local Plan Adopted 2004 which clearly shows the town tightly constrained by the Green Belt. Other notable features include the proposed road (now known as SEMMMS and the Poynton bypass) running along the northern and western sides of the town. In addition there is an indicative flood risk area, which runs north south between the two parts of the town separated by the railway, and to the south separating the residential area from the industrial areas. There are no conservation areas in Poynton, but Poynton Park is designated Historic Parkland. Poynton has progressed to the stage of Scoping of aims and objectives in its preparation of a Neighbourhood Plan. There is a Supplementary Planning Document for Poynton which is still in force.

### **3. Key findings**

A total of 22 sites were assessed originally, however they were reduced to 7 by amalgamating sites; 1 was considered largely brownfield (part of the runway for Woodford Airport), the remainder were largely greenfield. Please note some of these greenfield sites included farm buildings but these have been classed as greenfield as defined by the NPPF under the definition of Previously Developed Land.

### **4. Site Commentary**

Whilst the vast majority of these sites are agricultural land, it does vary in quality with some being well managed and others being rough pasture or even scrub in a few examples. Woodford Aerodrome is an obvious exception.

The majority of the sites are the subject of representations that have been made to the Local Plan Strategy, which indicate they can be brought forward in the near future although it is difficult at this stage to question this or be precise on timescales



in many cases. The sites to the west (south of Woodford Road) and south west of the settlement are considered to be dependent on the two road schemes to provide an acceptable access, and good links to the town, and as such are not considered to be short term sites.

Starting with the sites to the north of Hazelbadge Road, this collection of separate fields, and separate SHLAA sites, is being promoted as one site. Access to the site is afforded from both Hazelbadge Road to the south and Lower Park Road in the north (linking to Woodford Road) although neither is ideal as they current exist for any quantum of development. The site is somewhat self-contained with Lower Park Road as a good northern boundary. The site relates well to Poynton, is immediately adjacent to the train station, and within walking distance of the town centre.

The next site on the northern side of the town is Glastonbury Drive, a smaller site for some 40 units which would be a good candidate for early release, although not large enough to be a strategic site.

The proforma considered a series of sites to the east of Towers Road; however these are not being actively promoted and as such not considered further at this stage. There are however issues with each of the sites as the land rises (steeply in places) to the east, and consists of former mining areas, with its associated issues.

Also to the east is land at Waterloo Road, which is being promoted. This site again rises to the east and is visually prominent from a number of locations, but is reasonably well related to the settlement.

Immediately to the south of this site is land at Sprink Farm. The site could accommodate some 150 houses, has a strong southern boundary and relates well to the settlement. The site could potentially be considered for early release, if additional land is required, as there are no known significant constraints.

Moving to the west of Poynton, again there are a number of smaller sites that were considered, however they break down effectively into three sites based on the representations received. Firstly to the south of Chester Road is a site that could accommodate around 190 houses, taking access directly from the road by knocking down a frontage property. Whilst the site is relatively close to the train station it is some distance from Poynton village, being closer to Woodford services & facilities. The site could however be considered for earlier release. The site is being actively promoted.

Moving south is a sizable site referred to as land west of Poynton. This site is being actively promoted by a number of parties and has been subject to a master plan. The land is constrained by a number of factors, including protected woodland and flood prone areas, but access is currently very limited. The proposed Poynton Relief Road

will provide opportunities for access, but will affect the deliverability timetable for this land. Good linkages to Poynton are essential as part of any proposals. The site could accommodate in the region of some 750 units, although in reality this is likely to be less based on site restrictions/constraints.

Finally the land at Woodford Aerodrome is the only brownfield site being promoted (for mixed use) on the edge of the settlement. The land is relatively free from constraints, although as with sites to the north, the current access is very limited and a new access from the relief road would need to be provided. Again good links to Poynton would be needed as part of any proposals, and the site could accommodate in the region of 540 dwellings, although in reality this is likely to be less. The site also has potential for mixed use, including employment uses as suggested by the agent.

Details are shown on the site proformas and summary spreadsheets for Poynton.

The sites being actively promoted in the Local Plan process were considered to be suitable for further consideration and were recommended to be subject to SA and HRA; they can be seen on the 'Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Poynton' map.

The 'Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Poynton' map shows all the sites considered in the Study. The 'Potential Development Sites in Poynton' map has been included for reference.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Poynton is an attractive and desirable place to live and it is considered that the shortlist of seven edge of settlement sites considered here, would all be both viable and deliverable, even taking into consideration the brownfield elements of Woodford Aerodrome.

## **6. Conclusion**

There a number of greenfield, Green Belt sites that can be considered for housing development. All have previously been considered as Draft Town Strategy Sites or None Preferred sites and many have been put forward as Omission sites by owners/agents. Few of the sites have significant constraints that would prevent development per se, although in the case of flooding or protected trees may limit the level of development that can be achieved. The only possible exceptions to this are the sites to the west and south west which are considered to be dependent on the new road schemes coming forward to provide suitable access.

If additional housing (over and above the possible limited number that could come forward within the settlement) were required, then there are three potential sites that could be considered for early release with a potential fourth. These sites are considered to have fewer constraints in the short term. These are Land off Glastonbury Drive, Land at Sprink Farm and land south of Chester Road. Between them they could provide in the region of 380 dwellings.

The sites to the north of Hazelbadge Road/south of Lower Park Road could have the capacity for around 630 dwellings (or part there of); and the land immediately adjacent to Hazelbadge Road itself could potentially be considered for early release, being self contained, with the remainder of the site being considered in the medium term when access issues can be looked at in more detail.

Whilst sites at Waterloo Road raise concerns about visual impact, they should be considered if larger sites are required.

Finally are the remaining sites to the west of Poynton. Whilst they have potential, access issues will limit their development certainly in the short term. There is also potential for some employment uses in this area around the existing Adlington road Industrial Estate.

Finally the quantum of sites potentially available would allow for safeguarded land to be found in those sites with more medium term potential.

**CHESHIRE EAST LOCAL PLAN STRATEGY: POYNTON; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION**

Site Address/Local Plan Representation Reference number	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land at Woodford Road, Poynton <a href="#">Linked site SUB 2821 (in part)</a>	Three parcels of land, part agricultural/part domestic, adjoining houses accessed off Woodford Road.	NPS64 & Draft Town Strategy - Site B/Omission site <a href="#">SUB 2821/SHLAA 4038</a>	2.39	72	0	Somewhat divorced from the settlement if developed in isolation, but could be developed alongside sites to the south and east where access should come from to make good links to Poynton.
Land to south of Lower Park Road, Poynton <a href="#">Linked site SUB 2821 (in part)</a>	Field gently sloping with pond and scattered trees.	NPS64 & Draft Town Strategy - Site B/Omission site <a href="#">SUB 2821/SHLAA 4377</a>	3.34	104	0	Somewhat divorced from the settlement if developed in isolation, but could be developed alongside sites to the south and east where access should come from to make good links to Poynton.
Land west of Philip's Bridge, Poynton <a href="#">Linked site SUB 2821 (in part)</a>	Better quality grazing, land sloping with track across.	NPS64 & Draft Town Strategy - Site B/Omission site <a href="#">SUB 2821/SHLAA 4300</a>	9.05	210	0	Somewhat divorced from the settlement if developed in isolation, but could be developed alongside sites to the south and east where access should come from to make good links to Poynton. Recommend site only extends to Lower Park Road as per NPS 64 boundary.
Land north of Lower Park Primary School, Hazelbridge Road, Poynton <a href="#">Linked site SUB 2821 (in part)</a>	Grazing land with run down appearance. Distinct tree belt (TPO) and wooded area to southwest.	NPS64 & Draft Town Strategy - Site B/Omission site <a href="#">SUB 2821/SHLAA 4298</a>	6.48	195	0	Somewhat divorced from the settlement if developed in isolation, but could be developed alongside sites to the south and east where access should come from to make good links to Poynton.
Land off Hazelbadge Road, Poynton <a href="#">Linked site SUB 2821 (in part)</a>	Relatively flat area of rough grazing land. Watercourse to east. Has rundown appearance.	NPS64 & Draft Town Strategy - Site B/Omission site <a href="#">SUB 2821/SHLAA 4297</a>	1.61	49	0	Stand alone site that if flooding can be addressed could be brought forward in isolation. However would preferably be developed alongsides sites to north and west to develop up to a natural boundary.
<b>Subtotal for sites north of Hazelbadge Road (All of Sub 2821)*</b>		<b>SHLAA sites 4038; 4377; 4300; 4298; 4297</b>	<b>22.87</b>	<b>630</b>	<b>0</b>	
Land off Waterloo Road, Poynton <b>SUB 2621</b>	Grazing land rising gently to the east. Some small water courses and limited trees/hedges	NPS66 (part thereof) Draft Town Strategy - Site E/Omission site SUB 2621/SHLAA 4708	16.64	500	0	Site on rising land to the east of Poynton but with reasonable relationship with the settlement, especially close to a school and open space. Care will be required with any layout as the site is relatively prominent.
Land at Sprink Farm, Dickens Lane, Poynton <b>SUB 2629</b>	Relatively flat field with slight fall to wooded water course to rear	Draft Town Strategy - Site f/Omission Site SUB 2629/SHLAA 3896	5.32	147	0	Well defined site with strong wooded boundary to the rear. Open to the settlement to the north and west, with good links to the town. A potential short term site with few known constraints.
Land to south of Chester Road, Poynton <b>SUB 2866</b>	Grazing land/arable field split into three parcels. Access off narrow track. Numerous trees in one area. Houses to north and east.	NPS63/Draft Town Strategy - Site A/Omission site SUB 2866, 3152 & 2821/SHLAA 4379 (incorporates 4935)	6.36	191	0	Part of gap between Poynton and Stockport, but character will change when road proposals (which are significant nearby) go ahead

Land at Lostock Hall Farm, Lostock Hall Road, Poynton. <a href="#">Linked site SUB 2821</a>	Large site consisting of arable agricultural land and woodland to the north. Water course with associated flooding issues to the east.	NPS63/Draft Town Strategy - Site A/Omission site <a href="#">SUB 2821/SHLAA 4296</a>	62.12	600	0	Part of gap between Poynton and Stockport, but character will change when road proposals (which are significant nearby) go ahead. The figure should be treated as a Maximum inside the road line and accounting for reductions due to woodland/flooding.
Lostock Hall Farm, Lostock Hall Road, Poynton. <a href="#">Linked site SUB 2821</a>	Former farm with two dwellings (one Listed), now derelict and site overgrown	NPS63/Draft Town Strategy - Site A/Omission site <a href="#">SUB 2821/SHLAA 4380</a>	2.69	81	0	Part of gap between Poynton and Stockport, but character will change when road proposals (which are significant nearby) go ahead.
Land at Woodleigh, 77 Chester Road, Poynton. <a href="#">Linked site SUB 2821</a>	House in large wooded grounds, close to railway line. Close relationship with Poynton, opposite the train station.	NPS63/Draft Town Strategy - Site A/Omission site <a href="#">SUB 2821/SHLAA 4295</a>	2.06	62	0	There are constraints on the site, trees (TPO)/flooding/railway, but on the assumption all the site is curtilage to the house then could potentially be developed. However constraints will limit numbers. Site being in part promoted as open space as part of the larger site , withlink to Poynton.
<b>Subtotal for sites West of Poynton (All of Sub 2821)*</b>		<b>SHLAA sites 4296; 4380; 4295</b>	<b>66.87</b>	<b>743</b>	<b>0</b>	
Woodford Aerodrome, Poynton <b>SUB 2433</b>	Part of runway for Woodford airport, flat and open site. Adjoins the railway line to the east and Adlington Industrial Estate.	NPS63/Draft Town Strategy - Site A/Omission site <a href="#">SUB 2433/SHLAA 4378</a>	60.45	0	540	Part of gap between Poynton and Stockport, but character will change when road proposals (which are significant nearby) go ahead and will limit the number of dwellings on the land left following the road requirements. The number is a Maximum inside the road line. In addition to housing there is potential for industrial/commercial uses adjacent to Adlington Ind. Estate.
Land off Glastonbury Drive, Poynton <b>SUB 2369</b>	Triangular area of overgrown land. Open fenced frontage.	Town Strategy - Site C/Omission site <a href="#">SUB 2369/SHLAA 3284</a>	1.35	40	0	A stand alone site, with no known constraints of significance (Green Belt excepted), that has short term potential. Northern end of the town but well related to it. Not a strategic site as too small.
<b>TOTALS</b>			<b>179.86</b>	<b>2,251</b>	<b>540</b>	

<b>Sites Being Promoted/having potential for Employment Development in Poynton at site allocation stage:</b>	
	<b>Site size (hectares)</b>
Land to East of Poynton Industrial Estate (NPS 67 - Potential to be explored further at site allocations stage)	11ha
Woodford Aerodrome, Poynton (Promoted - SUB 2433 to be explored further at site allocations stage)	4ha (estimated)

Land west of London Road, Hope Green, Poynton (Potential to be explored further at site allocations stage)	4ha (estimated)
<b>TOTAL</b>	<b>21ha</b>

**CHESHIRE EAST LOCAL PLAN STRATEGY: POYNTON; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES NOT CONSIDERED FOR FURTHER CONSIDERATION**

Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land north and east of 86 Woodford Road, Poynton	Grazing land with stables	NPS64 & Draft Town Strategy Site B/SHLAA 4175	2.12	64	0	Whilst site could be developed alongside sites to south, it sits north of Lower Park Road, an important boundary to the north of the town, that marks the start of the important gap between Poynton and Stockport. Not being actively promoted.
Land south of Hill Green Farm, Woodford Road, Poynton	Grazing land, gently sloping. Appears poorly drained	NPS64 & Draft Town Strategy Site B/SHLAA 4299	3.5	105	0	Whilst site could be developed alongside sites to south, it sits north of Lower Park Road, an important boundary to the north of the town, that marks the start of the important gap between Poynton and Stockport. Site not being actively promoted.
Playing fields at Lower Park Primary School, Hazelbadge Road, Poynton	Playingfields behind school	NPS64 & Draft Town Strategy Site B/SHLAA 4301	1.27	39	0	Screened out as protected open space in active use and not being actively promoted.
Land off Towers Road, Poynton	Regular shaped site gently sloping to the east. Grazing land with good frontage to Towers Road	NPS65(part thereof) Town Strategy - Site D/SHLAA 3858	1.64	48	0	The site relates well to the settlement;it could be developed independently, or in association with land to the rear. On its own not a strategic site as too small. Not being promoted.
Land at Towers Farm, Towers Road, Poynton	Large open site on hillside used for grazing. Some evidence of former mining to eastern boundary	NPS65 (part thereof) & Draft Town Strategy Site D/SHLAA 3299	8.85	266	0	Could be developed alongside 3858 to west, but there are concerns about the visual impact of developing this prominent site on rising land and whether the highway network can accommodate this scale of development. Not being actively promoted.
Clough Works woodland and car park site	Area of woodland on steep slope. Little evidence of former uses which included mining in the past	NPS65 (part thereof) & Draft Town Strategy Site D/SHLAA 3818	0.78	24	0	Steep slope and protected (TPO) wood effectively rules the site out for development. Not being actively promoted.
Land to the west of Poynton Coppice, Poynton	Associated with SHLAA site 4708, grazing land on rising land with frontage to track (via very steep slope) to south	NPS66(part thereof) Town Strategy - Site E/SHLAA 4376	4.87	146	0	With poor access to the south, would need to be developed with land to the west . Not being actively promoted.
Land to East of Poynton Industrial Estate	Large open site on south side of settlement, separated by a wooded brook. Boundary with industrial estate to west	NPS67 & Draft Town Strategy Site G/SHLAA 4375	11.77	353	0	Would be a logical extension of industrial estate if needed, but not a good housing site as poorly related to settlement. Not being actively promoted.
Land west of London Road, Hope Green, Poynton	Large site with multiple uses including golf course and agricultural land on the south western side of Poynton, adjoining the industrial estate	NPS63/ Town Strategy - Site A/SHLAA 4248	67.86	210	0	Part of gap between Poynton and Stockport, but character will change when road proposals (which are significant nearby) go ahead and will limit the number of dwellings as the new road will take part of the site. The number is a Maximum inside the road line. Potential for industrial/commercial uses. Site not being actively promoted.




<b>TOTALS</b>			<b>102.66</b>	<b>1,255</b>	<b>0</b>	
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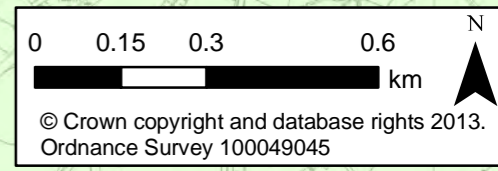
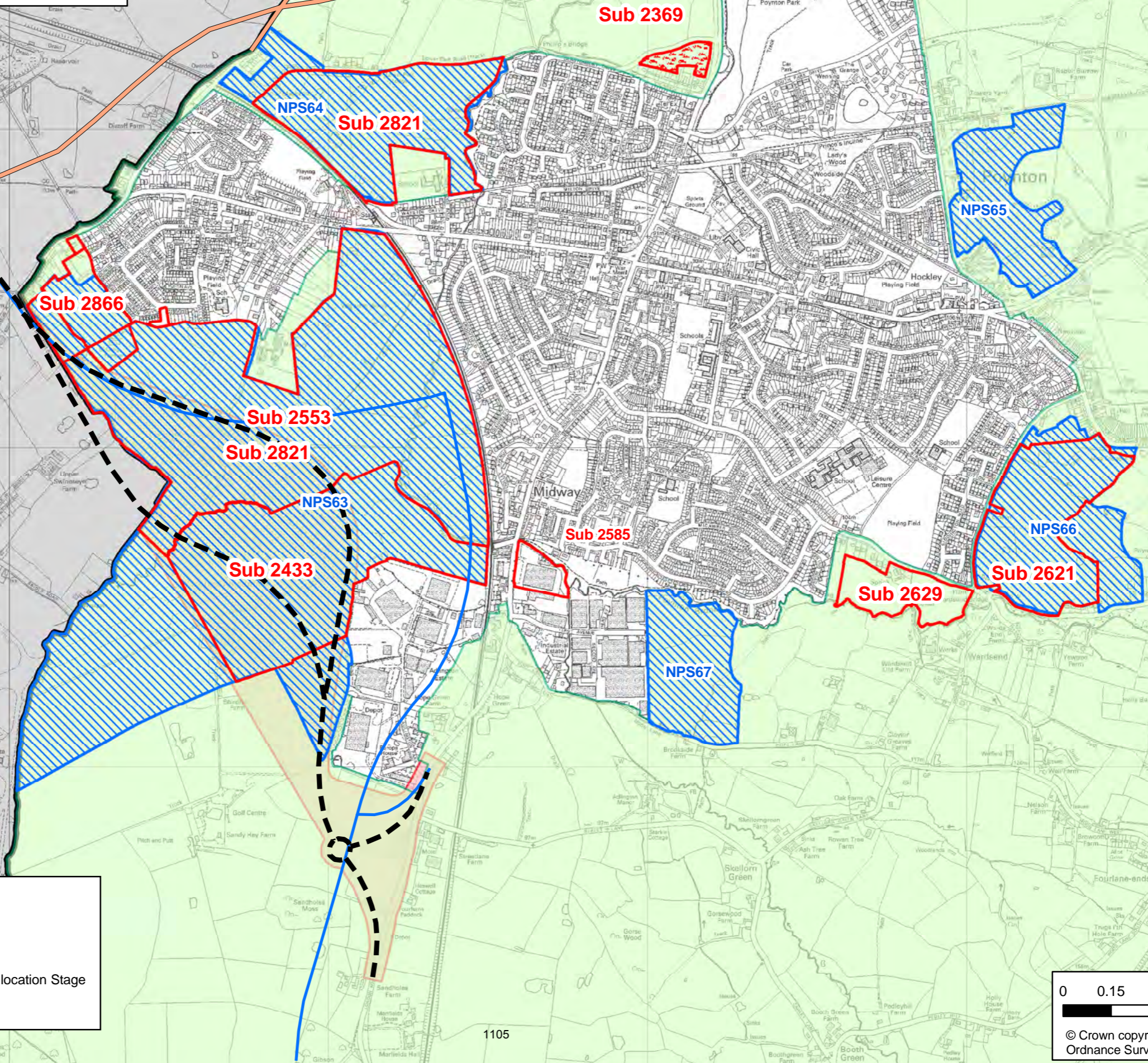
**Cheshire East Local Plan Strategy  
Edge of Settlement Study  
April 2015 Poynton**

STOCKPORT  
METROPOLITAN  
BOROUGH

POYNTON-WITH-WORTH-CP

-  Representation Sites to be considered at Site Allocation Stage
-  Representation Sites
-  Non Preferred Sites
-  Green Belt Boundary  
MBC Local Plan

-  Proposed A6 Manchester Relief Road
-  Draft Potential Route Options
-  Extant Macclesfield Local Plan Protected Route
-  Representation Sites to be considered at Site Allocation Stage
-  Representation Sites



# Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Poynton

STOCKPORT  
METROPOLITAN  
BOROUGH

POYNTON-WITH-WORTH CP

Poynton

Sub 2821 Land at Lower Park Road  
and Hazelbadge Road

Sub 2866 Land to the  
south of Chester Road







Sub 2821, Land to the west of Poynton 1

Sub 2553, Land to the west of Poynton 2    Sub 2621 Land off Waterloo Road


Sub 2433, Land at  
Woodford Aerodrome

Sub 2629 Land at Sprink Farm

ADLINGTON CP

-  Proposed A6 Manchester Relief Road
-  Draft Potential Route Options
-  Extant Macclesfield Local Plan Protected Route
-  HRA-SA\_Sites\_March\_2015t
-  Corridor of Interest for Investigation of Potential Route Options
-  Cheshire East

0    0.15    0.3    0.6    km

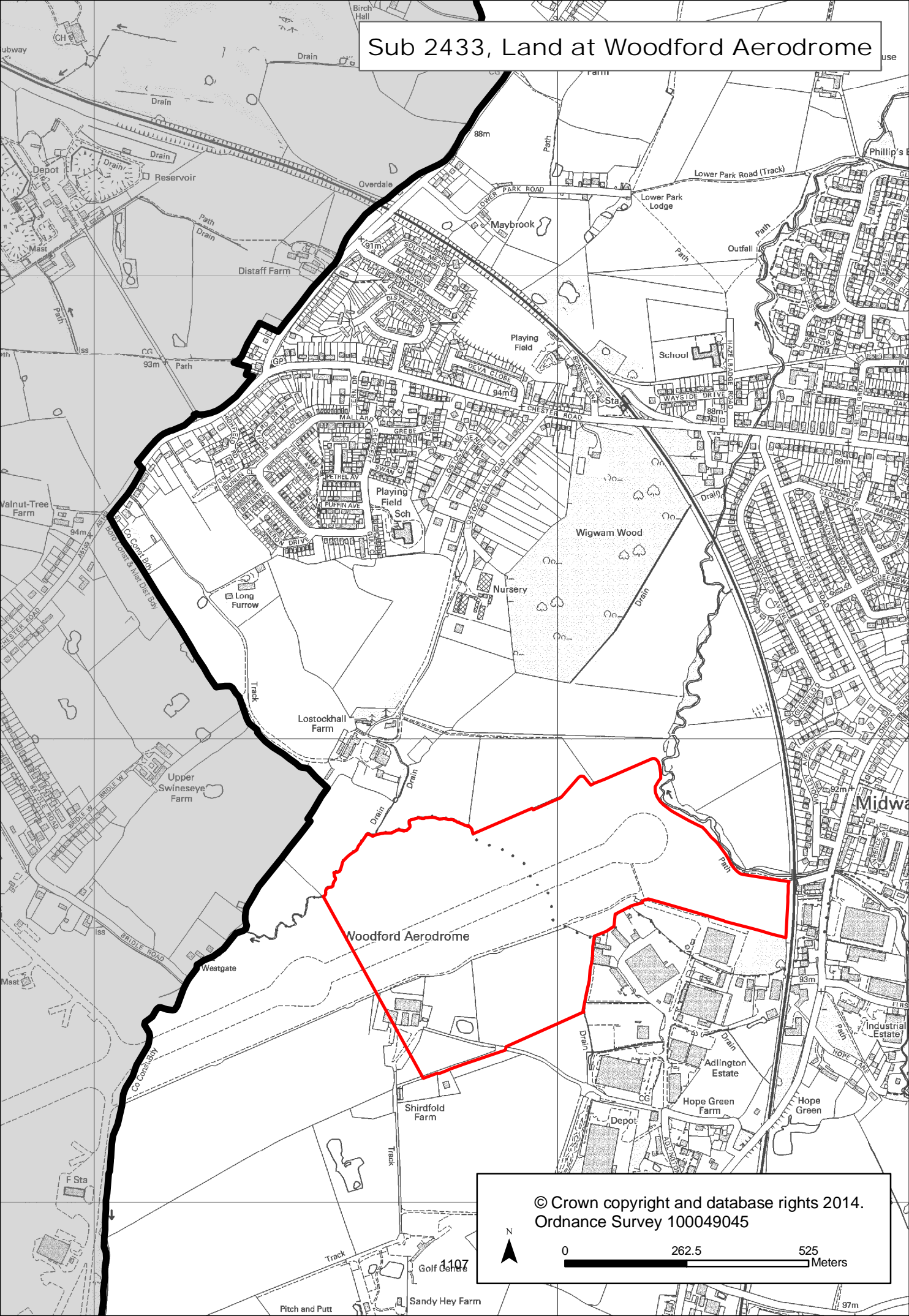


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1106

Adlington

# Sub 2433, Land at Woodford Aerodrome



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0 262.5 525  
Meters

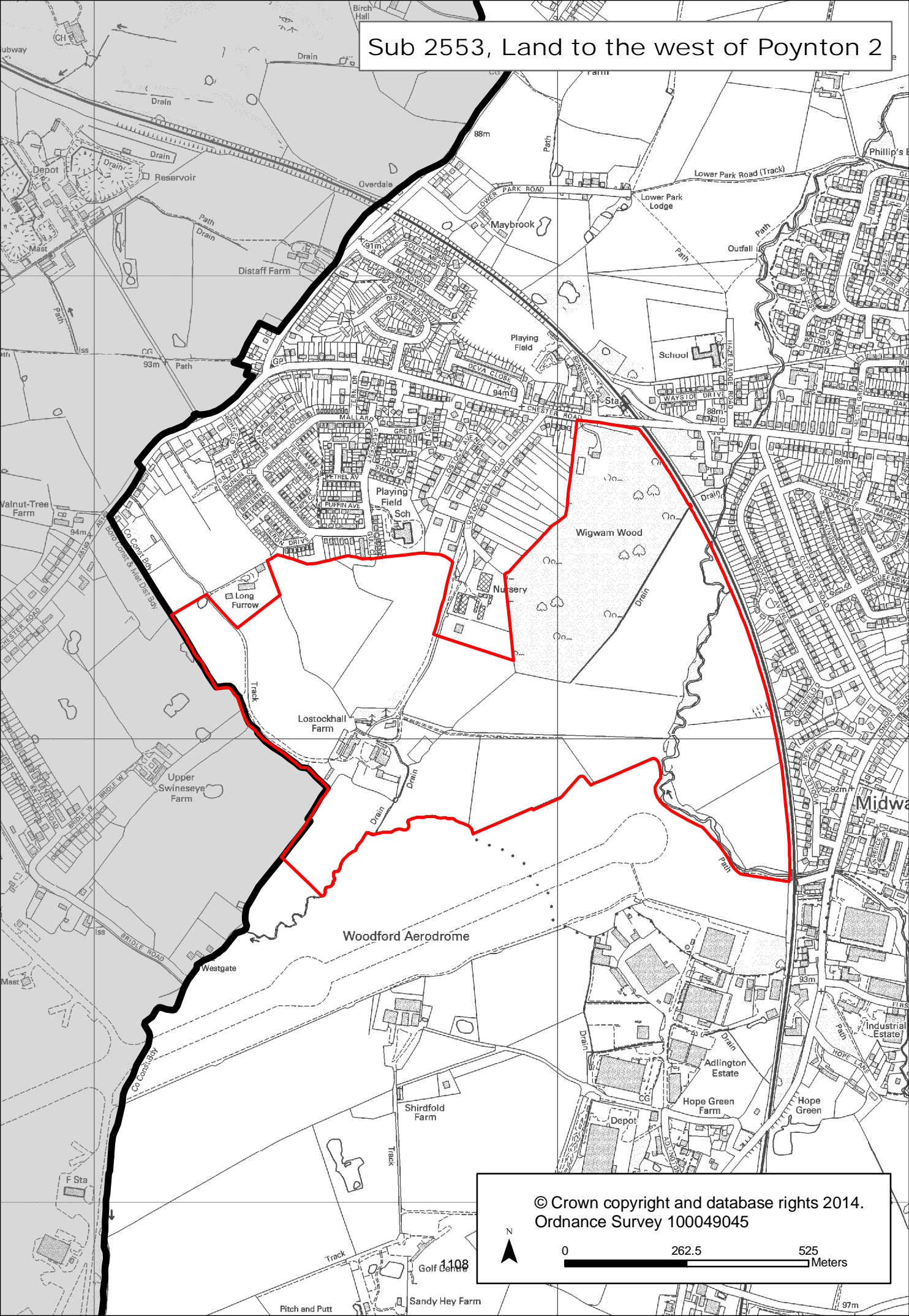
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Sandy Hey Farm

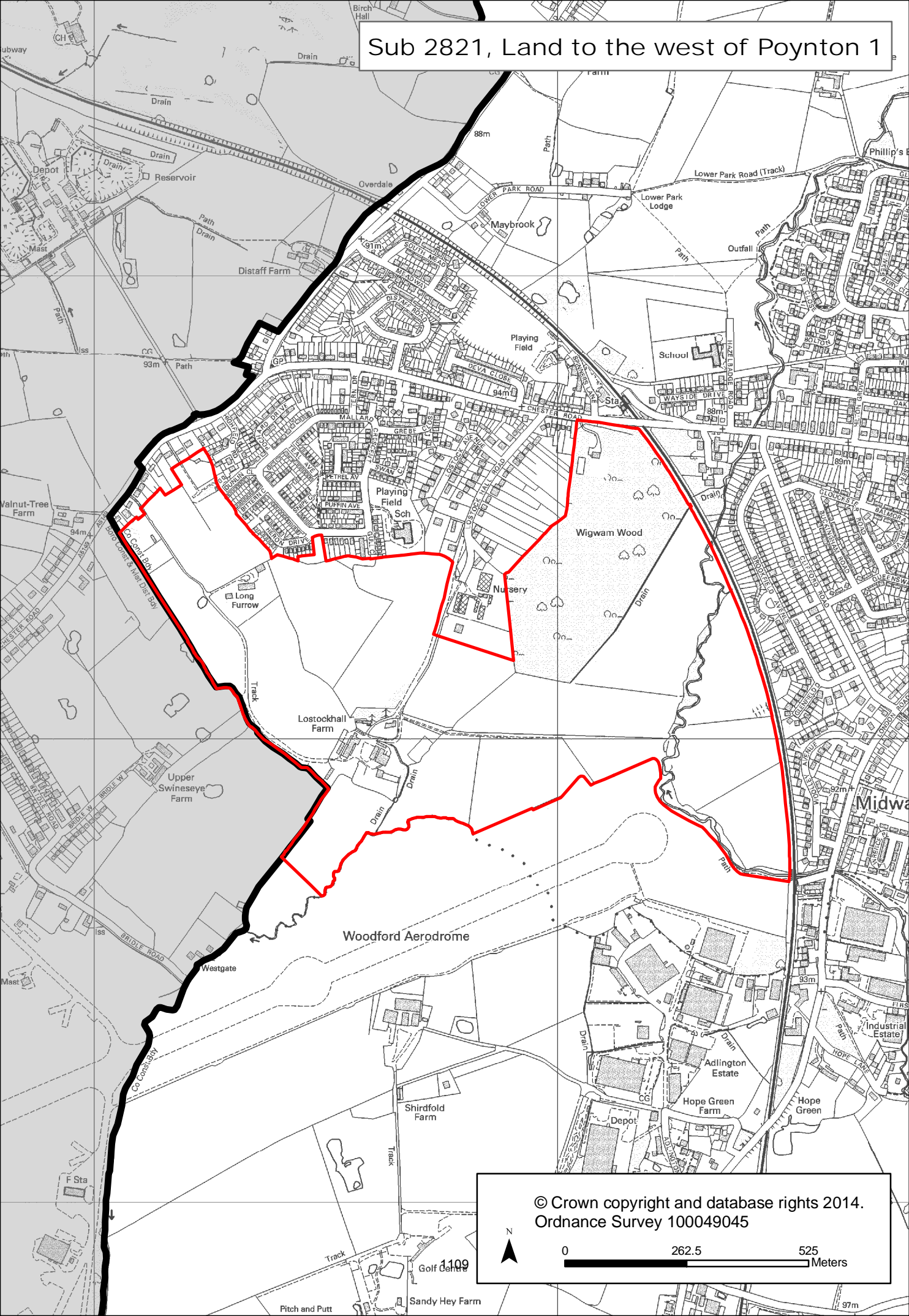
Pitch and Putt

97m

# Sub 2553, Land to the west of Poynton 2



# Sub 2821, Land to the west of Poynton 1

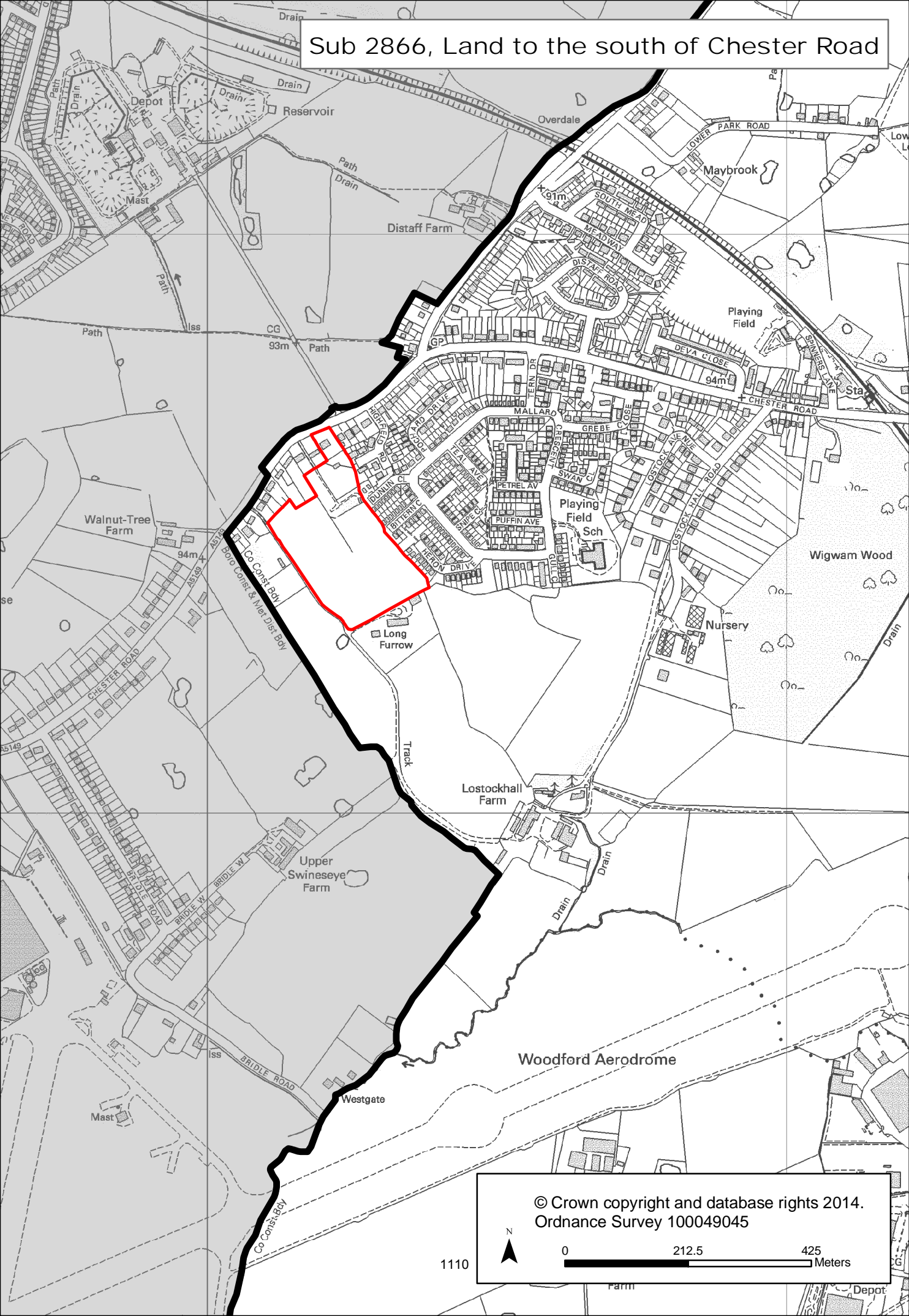


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0 262.5 525 Meters

# Sub 2866, Land to the south of Chester Road



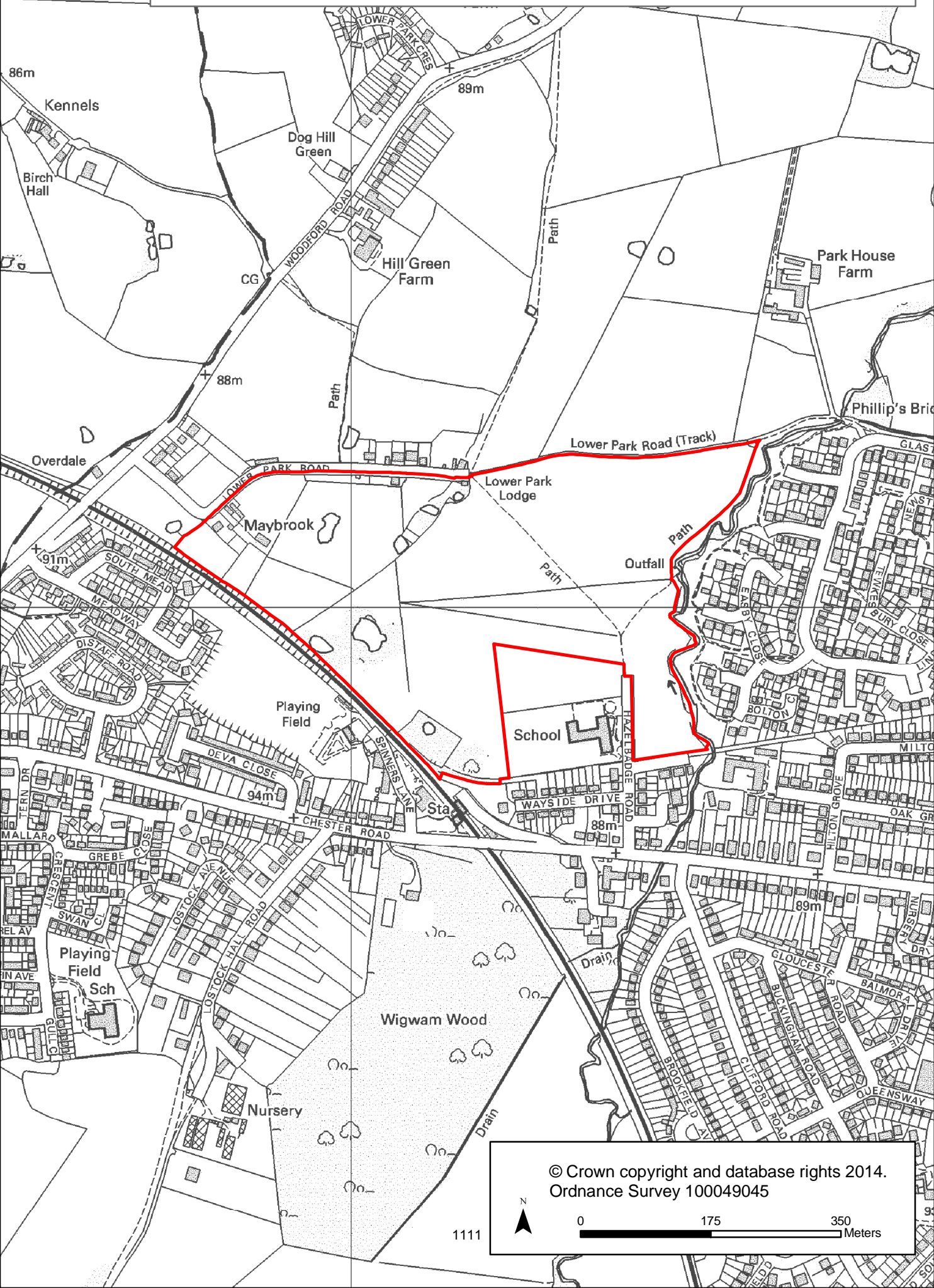
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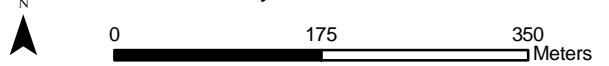
0 212.5 425 Meters

1110

# Sub 2821 Land at Lower Park Road and Hazelbadge Road

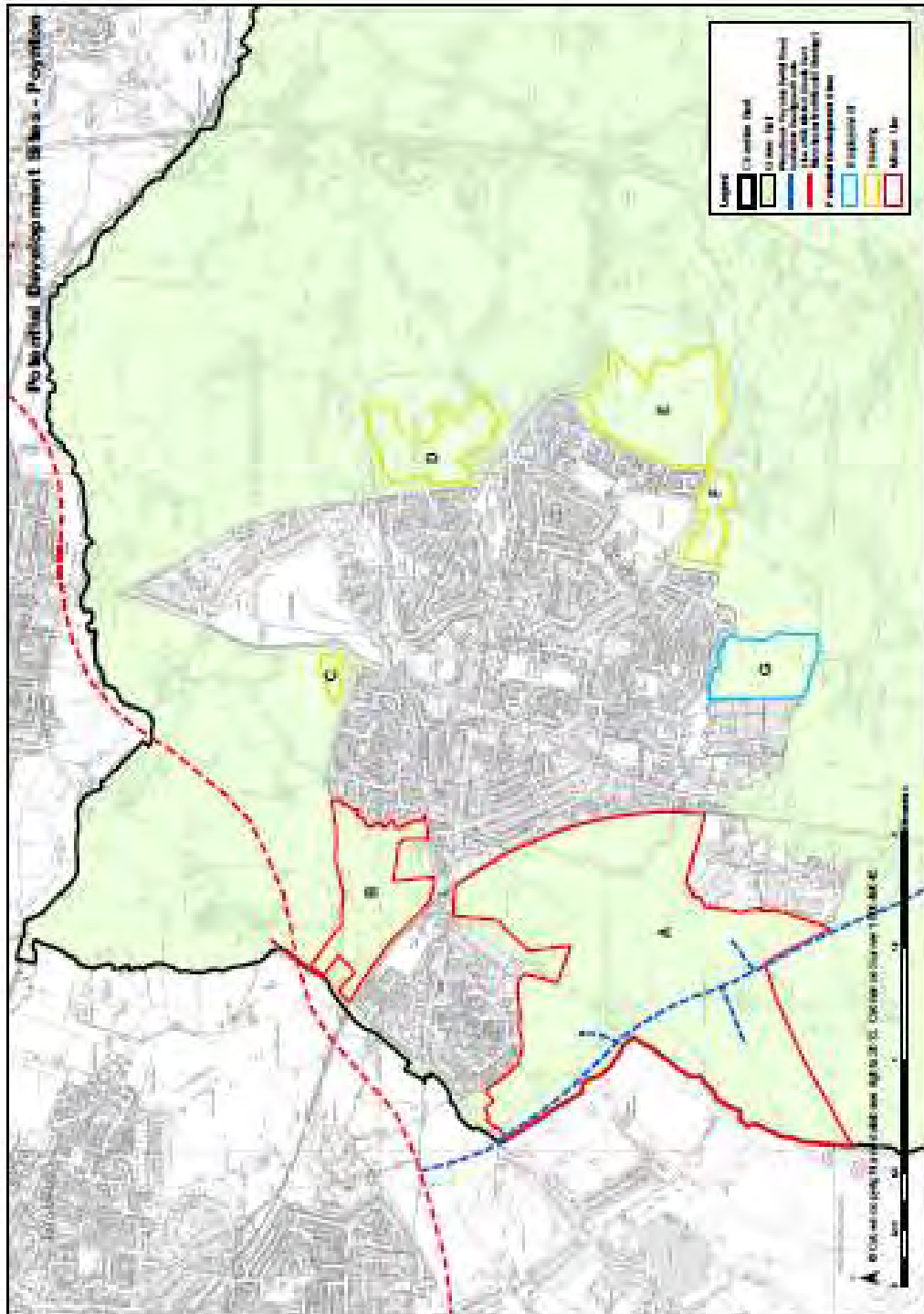


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# Draft Poynton Town Strategy - Potential development sites





## Draft Poynton Town Strategy - Potential development sites

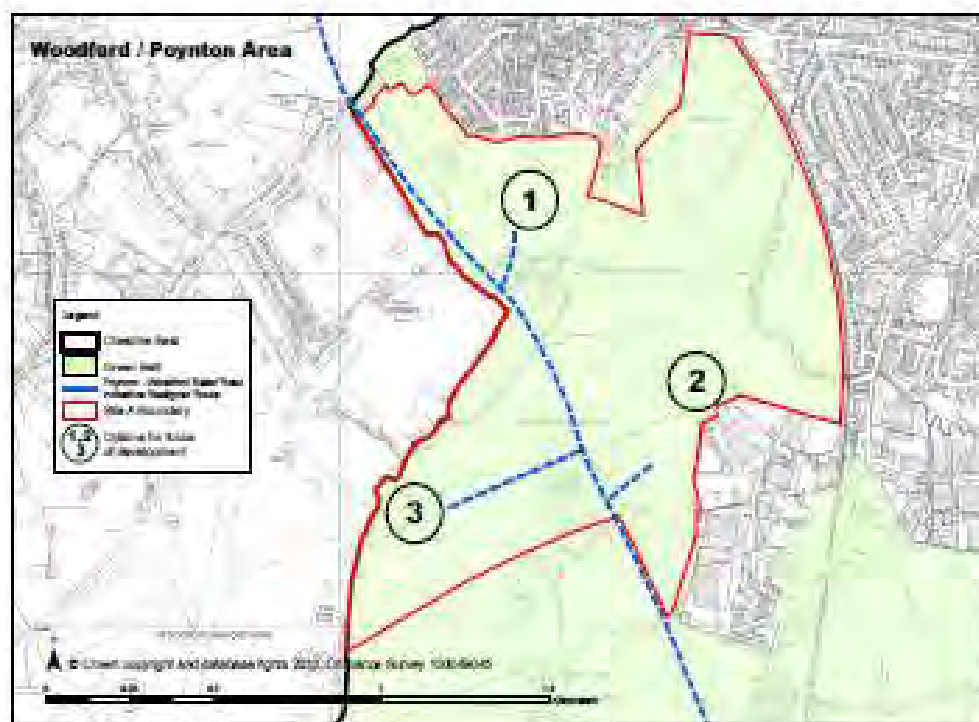


Figure 6.2 Site A Illustrative Options for Focus of Development

6.10 Figure 6.2 is provided for illustrative purposes to show where development may be focused on site A.

Site Reference	Potential Use	Comments
A	<ul style="list-style-type: none"> <li>■ Employment</li> <li>■ Housing</li> <li>■ Recreation / open space</li> </ul>	<p>Land to the west of Poynton</p> <p>a. It would be a strategic mixed-use site requiring comprehensive master planning.</p> <p>b. The site would provide a good quality development delivering up to 1,000 homes and suitable provision of land for employment uses. A large area of the site would be made up of formal and informal open space, playing fields and allotments. Figure 6.2 illustrates potential areas where development may be focused:</p> <ol style="list-style-type: none"> <li>1. South of the Bird Estate, but with no through access to it and a significant green gap remaining</li> <li>2. Adjoining Adlington Industrial Estate</li> <li>3. Adjoining the new Woodford Garden Village</li> </ol> <p>c. Development could be focused in just one of these locations, or alternatively the same amount of</p>

## Draft Poynton Town Strategy - Potential development sites

Site Reference	Potential Use	Comments
		<p>development could be divided into a combination of these locations.</p> <p>d. Whatever option is pursued, the strategic objective for the site would be to retain a distinct green gap between Woodford and Poynton.</p> <p>e. The development of this site is dependent on the construction of a Woodford-Poynton Relief Road and access to the site would be off this road.</p> <p>f. Development of the site could provide sustainable strategic links, including green corridors, to the Railway Station and town centre, encouraging the use of transport modes other than the car.</p> <p>g. Part of the site is adjacent to the current Poynton settlement boundary and the Cheshire East boundary with Stockport Metropolitan Borough Council (SMBC).</p> <p>h. The site is largely undeveloped and contains part of the former Woodford Aerodrome. The remainder of the Woodford Aerodrome, which is in SMBC's area, is proposed to be redeveloped for about 950 homes.</p> <p>i. Surrounding land uses include a railway line, industrial estate, residential and agricultural land.</p> <p>j. The site:</p> <ol style="list-style-type: none"> <li>1. is crossed by public footpaths</li> <li>2. is located within the Green Belt</li> <li>3. includes a grade II Listed Building</li> <li>4. includes a Nature Conservation Priority Area to the north-east of the site</li> <li>5. includes a pond</li> <li>6. includes overhead power lines</li> <li>7. Poynton Brook runs through the site</li> <li>8. includes a flood risk area on the eastern side</li> <li>9. contains a Site of Biological Importance (Wigwam Wood) which would be retained</li> </ol>
B	<ul style="list-style-type: none"> <li>• Housing</li> <li>• Open space</li> <li>• Railway Station car park extension</li> </ul>	<p>Land at Lower Park</p> <p>a. A mainly greenfield area used for grazing.</p> <p>b. Part of the site is adjacent to the current Poynton settlement boundary.</p> <p>c. Surrounding land uses include residential, a playing field, railway line, Poynton Brook, existing open space, a school and agricultural land.</p> <p>d. The site could deliver around 550 homes, 2.5ha of open space and 0.5ha for a car park.</p>

## Draft Poynton Town Strategy - Potential development sites

Site Reference	Potential Use	Comments
		<ul style="list-style-type: none"> <li>e. The feasibility of providing vehicular access would need to be investigated.</li> <li>f. Public footpaths cross the site, it is bordered by a restricted by-way, it is located within the Green Belt, there are some trees with Tree Preservation Orders, a grade II Listed Building and overhead power lines.</li> <li>g. There is an underground oil pipe running through part of the site, which would require further investigation.</li> </ul>
C	Housing	<p>Land to the north of Vicarage Lane</p> <ul style="list-style-type: none"> <li>a. A vacant greenfield area.</li> <li>b. The site is adjacent to the current Poynton settlement boundary.</li> <li>c. Surrounding land uses include agricultural land with a proposed playing field allocation, residential, Poynton Park and a Site of Biological Importance.</li> <li>d. The site could deliver around 40 homes.</li> <li>e. The site is located within the Green Belt and there are trees with Tree Preservation Orders.</li> <li>f. Use of site C could increase traffic at junction of Glastonbury Drive and London Road North.</li> </ul>
D	Housing	<p>Land to the north of Middlewood Road and east of Towers Road</p> <ul style="list-style-type: none"> <li>a. A greenfield area mainly used for agriculture.</li> <li>b. Part of the site is adjacent to the current Poynton settlement boundary.</li> <li>c. Surrounding land uses include residential, a golf course and agricultural land.</li> <li>d. The site borders an area formerly used for landfill.</li> <li>e. The site could deliver around 390 homes.</li> <li>f. Public footpaths cross the site, the site is located within the Green Belt and there are trees with Tree Preservation Orders.</li> <li>g. There is an underground oil pipe running through part of the site, which would require further investigation.</li> <li>h. There are indications of underground coal workings.</li> <li>i. Site D could generate additional traffic on Park Lane, Waterloo Road, Dickens Lane and Towers Road.</li> </ul>
E	Housing	<p>Land to the west of Poynton Coppice</p> <ul style="list-style-type: none"> <li>a. A greenfield area mainly used for grazing.</li> <li>b. Part of the site is adjacent to the current Poynton settlement boundary.</li> </ul>

## Draft Poynton Town Strategy - Potential development sites

Site Reference	Potential Use	Comments
		<ul style="list-style-type: none"> <li>c. Surrounding land uses include residential, agricultural land and a Site of Biological Importance.</li> <li>d. The site could deliver around 670 homes.</li> <li>e. Public footpaths cross the site, the site is located within the Green Belt, there are ponds and trees with Tree Preservation Orders.</li> <li>f. There are indications of underground coal workings.</li> <li>g. Site E could generate additional traffic on Park Lane, Waterloo Road, Dickens Lane, Moggie Lane and Street Lane.</li> </ul>
F	Housing	<p>Land to the south of Dickens Lane</p> <ul style="list-style-type: none"> <li>a. A greenfield area.</li> <li>b. Part of the site is adjacent to the current Poynton settlement boundary.</li> <li>c. Surrounding land uses include residential, recreation, Poynton Brook and agricultural land.</li> <li>d. The site could deliver around 150 homes.</li> <li>e. A public footpath crosses the site, the site is located within the Green Belt and there are trees with Tree Preservation Orders.</li> <li>f. Site F could generate additional traffic on Dickens Lane, Moggie Lane and Street Lane.</li> </ul>
G	Employment	<p>Land to the east of Poynton Industrial Estate (in the Parish of Adlington)</p> <ul style="list-style-type: none"> <li>a. A greenfield area used for grazing.</li> <li>b. Part of the site is adjacent to the current Poynton settlement boundary.</li> <li>c. Surrounding land uses include an industrial estate, residential, existing open space, Poynton Brook and agricultural land.</li> <li>d. The site could provide around 12ha for employment uses.</li> <li>e. A public footpath crosses the site, the site is located within the Green Belt and there are trees with Tree Preservation Orders.</li> </ul>

Table 6.1 Description of Sites and Potential Uses

**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

**POYNTON**

<b>Site Address</b>	<b>Land off Woodford Road, Poynton.</b>
<b>SHLAA Ref/Site Ref number</b>	4038
<b>Site visit date</b>	20/11/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Sites Justification Paper [SD016] - Site 64 (part thereof) Poynton Draft Town Strategy – Site B (Mixed Use) Housing/open space/railway station car park extension Development Strategy Site Poynton 2 (Alternative) Local Plan Strategy Submission Version representation site (Omission site): SUB 2821 (Part thereof). Please note not all the SHLAA site is in the SUB Representation area.
<b>Site description</b>	Three separate pieces of land, two adjoining, one separated by a track leading to residential properties. <ol style="list-style-type: none"> <li>1. The First parcel fronts Woodford Road and is rough grazing land with a pond to southern end. Hedges to three boundaries, tree belt to south.</li> <li>2. The land to the rear has a domestic (mown) appearance and wraps around a residential property. Mixture of hedges and fencing to boundaries.</li> <li>3. Finally self-contained piece of land behind properties fronting Woodford Road. Used for horses with stable block on northern side. Hedges to two boundaries (SE/SW) garden fences to others.</li> </ol>
<b>Site area and dwelling capacity</b>	2.39 ha/ 72 units (from SHLAA) The whole of SUB 2821 could accommodate some 692 units in total, the promoter indicates 500/550. With no firm indication of numbers the SHLAA figure is recommended.
<b>Constraints</b>	Main railway line to south. Access onto Woodford Road will be an issue due to proximity to railway bridge. Possible ecological issues with pond/trees. Listed Building within site Tree Preservation Order (TPO) on some boundary trees

<p><b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b></p>	<p>The site lies within the Green Belt as identified on the Proposals Map of the Macclesfield Borough Local Plan</p>
<p><b>Previously developed land? (PDL)</b></p>	<p>NO - greenfield</p>
<p><b>Background site history &amp; Current apps</b></p>	<p>78953P Change Of Use From Redundant Building To Dwelling  81903p Two Storey Rear Extension  11218p Residential Development (Outline) Refused (1977)  9731p Residential Development (Outline) Refused (1977)  9821p Residential Development (Outline) Refused (1977)  9824p Residential Development (Outline) Refused (1977)</p> <p>Poynton Draft Town Strategy – Site B (Mixed Use) Housing/open space/railway station car park extension: In The Draft Poynton Town Strategy Consultation, some 50% of respondents agreed with the allocation of the site for Housing/open space/railway station car park extension, with a range of comments made with regards to issues on the site and matters that need to be considered.</p> <p>Development Strategy Site Poynton 2 (Alternative) 550 new homes and provision of community/retail and sports facilities.</p> <p>The NPS Document [SD016] (as with all Poynton sites) states that: “there is no need to identify a strategic site for housing in Poynton. The need for housing in this area will be partly met by other nearby development proposals, including the North Cheshire Growth Village. &amp; “Non-strategic sites for allocation in Poynton will be looked at through the Site Allocations and Development Policies document”.</p>
<p><b>Some Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b></p>	<p><b>Representation to Local Plan submission version by Persimmon (ID Reference 649516) (M14.10 &amp; M15.024) Omission site SUB 2821 (in part)</b>  There is an identified need to identify and release appropriate parcels of land from the Green Belt at the settlement of Poynton for housing.</p> <ul style="list-style-type: none"> <li>• The land no longer fulfils the purpose of its Green Belt designation.</li> </ul>

	<ul style="list-style-type: none"> <li>• The site is in a sustainable location.</li> <li>• The site is free from constraints and deliverable</li> </ul>
<b>Is the site viable/deliverable?</b>	<p>The agent's representation (SUB 2821) states that the site is viable and deliverable.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is in an attractive location where housing would be popular with developers and to potential buyers</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The agent's representation (SUB 2821) states that the site is developable, available and achievable</p>
<b>Infrastructure issues (including highways)</b>	<p>Access would appear to be possible off Woodford Road but far from ideal as it is a narrow, minor, but busy road with limited visibility. Clear preference would be an access to the south as part of a more comprehensive proposal. This would need to be given further consideration.</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Taken from the Sustainability Appraisal [SD003]of NPS 64:</p> <p>This site was judged as having <b>overall very positive</b> impacts in terms of delivering sustainable access to jobs, services and facilities; a sustainable, competitive, low carbon economy; and education, training, jobs and employment opportunities.</p> <p>The site received an <b>overall positive</b> rating in terms of its ability to deliver: an appropriate quantity and quality of housing; equality and social inclusion; healthy and active lifestyles; viable rural communities; infrastructure, services and facilities; energy efficiency and use of renewables; vital, viable and diverse town and village centres; and a diverse rural economy.</p> <p>The site's development as anticipated in the Development Strategy was considered likely to have <b>overall negative impacts</b> in terms of the causes and effects of climate change; water management; and impacts on biodiversity and geodiversity.</p> <p>When judged against all other applicable criteria impacts were found likely to be neutral, a balance of positive and negative or unknown and dependent on implementation.</p>
<b>Conclusions &amp;</b>	<p>It is considered that the site would be difficult to develop</p>

<b>recommendations</b>	<p>in isolation as the access is from Woodford Road; this will be an issue both in highway safety and sustainability terms, as the site has poor access to Poynton's facilities. The site could be considered alongside other sites in the NPS64 area, and it is recommended it is given further consideration.</p> <p>If Poynton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy, alongside adjacent sites.</p> <p>As the site is being actively promoted the site should be subject to further Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>
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<b>Site Address</b>	<b>Land to the south of Lower Park Road, Poynton</b>
<b>SHLAA Ref/Site Ref number</b>	4377
<b>Site visit date</b>	20/11/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Sites Justification Paper [SD016] - Site 64 (part thereof) Draft Town Strategy – Site B (Mixed Use) Housing/open space/railway station car park extension Development Strategy Site Poynton 2 (Alternative) Local Plan Strategy Submission Version representation site (Omission site) SUB 2821 (Part thereof)
<b>Site description</b>	The site comprises an irregular shaped field sloping gently North to South. A pond lies in the centre of the site and there are trees throughout the site area. The site is separated from Lower Park Road by residential property and their curtilages. The site lies on the north side of Poynton with access from Woodford Road at present. It is currently detached from the main settlement
<b>Site area and dwelling capacity</b>	3.34 ha/ 104 units (Taken from SHLAA) The whole of SUB 2821 could accommodate some 692 units in total, the promoter indicates 500/550. With no firm indication of numbers the SHLAA figure is recommended.
<b>Constraints</b>	Railway line; possible ecological issues with pond/trees TPO on selected boundary trees Possible access issues onto Woodford Road
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Green Belt as identified on the Proposals Map of the Macclesfield Borough Local Plan
<b>Previously developed Land? (PDL)</b>	NO – Greenfield
<b>Background site history &amp; Current apps</b>	98/0368P First Floor Side Extension, Two Storey Rear Extension, Additional Chimney And Alterations 11218P Residential Development (Outline) Refused 1977 9731P Residential Development (Outline) Refused 1977 9821P Residential Development (Outline) Refused 1977 9824P Residential Development (Outline) Refused 1977  Draft Town Strategy – Site B (Mixed Use) Housing/open space/railway station car park extension: In The Draft Poynton Town Strategy Consultation, some

	<p>50% or respondents agreed with the allocation of the site for Housing/open space/railway station car park extension, with a range of comments made with regards to issues on the site and matters that need to be considered.</p> <p>Development Strategy Site Poynton 2 (Alternative) 550 new homes and provision of community/retail and sports facilities.</p> <p>The NPS Document (as with all Poynton sites) states that: “there is no need to identify a strategic site for housing in Poynton. The need for housing in this area will be partly met by other nearby development proposals, including the North Cheshire Growth Village. &amp; “Non-strategic sites for allocation in Poynton will be looked at through the Site Allocations and Development Policies document”.</p>
<b>Reps received Matter Statement Nos</b>	<p><b>Representation to Local Plan submission version by Persimmon (ID Reference 649516) M14.10 &amp; M15.024</b></p> <p>- Omission site SUB 2821</p> <p>There is an identified need to identify and release appropriate parcels of land from the Green Belt at the settlement of Poynton for housing..</p> <ul style="list-style-type: none"> <li>• The land no longer fulfils the purpose of its Green Belt designation.</li> <li>• The site is in a sustainable location.</li> <li>• The site is free from constraints, available and deliverable</li> </ul>
<b>Is the site viable/deliverable?</b>	<p>The agent’s representation (SUB 2821) states that the site is viable and deliverable.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is in an attractive location where housing would be popular with developers and to potential buyers</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The agent’s representation (SUB 2821) states that the site is developable, available and achievable.</p> <p>Realistically, it is considered that this site would only be viable if it was developed in conjunction with adjacent sites with access to the south</p>
<b>Infrastructure issues (including highways)</b>	<p>Access would appear to be possible off Woodford Road but this would need further consideration as it is a narrow, minor, but busy road with limited visibility. An</p>

	access to the south could be more appropriate as part of a more comprehensive proposal. This would need to be given further consideration.
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Taken from the Sustainability Appraisal [SD003] (which covered all of NPS64):</p> <p>The site received an <b>overall positive</b> rating in terms of its ability to deliver: an appropriate quantity and quality of housing; sustainable access to jobs, services and facilities; equality and social inclusion; healthy and active lifestyles; viable rural communities; infrastructure, services and facilities; energy efficiency and use of renewables; delivering a sustainable, competitive, low carbon economy; vital, viable and diverse town and village centres; a diverse rural economy; and education, training, jobs and employment opportunities.</p> <p>The site's development as anticipated in the Development Strategy was considered likely to have <b>overall negative impacts</b> in terms of the causes and effects of climate change; water management; impacts on biodiversity and geodiversity; and on heritage, landscapes and townscapes</p> <p>When judged against all other applicable criteria impacts were found likely to be neutral, a balance of positive and negative or unknown and dependent on implementation.</p>
<b>Conclusions &amp; recommendations</b>	<p>This site would be difficult to develop in isolation, as access from Woodford Road will be an issue both in highway safety and sustainability terms, as it would lead to poor access to Poynton and its facilities. The site could be considered alongside other sites in the NPS64 area, and it is recommended it is given further consideration.</p> <p>If Poynton is required to provide further land for housing in the Local Plan Strategy/Site Allocations and Development Policies Document, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy, alongside adjacent sites.</p> <p>As the site is being actively promoted the site should be subject to further Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>

<b>Site Address</b>	<b>Land north and east of 86 Woodford Road, Poynton.</b>
<b>SHLAA Ref/Site Ref number</b>	4175
<b>Site visit date</b>	20/11/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Sites Justification Paper [SD016] - Site 64 (part thereof) Draft Town Strategy – Site B (Mixed Use) Housing/open space/railway station car park extension Development Strategy Site Poynton 2 (Alternative)
<b>Site description</b>	Grazing land with stables off Lower Park Road where current access is. Gently sloping towards Woodford Road. Hedges to boundaries, with limited number of trees. The site lies on the north side of Poynton with access from Woodford Road at present. It is currently detached from the main settlement
<b>Site area and dwelling capacity</b>	2.12 ha/ 64 units (SHLAA)
<b>Constraints</b>	Possible ecological issues with hedges. Access off Woodford Road possible but not ideal. TPO on selected boundary trees
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Green Belt as identified on the Proposals Map of the Macclesfield Borough Local Plan
<b>Previously developed Land? (PDL)</b>	NO – Greenfield
<b>Background site history &amp; Current apps</b>	14/3001M Realignment/Replacement of oil pipeline  In The Draft Poynton Town Strategy Consultation, some 50% or respondents agreed with the allocation of the site for Housing/open space/railway station car park extension, with a range of comments made with regards to issues on the site and matters that need to be considered.  The NPS Document (as with all Poynton sites) states that: “there is no need to identify a strategic site for housing in Poynton. The need for housing in this area will be partly met by other nearby development proposals, including the North Cheshire Growth Village. & “Non-strategic sites for allocation in Poynton will be

	looked at through the Site Allocations and Development Policies document”.
<b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b>	<u>NO</u> but adjacent to <b>Representation to Local Plan submission version by Persimmon (ID Reference 649516)</b> SHLAA site 4377 and associated comments to M14.10 M15.024 Omission site SUB 2821
<b>Is the site viable/deliverable?</b>	<p>Talking about the adjacent site immediately to the south, the agent’s representation states that the site is viable and deliverable. This site however is not being actively promoted through the Local Plan process.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is in an attractive location where housing would be popular with developers and to potential buyers</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Again referring to the adjacent site to the south, the agent’s representation states that the site is developable, available and achievable. This site however is not being actively promoted through the Local Plan process.
<b>Infrastructure issues (including highways)</b>	Access would appear to be possible off Woodford Road but this would need further consideration as it is a narrow, minor, but busy road with limited visibility. An access to the south could be more appropriate as part of a more comprehensive proposal. This would need to be given further consideration.
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Taken from the Sustainability Appraisal (which covered all of NPS64) and includes part of this site. This site was judged as having <b>overall very positive</b> impacts in terms of delivering sustainable access to jobs, services and facilities; a sustainable, competitive, low carbon economy; and education, training, jobs and employment opportunities.</p> <p>The site received an <b>overall positive</b> rating in terms of its ability to deliver: an appropriate quantity and quality of housing; equality and social inclusion; healthy and active lifestyles; viable rural communities; infrastructure, services and facilities; energy efficiency and use of renewables; vital, viable and diverse town and village centres; and a diverse rural economy.</p> <p>The site's development as anticipated in the Development Strategy was considered likely to have <b>overall negative impacts</b> in terms of the causes and</p>

	<p>effects of climate change; water management; and impacts on biodiversity and geodiversity.</p> <p>When judged against all other applicable criteria, impacts were found likely to be neutral, a balance of positive and negative or unknown and dependent on implementation.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This site would be difficult to develop in isolation, as access from Woodford Road will be an issue both in highway safety and sustainability terms, as it would lead to poor access to Poynton and its facilities. The site could be considered alongside other sites in the NPS64 area, but it is not recommended it is given further consideration, because it lies to the north of Lower Park Road, which forms a natural northern boundary to the settlement.</p> <p>This site is not being actively promoted in the Local Plan process. If Poynton is required to provide further land for housing in the Local Plan Strategy/Site Allocations and Development Policies Document, it is considered that this site is not suitable for further consideration. As the site is not being actively promoted the site should not be subject to further Sustainability Appraisal.</p>

<b>Site Address</b>	<b>Land west of Philip's Bridge, Poynton.</b>
<b>SHLAA Ref/Site Ref number</b>	4300
<b>Site visit date</b>	20/11/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Sites Justification Paper [SD016] - Site 64 (part thereof) Draft Town Strategy – Site B (Mixed Use) Development Strategy Site Poynton 2 (Alternative) Local Plan Strategy Submission Version representation site (Omission site) SUB 2821 (Part there of)
<b>Site description</b>	Irregular shaped parcel of (improved) grazing land, rising to high point in the centre of the site. Wooded water course to east, track crosses the site East - West with distinct tree/hedge boundaries. Several paths cross the site. TPO group order on trees along track and watercourse
<b>Site area and dwelling capacity</b>	9.05 ha/272 units (SHLAA)However as the SHLAA site includes land to the north of Lower Park Road, which extends outside the NPS and rep site it is estimated a more realistic number is 210. The whole of SUB 2821 could accommodate some 692 units in total, the promoter indicates 500/550. With no firm indication of numbers the SHLAA figure is recommended.
<b>Constraints</b>	Possible ecological issues from trees/hedges/watercourse. Possible flooding to eastern boundary. Public footpaths dissect site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Green Belt as identified on the Proposals Map of the Macclesfield Borough Local Plan
<b>Previously developed Land? (PDL)</b>	No – Greenfield
<b>Background site history &amp; Current apps</b>	11218P Residential Development (Outline) Refused 1977 9731p Residential Development (Outline) Refused 1977 9821p Residential Development (Outline) Refused 1977 9824p Residential Development (Outline) Refused 1977  Draft Town Strategy – Site B (Mixed Use): In The Draft Poynton Town Strategy Consultation, some 50% or respondents agreed with the allocation of the site for Housing/open space/railway station car park extension, with a range of comments made with regards to issues on the site and matters that need to be considered.

	<p>Development Strategy Site Poynton 2 (Alternative) 550 new homes and provision of community/retail and sports facilities.</p> <p>The NPS Document (as with all Poynton sites) states that: “there is no need to identify a strategic site for housing in Poynton. The need for housing in this area will be partly met by other nearby development proposals, including the North Cheshire Growth Village. &amp; “Non-strategic sites for allocation in Poynton will be looked at through the Site Allocations and Development Policies document”.</p>
<p><b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b></p>	<p><b>Representation to Local Plan submission version by Persimmon (ID Reference 649516) M14.10 &amp; M15.024 BUT excluding land north of Lower Park Road Omission site SUB 2821</b></p> <p>There is an identified need to identify and release appropriate parcels of land from the Green Belt at the settlement of Poynton for housing.</p> <ul style="list-style-type: none"> <li>• The land no longer fulfils the purpose of its Green Belt designation.</li> <li>• The site is in a sustainable location.</li> <li>• The site is free from constraints and deliverable</li> </ul>
<p><b>Is the site viable/deliverable?</b></p>	<p>The agent’s representation states that the site is viable and deliverable, however the site is currently landlocked, and would require access to adjacent land to the south to form sustainable links to the town.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is in an attractive location where housing would be popular with developers and to potential buyers</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The agent’s representation states that the site is developable, available and achievable</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>The site is currently landlocked and would require access to adjacent land to the south to form sustainable links to the town.</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>Taken from the Sustainability Appraisal (which covered all of NPS64): northern part of site outside area covered. The site received an <b>overall positive</b> rating in terms of its ability to deliver: an appropriate quantity and quality of housing; sustainable access to jobs, services and</p>



	<p>facilities; equality and social inclusion; healthy and active lifestyles; viable rural communities; infrastructure, services and facilities; energy efficiency and use of renewables; delivering a sustainable, competitive, low carbon economy; vital, viable and diverse town and village centres; a diverse rural economy; and education, training, jobs and employment opportunities.</p> <p>The site's development as anticipated in the Development Strategy was considered likely to have <b>overall negative impacts</b> in terms of the causes and effects of climate change; water management; impacts on biodiversity and geodiversity; and on heritage, landscapes and townscapes</p> <p>When judged against all other applicable criteria impacts were found likely to be neutral, a balance of positive and negative or unknown and dependent on implementation.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>It is considered that the site would only be developable as part of a larger site as it is currently landlocked and would require access to adjacent land to the south to form sustainable links to the town. The development of the site up to Lower Park Road, which forms a logical northern boundary to the settlement, marked by a distinct track lined by hedges and trees, should be given further consideration. If land to the south only is developed then it would reduce the number to some 210 units (removing some 2.1 ha of the site). There are significant concerns about developing the land to the north of Lower Park Road as it is visually prominent, in the open land between Poynton and Stockport.</p> <p>If Poynton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy, alongside adjacent sites.</p> <p>As the site is being actively promoted the site should be subject to further Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>

<b>Site Address</b>	<b>Land north of Lower Park Primary School, Hazelbadge Road, Poynton.</b>
<b>SHLAA Ref/Site Ref number</b>	4298
<b>Site visit date</b>	20/11/15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Sites Justification Paper [SD016] - Site 64 (part thereof) Draft Town Strategy – Site B (Mixed Use) Development Strategy Site Poynton 2 (Alternative) Local Plan Strategy Submission Version representation site (Omission site) SUB 2821 (Part there of)
<b>Site description</b>	Similar to site 4377, rough grazing land sloping gently north south. Site divided by distinct tree belt, and southern area heavily wooded. Footpath crosses Eastern end of site. Site has rundown appearance.
<b>Site area and dwelling capacity</b>	6.48 ha/ 195 units (taken from SHLAA) The whole of SUB 2821 could accommodate some 692 units in total, the promoter indicates 500/550. With no firm indication of numbers the SHLAA figure is recommended.
<b>Constraints</b>	Adjacent to main railway line. Ecological considerations will be an issue as numerous mature trees. TPO group order on copses of trees to south of site, and avenue to north, together with individual trees
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded,</b>	The site lies within the Green Belt as identified on the Proposals Map of the Macclesfield Borough Local Plan
<b>Previously developed Land? (PDL)</b>	NO - Greenfield
<b>Background site history &amp; Current apps</b>	<b>10438P Residential (Outline) Withdrawn 1977</b>  Draft Town Strategy – Site B (Mixed Use): In The Draft Poynton Town Strategy Consultation, some 50% or respondents agreed with the allocation of the site for Housing/open space/railway station car park extension, with a range of comments made with regards to issues on the site and matters that need to be considered.  Development Strategy Site Poynton 2 (Alternative) 550 new homes and provision of community/retail and sports facilities.

	The NPS Document (as with all Poynton sites) states that: “there is no need to identify a strategic site for housing in Poynton. The need for housing in this area will be partly met by other nearby development proposals, including the North Cheshire Growth Village. & “Non-strategic sites for allocation in Poynton will be looked at through the Site Allocations and Development Policies document”.
<b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b>	<b>Representation to Local Plan submission version by Persimmon (ID Reference 649516) M14.10 &amp; M15.024</b> Omission site SUB 2821 There is an identified need to identify and release appropriate parcels of land from the Green Belt at the settlement of Poynton for housing. <ul style="list-style-type: none"> <li>• The land no longer fulfils the purpose of its Green Belt designation.</li> <li>• The site is in a sustainable location.</li> <li>• The site is free from constraints and deliverable</li> </ul>
<b>Is the site viable/deliverable?</b>	The agent’s representation states that the site is viable and deliverable, however the site is currently landlocked, and would require access to adjacent land to the south to form sustainable links to the town.  According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site is in an attractive location where housing would be popular with developers and to potential buyers
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The agent’s representation states that the site is developable, available and achievable
<b>Infrastructure issues (including highways)</b>	The site is currently landlocked and would require access to adjacent land to the south to form sustainable links to the town.
<b>HRA considerations</b>	
<b>SA considerations</b>	Taken from the Sustainability Appraisal (which covered all of NPS64): The site received an <b>overall positive</b> rating in terms of its ability to deliver: an appropriate quantity and quality of housing; sustainable access to jobs, services and facilities; equality and social inclusion; healthy and active lifestyles; viable rural communities; infrastructure, services and facilities; energy efficiency and use of renewables; delivering a sustainable, competitive, low

	<p>carbon economy; vital, viable and diverse town and village centres; a diverse rural economy; and education, training, jobs and employment opportunities.</p> <p>The site's development as anticipated in the Development Strategy was considered likely to have <b>overall negative impacts</b> in terms of the causes and effects of climate change; water management; impacts on biodiversity and geodiversity; and on heritage, landscapes and townscapes</p> <p>When judged against all other applicable criteria impacts were found likely to be neutral, a balance of positive and negative or unknown and dependent on implementation.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This site would be difficult to develop in isolation, as access from Woodford Road will be an issue both in highway safety and sustainability terms, as it would lead to poor access to Poynton and its facilities. The site could be considered alongside other sites in the NPS64 area, and it is recommended it is given further consideration on this basis.</p> <p>If Poynton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy, alongside adjacent sites.</p> <p>As the site is being actively promoted the site should be subject to further Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>

<b>Site Address</b>	<b>Playing fields at Lower Park Primary School, Hazelbadge Road, Poynton.</b>
<b>SHLAA Ref/Site Ref number</b>	4301
<b>Site visit date</b>	20/11/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Sites Justification Paper [SD016] - Site 64 (part thereof) Draft Town Strategy – Site B (Mixed Use) Development Strategy Site Poynton 2 (Alternative)
<b>Site description</b>	The site comprises a playing field to the rear of the Lower Park Primary school. It is a flat site, with fencing along its boundaries. Whilst the site adjoins the school to the south, its other boundaries are to open grazing land and there are trees on the adjacent site. Access is directly from Hazelbadge Road which leads into Poynton
<b>Site area and dwelling capacity</b>	1.27 ha/ 39 units (Taken from the SHLAA)
<b>Constraints</b>	Playing fields so loss will need to be justified. Adjacent to school.
<b>Current policy designation i.e. GB/Open space/NPS/ Strategic Site, safeguarded, Town Strategy</b>	The site lies within the Green Belt as identified on the Proposals Map of the Macclesfield Borough Local Plan  The site is identified as playing fields on the Proposals Map of the Macclesfield Borough Local Plan 2011 and is subject to Policy RT.1 and GC1/2 of that Plan
<b>Previously developed Land? (PDL)</b>	NO – Greenfield
<b>Background site history &amp; Current apps</b>	39267P Change Of Use From Education Purposes To Playing Fields A 1986 20925p Proposed Adaptation To F.E Junior School & Site For 2 F.E County Infant School (Outline) A 1980 14/0951M New classroom extension with three toilets, with the existing canopy being re-located in front of the extension A 2014  Draft Town Strategy – Site B (Mixed Use): In The Draft Poynton Town Strategy Consultation, some 50% or respondents agreed with the allocation of the site for Housing/open space/railway station car park extension, with a range of comments made with regards

	<p>to issues on the site and matters that need to be considered.</p> <p>Development Strategy Site Poynton 2 (Alternative) 550 new homes and provision of community/retail and sports facilities.</p> <p>The NPS Document (as with all Poynton sites) states that: “there is no need to identify a strategic site for housing in Poynton. The need for housing in this area will be partly met by other nearby development proposals, including the North Cheshire Growth Village. &amp; “Non-strategic sites for allocation in Poynton will be looked at through the Site Allocations and Development Policies document”.</p>
Reps received Matter Statement No.’s & summary of issues raised/development proposed	<b>NO but adjacent to Representation to Local Plan submission version by Persimmon (ID Reference 649516) M14.10 &amp; M15.024</b> Omission site SUB 2821
Is the site viable/deliverable?	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is in an attractive location where housing would be popular with developers and to potential buyers.</p>
Is the site potentially developable within the Plan period; available and achievable?	As this site is not being actively promoted for development within the Local Plan process information in relation to this is not available.
Infrastructure issues (including highways)	The site can be accessed directly off Hazelbadge Road; further work would be required to assess if development on this site would require any highway improvements.
HRA considerations	
SA considerations?	<p>Taken from the Sustainability Appraisal (which covered all of NPS64):</p> <p>The site received an <b>overall positive</b> rating in terms of its ability to deliver: an appropriate quantity and quality of housing; sustainable access to jobs, services and facilities; equality and social inclusion; healthy and active lifestyles; viable rural communities; infrastructure, services and facilities; energy efficiency and use of renewables; delivering a sustainable, competitive, low carbon economy; vital, viable and diverse town and village centres; a diverse rural economy; and education, training, jobs and employment opportunities.</p> <p>The site’s development as anticipated in the</p>

	<p>Development Strategy was considered likely to have <b>overall negative impacts</b> in terms of the causes and effects of climate change; water management; impacts on biodiversity and geodiversity; and on heritage, landscapes and townscapes</p> <p>When judged against all other applicable criteria impacts were found likely to be neutral, a balance of positive and negative or unknown and dependent on implementation.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This site is not being actively promoted for development within the Local Plan process. The main issue relating to this site is that it is a school playing field and as such is protected open space. If further land is required for housing in Poynton, it is not therefore recommended that this site is given further consideration.</p>

<b>Site Address</b>	<b>Land off Hazelbadge Road, Poynton.</b>
<b>SHLAA Ref/Site Ref number</b>	4297
<b>Site visit date</b>	20 Nov 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Sites Justification Paper [SD016] - Site 64 (part thereof) Draft Town Strategy – Site B (Mixed Use) Development Strategy Site Poynton 2 (Alternative) Local Plan Strategy Submission Version representation site (Omission site) SUB 2821 (Part thereof)
<b>Site description</b>	The site is formed of an irregular shaped parcel of rough grazing land which is relatively flat. A wooded water course lies to the east, along with a frontage to Hazelbadge Road. The site has a rundown appearance. The site adjoins the settlement to the east and south and despite the separation afforded by the wooded water course does relate well to the town, and is within walkable distances to a range of shops and services, and in particular the train station.
<b>Site area and dwelling capacity</b>	1.61 ha/ 49 units (taken from the SHLAA) The whole of SUB 2821 could accommodate some 692 units in total, the promoter indicates 500/550. With no firm indication of numbers the SHLAA figure is recommended.
<b>Constraints</b>	Possible ecological issues from trees/hedges/watercourse. The watercourse on the eastern boundary is in flood zone 3, and elements of the site fall within flood zone 2 TPO group order on trees along watercourse
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Green Belt as identified on the Proposals Map of the Macclesfield Borough Local Plan
<b>Previously developed Land? (PDL)</b>	No – Greenfield
<b>Background site history &amp; Current apps</b>	10309P Residential Development (Outline) Withdrawn 1977 35818p Housing Refused 1984  Draft Town Strategy – Site B (Mixed Use): In The Draft Poynton Town Strategy Consultation, some



	<p>50% or respondents agreed with the allocation of the site for Housing/open space/railway station car park extension, with a range of comments made with regards to issues on the site and matters that need to be considered.</p> <p>Development Strategy Site Poynton 2 (Alternative) 550 new homes and provision of community/retail and sports facilities.</p> <p>The NPS Document (as with all Poynton sites) states that: “there is no need to identify a strategic site for housing in Poynton. The need for housing in this area will be partly met by other nearby development proposals, including the North Cheshire Growth Village. &amp; “Non-strategic sites for allocation in Poynton will be looked at through the Site Allocations and Development Policies document”.</p>
<p><b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b></p>	<p><b>Representation to Local Plan submission version by Persimmon (ID Reference 649516) M14.10 &amp; M15.024 SUB 2821</b></p> <p>There is an identified need to identify and release appropriate parcels of land from the Green Belt at the settlement of Poynton for housing.</p> <ul style="list-style-type: none"> <li>• The land no longer fulfils the purpose of its Green Belt designation.</li> <li>• The site is in a sustainable location.</li> <li>• The site is free from constraints and deliverable</li> </ul>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is in an attractive location where housing would be popular with developers and to potential buyers</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The agent’s representation states that the site is developable, available and achievable As the site has direct road access, and from the agents comments it is available etc it could be brought forward independently from and in advance of other sites</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>None known</p>
<p><b>HRA considerations</b></p>	

<p><b>SA considerations</b></p>	<p>Taken from the Sustainability Appraisal (which covered all of NPS64):</p> <p>The site received an <b>overall positive</b> rating in terms of its ability to deliver: an appropriate quantity and quality of housing; sustainable access to jobs, services and facilities; equality and social inclusion; healthy and active lifestyles; viable rural communities; infrastructure, services and facilities; energy efficiency and use of renewables; delivering a sustainable, competitive, low carbon economy; vital, viable and diverse town and village centres; a diverse rural economy; and education, training, jobs and employment opportunities.</p> <p>The site's development as anticipated in the Development Strategy was considered likely to have <b>overall negative impacts</b> in terms of the causes and effects of climate change; water management; impacts on biodiversity and geodiversity; and on heritage, landscapes and townscapes</p> <p>When judged against all other applicable criteria impacts were found likely to be neutral, a balance of positive and negative or unknown and dependent on implementation.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>It is considered that this site could be developed independently from the other sites in NPS64 although the area at risk from flooding on the eastern boundary could potentially limit the number of deliverable units.</p> <p>If Poynton is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site is suitable for further consideration, alongside adjacent sites.</p> <p>As the site is being actively promoted the site should be subject to further Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>

<b>Site Address</b>	<b>Land off Glastonbury Drive, Poynton</b>
<b>SHLAA Ref/Site Ref number</b>	3284
<b>Site visit date</b>	20/11/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Town Strategy – Site C Housing Local Plan Strategy Submission Version representation site (Omission site) SUB 2369
<b>Site description</b>	The site is comprised of a roughly triangular, fairly open parcel of land. It is somewhat over grown, with numerous self-seeded trees, mostly young. Fencing forms the site boundary to the road frontages, with existing housing to the rear (south). The site is located on the northern boundary of Poynton and is highly prominent from the main London Road. The site is a reasonable distance from the town centre.
<b>Site area and dwelling capacity</b>	1.35 ha/ 30 (from SHLAA however should be 40 (1.35 x 30))
<b>Constraints</b>	Main road frontage to east so possible traffic noise considerations. Separation distances from properties to the rear. TPO on one tree within the site
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Green Belt as identified on the Proposals Map of the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	No – Greenfield
<b>Background site history &amp; Current apps</b>	14403p Detached House In Connection With Proposed Market Garden (Outline) Refused 1978 18075p 9 Detached Houses (Outline) Refused 1979 39816p Residential Development Of Nine Detached Houses Refused 1985 55627p Nursing Home Development Incorporating Integrated And Managed Apartments Offering Varying Levels Of Nursing Care Refused 1988 58462p Proposed Nursing Home Development In Landscaped Grounds Refused 1989 04/0935p Change Of Use Of Land For Development Of Cemetery Withdrawn 2004  Draft Town Strategy – Site C Housing:

	<p>In The Draft Poynton Town Strategy Consultation, some 30% or respondents agreed with the allocation of the site for Housing, with a range of comments made with regards to issues on the site and matters that need to be considered.</p> <p>The NPS Document (as with all Poynton sites) states that: “there is no need to identify a strategic site for housing in Poynton. The need for housing in this area will be partly met by other nearby development proposals, including the North Cheshire Growth Village. &amp; “Non-strategic sites for allocation in Poynton will be looked at through the Site Allocations and Development Policies document”.</p>
<p><b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b></p>	<p><b>Representation to Local Plan submission version (ID Reference 550570 Agent 652579) Omission site SUB 2369</b></p> <p>The agent starts by stating that not enough houses are allocated to Poynton. The statement then goes on to assess each of the Town Strategy sites against each other, and concludes that this site (Site C), “is ranked first against the following categories”: Contribution to Green Belt; Accessibility of facilities; Sustainability of site; Deliverability of site and Overall. Housing development is proposed.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The agent states: “Hollins Strategic Land LLP are in control of the site and have carried out due diligence to an extent that they are confident that the site is deliverable. There are no constraints and at present, there are no market, cost or delivery factors that would prevent the proposed development being delivered. There is more than a reasonable prospect that the site can be developed in the next 5 years.”</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The agent’s representation states that the site is developable, available and achievable. On the basis of the representation and lack of apparent constraints it has to be concluded the site could be brought forward in the short term</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>None known</p>
<p><b>HRA considerations</b></p>	

<p><b>SA considerations</b></p>	<p>FROM SHLAA:          Bus stop within 410m. Post office within 1000m. Medical facilities within 1200m. Primary school within 900m. Open space within 200m.          The site is considered to be in a sustainable location</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This is a small, self-contained site, with a strong road boundary to the north, with constraints that should be capable of being addressed. If Poynton is required to provide additional land for housing, the site could be considered further, for development at the Site Allocations stage, as it is not large enough to be considered as a Strategic Site. .</p>

<b>Site Address</b>	<b>Land off Towers Road, Poynton</b>
<b>SHLAA Ref/Site Ref number</b>	3858
<b>Site visit date</b>	20/11/15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Sites Justification Paper [SD016] - Site 65 (part thereof) Draft Town Strategy – Site D Residential Development Strategy Site Poynton 5 (Alternative)
<b>Site description</b>	The site comprises grazing land on the eastern side of Poynton fronting Towers Road, with residential properties to north, south and West. There is a hedge boundary and some mature trees to the site frontage. The site gently slopes upwards to the east, but then rises more steeply beyond the site boundary where the land opens up. The site is on the eastern edge of existing development in Poynton and whilst there are properties on this side of Towers Road, the main settlement is on the other side of the road.
<b>Site area and dwelling capacity</b>	1.6 ha/ 48 units (taken from SHLAA)
<b>Constraints</b>	Possible ecological issues from trees/hedges TPO group order touches on NW corner
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Green Belt as identified on the Proposals Map of the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	NO – Greenfield
<b>Background site history &amp; Current apps</b>	Draft Town Strategy – Site D Residential: In The Draft Poynton Town Strategy Consultation, less than 10% of respondents agreed with the allocation of the site for Housing, with a range of comments made with regards to issues on the site and matters that need to be considered.  Development Strategy Site Poynton 5 (Alternative) 390 new homes and provision of community/retail and sports facilities.

	The NPS Document (as with all Poynton sites) states that: “there is no need to identify a strategic site for housing in Poynton. The need for housing in this area will be partly met by other nearby development proposals, including the North Cheshire Growth Village. & “Non-strategic sites for allocation in Poynton will be looked at through the Site Allocations and Development Policies document”.
<b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b>	NONE
<b>Is the site viable/deliverable?</b>	This site is not being actively promoted within the Local Plan process and does not therefore appear to be available for development.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	This site is not being actively promoted within the Local Plan process and does not therefore appear to be available for development.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Taken from the Sustainability Appraisal (which covered all of NPS65):</p> <p>This site received an <b>overall positive</b> rating in terms of its ability to deliver: appropriate quality and quantity of housing; sustainable access to jobs, services and facilities; equality and social inclusion; healthy and active lifestyles; viable rural communities; infrastructure, services and facilities; energy efficiency and use of renewables; delivering a sustainable, competitive, low carbon economy; vital, viable and diverse town and village centres; a diverse rural economy; and education, training, jobs and employment opportunities.</p> <p>The site's development as anticipated in the Development Strategy was considered likely to have <b>overall negative impacts</b> on: biodiversity and geodiversity; and heritage, landscapes and townscapes</p> <p>When judged against all other applicable criteria impacts were found likely to be neutral, a balance of positive and negative or unknown and dependent on implementation.</p>

<b>Conclusions &amp; recommendations</b>	<p>The site is modest in scale, but whilst there are no obvious constraints, it is in a relatively prominent location on rising land so there will be some landscape impact if it is developed. The site is also very much edge of settlement.</p> <p>This site is not being actively promoted within the Local Plan process and does not therefore appear to be available for development. If Poynton is required to provide additional housing, it is not therefore recommended that this site should be given any further consideration for identification as a housing site.</p>
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<b>Site Address</b>	<b>Land at Towers Farm, Towers Road, Poynton</b>
<b>SHLAA Ref/Site Ref number</b>	3299
<b>Site visit date</b>	20/11/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Sites Justification Paper [SD016] - Site 65 (part thereof) Draft Town Strategy – Site D Residential Development Strategy Site Poynton 5 (Alternative)
<b>Site description</b>	This is a large open site on a hillside with land generally sloping upwards to the east, but falling away to a track to the north (which is on an embankment) and Middlewood Road to the south. There is a significant level change (in effect a cliff) downwards, along the eastern boundary, to what looks like a former quarry There are limited trees/hedges on the site, with exceptions being a tree line to the north, and a prominent tree line to the south along a gully. Footpaths cross the site to south and east. The site has no road frontage and would rely on SHLAA site 3858 for access to Towers Road. Again the site is very much edge of settlement.
<b>Site area and dwelling capacity</b>	8.85 ha/266 units (SHLAA)
<b>Constraints</b>	Possible ecological issues from trees/hedges Gully and steep slopes to East Possible evidence of mine workings TPO group order on site to S touches SE corner
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Green Belt as identified on the Proposals Map of the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	NO - Greenfield
<b>Background site history &amp; Current apps</b>	12/4702M A Wooden Portal Framed Store - Invalid 13/1880M Wooden portal framed store Determination – approval not required (stage 1) / 18-Jun-2013  Draft Town Strategy – Site D Residential: In The Draft Poynton Town Strategy Consultation, less than 10% of respondents agreed with the allocation of the site for Housing, with a range of comments made with regards to issues on the site and matters that need to be considered.

	<p>Development Strategy Site Poynton 5 (Alternative) 390 new homes and provision of community/retail and sports facilities.</p> <p>The NPS Document (as with all Poynton sites) states that: “there is no need to identify a strategic site for housing in Poynton. The need for housing in this area will be partly met by other nearby development proposals, including the North Cheshire Growth Village. &amp; “Non-strategic sites for allocation in Poynton will be looked at through the Site Allocations and Development Policies document”.</p>
<b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b>	No
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>This site is not being actively promoted within the Local Plan process and does not therefore appear to be available for development.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	This site is not being actively promoted within the Local Plan process and does not therefore appear to be available for development.
<b>Infrastructure issues (including highways)</b>	As the site does not have a road frontage, it would need to be developed alongside site 3858
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Taken from the Sustainability Appraisal (which covered all of NPS65):</p> <p>This site received an <b>overall positive</b> rating in terms of its ability to deliver: appropriate quality and quantity of housing; sustainable access to jobs, services and facilities; equality and social inclusion; healthy and active lifestyles; viable rural communities; infrastructure, services and facilities; energy efficiency and use of renewables; delivering a sustainable, competitive, low carbon economy; vital, viable and diverse town and village centres; a diverse rural economy; and education, training, jobs and employment opportunities.</p> <p>The site’s development as anticipated in the Development Strategy was considered likely to have</p>

	<p><b>overall negative impacts</b> on: biodiversity and geodiversity; and heritage, landscapes and townscapes When judged against all other applicable criteria impacts were found likely to be neutral, a balance of positive and negative or unknown and dependent on implementation.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>There would appear to be limited site constraints over much of the site, although the extent and impact of previous mining / quarrying activity would need to be investigated further. However, the topography will make any development visually prominent which is an important consideration and the level change to the East limits potential there.</p> <p>This site is not being actively promoted within the Local Plan process and does not therefore appear to be available for development. If Poynton is required to provide additional housing, it is not therefore recommended that this site should be given any further consideration for identification as a housing site</p>

<b>Site Address</b>	<b>Clough Works Woodland and Car Park Site</b>
<b>SHLAA Ref/Site Ref number</b>	3818
<b>Site visit date</b>	28/11/2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Sites Justification Paper [SD016] - Site 65 (part thereof) Draft Town Strategy – Site D Residential Development Strategy Site Poynton 5 (Alternative)
<b>Site description</b>	This small site consists of an area of woodland on a steep slope down to Middlewood Road with open land to the rear (north). There is limited evidence of former uses on the site, which are understood to be a car park and mine workings. The site has a good frontage to Middlewood Road, but the road is narrow and visibility is poor. Whilst close to the edge of the town, the site feels distinctly separated by virtue of the steep wooded nature of the location. The site is some 1.1 km from the town centre.
<b>Site area and dwelling capacity</b>	0.78 ha/ 24 units (SHLAA)
<b>Constraints</b>	TPO woodland order covers majority of site Steep slope Evidence of former mine workings
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Green Belt as identified on the Proposals Map of the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	No – Greenfield (possibly with old mine-workings but not readily visible)
<b>Background site history &amp; Current apps</b>	Draft Town Strategy – Site D Residential: In The Draft Poynton Town Strategy Consultation, just over 10% of respondents agreed with the allocation of the site for Housing, with a range of comments made with regards to issues on the site and matters that need to be considered  Development Strategy Site Poynton 5 (Alternative) 390 new homes and provision of community/retail and sports facilities.

	The NPS Document (as with all Poynton sites) states that: “there is no need to identify a strategic site for housing in Poynton. The need for housing in this area will be partly met by other nearby development proposals, including the North Cheshire Growth Village. & “Non-strategic sites for allocation in Poynton will be looked at through the Site Allocations and Development Policies document”.
<b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b>	No
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. This site is not being actively promoted within the Local Plan process and does not therefore appear to be available for development.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	This site is not being actively promoted within the Local Plan process and does not therefore appear to be available for development.
<b>Infrastructure issues (including highways)</b>	The site has highways frontage but the road is narrow and there is restricted visibility
<b>HRA considerations</b>	
<b>SA considerations</b>	Taken from the Sustainability Appraisal (which covered all of NPS65): This site received an <b>overall positive</b> rating in terms of its ability to deliver: appropriate quality and quantity of housing; sustainable access to jobs, services and facilities; equality and social inclusion; healthy and active lifestyles; viable rural communities; infrastructure, services and facilities; energy efficiency and use of renewables; delivering a sustainable, competitive, low carbon economy; vital, viable and diverse town and village centres; a diverse rural economy; and education, training, jobs and employment opportunities. The site's development as anticipated in the Development Strategy was considered likely to have <b>overall negative impacts</b> on: biodiversity and geodiversity; and heritage, landscapes and townscapes When judged against all other applicable criteria

	<p>impacts were found likely to be neutral, a balance of positive and negative or unknown and dependent on implementation.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The site is on a steep slope covered in trees protected by a woodland TPO with potentially limited visibility for site access. Old mine workings could potentially be another issue. These constraints effectively rule the site out for development.</p> <p>This site is not being actively promoted within the Local Plan process and does not therefore appear to be available for development. If Poynton is required to provide additional housing, it is not therefore recommended that this site should be given any further consideration for identification as a housing site</p>

<b>Site Address</b>	<b>Land off Waterloo Road, Poynton.</b>
<b>SHLAA Ref/Site Ref number</b>	4708
<b>Site visit date</b>	20/11/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Sites Justification Paper [SD016] - Site 66 (part thereof) Draft Town Strategy – Site E Residential Development Strategy Site Poynton 3 (Alternative) Local Plan Strategy Submission Version representation site (Omission Site) SUB 2621
<b>Site description</b>	Large fairly open site on south eastern boundary of Poynton bound by roads to three sides but with field boundaries to east. Land used for grazing, and slopes gently east west but with some topographic changes within the site, most notably a steep slope to the south. There are several hedges and scattered trees across the site. Small water courses were evident.
<b>Site area and dwelling capacity</b>	16.64 ha/ 500 units (taken from SHLAA) The agent estimates some 322 dwellings, but with no proposed layout it is recommended the SHLAA number is used here.
<b>Constraints</b>	Possible ecological issues from trees/hedges Steep slope to south which would limit the developable area Listed Building to the north of the site and TPO trees off site SBI covering the water course to the south of the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Green Belt as identified on the Proposals Map of the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	NO - Greenfield
<b>Background site history &amp; Current apps</b>	Draft Town Strategy – Site E Residential: In The Draft Poynton Town Strategy Consultation, less than 10% (the lowest of all the Poynton sites) of respondents agreed with the allocation of the site for Housing, with a range of comments made with regards to issues on the site and matters that need to be considered  Development Strategy Site Poynton 3 (Alternative) 670 new homes and provision of community/retail and

	<p>sports facilities.</p> <p>The NPS Document (as with all Poynton sites) states that: “there is no need to identify a strategic site for housing in Poynton. The need for housing in this area will be partly met by other nearby development proposals, including the North Cheshire Growth Village. &amp; “Non-strategic sites for allocation in Poynton will be looked at through the Site Allocations and Development Policies document”.</p>
<p><b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b></p>	<p><b>Representation to Local Plan submission version by The Trustees of Mr CE Hunt and the Trustees of Mr F Fryer (ID Reference 806942) M15.041 and Omission Site SUB 2621</b></p> <p>Consider the North Cheshire Growth Village is unjustified, and that Poynton can accommodate a higher level of growth than envisaged in the Submission Local Plan Strategy and that their site was sustainable site well related to the development and was viable and deliverable.</p> <p>A Master-plan Vision Document was submitted with the Matter statement setting out how they feel a mixed housing development of some 322 dwellings with associated open space and infrastructure could be accommodated. There is however no detailed layout or evidence of any detailed survey work undertaken.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable</p> <p>The agent’s representation states that the site is viable and deliverable</p> <p>The site is in an attractive upland location where housing would be popular to potential developers and house buyers</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The agent’s representation states that the site is developable, available and achievable</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>None known</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>FROM SHLAA: Close to a school and leisure centre. Bus routes on Waterloo Road and Coppice Road</p>



	<p>Taken from the Sustainability Appraisal (which covered all of NPS66):</p> <p>The site received an <b>overall positive</b> rating in terms of its ability to deliver: an appropriate quantity and quality of housing; sustainable access to jobs, services and facilities; equality and social inclusion; healthy and active lifestyles; viable rural communities; infrastructure, services and facilities; water management; energy efficiency and use of renewables; delivering a sustainable, competitive, low carbon economy; vital, viable and diverse town and village centres; a diverse rural economy; and education, training, jobs and employment opportunities.</p> <p>The site's development as anticipated in the Development Strategy was considered likely to have <b>overall negative impacts</b> in terms of the causes and effects of climate change; biodiversity and geodiversity; and on heritage, landscapes and townscapes.</p> <p>When judged against all other applicable criteria impacts were found likely to be neutral, a balance of positive and negative or unknown and dependent on implementation.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The site has some constraints but it is considered that they would not preclude its development. The site's topography means that it is reasonably prominent in the landscape; this would need to be given further consideration, in terms of the potential visual impact of the development of the site.</p> <p>If Poynton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration.</p> <p>As the site is being actively promoted the site should be subject to Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>

<b>Site Address</b>	<b>Land to the west of Poynton Coppice</b>
<b>SHLAA Ref/Site Ref number</b>	4376
<b>Site visit date</b>	20 Nov 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Sites Justification Paper [SD016] - Site 66 (part thereof) Draft Town Strategy – Site E Residential Development Strategy Site Poynton 3 (Alternative)
<b>Site description</b>	Site associated with adjacent plot 4708. It consists of grazing land on higher ground above Poynton with a frontage only to an unmade road to south. There are trees/hedges to the boundaries, with Poynton coppice forming the eastern boundary, extending to the south of the site. The site on its own feels totally divorced from Poynton but could be seen as an extension to site 4376 were that to be developed.
<b>Site area and dwelling capacity</b>	4.87 ha/ 670 (taken from SHLAA but this is mathematically incorrect it should be 146 dwellings at a density of 30 per hectare)
<b>Constraints</b>	Possible ecological issues from trees/hedges, and in particular Poynton Coppice. Access only practical through adjoining SHLAA site 4708
<b>Current policy designation i.e. GB/Open space/ / Strategic Site, safeguarded,</b>	The site lies within the Green Belt as identified on the Proposals Map of the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	No – Greenfield
<b>Background site history Current apps</b>	Draft Town Strategy – Site E Residential: In The Draft Poynton Town Strategy Consultation, less than 10% (the lowest of all the Poynton sites) of respondents agreed with the allocation of the site for Housing, with a range of comments made with regards to issues on the site and matters that need to be considered  Development Strategy Site Poynton 3 (Alternative) 670 new homes and provision of community/retail and sports facilities.

	The NPS Document (as with all Poynton sites) states that: “there is no need to identify a strategic site for housing in Poynton. The need for housing in this area will be partly met by other nearby development proposals, including the North Cheshire Growth Village. & “Non-strategic sites for allocation in Poynton will be looked at through the Site Allocations and Development Policies document”.
<b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b>	Adjacent to M15.041 Omission Site SUB 2621 but appears in separate ownership (not covered by their submission)
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. However information has not been provided that would indicate whether or not this site is viable/deliverable.  This site is not being actively promoted within the Local Plan process and does not therefore appear to be available for development.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	This site is not being actively promoted within the Local Plan process and does not therefore appear to be available for development.
<b>Infrastructure issues (including highways)</b>	It is considered that the site would only be readily accessible through the adjoining site SHLAA reference 4708; further work would be required to establish whether the steep slope down to the unmade road would enable a safe access to be provided.
<b>HRA considerations</b>	
<b>SA considerations</b>	TAKEN FROM SHLAA: Close to a school and leisure centre. Bus routes on Waterloo Road and Coppice Road. Taken from the Sustainability Appraisal (which covered all of NPS66): The site received an <b>overall positive</b> rating in terms of its ability to deliver: an appropriate quantity and quality of housing; sustainable access to jobs, services and facilities; equality and social inclusion; healthy and active lifestyles; viable rural communities; infrastructure, services and facilities; water management; energy efficiency and use of renewables; delivering a sustainable, competitive, low carbon economy; vital, viable and diverse town and village centres; a diverse

	<p>rural economy; and education, training, jobs and employment opportunities.</p> <p>The site's development as anticipated in the Development Strategy was considered likely to have <b>overall negative impacts</b> in terms of the causes and effects of climate change; biodiversity and geodiversity; and on heritage, landscapes and townscapes.</p> <p>When judged against all other applicable criteria impacts were found likely to be neutral, a balance of positive and negative or unknown and dependent on implementation.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>It is considered that the site would only be accessible through the adjoining site SHLAA reference 4708; further work would be required to establish whether the steep slope down to the unmade road would enable a safe access to be provided.</p> <p>This site is not being actively promoted within the Local Plan process and does not therefore appear to be available for development. It is not recommended therefore that this site is given any further consideration.</p>

<b>Site Address</b>	<b>Land at Sprink Farm, Dickens Lane, Poynton</b>
<b>SHLAA Ref/Site Ref number</b>	3896
<b>Site visit date</b>	20/11/14
<b>Site description</b>	<p>Relatively flat field used for grazing, with slight fall to the rear (south). Good frontage to Dickens Lane opposite houses and school playing fields.</p> <p>The site has fencing to front, and there is a wooded water course to the rear. A Public footpath passes the site beyond western boundary.</p> <p>The site has a good physical relationship with the town, and whilst it is some 1.2km from the town centre, other facilities such as schools and areas of open space are significantly closer.</p>
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Town Strategy – Site F Residential Local Plan Strategy Submission Version representation site (Omission Site) SUB 2629
<b>Site area and dwelling capacity</b>	5.32 ha/ 147 units (taken from the SHLAA) The agent estimates around 105 dwellings, but with no proposed layout it is recommended the SHLAA number is used here.
<b>Constraints</b>	<p>Possible flooding and ecological issues associated with the water course.</p> <p>TPO group order covers trees in the SW corner of site</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded,</b>	The site lies within the Green Belt as identified on the Proposals Map of the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	No - Greenfield
<b>Background site history Current apps</b>	<p>12016P Residential Development (Outline) Refused 1977</p> <p>Draft Town Strategy – Site F Residential: In The Draft Poynton Town Strategy Consultation, &gt; 20% of respondents agreed with the allocation of the site for Housing, with a range of comments made with regards to issues on the site and matters that need to</p>

	<p>be considered.</p> <p>The NPS Document (as with all Poynton sites) states that: “there is no need to identify a strategic site for housing in Poynton. The need for housing in this area will be partly met by other nearby development proposals, including the North Cheshire Growth Village. &amp; “Non-strategic sites for allocation in Poynton will be looked at through the Site Allocations and Development Policies document”.</p>
<p><b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b></p>	<p><b>Representation to Local Plan submission version by THE TRUSTEES OF MR CE HUNT AND THE TRUSTEES OF MR F FRYER (ID: 806942/643559) M15.041 and Omission Site SUB 2629</b></p> <p>Consider the North Cheshire Growth Village is unjustified, and that Poynton can accommodate a higher level of growth than envisaged in the Submission Local Plan Strategy and that their site was sustainable site well related to the development and was viable and deliverable.</p> <p>A Masterplan Vision Document was submitted with the Matter statement, showing the potential development area for housing, open space and “green infrastructure”.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable</p> <p>The agent’s representation states that the site is viable and deliverable</p> <p>The site is in an attractive upland location where housing would be popular to potential developers and house buyers</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The agent’s representation states that the site is developable, available and achievable</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>None known</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>Bus route on Dickens Lane.</p> <p>The site is on the edge of the settlement but very close to High School/Leisure Centre, and some 1.2km from the main shopping area off Park Lane (officer assessment).</p>

<b>Conclusions &amp; recommendations</b>	<p>This site has a strong physical association with the town, few significant constraints and a strong boundary to the rear.</p> <p>The site could potentially release housing in the short term as there are no known constraints and it is being actively promoted.</p> <p>If Poynton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration.</p> <p>As the site is being actively promoted the site should be subject to further Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>
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<b>Site Address</b>	<b>Land to the east of Poynton Industrial Estate</b>
<b>SHLAA Ref/Site Ref number</b>	4375
<b>Site visit date</b>	22 Nov 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Sites Justification Paper [SD016] - Site 67 Draft Town Strategy – Site G Employment Development Strategy Site Poynton 4 (Alternative)
<b>Site description</b>	Large open field on the south side of the settlement and brook. Boundaries of the site do not appear to follow hedge boundaries on the ground. Hedges/trees to some boundaries, especially along water course to north. Forms boundary to industrial estate to west. Public footpath crosses part of site to east. The site feels divorced from the settlement, and is some 2 km from the town centre.
<b>Site area and dwelling capacity</b>	11.77ha/ 353 dwelling units (SHLAA) but identified for potential employment use
<b>Constraints</b>	Possible ecological issues associated with adjacent wooded water course. Northern part of the site is in Flood Zone 3 TPO group order to woodland on northern boundary
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded,</b>	The site lies within the Green Belt as identified on the Proposals Map of the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	NO – Greenfield
<b>Background site history Current apps</b>	42623p Proposed Retirement Park Refused 1985  Draft Town Strategy – Site G Employment: In The Draft Poynton Town Strategy Consultation, 60% of respondents agreed with the allocation of the site for Employment, with a range of comments made with regards to issues on the site and matters that need to be considered.  Development Strategy Site Poynton 4 (Alternative) 12 hectares of employment land



	The NPS Document (as with all Poynton sites) states that: “there is no need to identify a strategic site for housing in Poynton. The need for housing in this area will be partly met by other nearby development proposals, including the North Cheshire Growth Village. & “Non-strategic sites for allocation in Poynton will be looked at through the Site Allocations and Development Policies document”.
<b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b>	No
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. This site is not being actively promoted. Information has not been submitted that would indicate whether this site is viable and deliverable, but it’s location is not likely to be attractive to developers/occupiers on the edge of an industrial estate.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	This site is not being actively promoted. Information has not been submitted that would indicate whether this site is developable, available and achievable, but it’s location is not likely to be attractive to developers/occupiers on the edge of an industrial estate.
<b>Infrastructure issues (including highways)</b>	Highway access is poor unless linked through industrial estate which is not ideal for residential development
<b>HRA considerations</b>	
<b>SA considerations</b>	Taken from the Sustainability Appraisal (which covered all of NPS67): This site was judged as having <b>overall very positive</b> impacts in terms of delivering education, training, jobs and employment opportunities. The site received an <b>overall positive</b> rating in terms of its ability to deliver: equality and social inclusion; healthy and active lifestyles; viable rural communities; infrastructure, services and facilities; energy efficiency and use of renewables; delivering a sustainable, competitive, low carbon economy; vital, viable and diverse town and village centres; and a diverse rural economy. The site's development as anticipated in the Development Strategy was considered likely to have

	<p><b>overall negative impacts</b> in terms of the causes and effects of climate change; water management; biodiversity and geodiversity; and on heritage, landscapes and townscapes</p> <p>When judged against all other applicable criteria impacts were found likely to be neutral, a balance of positive and negative or unknown and dependent on implementation.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This site would form a logical extension to the industrial estate – if needed, but not a good housing site, as links to the main area of the town would be difficult to achieve, and vehicles would need to share access with commercial traffic.</p> <p>The site boundary is not obvious on the ground so it is not clear how the site area is determined.</p> <p>This site is not being actively promoted within the Local Plan process and does not therefore appear to be available for development. It is not recommended therefore that this site is given any further consideration for residential development, but could be considered for industrial/commercial use.</p> <p>If Poynton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is not suitable for further consideration for inclusion in the Local Plan Strategy.</p> <p>As the site is not being actively promoted the site should not be subject to further Sustainability Appraisal at this stage.</p>

<b>Site Address</b>	<b>Land to south of Chester Road, Poynton</b>
<b>SHLAA Ref/Site Ref number</b>	4379 (incorporating SHLAA 4935)
<b>Site visit date</b>	22 Nov 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Sites Justification Paper [SD016] - Site 63 (part thereof) Draft Town Strategy – Site A Mixed Use Development Strategy Site Poynton 1 (Alternative) Local Plan Strategy Submission Version representation site (Omission site) SUB 2866
<b>Site description</b>	The site consists of 3 elements. The larger element is an open flat field to the rear of properties fronting Chester Road. There is a line of tall poplar trees running down the centre of the site. Separated from this site by a track is the second element running up to the Borough boundary to the west marked by a tree lined brook. This is rough grazing land, somewhat un-kept. Finally to the south is a residential property set in extensive well wooded gardens. The site adjoins the western edge of Poynton, and as noted above on the border with Stockport.
<b>Site area and dwelling capacity</b>	6.36ha/191 dwellings (SHLAA) No figure is given in the Turley representation, and the Persimmon representation states “over 1,000 new homes” but this is a much larger site, including land in Stockport.
<b>Constraints</b>	The current track access is considered very narrow and unsuitable for a residential development of any scale.. There may be ecological issues associated with the numerous trees on the site, and the water course to the west.. The proposed Poynton Relief road passes close to the Western edge of the site, with a proposed access very close by linking to Chester Road
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded,</b>	The site lies within the Green Belt as identified on the Proposals Map of the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	Majority Greenfield, but Long Farrow and the frontage property on Chester Road (if incorporated) would be brownfield.

<p><b>Background site history</b> <b>Current apps</b></p>	<p>18944P Residential Development (Outline) Refused 1979 Several applications on Long Furrow, the house, but all householder applications</p> <p>Draft Town Strategy – Site A Mixed Use: n The Draft Poynton Town Strategy Consultation, &gt;60% of respondents agreed with the allocation of the site for Mixed Use Development (the most supported site), with a range of comments made with regards to issues on the site and matters that need to be considered.</p> <p>Development Strategy Site Poynton 1 (Alternative) 1,000 new homes, new school, retail, leisure and associated facilities</p> <p>The NPS Document (as with all Poynton sites) states that: “there is no need to identify a strategic site for housing in Poynton. The need for housing in this area will be partly met by other nearby development proposals, including the North Cheshire Growth Village. &amp; “Non-strategic sites for allocation in Poynton will be looked at through the Site Allocations and Development Policies document”.</p>
<p><b>Reps received</b> <b>Matter Statement No.’s</b> <b>&amp; summary of issues</b> <b>raised/development</b> <b>proposed</b></p>	<p><b>Representation to Local Plan submission version by Turley for Ainscough Strategic Land</b> (Representation Number: 652942) M15.006 Omission site SUB 2866 &amp; SUB 3152 by Nexus Planning, for residential development Please note the Representation site (SUB 2866) includes a residential property on the Chester Road frontage which is not part of the SHLAA site. There is a need to identify and release appropriate parcels of land from the Green Belt at the settlement of Poynton The Council should proactively and constructively make lateral connections between emerging infrastructure and the prospective newly formed development opportunities that will be shaped in this context -once the Poynton Relief Road is delivered land to the west of Poynton will no longer fulfil the purposes of a Green Belt designation. Once the road is delivered the site is considered to be sustainably located. The site is free from constraints and deliverable, making a significant contribution to housing supply for the Borough. In addition to the above, the site is included within a representation for a much larger site to the Local Plan</p>

	<p>submission version by Bobby Williams of Persimmon Homes (Representation Ref: 649516) M14.10 &amp; M15.025 (by Mosaic Town Planning also on their behalf). Omission site SUB 2821</p> <p>There is an identified need to identify and release appropriate parcels of land from the Green Belt at the settlement of Poynton. The Council should proactively and constructively make lateral connections between emerging infrastructure and the prospective newly formed development opportunities that will be shaped in this context -once the Poynton Relief Road is delivered land to the west of Poynton will no longer fulfil the purposes of a Green Belt designation. Once the road is delivered the site is considered to be sustainably located. The site is free from constraints and deliverable, making a significant contribution to housing supply for the Borough</p>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>This is reinforced by comments made in the agent's representations.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The agent's representation states that the site is developable, available and achievable</p>
<b>Infrastructure issues (including highways)</b>	<p>The current access track is very narrow and it would be difficult to achieve satisfactory access, however the Representation site includes a residential property, which if removed could provide a better access. The Poynton Bypass could provide other future options.</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Taken from the Sustainability Appraisal (which covered all of NPS63):</p> <p>This site was judged as having <b>overall very positive</b> impacts in terms of delivering sustainable access to jobs, services and facilities; a sustainable, competitive, low carbon economy; and education, training, jobs and employment opportunities.</p> <p>The site received an <b>overall positive</b> rating in terms of its ability to deliver: an appropriate quantity and quality of housing; equality and social inclusion; healthy and active lifestyles; viable rural communities; infrastructure, services and facilities; energy efficiency and use of renewables; vital, viable and diverse town and village centres; and a diverse rural economy.</p>

	<p>The site's development as anticipated in the Development Strategy was considered likely to have <b>overall negative impacts</b> in terms of the causes and effects of climate change; water management; and impacts on biodiversity and geodiversity.</p> <p>When judged against all other applicable criteria impacts were found likely to be neutral, a balance of positive and negative or unknown and dependent on implementation.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>Part of the open land between Poynton and Stockport, but the character of the site may change when road proposals outlined above go ahead, and this may present new opportunities if a new access can be created. Because of the road works the site would not be available in the short term.</p> <p>If Poynton is required to provide further land for housing in the Local Plan Strategy/Site Allocations and Development Policies Document, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy, alongside adjacent sites.</p> <p>As the site is being actively promoted the site should be subject to further Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>

<b>Site Address</b>	<b>Land at Lostock Hall Farm, Lostock Hall Road, Poynton.</b>
<b>SHLAA Ref/Site Ref number</b>	4296
<b>Site visit date</b>	22/11/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Sites Justification Paper [SD016] - Site 63 (part thereof) Draft Town Strategy – Site A Mixed Use Development Strategy Site Poynton 1 (Alternative) Local Plan Strategy Submission Version representation site (Omission site) SUB 2821 (part thereof)
<b>Site description</b>	Large site, largely consisting of well managed agricultural land split into numerous parcels with a farm to the centre. There is a significant area of woodland to the northern boundary, and a brook to east. The topography is gently undulating. There are numerous trees in the hedgerow boundaries and public footpaths cross the site. The proposed Poynton Bypass has two possible routes, both of which cross the western side of the site.
<b>Site area and dwelling capacity</b>	62.12 ha/ 1864 (Taken from the SHLAA) This number however is based on the whole site being developed, which is unlikely to happen because of the road proposals. It is estimated some 600 units is realistic on the inside of the preferred route of the bypass. The representation states “over 1,000 new homes” but this is a much larger site, including land in Stockport.
<b>Constraints</b>	Line of the preferred route of the Poynton Relief Route runs close to the western boundary Ecology associated with woodland, hedgerows, and watercourse Loss of good quality agricultural land TPO group order covering Wigwam Wood Flood zone 3 covers a sizable area of the north eastern part of the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded,</b>	The site lies within the Green Belt as identified on the Proposals Map of the Macclesfield Borough Local Plan

<p><b>Previously developed land? (PDL)</b></p>	<p>Greenfield</p>
<p><b>Background site history Current apps</b></p>	<p>Draft Town Strategy – Site A Mixed Use: In The Draft Poynton Town Strategy Consultation, &gt;60% of respondents agreed with the allocation of the site for Mixed Use Development (the most supported site), with a range of comments made with regards to issues on the site and matters that need to be considered.</p> <p>Development Strategy Site Poynton 1 (Alternative) 1,000 new homes, new school, retail, leisure and associated facilities</p> <p>The NPS Document (as with all Poynton sites) states that: “there is no need to identify a strategic site for housing in Poynton. The need for housing in this area will be partly met by other nearby development proposals, including the North Cheshire Growth Village. &amp; “Non-strategic sites for allocation in Poynton will be looked at through the Site Allocations and Development Policies document”.</p>
<p><b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b></p>	<p><b>Representation to Local Plan submission version by Bobby Williams</b> on behalf of Persimmon Homes (Representation Ref: 649516) M14.10 &amp; M15.025 (By Mosaic Town Planning) Omission site SUB 2821 (which covers a much larger site area for housing) There is ..an identified need to identify and release appropriate parcels of land from the Green Belt at the settlement of Poynton The Council should proactively and constructively make lateral connections between emerging infrastructure and the prospective newly formed development opportunities that will be shaped in this context -once the Poynton Relief Road is delivered land to the west of Poynton will no longer fulfil the purposes of a Green Belt designation. Once the road is delivered the site is considered to be sustainably located. The site is free from constraints and deliverable, making a significant contribution to housing supply for the Borough The area of land is also covered by the following representations: Mr Michael Kingsley (ID: 586279) , Estate Of Marques Kingsley Dec'd SUB 2553. The issues are picked up in the Persimmon representation.</p>



<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is however considered dependent on the implementation of the Poynton Bypass.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>As above, likely to be a medium/long term site consideration depending on the timing of the road proposals. The agent has acknowledged this in his representation.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>Access is currently poor, however the new road proposals should give opportunities for much improved access</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>Taken from the Sustainability Appraisal (which covered all of NPS63):</p> <p>This site was judged as having <b>overall very positive</b> impacts in terms of delivering sustainable access to jobs, services and facilities; a sustainable, competitive, low carbon economy; and education, training, jobs and employment opportunities.</p> <p>The site received an <b>overall positive</b> rating in terms of its ability to deliver: an appropriate quantity and quality of housing; equality and social inclusion; healthy and active lifestyles; viable rural communities; infrastructure, services and facilities; energy efficiency and use of renewables; vital, viable and diverse town and village centres; and a diverse rural economy.</p> <p>The site's development as anticipated in the Development Strategy was considered likely to have <b>overall negative impacts</b> in terms of the causes and effects of climate change; water management; and impacts on biodiversity and geodiversity.</p> <p>When judged against all other applicable criteria impacts were found likely to be neutral, a balance of positive and negative or unknown and dependent on implementation.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>Part of the open land between Poynton and Stockport, but the character of the site will change when road proposals outlined above go ahead, and this may present new opportunities if a new access can be created. Because of the road works the site would not be available in the short term.</p> <p>If Poynton is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is suitable for further consideration, alongside</p>

	<p>adjacent sites. As the site is being actively promoted the site should be subject to further Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>
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<b>Site Address</b>	<b>Lostock Hall Farm, Poynton</b>
<b>SHLAA Ref/Site Ref number</b>	4380
<b>Site visit date</b>	28/11/2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Sites Justification Paper [SD016] - Site 63 (part thereof) Draft Town Strategy – Site A Mixed Use Development Strategy Site Poynton 1 (Alternative) Local Plan Strategy Submission Version representation site (Omission site) SUB 2821(part thereof)
<b>Site description</b>	Former farm with two dwellings, and numerous outbuildings, all now derelict. Land within the farm complex is very rundown and neglected. There are numerous points of agricultural access into the farm. The farm is well separated from Poynton with the nearest houses some 450m away.
<b>Site capacity</b>	2.69 ha/81 units (SHLAA) . The representation states “over 1,000 new homes” but this is a much larger site, including land in Stockport.
<b>Constraints</b>	Listed Building – Lostock Hall Farmhouse Grade II (although derelict)
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded,</b>	The site lies within the Green Belt as identified on the Proposals Map of the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	Has the appearance of being PDL, but as a farm would be greenfield
<b>Background site history Current apps</b>	58420P Temporary Parking Of 2 Caravans For Two Years Refused 1989 58436P Change Of Use To Equestrian Centre And Improvements To Access Drive Refused 1989  Draft Town Strategy – Site A Mixed Use: In The Draft Poynton Town Strategy Consultation, more than 60% of respondents agreed with the allocation of the site for Mixed Use Development (the most supported site), with a range of comments made with regards to issues on the site and matters that need to be considered.  Development Strategy Site Poynton 1 (Alternative)

	<p>1,000 new homes, new school, retail, leisure and associated facilities</p> <p>The NPS Document (as with all Poynton sites) states that: “there is no need to identify a strategic site for housing in Poynton. The need for housing in this area will be partly met by other nearby development proposals, including the North Cheshire Growth Village. &amp; “Non-strategic sites for allocation in Poynton will be looked at through the Site Allocations and Development Policies document”.</p>
<p><b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b></p>	<p><b>Representation to Local Plan submission version by Bobby Williams</b> on behalf of Persimmon Homes (Representation Ref: 649516) M14.10 &amp; M15.025 (by Mosaic Town Planning) Omission site SUB 2821 (which covers a much larger site area for housing)</p> <p>There is an identified need to identify and release appropriate parcels of land from the Green Belt at the settlement of Poynton</p> <p>The Council should proactively and constructively make lateral connections between emerging infrastructure and the prospective newly formed development opportunities that will be shaped in this context -once the Poynton Relief Road is delivered land to the west of Poynton will no longer fulfil the purposes of a Green Belt designation.</p> <p>Once the road is delivered the site is considered to be sustainably located.</p> <p>The site is free from constraints and deliverable, making a significant contribution to housing supply for the Borough.</p> <p>The representation states “over 1,000 new homes” but this is a much larger site, including land in Stockport. The area of land is also covered by the following representations:</p> <p>Mr Michael Kingsley (ID: 586279) , Estate Of Marques Kingsley Dec'd SUB 2553. The issues are picked up in the Persimmon representation.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is however considered dependent on the implementation of the poynton Bypass which is dependent on the SEMMMS road going ahead.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>As above, likely to be a medium/long term site consideration depending on the timing of the road proposals. The agent has acknowledged this in his representation.</p>

<b>Infrastructure issues (including highways)</b>	Access is currently poor, however the new road proposals should give opportunities for much improved access.
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Taken from the Sustainability Appraisal (which covered all of NPS63):</p> <p>This site was judged as having <b>overall very positive</b> impacts in terms of delivering sustainable access to jobs, services and facilities; a sustainable, competitive, low carbon economy; and education, training, jobs and employment opportunities.</p> <p>The site received an <b>overall positive</b> rating in terms of its ability to deliver: an appropriate quantity and quality of housing; equality and social inclusion; healthy and active lifestyles; viable rural communities; infrastructure, services and facilities; energy efficiency and use of renewables; vital, viable and diverse town and village centres; and a diverse rural economy.</p> <p>The site's development as anticipated in the Development Strategy was considered likely to have <b>overall negative impacts</b> in terms of the causes and effects of climate change; water management; and impacts on biodiversity and geodiversity.</p> <p>When judged against all other applicable criteria impacts were found likely to be neutral, a balance of positive and negative or unknown and dependent on implementation.</p>
<b>Conclusions &amp; recommendations</b>	<p>Part of the open land between Poynton and Stockport, but the character of the site will change when road proposals outlined above go ahead, and this may present new opportunities if a new access can be created. Because of the road works the site would not be available in the short term.</p> <p>If Poynton is required to provide further land for housing in the Local Plan Strategy/Site Allocations and Development Policies Document, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy, alongside adjacent sites.</p> <p>As the site is being actively promoted the site should be subject to further Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>

<b>Site Address</b>	<b>Land at Woodleigh, 77 Chester Road, Poynton.</b>
<b>SHLAA Ref/Site Ref number</b>	4295
<b>Site visit date</b>	22/11/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Sites Justification Paper [SD016] - Site 63 (part thereof) Draft Town Strategy – Site A Mixed Use Development Strategy Site Poynton 1 (Alternative) Local Plan Strategy Submission Version representation site (Omission site) SUB 2821(part thereof)
<b>Site description</b>	House in large grounds on the edge of the settlement. Grounds appear heavily wooded. In a low lying area adjacent to railway line and woodland to rear. The site is well related to Poynton and has a good road frontage onto Chester Road. The railway station is immediately across the road.
<b>Site area and dwelling capacity</b>	2.06 ha/ 62 units (SHLAA) Considered as part of the larger rep site
<b>Constraints</b>	Ecological issues associated its designation as a Local Wildlife Site presumably due to the wooded nature of the site and woodland to rear. May restrict building density. Noise from railway line may be a factor. Flood Risk (Part Zones 2 and 3) TPO group order to East and Southern boundaries
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Green Belt as identified on the Proposals Map of the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	No
<b>Background site history Current apps</b>	No relevant planning history  Draft Town Strategy – Site A Mixed Use: In The Draft Poynton Town Strategy Consultation, >60% of respondents agreed with the allocation of the site for Mixed Use Development (the most supported site), with a range of comments made with regards to issues on the site and matters that need to be considered.

	<p>Development Strategy Site Poynton 1 (Alternative) 1,000 new homes, new school, retail, leisure and associated facilities</p> <p>The NPS Document (as with all Poynton sites) states that: “there is no need to identify a strategic site for housing in Poynton. The need for housing in this area will be partly met by other nearby development proposals, including the North Cheshire Growth Village. &amp; “Non-strategic sites for allocation in Poynton will be looked at through the Site Allocations and Development Policies document”.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised</b></p>	<p><b>Representation to Local Plan submission version</b> on behalf of Persimmon Homes (Representation Ref: 649516) M14.10 &amp; M15.025 (by Mosaic Town Planning) Omission site SUB 2821 (which covers a much larger site).</p> <p>on behalf of Persimmon Homes (although master-plan does not indicate development on this parcel of land, with it being used for open space)</p> <p>In summary the development will support the construction of the Poynton Relief Road which, in turn will give the principal means of access. It will act as a sustainable and managed extension to the West of Poynton which can be linked to existing facilities and services, particularly the Railway Station.</p> <p>There is an unrivalled potential to meet local housing needs and to create a development which interacts with strong physical features. It will be a development that respects the particular environmental setting of this location.</p> <p>The Poynton Relief Road will provide a well – defined edge to the development and to the built up area of Poynton. It will give the degree of separation that is needed between Poynton and Woodford.</p> <p>The area of land is also covered by the following representations: Mr Michael Kingsley (ID: 586279) , Estate Of Marques Kingsley Dec'd SUB 2553. The issues are picked up in the Persimmon representation.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable</p> <p>The site is in an attractive area of the town and as such it is anticipated housing would be viable</p>

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered a reasonable site, but is being promoted as part of a much larger site, and in the master-plan this area is not shown as being developed, being retained as open space and forming a link from sites to the south to Poynton town centre.
<b>Infrastructure issues (including highways)</b>	There is restricted access to this site; further information would be required in this regard.
<b>HRA considerations</b>	
<b>SA considerations</b>	Bus route and post box on Chester Road. Train Station opposite site. The site is some 1.3 km from the town centre.
<b>Conclusions &amp; recommendations</b>	The site is well related to Poynton, but has a number of constraints that could limit any development potential. It is considered that it could have potential for development for informal leisure, within a wider scheme, alongside sites to the south as indicated in the agent's master-plan, possibly providing an important link to the train station and shops and services in the town. If Poynton is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site is suitable for further consideration, alongside adjacent sites.



<b>Site Address</b>	<b>Woodford Aerodrome, Poynton</b>
<b>SHLAA Ref/Site Ref number</b>	4378
<b>Site visit date</b>	22/11/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Sites Justification Paper [SD016] - Site 63 (part thereof) Draft Town Strategy – Site A Mixed Use Development Strategy Site Poynton 1 (Alternative) Local Plan Strategy Submission Version representation site (Omission site) SUB 2433
<b>Site description</b>	The site forms part of the runway for the former Woodford Aerodrome and grassed hinterlands It is a very flat open site with a few trees to boundaries There is some built development and access tracks to south. There is limited access from the industrial estate to the east. A footpath passes the North Eastern boundary
<b>Site area and dwelling capacity</b>	60.45 ha/1814 units based on 30dph(Estimated at 540 units Maximum inside the western most road line)
<b>Constraints</b>	The site is effectively cut in half by the proposed Poynton Eastern Bypass, and depending on the route chosen, it will significantly reduce the developable area. Flood zones 2 and 3 on the north eastern boundary.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded,</b>	The site lies within the Green Belt as identified on the Proposals Map of the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	At least in part – former airport runway
<b>Background site history Current apps</b>	01/1640P Construction Of New Access Road (To Serve Associated Development Within Stockport Borough), Security Lodge And Landscaping A 2004 13/4458M Partial removal of the runway, regarding works, footpath and cycle links, the naturalisation of the culverted watercourse through the site and restoration and landscaping works Approved 2014  Draft Town Strategy – Site A Mixed Use: In The Draft Poynton Town Strategy Consultation, >60% of respondents agreed with the allocation of the site for Mixed Use Development (the most supported site), with

	<p>a range of comments made with regards to issues on the site and matters that need to be considered.</p> <p>Development Strategy Site Poynton 1 (Alternative) 1,000 new homes, new school, retail, leisure and associated facilities</p> <p>The NPS Document (as with all Poynton sites) states that: “there is no need to identify a strategic site for housing in Poynton. The need for housing in this area will be partly met by other nearby development proposals, including the North Cheshire Growth Village. &amp; “Non-strategic sites for allocation in Poynton will be looked at through the Site Allocations and Development Policies document”.</p>
<p><b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b></p>	<p><b>Representation to Local Plan submission version by Nathaniel Lichfield &amp; Partners on behalf of Harrow Estates (ID 670078) M14.10.006 &amp; M15.026 Omission site SUB 2433 for residential or mixed use development.</b></p> <p>The CELPS fails to meet tests of soundness in respect to not allocating land to the west of the relief road that could contribute to its funding and promote sustainable development in line with the NPPF.</p> <p>The development of this site will help meet the objectives of the NPPF but the overall allocation for the town should be increased for a settlement of this size/function. It is considered a green Belt review would support the release of the land, Following a critique of other site in Poynton, it is considered this site is the “most suitable”.</p> <p>The site is considered to be deliverable and sustainable, and justifiable to be allocated.</p> <p>A review of alternative sites in Poynton is included in the submission.</p> <p>Only very minimal site specific information was submitted and no layout/master – plan or supporting reports.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is in an attractive location which would be popular with both developers and occupiers.</p> <p>The site is however considered dependent on the implementation of the poynton Bypass which is dependent on the SEMMMS road going ahead.</p> <p>The representation states the site is deliverable.</p>

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The representation states that the site is available now and that development could take place in the first 5 years of the plan period. It is important to highlight however that this is dependent on the timing of the road scheme which is required to provide access.
<b>Infrastructure issues (including highways)</b>	Access is currently poor and considered inadequate for any significant level of development. However the new road proposals should give opportunities for much improved access.
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Taken from the Sustainability Appraisal (which covered all of NPS63):</p> <p>This site was judged as having <b>overall very positive</b> impacts in terms of delivering sustainable access to jobs, services and facilities; a sustainable, competitive, low carbon economy; and education, training, jobs and employment opportunities.</p> <p>The site received an <b>overall positive</b> rating in terms of its ability to deliver: an appropriate quantity and quality of housing; equality and social inclusion; healthy and active lifestyles; viable rural communities; infrastructure, services and facilities; energy efficiency and use of renewables; vital, viable and diverse town and village centres; and a diverse rural economy.</p> <p>The site's development as anticipated in the Development Strategy was considered likely to have <b>overall negative impacts</b> in terms of the causes and effects of climate change; water management; and impacts on biodiversity and geodiversity.</p> <p>When judged against all other applicable criteria impacts were found likely to be neutral, a balance of positive and negative or unknown and dependent on implementation.</p>
<b>Conclusions &amp; recommendations</b>	<p>Part of the open land between Poynton and Stockport, but the character of the site may change when road proposals outlined above go ahead, and this may present new opportunities if a new access can be created. Because of the road works the site would not be available until they are completed.</p> <p>If Poynton is required to provide further land for housing or employment in the Local Plan Strategy, it is considered that this site is suitable for further consideration for inclusion in the Local Plan Strategy, alongside adjacent sites.</p> <p>As the site is being actively promoted the site should be subject to further Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>

<b>Site Address</b>	<b>Land west of London Road, Hope Green, Poynton.</b>
<b>SHLAA Ref/Site Ref number</b>	4248
<b>Site visit date</b>	22/11/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Sites Justification Paper [SD016] - Site 63 (very small part thereof) Draft Town Strategy – Site A Mixed Use (small part of)
<b>Site description</b>	Agricultural land, golf centre and area of woodland – large area. Scattered buildings. Frontage to London Road Ponds and limited no. of trees/hedges
<b>Site area and dwelling capacity</b>	67.86 ha/2036 units (Estimated at 210 units Maximum inside the western most line of the proposed Poynton Relief road.
<b>Constraints</b>	The site is split into 2 by the proposed Poynton Relief Road, and depending on the route chosen, it will significantly reduce the developable area on the Poynton side of the road Possible ecological implications from the numerous ponds, trees and hedges
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded,</b>	The site lies within the Green Belt as identified on the Proposals Map of the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	Small areas of built form, including the golf club house would be PDL but most would be green field
<b>Background site history Current apps</b>	The site has a planning history relating to golf or agricultural developments.  Draft Town Strategy – Site A Mixed Use (small part of): In The Draft Poynton Town Strategy Consultation, >60% of respondents agreed with the allocation of the site for Mixed Use Development (the most supported site), with a range of comments made with regards to issues on the site and matters that need to be considered  The NPS Document (as with all Poynton sites) states that: “there is no need to identify a strategic site for housing in Poynton. The need for housing in this area will be partly met by other nearby development proposals, including the North Cheshire Growth Village. & “Non-strategic sites for allocation in Poynton will be looked at through the Site Allocations and Development Policies document”.

<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>No</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. The site is in an attractive location which would be popular with both developers and occupiers. The site is however considered dependent on the implementation of the Poynton Relief Road which is dependent on the SEMMMS road going ahead.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>This site is not being actively promoted within the Local Plan process and does not therefore appear to be available for development.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>Highway access possible off London Road, but any development would be constrained by the proposed Poynton Relief Road which is likely to inform any access points</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>Taken from the Sustainability Appraisal (which covered all of NPS63): <b>NORTHERN PART OF SITE</b> This site was judged as having <b>overall very positive</b> impacts in terms of delivering sustainable access to jobs, services and facilities; a sustainable, competitive, low carbon economy; and education, training, jobs and employment opportunities. The site received an <b>overall positive</b> rating in terms of its ability to deliver: an appropriate quantity and quality of housing; equality and social inclusion; healthy and active lifestyles; viable rural communities; infrastructure, services and facilities; energy efficiency and use of renewables; vital, viable and diverse town and village centres; and a diverse rural economy. The site's development as anticipated in the Development Strategy was considered likely to have <b>overall negative impacts</b> in terms of the causes and effects of climate change; water management; and impacts on biodiversity and geodiversity. When judged against all other applicable criteria impacts were found likely to be neutral, a balance of positive and negative or unknown and dependent on implementation.</p>

**Conclusions & recommendations**

The site is somewhat detached from the settlement. Part of the open land between Poynton and Stockport, but the character of the site may change when road proposals outlined above go ahead, and this may present new opportunities if a new access can be created. Because of the road works the site would not be available in the short term.

In addition to housing, there is potential for industrial commercial uses on the edge of the Adlington Industrial Estate. At this time this is not being promoted.

If Poynton is required to provide further land for housing in the Local Plan Strategy, it is not considered that this site is suitable for further consideration, as it is not being actively promoted and therefore is not available. As the site is not being actively promoted the site should not be subject to further Sustainability Appraisal at this stage.

# **CHESHIRE LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL' OF THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **SANDBACH**

### **1. Introduction**

Sandbach is classified as a Key Service Centre in the Local Plan Strategy Submission Version (March 2014) formerly within Congleton Borough, prior to the establishment of Cheshire East. The 2013 mid-year population estimate for the town is 18,200.

Sandbach is located within the central area of Cheshire East, with close links to towns such as Crewe, Middlewich, Congleton and Alsager. Sandbach is one of the larger settlements within Cheshire East. Sandbach lies on the A533 and is located approximately 5km north east of Crewe and about 9km west of Congleton and is located less than 1km from junction 17 of the M6. The M6 provides good accessibility for travellers to the north or south of the country and Manchester Airport. Sandbach Railway Station located to the west of the town provides access to Crewe, Manchester Piccadilly and Manchester Airport. The town is relatively well served by bus services, with routes providing access to destinations including Congleton, Crewe, Macclesfield, Northwich and Winsford.

The town boundary is influenced by the surrounding physical landscape features including the Trent and Mersey Canal, tributaries of the River Wheelock, Junction 17 of the M6 motorway and the main Manchester to Crewe railway line.

Sandbach is a market town with a vibrant town centre, its origins date back to Saxon times and is renowned for its weekly Thursday market, its characterful cobbled market square and the ancient Saxon crosses. The town has grown over the years to encompass the previously separate villages of Elworth and Wheelock and the hamlets of Ettiley Heath and Sandbach Heath. The town contains a number of areas and features of historical and architectural value as well as encompassing several areas of local environmental importance. The advent of the railway in the nineteenth century which soon followed the canal development facilitated the establishment of industry in Sandbach, on a greater scale than had previously been possible. Sandbach remained a country town as a centre for trade for the surrounding rural population. There were a number of silk, corn and salt mills in Sandbach in the 19th Century. The 20th century saw the age of heavy vehicle manufacturing. The town grew around truck manufacturing industries, but since closure in 2002 there have been significant changes in its employment base with considerable losses of manufacturing jobs.

Over recent years the town has been under immense pressure from housing developers with an unprecedented number of planning decisions, typically granted on appeal on greenfield sites within Sandbach's Open Countryside.

## **2. Key Policy Issues/Constraints**

The current Local Plan for Sandbach is the Congleton Borough Local Plan First Review (adopted January 2005). This shows the town with its own settlement boundary, outside which lies Open Countryside, as defined on the Proposals Map of the Congleton Borough Local Plan First Review.

Sandbach Conservation Area consists of one major historical delineation plus three later additions. The major area takes in Hightown to the bottom of High Street at the Bridge. This area is the town centre plus Well Bank to Dingle Lane/Dingle Farm. The first of the three additions is the area west of Hawk Street to the rear of the Crown Inn. The second and third additions include Bold Street, Welles Street and Green Street, west of Bradwall Road, to include Wesley Avenue to Chapel Street.

The Conservation Area is very rich in individual heritage assets ranging from Grade I to Grade II, including The Old Hall Grade I Listed Buildings, the Sandbach Crosses (also a Scheduled Monument). Other examples include Grade II\* listed St Mary's Church and the Black Bear Pub.

Sandbach Town Strategy [BE086] was agreed by Sandbach Town Council, subject to changes to the infrastructure priorities, at its meeting held on 21st August 2012, with the exception of section 6 Development Options. The Town Council said:

*'There are so many imponderables; the Council is unable to validate the development options at this stage. The Council has taken into account the number of houses currently having planning permission, being determined or subject to on-going appeals and considers further robust evidence is required to demonstrate a need for any additional housing allocation, subject to an over-riding maximum of 500 additional houses to be added to the existing commitment.'*

The Neighbourhood Development Plan (Draft) for Sandbach is at an advanced stage of production with the draft Plan out to Statutory Consultation under regulation 14 of the Neighbourhood Plan (General) Regulations 2012 with effect from Tuesday 17<sup>th</sup> March 2015 until 1<sup>st</sup> May 2015.

## **3. Development Potential**

The net completions for Sandbach between 01/04/10 and 31/12/14 are 497 dwellings.

The total number of commitments at 31/12/14 is 2,347 dwellings split 65% greenfield; 25% brownfield and 10% mixed.



As a Key Service Centre, the Local Plan Strategy identifies Sandbach as providing sites for 2,200 dwellings over the Plan period. Committed Strategic Sites are identified in the Local Plan Strategy at Land adjacent to J17 of the M6, south east of Congleton Road (CS24) This is a large site presenting the opportunity to deliver a mixed use development of predominately employment land to the north and up to 200 dwellings to the south with the incorporation and retention of green infrastructure. This site has planning approval for 250 dwellings (12/3948C) Land bounded by Old Mill Road and M6 Northbound Slip Road and to the south 50 dwellings (12/4874C) Land off Hawthorne Drive. The majority of the site lies inside the settlement zone line for Sandbach and is included in the housing commitment figures above.

There have been a significant number of greenfield sites gaining planning permission on appeal. These include Phase 1 Abbeyfields, Middlewich Road, (278), Land north of Congleton Road (159), Land south of Hind Heath Road (269), and Old Mill Road/Hounding's Lane (200). The remaining committed sites encompass a variety of sized sites.

#### 4. Key Findings

	Size (Ha)	Greenfield	Brownfield
With potential	3.69	54	102
Without potential	8.72	47	233

The study considered the development potential of sites within the settlement which could accommodate 10 or more dwellings at a density of 30 dwellings per hectare.

Of the 17 sites assessed 15 were from the SHLAA and 2 were added following a desk based assessment and site visits. Of these 17 sites, 8 are considered to be capable of accommodating 156 dwellings based on 30 dwellings per hectare within the Plan period. The remaining 9 sites (potential for 280 dwellings) are not currently considered to be suitable and are not likely to come forward in the plan period.

Details are shown on the site proformas and summary spreadsheets for Sandbach.

The 'Cheshire East Local Plan Strategy Urban Potential Study April 2015 Sandbach' map shows all the sites considered for the Urban Potential Study in Sandbach. The 'Sandbach Town Strategy Sites' map has been included for reference.

#### 5. Viability and Deliverability

According to the Draft Core Strategy CIL and Viability Assessment [BE042] Sandbach is located within an area of the Borough where residential development is considered to be viable. Sandbach is considered a popular and desirable place to live in the borough with good public transport and road links and is clearly attractive to developers.

## 6. Conclusion

The summary figures for Sandbach are:

- The total number of commitments as a 31/12/2014 is 2,347 dwellings
- The split is greenfield 65%, brownfield 25% and mixed 10%.
- The total number of sites that have potential for development of housing is 8 sites giving a potential for 156 dwellings (54 greenfield and 102 brownfield).

Of the 8 potential sites 2 have already received planning permission subject to the signing of a S106 agreement whilst the study has taken place, they are:

- Site shown as *Sandbach 2* - Former Magistrates Court, Middlewich Road - 15 supported living apartments (C3) on a brownfield site.
- SHLAA ref 3760 - Former Charles Church offices, Middlewich Rd – 39 retirement living accommodation (C2) on a brownfield site.

Sandbach is a popular place to live and is clearly attractive to developers.

CHESHIRE EAST LOCAL PLAN STRATEGY: SANDBACH ASSESSMENT OF URBAN POTENTIAL SITES: SUMMARY OF SITES WITH POTENTIAL FOR DEVELOPMENT DURING THE PLAN PERIOD						
Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Former Texaco Garage/Star Garage, and no. 13, Congleton Road, Sandbach	part 2355	Former haulage depot/petrol filling station. Front part of site currently in use as a hand car wash facility	0.46	0	14	The site is operating as a car wash in a temporary building. The site has potential to come forward within the plan period, if the car wash use ceases and an appropriate residential density scheme is submitted. Previous applications sought high density schemes which were refused.
Wilkinson House, Marion Lodge & Barn, London Road, Sandbach	Sandbach 1	Former Residential Care Home & Outbuildings (site vacant)	0.37	0	11	Site for sale and no known constraints to prevent redevelopment/conversion to residential use in the plan period.
Former Magistrates Court, Middlewich Road, Sandbach	Sandbach 2	Former Magistrates Court & domestic garage to rear (site vacant)	0.13	0	15	A resolution to grant residential planning approval for Supported Living Apartments (Use Class C3) was made subject to conditions on 30th March 2015. The resolution to grant planning approval post dates the production of the list of housing commitments as at 31 December 2014. It is therefore included in this study.
43 Colley Lane & 113 The Hill, Sandbach	2597	Detached bungalow and a Grade II Listed two storey house with linked coach house	0.38	12	0	The site could come forward in the future, subject to an acceptable design.
Offley House, No. 55, Congleton Road, Sandbach	2588	Two storey residential property located within substantial grounds to the north of Sandbach Town Centre	1.14	30	5	The site is in a sustainable location and doesn't have any major constraints. It is considered it could come forward in the plan period. Any future scheme will need to consider protection and retention of the trees within the site which are subject to Tree Preservation Orders.
Belmont House, 10 Cookesmere Lane, Sandbach	2572	Two storey residential property located within substantial grounds to the west of Sandbach Town Centre	0.42	12	1	The site is located in a popular area of Sandbach within a sustainable location. It is considered that the site could come forward in the future for residential development, subject to an acceptable design which has consideration for the protection and retention of the tree subject to a Tree Preservation Order located within the site.
Former Charles Church offices, Middlewich Rd, Sandbach	3760	Two no. two storey vacant office buildings	0.26	0	39	A resolution to grant residential planning approval for Category II Retirement Living Accommodation was made subject to the signing of a S106 agreement and other conditions on 25 February 2015. The resolution to grant planning approval post dates the production of the list of housing commitments as at 31 December 2014. It is therefore included in this study.
Site of the Former Elworth Wire Mills, Station Road, Sandbach	323	Cleared site formerly Elworth Wire Mills located opposite Sandbach Railway Station	0.53	0	17	The site was previously included in the housing commitments for 30 dwellings under reference 12/3415C. The new approval reference 14/5254C for 47 dwellings post dates the production of the list of housing commitments as at 31 <sup>st</sup> December 2014. The increased site capacity of 17 dwellings is therefore included in this study.
<b>TOTALS</b>			<b>3.69</b>	<b>54</b>	<b>102</b>	

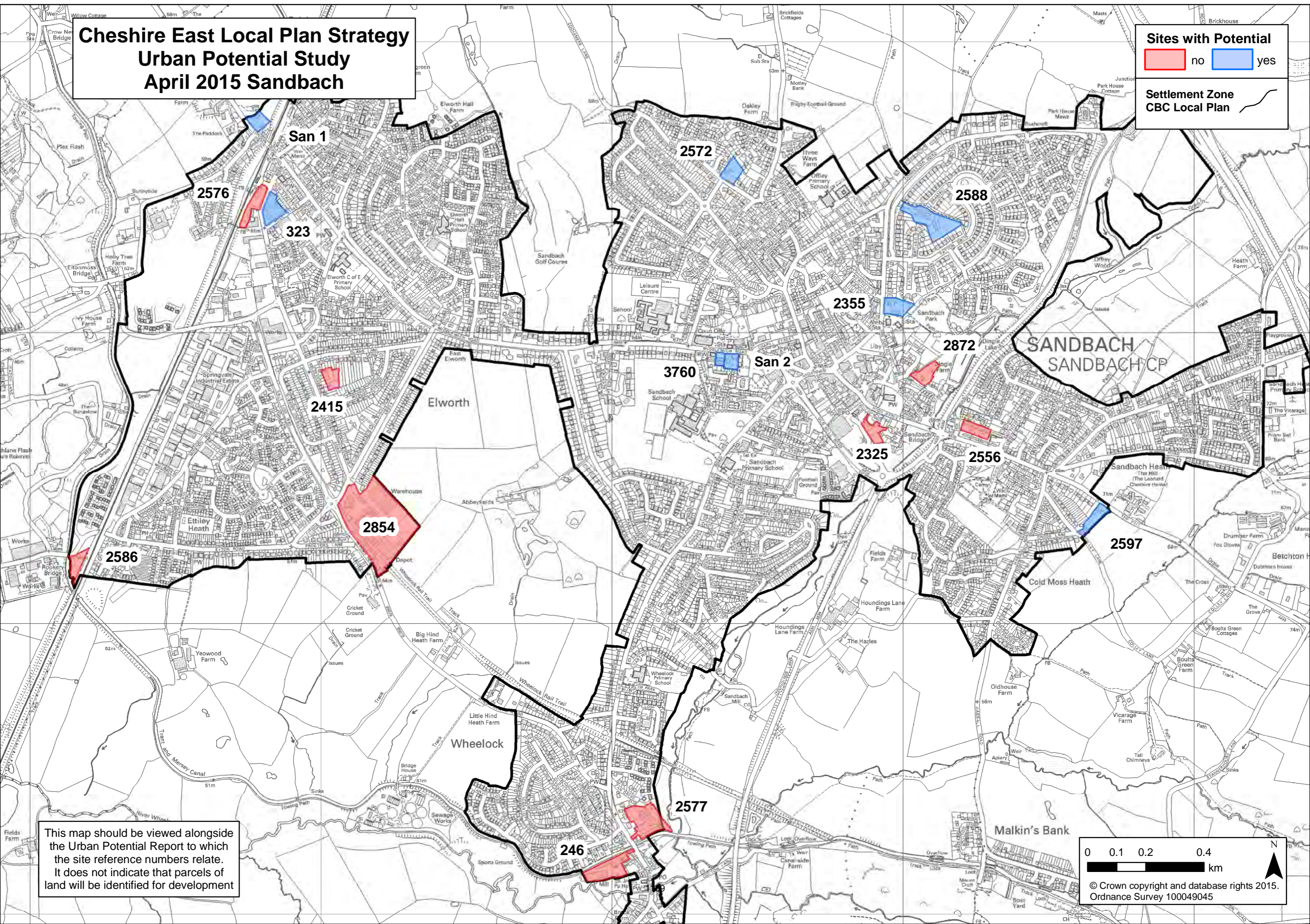
**CHESHIRE EAST LOCAL PLAN STRATEGY: SANDBACH; ASSESSMENT OF URBAN POTENTIAL SITES; SUMMARY OF SITES NOT CONSIDERED TO HAVE THE POTENTIAL AT THE DATE OF THE STUDY**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land off Brookhouse Road, including property known as The Croft, Sandbach	2325	The site is located in a sustainable location within Sandbach Town Centre, within easy walking distance of local services and facilities. The site is opposite the Waitrose Supermarket. The site appears overgrown.	0.41	13	0	Site has potential for redevelopment. However it has been screened out owing to its existing allocation for retail use in the Congleton Local Plan.
Land to the rear of No's 50 to 62, Elworth Road and land to rear of No.'s 31 to 39 Deans Lane, Sandbach	2415	Parcels of predominantly garden/vacant land to the rear of residential properties within an established residential area. This is a sustainable site within easy walking distance of the Co-op convenience store, two primary schools, bus routes and the railway station.	0.35	11	0	This is a sustainable site which has the potential to come forward for residential development in the future. The site is likely to be in multiple ownerships and there is no evidence to suggest that the owners wish to dispose of the land for residential development at this time. The site is therefore screened out for the purpose of this study.
Lodge Rd Employment Area, Hind Heath, Ettiley Heath, Sandbach	2854	Lodge Road Employment Area	4.96	0	149	The site is currently in use as an employment site and is not considered to be available. There is no evidence to suggest that the owners are actively looking to redevelop the site for housing. The site is therefore screened out for the purpose of this study.
Land to the Rear of Almshouses, The Hill, Sandbach	2556	Area of land located to the rear of the Almshouses	0.35	11	0	Site is currently in use as allotments, garden and parking and is therefore screened out for the purposes of this study.
Dingle Farm, Dingle Lane, Sandbach	2872	Vacant Farmhouse, buildings and curtilage	0.38	6	6	Considerable changes to a scheme for this site would be needed following Inspector's dismissal of four appeals. It is uncertain if an acceptable scheme for 10+ homes could be achieved; the site is therefore not considered to have potential during the Plan period.
Wheelock Corn Mill, (H J Lea Oakes) Crewe Road, Wheelock	246	Mill Buildings to frontage in use as HJ Lea Oakes Pet Food Superstore with adjacent building used for Pet Grooming. Car parking area for customers at frontage.	0.84	0	40	Site currently in use as food pet store and warehousing/distribution; no evidence to show that owners are actively looking to redevelop site for housing. The site is therefore screened out for the purpose of this study.
Land to south of Rookery Bridge, Hall Lane, Sandbach	2586	Hard cored site with short access on bend immediately before road bridge over canal. Site bounded by railway line and canal. Site contains a telecommunications monopole and two electricity sub stations. Overhead power lines of railway immediately adjacent site. Trees and shrubs to eastern edge of site. In wider area industrial uses to the west, and residential to the east and north.	0.36	0	11	The site contains a number of utility uses for telecommunications and electricity as well as site access to the adjacent railway line and overhead cabling. Access to the site is constrained by its location on the bend of the road with poor visibility onto Rookery Bridge. It is considered unlikely that the development of 10+ houses would be possible on this site. The site is therefore screened out of this study.
Zan Industrial Park, Crewe Road, Sandbach	2577	Employment site	1.07	6	27	Industrial Park in active use and is screened out for the purposes of this study
Former British Rail Depot Site, Station Road, Sandbach	2576	Pay and display car park formerly used for container storage adjacent railway station	0	0	0	Site has been redeveloped and is being used as a pay and display car park associated with Sandbach Railway Station. Site is in active use and no longer available for development.
<b>TOTALS</b>			<b>8.72</b>	<b>47</b>	<b>233</b>	

**Cheshire East Local Plan Strategy  
Urban Potential Study  
April 2015 Sandbach**

**Sites with Potential**  
 no  yes

**Settlement Zone**  
**CBC Local Plan**



This map should be viewed alongside the Urban Potential Report to which the site reference numbers relate. It does not indicate that parcels of land will be identified for development

0 0.1 0.2 0.4 km

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## Cheshire East Local Plan Strategy: Urban Potential Study of the Principal Towns; Key Service Centres and Local Service Centres: Site Assessment Proforma

### Sandbach

<b>Site Address</b>	<b>Former Texaco Garage/Star Garage, and no. 13, Congleton Road, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	Part of SHLAA 2355 – SHLAA (did not previously include house @ no. 13 which is now boarded up, creating a potentially larger site, although it is not known if both pieces of land are in the same ownership).
<b>Site visit date</b>	8.1.15
<b>Site description</b>	<p>The site was formerly a Haulage Depot and Petrol Station it is currently in use as a hand car wash which is operating from a building that has the appearance of being of a temporary nature.</p> <p>To the rear of the site there is a large nissen hut and a small brick building and piles of builder's rubble. Detached house no. 13, Congleton Road included in previous refused application (see below) has recently been boarded up. To the north of the site are Johnson's Dry Cleaners and residential properties. To the east is Sandbach Park, to the south the Fire Station and Ambulance Station. To the west of the site are a mix of uses including residential, an empty office building and retail use.</p> <p>The site is situated on the edge of the town centre, in a sustainable location within walking distance of a range of local services and facilities in the centre of Sandbach.</p>
<b>Site area and dwelling capacity</b>	0.46 ha (14 dwellings (based on SHLAA methodology of 30 dwellings per hectare) 14 dwellings on brownfield land.
<b>Constraints</b>	Owing to its previous use, the site is likely to be contaminated and may still contain underground fuel storage tanks.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Town Centre boundary which is located within Sandbach Settlement Zone Line, as defined on the Proposals Map of the Congleton Borough Local Plan First Review 2005.
<b>Previously developed land? (PDL)</b>	Yes, Brownfield. 14 dwellings.

<p><b>Background site history &amp; Current apps</b></p>	<p>14/1747C prior approval of change of use from derelict petrol station to hand car wash. Decision - invalid application 2/6/2014. Full planning permission required.</p> <p>09/3639C Demolition Of All Existing Buildings and the Erection Of 53 No. Retirement Apartments With Associated Access, Car Parking And Landscaping. Refused 28/01/2010.</p> <p>08/0219/FUL Demolition of all existing buildings on site &amp; erection of 54 no. retirement apartments with associated access, car parking &amp; landscaping. Refused 04/11/2008.</p> <p>Sandbach Town Strategy (August 2012, page 17) [BE086]. At the Town Strategy stage the site was part of larger Site A – Town Centre Development Opportunity Area. This includes:-</p> <ul style="list-style-type: none"> <li>• a replacement car park,</li> <li>• new library</li> <li>• an enhanced entrance to Sandbach Park</li> <li>• feasibility work is needed to be undertaken regarding the possibility of the redevelopment of this area. The area is in multiple ownership, therefore there could be a need for a comprehensive approach to the development of the area and an investigation of the viability of any development proposals that may come forward.</li> </ul> <p>Sandbach Town Strategy Summary Report of Consultation Findings, page 36 and 37 [BE120] report that 74% agreed; 26% disagreed with Site A – Town Centre Development Area.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised</b></p>	<p>None.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment (BEO42) Sandbach is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is located adjacent to a mix of uses including existing residential development within the town of Sandbach which is a popular place to live and is the subject of developer interest on a large number of sites.</p> <p>The Sandbach Town Strategy acknowledges that the site is in multiple ownership and will require a comprehensive approach to development and an investigation of the</p>

	viability of development proposals that may come forward.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is currently occupied by a temporary use and has been the subject of planning applications for retirement apartments (as detailed above) which indicates that there is a clear intention to bring the site forward for development.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is located within a sustainable location within easy walking distance of a range of services and facilities including the bus station.
<b>Conclusions &amp; recommendations</b>	<p>The site is currently in use as a hand car wash. The site has been cleared of the former garage buildings to the front of the site, however it is unknown if underground storage tanks are in situ. A brick building and nissen hut to the rear of the site remain along with a boarded up house. The site forms part of the wider Site A 'Town Centre related development area' which includes a replacement car park, new library and an enhanced entrance to Sandbach Park. Feasibility work is needed to be undertaken regarding the possibility of the redevelopment of this area. The area is in multiple ownership, therefore there could be a need for a comprehensive approach to the development of the area and an investigation of the viability of any development proposals that may come forward (Quoted from the Sandbach Town Strategy – August 2012).</p> <p>The site is currently partly occupied by a temporary use and has been the subject of planning applications for retirement apartments (as detailed above) which indicates that there is a clear intention to bring the site forward for development.</p> <p>It is therefore considered that the site has potential to come forward within the plan period, if the car wash use ceases and an appropriate residential density scheme is submitted. Previous applications sought high density schemes which were refused.</p>



<b>Site Address</b>	<b>Wilkinson House, Marion Lodge &amp; Barn, London Road, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	San 1
<b>Site visit date</b>	8/1/15
<b>Site description</b>	A vacant double fronted two storey residential property (previously in use as a residential care home), accessed from its own driveway off London Road. The property is well screened from the road with mature trees and hedging. The site includes the two storey vacant Marion Lodge/stable building and barn. The site is flat with mature trees and shrubbery within the site providing good screening. The site is directly north west of Sandbach Railway Station and is within walking distance of two primary schools. Adjacent the site is Elworth Cricket Club and residential housing. The Grade II Listed Fox Inn Public house is located nearby. Greenfield land to the rear of the site does not form part of the site area.
<b>Site area and dwelling capacity</b>	0.37 ha 11 dwellings. The buildings could be capable of conversion. However the site capacity is calculated using the SHLAA density of 30 dwellings per hectare and follows the methodology for the study. It is assumed that the existing buildings on site will be demolished. 11 dwellings on brownfield land.
<b>Constraints</b>	None known.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Congleton Local Plan First Review 2005: Saved Policy PS4 Towns – site is located within Sandbach Settlement Zone. The policy aims to ensure that development is concentrated within or adjoining the existing built up areas of the major settlements of the Borough defined on the proposals maps by the settlement zone line.
<b>Previously developed land? (PDL)</b>	Yes, Brownfield – 11 dwellings.
<b>Background site history &amp; Current apps</b>	12/2244C – Renovation of 3 Existing Buildings- Wilkinson House, Lodge House and The Barn. Change of use from C2 to D1 Including the Addition of One New Window to the Rear of Wilkinson House, the Removal of Two Chimneys to Wilkinson House and one New Roller Shutter Door to The Barn. Proposed New MUGA (Multiple Use Games Area). Pitch to the North East of Wilkinson House and a New Gate and Fencing to the Front of the Property Along London Road. Application withdrawn.  05/0780/FUL - Proposed car parking and lighting, ramp to stables entrance - Marion Lodge/Stables - approved with

	<p>conditions 08 Nov 2005.</p> <p>0386/3 – Erection of house for Superintendent of Children’s Home. Approved with conditions 21 Oct 1974.</p>
<b>Reps received Matter Statement No.’s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>It is considered that the site is viable and deliverable as it is being marketed by Hallam’s in association with Cheshire East Council (Landowner) and is available for redevelopment.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BEO42] Sandbach is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is located adjacent to a mix of uses including existing residential development, within the town of Sandbach, which is a popular place to live and is the subject of developer interest on a large number of sites.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes the site is currently being marketed (as shown above).
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is located within a sustainable location within walking distance of Sandbach Railway Station, two primary schools, a pub, a children’s play area and limited local facilities.
<b>Conclusions &amp; recommendations</b>	As this site is currently marketed for sale, does not have any known constraints and is in a sustainable location, it has the potential to come forward within the plan period for residential development.

<b>Site Address</b>	<b>Former Magistrates Court, Middlewich Road, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	San 2
<b>Site visit date</b>	7.1.15
<b>Site description</b>	The site is located within Sandbach Town Centre on the Middlewich Road in a sustainable location within easy walking distance of the services and facilities in the town centre. The site is close to a supermarket, a pharmacy, health care facilities, a church and restaurant. Cheshire East Council Headquarters is opposite the site. The site includes the vacant Magistrates Court building, a car parking area to the frontage and garages to the rear. Adjacent the sites' eastern boundary is the vacant Charles Church Office buildings (which has planning permission for Category II residential use subject to a S106 agreement – which is not yet implemented). To the west of the site is St Winfred's Church. To the rear of the site is residential housing at Sunnymill Drive. An existing GVA Grimley sign is in situ marketing the site as office accommodation.
<b>Site area and dwelling capacity</b>	0.13 Ha – 15 dwellings. 15 dwellings on brownfield land  The site capacity is based on the latest planning application submitted for the site for residential use and assumes that the site is cleared of all existing buildings.
<b>Constraints</b>	None known.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Sandbach Town Centre boundary which is located within Sandbach Settlement Zone Line, as defined on the Proposals Map of the Congleton Borough Local Plan First Review 2005.
<b>Previously developed land? (PDL)</b>	Yes, Brownfield. 15 dwellings.
<b>Background site history &amp; Current apps</b>	14/5285C - Demolition of existing building and erection of three storey accommodation comprising 15 supported living apartments (Use Class C3) with associated parking and open space – planning approval with conditions obtained by H B Community Solutions Living Limited on 30 <sup>th</sup> March 2015.  14/2614C - Demolition of existing 2 storey court house and single storey garages and subsequent erection of single storey A1 retail unit Withdrawn 2 October 2014.

	2407/3 – Improvements and alterations to the courts accommodation approved with conditions 09 Oct 1975.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>It is indicated within the submitted planning application that it is viable and deliverable (see above).</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BEO42] Sandbach is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is located adjacent to a mix of uses including existing residential uses within the town of Sandbach which is a popular place to live and is the subject of developer interest on a large number of sites.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is indicated within the submitted planning application that the site is developable, available and achievable.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is located in a sustainable location within easy walking distance of a range of services and facilities as detailed above.
<b>Conclusions &amp; recommendations</b>	A resolution to grant residential planning permission (Use Class 3) with conditions ref 14/5285C was made on 30 March 2015. The planning approval was obtained by HB Community Solutions Living Limited. The approval of planning permission post dates the production of the list of housing commitments as at 31 December 2015. Therefore it is included in this study.

<b>Site Address</b>	<b>43 Colley Lane and 113 The Hill, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	2597
<b>Site visit date</b>	8.1.15
<b>Site description</b>	<p>Located on the edge of Sandbach Settlement Zone, 113 The Hill is a substantial Grade II listed two storey residential property dating circa 1820 with linked Coach House (also Grade II listed). The site is screened to the road frontage by a brick wall with mature trees and hedges behind. Substantial gardens and field to the rear with mature hedgerow along the eastern boundary. Land to the east is open countryside in agricultural use. The Hill Residential Care Home (parts of which are Grade II listed) is located opposite 113 The Hill frontage.</p> <p>No 43 Colley Lane is a detached bungalow to the south situated on the edge of Colley Lane with mature hedge boundaries and residential use adjacent.</p>
<b>Site area and dwelling capacity</b>	<p>0.38 ha  12 dwellings (Source: SHLAA based on methodology of 30 dwellings per hectare).  12 dwellings on greenfield land.</p>
<b>Constraints</b>	Grade II Listed Buildings and the potential impact on the setting of Listed Buildings.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>Congleton Local Plan First Review 2005.  Saved Policy PS4 Towns – The site is located within Sandbach Settlement Zone. The policy aims to ensure that development is concentrated within or adjoining the existing built up areas of the major settlements of the Borough defined on the proposals maps by the settlement zone line.</p>
<b>Previously developed land? (PDL)</b>	No greenfield. 12 dwellings.
<b>Background site history &amp; Current apps</b>	<p>No background history.  Site immediately adjacent to Non Preferred Site no. 27 and adjacent Omission site SUB ref 2462.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BEO42] Sandbach is located within an area of the Borough where residential development is considered to

	be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	SHLAA states that the site is not currently available or achievable.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is located on a bus route in a sustainable location within walking distance of Sandbach Town Centre.
<b>Conclusions &amp; recommendations</b>	Future redevelopment would need to carefully the impact on the setting of Listed Buildings. The site is included in the SHLAA which indicates an intention to develop the site. It is considered that the site could come forward in the future subject to an acceptable design.

<b>Site Address</b>	<b>Offley House, No. 55 Congleton Road, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	2588
<b>Site visit date</b>	27.1.15
<b>Site description</b>	Two storey residential property located within substantial grounds to the north of Sandbach Town Centre. Access is via a long gated driveway. The site contains a number of significant mature trees (some of which are covered by Tree Preservation Orders in groups and individual orders) which together provide considerable screening along the boundaries of the site. The property is located within an existing residential area.
<b>Site area and dwelling capacity</b>	1.14 ha 35 dwellings (Source SHLAA based on methodology of 30 dwellings per hectare) 30 dwellings on greenfield land/5 dwellings on brownfield land.
<b>Constraints</b>	The site is subject to Tree Preservation Orders
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Congleton Local Plan First Review 2005. Saved Policy PS4 Towns – The site is located within Sandbach Settlement Zone. The policy aims to ensure that development is concentrated within or adjoining the existing built up areas of the major settlements of the Borough defined on the proposals maps by the settlement zone line.
<b>Previously developed land? (PDL)</b>	Mixed. 30 dwellings on greenfield land/5 dwellings on brownfield land.
<b>Background site history &amp; Current apps</b>	26691/3 Full planning permission for the conversion to residential home for the elderly. Approved 29/11/1994. 31133/6 Renewal of planning permission 26691/3 approved 26/7/1999. 37670/6 Full planning permission for the conversion to residential home for the elderly. Renewal of planning permission 8/31133/6. Approved 31/8/2004 13/0794/T Works to Trees covered by Tree Preservation Orders – consent with conditions 21/5/2013.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Sandbach is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within</b>	SHLAA states that the site is not currently available, but is a long term prospect.

<b>the Plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	Access off Congleton Road.
<b>HRA considerations</b>	None known.
<b>SA considerations</b>	Site is close to a bus route, near to a children's nursery and within walking distance of a primary school.
<b>Conclusions &amp; recommendations</b>	The property is in residential use. The site is included as a SHLAA site which indicates an intention for redevelopment for housing. It is considered that the site could come forward for residential development within the plan period. Any future scheme will need to consider protection and retention of the trees that are subject to Tree Preservation Orders within the site.



<b>Site Address</b>	<b>Belmont House, 10 Cooksmere Lane, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	2572
<b>Site visit date</b>	7.1.15
<b>Site description</b>	Belmont House is a large two storey residential property with a granny annexe and three bay single storey garage building attached to the side. Vehicular access to the site is via a driveway to the east where a large tree (subject to a Tree Preservation Order) is located. The site contains a large expanse of garden land to the side and rear of the property which is split into three areas containing garden outbuildings. The site is screened on all boundaries with mature trees, hedging and shrubbery. The property is located within an existing residential area.
<b>Site area and dwelling capacity</b>	0.42 ha 13 dwellings (Source SHLAA – based on methodology of 30 dwellings per hectare). 12 dwellings on greenfield land/ 1 dwelling on brownfield land.
<b>Constraints</b>	A tree, the subject of a tree preservation order is located on the frontage of the property.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Congleton Local Plan First Review 2005 Saved Policy PS4 Towns – site is located within Sandbach Settlement Zone. The policy aims to ensure that development is concentrated within or adjoining the existing built up areas of the major settlements of the Borough defined on the proposals maps by the settlement zone line.
<b>Previously developed land? (PDL)</b>	Mixed - 12 dwellings on greenfield land/ 1 dwelling on brownfield land.
<b>Background site history &amp; Current apps</b>	8890/1 Outline application for the conversion of house into residential hotel & construction of single storey dwelling for use in conjunction with existing stables & caravan park – with drawn 28 May 1979 10185/3 Siting of temporary caravan during construction of a new dwelling – permitted development 9 October 1979 22928/3 Single storey granny flat & garage approved 22 January 1991 14699/3 Alterations – approved 25 January 1983 30466/3 Tool shed – approved 19 November 1998. Works to tree (the subject of a Tree Preservation Order) refused consent.
<b>Reps received Matter Statement No.'s &amp; summary of</b>	None.

<b>issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Sandbach is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	SHLAA states that site availability is uncertain/marginal but is developable within the medium term of 6-10 years.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	Site is located on an 'occasional journey' bus route and is within walking distance of a primary school, two convenience stores and a pub.
<b>Conclusions &amp; recommendations</b>	The site is included in the SHLAA which indicates an intention to redevelop the site for housing. It is considered that this site is located in a sustainable location, does not have any constraints that would preclude its development for housing and could come forward for residential development within the plan period.

<b>Site Address</b>	<b>Former Charles Church Offices, Middlewich Road, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	3760
<b>Site visit date</b>	8/1/15
<b>Site description</b>	Two vacant modern two storey office buildings with car parking to the rear with access from Ashfields Way. Site has been vacant since 1/1/2008. A sign has been erected on the site that states it has been acquired by McCarthy and Stone. The site is located within Sandbach Town Centre on the Middlewich Road in a sustainable location within easy walking distance of the town centre. The site is on the opposite side of the road to a supermarket, a pharmacy, health care facilities, a church and restaurant. Cheshire East Council Headquarters and the Police Station are also located opposite the site. Adjacent the site is the vacant former Magistrates Court (which itself is the subject of a planning application for 15 x supported living apartments). A bus stop is located nearby.
<b>Site area and dwelling capacity</b>	Source: SHLAA 0.26 ha – SHLAA methodology specifies 7 dwellings @ 30 dwellings per hectare.  Capacity based on recently approved planning application 14/2289C for the erection of Retirement Living housing (Category II accommodation) 39 units. (15 x 2 bed & 24 x 1 bed sheltered housing).  39 dwellings on brownfield land.
<b>Constraints</b>	Requirement to demolish the existing office buildings on site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Congleton Local Plan First Review 2005 Saved Policy PS4 Towns – site is located within Sandbach Settlement Zone. The policy aims to ensure that development is concentrated within or adjoining the existing built up areas of the major settlements of the Borough defined on the proposals maps by the settlement zone line.
<b>Previously developed land? (PDL)</b>	Yes, Brownfield 39 dwellings.
<b>Background site history &amp; Current apps</b>	33844/3 Full planning permission for 40 x Cat II Sheltered Flats with manager accommodation – refused 25 March 2002 35367/7 Full planning permission 2 no. 2 storey office buildings & associated car parking – approved 17 March 2003 35805/3 Full planning permission 2 no. 2 storey office buildings & associated car parking – approved 10 June 2003

	14/2289C - Erection of Retirement Living Housing (category II), communal facilities, landscaping and car parking. Approved with conditions at Southern Planning Committee on 25th February 2015.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>Yes, according to the Draft Core Strategy CIL and Viability Assessment (BEO42) Sandbach is located within an area of the Borough where residential development is considered to be viable.</p> <p>The fact that a planning application has been submitted on the site by McCarthy and Stone (see above) is also an indication that the site is viable and deliverable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>Yes, planning application for residential use approved at Southern Planning Committee 25<sup>th</sup> February 2015 for the site under reference 14/2289C subject to S106 agreement and other planning conditions.</p> <p>The site has been fenced off and signs have been erected on site stating that the site will be redeveloped by McCarthy and Stone; this is a clear indication that the site is developable, available and achievable within the Plan period.</p>
<b>Infrastructure issues (including highways)</b>	None Known
<b>HRA considerations</b>	None Known
<b>SA considerations</b>	The site is located within Sandbach Settlement Zone on the Middlewich Road in a sustainable location within easy walking distance of the town centre. The site is close to a supermarket, a pharmacy, health care facilities, a church and restaurant. Cheshire East Council Headquarters and the Police Station are opposite the site. A bus stop is located nearby.
<b>Conclusions &amp; recommendations</b>	A resolution to grant residential planning permission subject to the signing of a S106 agreement and other planning conditions on this site was made on the 25th February 2015. The planning permission was obtained by Mc Carthy & Stone. The resolution to grant planning approval post dates the production of the list of housing commitments as at 31 <sup>st</sup> December 2014 therefore it is included in this study. The site has been fenced off and signs have been erected on site stating that the site will be redeveloped by McCarthy and Stone. It is therefore considered that the site will be developed within the Plan period.

	<b>Cleared site of the former Elworth Wire Mills, Station Road, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	323
<b>Site visit date</b>	8/1/15
<b>Site description</b>	The application site is situated on the corner of Station Road and Hill Street within the settlement zone of Sandbach. The site previously accommodated a Wireworks factory. However, this has since been demolished and the site cleared. The surrounding area is a mix of residential and commercial (largely sited on the opposite side of Station Road). The Sandbach railway station is also situated on the opposite side of Station Road.
<b>Site area and dwelling capacity</b>	0.53 ha (from SHLAA) 47 dwellings based on current planning application (a net gain of 17 dwellings, from the previous approval on the site.)
<b>Constraints</b>	None known.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Congleton Local Plan First Review 2005: Saved Policy PS4 Towns – site is located within Sandbach Settlement Zone. The policy aims to ensure that development is concentrated within or adjoining the existing built up areas of the major settlements of the Borough defined on the proposals maps by the settlement zone line.
<b>Previously developed land? (PDL)</b>	Yes, Brownfield – 47 dwellings on brownfield land (a net gain of 17 dwellings, from the previous scheme which had approval subject to the signing of a s106 agreement).
<b>Background site history &amp; Current apps</b>	14/5254C Erection of 47 no. dwellings comprising 20 no. 1 bed apartments; 10 no. 2 bed apartments; 4 no. 3 bed houses; 13 no. 2 bed houses, with car parking and associated external works. Southern Planning Committee resolution 22 April 2015 to approve subject to conditions and the signing of a s106 agreement.  12/3415C – Change of use of entire site to residential – Southern Planning Committee resolution 16 January 2013 to approve outline planning permission (with all matters reserved) subject to the signing of a s106 agreement which included a condition limiting the site capacity to 30 dwellings. The S106 has not been signed.  07/0994/FUL - Remove condition 04 of consent 04/0419/OUT & variation of S106 agreement to allow the replacement factory facility to either be constructed to practical completion stage or provided

	<p>within an existing factory facility – Approved with conditions 7th November 2007.</p> <p>04/0419/OUT - To redevelop redundant general industrial premises following demolition of existing buildings and clearance of site, by the erection of residential units which may include detached, semi-detached and terraced dwellings and apartments in single, two or multi-storey format. Numbers unknown at this stage. – Approved with conditions 10th April 2006.</p> <p>24004/3 - Extend existing portal frame building and install water storage platform. – approved with conditions 3rd March 1992.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	Yes the site has planning approval subject to conditions and the signing of a S106 agreement.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes the site has planning approval subject to conditions and the signing of a S106 agreement.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is located within a sustainable location within walking distance of Sandbach Railway Station, two primary schools, a pub, a children's play area and limited local facilities
<b>Conclusions &amp; recommendations</b>	This is a committed site awaiting the signing of a S106 agreement under planning reference 12/3415C for approximately 30 dwellings. This permission included a condition limiting the site capacity to 30 dwellings. The s106 agreement has not been signed. A new planning application has been submitted reference 14/5254C which has had a resolution for planning approval subject to conditions and the signing of a S106 ref 14/5254C on 22 April 2015 for a 100% affordable housing scheme. This scheme increases the site capacity to a total of 47 dwellings. The site was previously included in the housing commitments for 30 dwellings under reference 12/3415C. The new approval post dates the production of the list of housing commitments as at 31 <sup>st</sup> December 2014. The

	increased site capacity of 17 dwellings is therefore included in this study.
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<b>Site Address</b>	<b>Land off Brookhouse Road, including property known as The Croft, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	2325
<b>Site visit date</b>	7.1.15
<b>Site description</b>	<p>The site is located within Sandbach Conservation Area (Market Place, Hightown and Chapel Street) in the Town Centre and within easy walking distance of local services and facilities.</p> <p>The site is opposite Waitrose Supermarket and car park(s) and close to the Post Office. A public right of way (Bridle way) runs adjacent the sites western boundary.</p> <p>The site is difficult to gain access to, appearing overgrown with mature conifer trees and holly bushes. Aerial photography imagery indicates the site ends at its boundary with the rear of 43, High Street to the north. Existing single width vehicle access to the site is from High Street, where the immediate properties are listed buildings. Land to the south of the site is in residential use.</p>
<b>Site area and dwelling capacity</b>	<p>0.41 ha  13 units (based on SHLAA methodology of 30 dwellings per hectare)  13 dwellings on greenfield land</p>
<b>Constraints</b>	Located within an area of archaeological potential. Adjacent to listed buildings.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Sandbach Settlement Zone Line, as defined on the Proposals Map of the Congleton Borough Local Plan First Review 2005 and it is allocated for retail use by Policy DP4 (S1).
<b>Previously developed land? (PDL)</b>	No, greenfield land. 13 dwellings on greenfield land.
<b>Background site history &amp; Current apps</b>	35383/3 – Proposed construction of 19 no apartments in 2 no. separate blocks (2 storey and 2.5 storey) and associated car parking). Withdrawn 05 March 2003. This application was for 0.21 ha of the site, to the south of the property known as The Croft.
<b>Reps received Matter Statement No.'s &amp; summary of</b>	None



<b>issues raised</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BEO42] Sandbach is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is located adjacent to a mix of uses including existing residential development, within the town of Sandbach which is a popular place to live and is the subject of developer interest on a large number of sites</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The house known as The Croft is occupied. The site is allocated for retail use in the Congleton Local Plan First Review 2005. There is a lack of information on site ownership and it is possible that the site may be in multiple ownership.
<b>Infrastructure issues (including highways)</b>	Current road access to the site is single car width from the High Street. Alternative access from Brookhouse Road would require investigation.
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is in a sustainable town centre location, opposite to the Waitrose supermarket with easy access to services and facilities including the Post Office and bus stop (within 120 metres).
<b>Conclusions &amp; recommendations</b>	<p>There is potential for uncertainty over redevelopment of this site for housing owing to its allocation in the Congleton Local Plan First Review 2005 for retail use. There is also a lack of information on land ownership. A decision on the sites' suitability for allocation for residential development would be appropriate to be carried out as part of the work on the site allocation stage of the Local Plan.</p> <p>It is not considered therefore that this site currently has the potential to be developed for housing within the Plan period.</p>

<b>Site Address</b>	<b>Land to the rear of No's 50 to 62, Elworth Road and land to rear of No.'s 31 to 39 Deans Lane, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	2415
<b>Site visit date</b>	8.1.15
<b>Site description</b>	Parcels of predominantly garden/vacant land to the rear of residential properties within an established residential area. This is a sustainable site within easy walking distance of the Co-op convenience store, two primary schools, bus routes and the railway station.
<b>Site area and dwelling capacity</b>	0.35 ha 11 dwellings (Source SHLAA – based on methodology of 30 dwellings per hectare) 11 dwellings on greenfield land
<b>Constraints</b>	Trees and hedges within gardens. Access would involve demolition of house on either Deans Lane or Elworth Road
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Congleton Local Plan First Review 2005 Saved Policy PS4 Towns – site is located within Sandbach Settlement Zone. The policy aims to ensure that development is concentrated within or adjoining the existing built up areas of the major settlements of the Borough defined on the proposals maps by the settlement zone line.
<b>Previously developed land? (PDL)</b>	No, greenfield. 11 dwellings on greenfield land.
<b>Background site history &amp; Current apps</b>	29749/3 Demolition of existing dwelling. R/o 35 & 27 Deans Lane Construction of 2 no single storey dwellings & garages refused 14 August 1998. 27387/1 Outline application for residential development 50, Elworth Road withdrawn 25 July 1995 29290/1 Erection of a bungalow r/o 37 Deans Lane refused 12 August 1991. 6020/1 Outline application. Land to be developed into residential site with one pair of semi detached houses and garages to side and to rear. Refused 15 November 1977. 5361/1 Outline application to be developed into residential site with four detached houses and garages to rear and side refused 28 June 1977.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None.
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Sandbach is located within an area of the Borough where residential development is considered to be viable.

	This is a sustainable site within easy walking distance of the Co-op convenience store, two primary schools, bus routes and the railway station.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Uncertain whether the site is available. Owing to the extent of the land to the rear of many properties, it is likely that the land will be in multi ownerships and land could be difficult to assemble.
<b>Infrastructure issues (including highways)</b>	None known. Access would involve demolition of property on either Elworth Road or Deans Lane.
<b>HRA considerations</b>	None known.
<b>SA considerations</b>	Bus routes, railway station, Co-op convenience store and two primary schools within walking distance of site.
<b>Conclusions &amp; recommendations</b>	This is a sustainable site which has the potential to come forward for residential development in the future. However, there is uncertainty over land ownership; access to the site would require the demolition of property and there is no evidence to suggest that the owners wish to dispose of the land for residential development at this time. The site is therefore screened out for the purpose of this study.

<b>Site Address</b>	<b>Lodge Road Employment Area, Hind Heath, Ettiley Heath, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	2854
<b>Site visit date</b>	8.1.15
<b>Site description</b>	The site is located to the south of residential properties on Abbey Road. The land is in active employment use and contains a range of industrial and commercial uses on varying plot sizes contained within galvanised palisade fencing compounds. There is minimal landscaping on site. At the end of Lodge Road views extend over the Sandbach United Football Club and further views extend over open countryside onto the Abbeyfields sites (Abbeyfields Phase 1 has the benefit of planning approval for residential, however work it yet to commence on site). The site extends around the corner onto Hind Heath Road where the entrance/exit onto the Wheelock Rail Trail/Salt Line Way recreational walkway splits the employment land in two. Mature tree and shrubbery coverage is provided within the walkway. Beyond the rail trail commercial/office uses continue onto Hind Heath Road. Residential housing is set back opposite to the commercial uses and offices.
<b>Site area and dwelling capacity</b>	4.96 ha 149 dwellings (Source SHLAA – based on methodology of 30 dwellings per hectare). 149 dwellings on brownfield land.
<b>Constraints</b>	Wheelock Rail Trail/Salt Line Way (Recreational walkway) splits the site and separates two distinct employment areas.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Congleton Local Plan First Review 2005 Saved Policy PS4 Towns – site is located within Sandbach Settlement Zone. The policy aims to ensure that development is concentrated within or adjoining the existing built up areas of the major settlements of the Borough defined on the proposals maps by the settlement zone line.
<b>Previously developed land? (PDL)</b>	Yes, brownfield. 149 dwellings on brownfield land.
<b>Background site history &amp; Current apps</b>	08/0500/QRY Possible housing sites - Not decided 28 Mar 2008.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None.
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Sandbach is located within an area of

	the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	According to the SHLAA, the site availability of the site is marginal/uncertain. The site is in active employment use and is not considered to be available.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	Miola Garden/Gift Centre with Coffee Shop is located on the edge of the employment area. The site is on a bus route and is not located close to any other services and facilities.
<b>Conclusions &amp; recommendations</b>	The site is currently in use as an employment site and is not considered to be available. There is no evidence to suggest that the owners are actively looking to redevelop the site for housing. The site is therefore screened out for the purpose of this study.

<b>Site Address</b>	<b>Land to the Rear of Almshouses, The Hill, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	2556
<b>Site visit date</b>	4.2.15
<b>Site description</b>	Area of land located to the rear of the Grade II Listed Almshouses. Mature trees and shrubbery to side and rear boundary. Land partially in use as allotments, with remaining land in use as shared garden and parking area for residents of Almshouses. The site is located close to a bus stop, in a sustainable location within walking distance of Sandbach Town Centre and facilities and services.
<b>Site area and dwelling capacity</b>	0.35 ha 11 dwellings (Source: SHLAA – based on methodology of 30 dwellings per hectare). 11 dwellings on greenfield land.
<b>Constraints</b>	Potential loss of allotments/amenity area. The Almshouses are Grade II Listed
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Congleton Local Plan First Review 2005 Saved Policy PS4 Towns – site is located within Sandbach Settlement Zone. The policy aims to ensure that development is concentrated within or adjoining the existing built up areas of the major settlements of the Borough defined on the proposals maps by the settlement zone line.
<b>Previously developed land? (PDL)</b>	No, Greenfield. 11 dwellings on greenfield land.
<b>Background site history &amp; Current apps</b>	22504/3 – Provision of allotments and improved parking areas to rear of original almshouses - approved with conditions 21 Aug 1990. 8536/1 – Restoration of existing dwellings noted Blocks A, B, C and D on plan and development of land to the rear of existing blocks to provide old peoples accommodation, community hall and wardens house approved with conditions 10 Apr 1979. 9964/4 – Details of development, rear of Almshouses – approved with conditions 04 Dec 1979.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	Yes – would require policy change.  According to the Draft Core Strategy CIL and Viability Assessment [BE042] Sandbach is located within an area of the Borough where residential development is considered to

	be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>Site is in use as private allotments, garden/amenity land and vehicular parking associated with the Almshouses.</p> <p>Site noted in SHLAA as not being currently available; but as a long term prospect 11+ years.</p>
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is located in a sustainable location, with a bus stop close by and within walking distance of Sandbach Town Centre and services and facilities.
<b>Conclusions &amp; recommendations</b>	The whole site is in active use as a garden area with private allotment and vehicular parking. Whilst the allotments are designated as protected open space, the remaining garden area and car parking area are in active use. The allotment area would be too small to be considered on its own merits and is not considered to be available. The site is screened out for the purposes of this study.

<b>Site Address</b>	<b>Dingle Farm, Dingle Lane, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	2872
<b>Site visit date</b>	27.1.15
<b>Site description</b>	<p>The site is located close to the eastern edge of Sandbach Town Centre. The site comprises of a vacant farmhouse (Grade II listed timber framed building) dating originally from the 17<sup>th</sup> century which has had further extensions added during the 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries. A two storey barn, outbuildings and a paddock are also located within the site and whilst these buildings are not listed in their own right, they are listed buildings by virtue of falling within the curtilage of the farmhouse, the principle listed building. The north western part of the site comprises a paddock which slopes down to Dingle Lane. Existing housing is located to the west and south of the site. Areas of open space are to the north (Sandbach Park) and to the east (Dingle Lake). The farmhouse and barn are within the Sandbach (Market Place, High Town and Chapel Street) Conservation Area (CA). To trees adjacent the farmhouse are the subject of Tree Preservation Orders.</p>
<b>Site area and dwelling capacity</b>	<p>0.38 ha  12 dwellings (Source SHLAA – based on methodology of 30 dwellings per hectare).  6 dwellings on greenfield land  6 dwellings on brownfield land.</p> <p>This site has a history of planning applications dismissed on appeal. It is considered unrealistic for the sites potential dwelling capacity to be achievable at 12 dwellings as stated in the SHLAA. The SHLAA should be revised to state a potential capacity of less than 10 dwellings.</p>
<b>Constraints</b>	<p>Congleton Local Plan First Review 2005  Saved Policy PS4 Towns – site is located within Sandbach Settlement Zone. The policy aims to ensure that development is concentrated within or adjoining the existing built up areas of the major settlements of the Borough defined on the proposals maps by the settlement zone line.  Part of site within Conservation Area. Adjacent to an area of Protected Open Space. Farmhouse is a Grade II listed building and two storey barn and outbuildings whilst not listed in their own right are listed by virtue of being within the curtilage of the principle listed building, the farmhouse. Two trees, the subject of Tree Preservation Orders are located adjacent the farmhouse. The site is bordered by a wildlife corridor.</p>
<b>Current policy</b>	Congleton Local Plan First Review 2005



<p><b>designation i.e. GB/Open space/ Strategic Site, safeguarded</b></p>	<p>Saved Policy PS4 Towns – site is located within Sandbach Settlement Zone. The policy aims to ensure that development is concentrated within or adjoining the existing built up areas of the major settlements of the Borough defined on the proposals maps by the settlement zone line.</p>
<p><b>Previously developed land? (PDL)</b></p>	<p>No mixed use - 6 dwellings on greenfield land 6 dwellings on brownfield land.</p>
<p><b>Background site history &amp; Current apps</b></p>	<p>T0067/20- Works to Trees the subject of a Tree Preservation Order.</p> <p>12/2551C Dingle Farm, Dingle Lane. Alterations to an existing Grade II Listed farmhouse, demolition of two outbuildings, conversion of barn into one dwelling, construction of 11 dwellings together with associated garaging, car parking and landscaping works refused 18 Oct 2013.</p> <p>12/2552C Dingle Farm, Dingle Lane. Listed Building Consent. Alterations to an existing Grade II Listed farmhouse, demolition of two outbuildings, conversion of barn into one dwelling, construction of 11 dwellings together with associated garaging, car parking and landscaping works refused 18 Oct 2013.</p> <p>14/0710C Dingle Farm, Dingle Lane. Alterations to an existing Grade II Listed farmhouse, demolition of two outbuildings, conversion of barn into one dwelling, construction of 6 dwellings together with associated garaging, car parking and landscaping works (resubmission of application 12/2551C) refused 11 Jun 2014.</p> <p>14/0711C Dingle Farm, Dingle Lane Listed Building Consent for alterations to an existing Grade II Listed farmhouse, demolition of 2 outbuildings, conversion of barn into 1 dwelling, construction of 6 dwellings together with associated garaging, car parking and landscaping works (resubmission of application 12/2552C). refused 11Jun 2014.</p> <p>The planning applications were refused by the Local Planning Authority owing to the proposed development resulting in an over intensive form of development that would have an adverse impact upon the setting of the Listed Building and the character of the area.</p> <p>Applicants appealed decision under 4 appeals: –</p> <p><b>Appeal A: APP/R0660/A/14/2215188</b> relates to an application Ref 12/2551C, dated 18 June 2012, which was refused by notice dated 18 October 2013. The development proposed is alterations to an existing Grade II listed farmhouse, demolition of two outbuildings, conversion of barn into one dwelling, construction of 11 dwellings together</p>

	<p>with associated garaging, car parking and landscaping works. Dismissed 9 December 2014.</p> <p><b>Appeal B: APP/R0660/E/14/2215195</b> relates to an application Ref 12/2552C, dated 18 June 2012, which was refused by notice dated 18 October 2013. • The works proposed are alterations to an existing Grade II listed farmhouse, demolition of two outbuildings, conversion of barn into one dwelling, construction of 11 dwellings together with associated garaging, car parking and landscaping works. Dismissed 9 December 2014.</p> <p><b>Appeal C: APP/R0660/A/14/2223126</b> relates to an application Ref 14/0710C, dated 5 February 2014, which was refused by notice dated 11 June 2014. • The development proposed is alterations to an existing Grade II listed farmhouse, demolition of two outbuildings, conversion of barn into one dwelling, construction of 6 dwellings together with associated garaging, car parking and landscaping works. Dismissed 9 December 2014.</p> <p><b>Appeal D: APP/R0660/E/14/2223127</b> relates to an application Ref 14/0711C, dated 5 February 2014, which was refused by notice dated 11 June 2014. • The works proposed are alterations to an existing Grade II listed farmhouse, demolition of two outbuildings, conversion of barn into one dwelling, construction of 6 dwellings together with associated garaging, car parking and landscaping works. Dismissed 9 December 2014.</p> <p>The Inspector considered that the single main issue in the four appeals was the effect of the proposals on the special interest of the Listed Buildings and their settings within Sandbach Conservation Area. The Inspector stated that “the proposals would cause harm to the setting of the Conservation Area with significant adverse effect on an important view into the Conservation Area. The Inspector concluded that in all four appeals the public benefits would be insufficient to outweigh the loss of significance that would be caused to the designated heritage assets. The conclusion would be the same whether the listed building and the Conservation Area are considered individually or together. The proposals would be harmful to the special interest of Dingle Farmhouse and would fail to preserve its setting”.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised</b></p>	<p>Sandbach Town Strategy (August 2012) [BE086] Town Strategy Site K (page 16) – Dingle Farm, Dingle Lane.</p> <p>A mix of brownfield and greenfield including outbuildings and a barn. The Town Strategy Selection Panel considered a number of other potential development sites in and around the town but these were discounted, including Site K. Page 13 of the Strategy states that `existing discounted sites within this Strategy will remain as such and any new sites</p>

	that come forward will take priority for consideration in advance of the already discounted sites’.
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Sandbach is located within an area of the Borough where residential development is considered to be viable. The planning history set out above however indicates that the delivery of development on this site will not be easily achieved.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The submission of recent planning applications for the site indicates that the site is available and that there is an intention to develop the site.
<b>Infrastructure issues (including highways)</b>	None known.
<b>HRA considerations</b>	None known.
<b>SA considerations</b>	The site is located in a sustainable area within easy walking distance of Sandbach Town Centre and a range of services and facilities.
<b>Conclusions &amp; recommendations</b>	This site has a long planning history, including a number of refusals of planning applications and subsequent appeals being dismissed (see above). It is therefore considered that there would need to be significant changes made to previous development proposals to enable this site to be redeveloped. It is uncertain if an acceptable scheme for 10+ homes could be achieved; the site is therefore not considered to have potential during the Plan period.

<b>Site Address</b>	<b>Wheelock Corn Mill (H J Lea Oakes), Crewe Road, Wheelock</b>
<b>SHLAA Ref/Site Ref number</b>	246
<b>Site visit date</b>	8.1.15
<b>Site description</b>	Two storey building set back from Crewe Road in use as HJ Lea Oakes Pet Food Superstore with office use above. Customer car parking area at frontage with linked two and three storey buildings used for Pet Grooming to the north. The Trent and Mersey Canal Conservation Area form the northern site boundary. A number of two and three storey buildings are located opposite including the Grade II Listed Commercial Hotel on Game Street. Vehicular access and further buildings are located along Game Street which is the only vehicular access to the warehousing/distribution area for the Superstore. Beyond are warehousing buildings with the River Wheelock to the south. Residential housing to the north and views over open countryside.
<b>Site area and dwelling capacity</b>	0.84 ha 40 dwellings (Source SHLAA – based on methodology of 30 dwellings per hectare) 40 dwellings on brownfield land.
<b>Constraints</b>	River Wheelock - Flood Zone 2 and 3 to south of site. Trent and Mersey Canal, Kent Green Conservation Area. The Commercial Hotel is a Grade II Listed Building opposite on Game Street. Within British Waterways Board consultation zone area and Landfill Constraints Region.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Congleton Borough Local Plan Review 2005. Saved Policy DP2 – Allocated site for new housing S2 Wheelock Mill – 40 Dwellings. Saved Policy PS4 Towns – site is located within Sandbach Settlement Zone. The policy aims to ensure that development is concentrated within or adjoining the existing built up areas of the major settlements of the Borough defined on the proposals maps by the settlement zone line.
<b>Previously developed land? (PDL)</b>	Yes, 40 dwellings on brownfield land.
<b>Background site history &amp; Current apps</b>	Q5838 - Proposed housing development (Barrett's). Not decided 08/0497/QRY - Possible housing sites - Not decided 28 March 2008 27160/9 – Advertisement Consent – Fascia Signs - approved with conditions 15 August 1995 26283/9 – Advertisement Consent – Mill and Shop Sign on Fascia Boards (non illuminated) - refused 14 June 1994 18431/3 – Extension to Plant - approved with conditions 05

	<p>May 1987  17263/3 - Mill Yard – Agricultural/Multi-purpose Store - approved with conditions 17 December 1985  2677/1 – Additional warehouse for the storage of animal feeds and fertilizers. - Withdrawn 29 April 1976.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment (BEO42) Sandbach is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>According to the SHLAA the site is not currently available, but may be for a long term prospect.</p> <p>The site is in active retail and employment use and there is no indication that the site is likely to come forward for redevelopment within the plan period.</p>
<b>Infrastructure issues (including highways)</b>	None known.
<b>HRA considerations</b>	None known.
<b>SA considerations</b>	Site is located within a sustainable location in the centre of Wheelock with easy access to a range of facilities including a convenience store, food takeaways, two restaurants, and a pub, church/church hall with bus stops connecting to Crewe and Sandbach within walking distance.
<b>Conclusions &amp; recommendations</b>	Site is inactive use for retail and for warehousing/distribution. There is no indication that the site is likely to come forward for housing within the plan period. The site is therefore screened out of this study.

<b>Site Address</b>	<b>Land to south of Rookery Bridge, Hall Lane, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	2586
<b>Site visit date</b>	4.2.15
<b>Site description</b>	<p>This is a vacant site located between the main Manchester/Crewe railway line and Hall Lane. The site is on a road bend immediately adjacent to Rookery Bridge, the Trent and Mersey Canal Kent Green Conservation Area and on to Hall Lane and industrial uses to the west.</p> <p>The frontage to the site is overgrown with trees and shrubs and only forms part of the SHLAA site. Residential development is located to the east beyond the railway line and to the north.</p> <p>The site is generally flat from the access road and is made up of hard-core material. The site begins to slope down towards the canal where concrete/brick moorings are evident. To the east a telecommunications monopole, pole mounted electrical transformer and distribution sub stations are located. Overhead power lines of railway and fencing form the site's boundary.</p>
<b>Site area and dwelling capacity</b>	<p>0.36</p> <p>11 dwellings (Source SHLAA – based on methodology of 30 dwellings per hectare)</p> <p>11 dwellings on brownfield land.</p>
<b>Constraints</b>	Within United Phosphorous Consultation zone, British Waterways Board consultation zone and Brine Subsidence area. Site is in close proximity to mainline railway.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>Congleton Local Plan First Review 2005</p> <p>Saved Policy PS4 Towns – site is located within Sandbach Settlement Zone. The policy aims to ensure that development is concentrated within or adjoining the existing built up areas of the major settlements of the Borough defined on the proposals maps by the settlement zone line.</p> <p>Adjacent Trent and Mersey Canal, Middlewich - Kent Green Conservation Area.</p>
<b>Previously developed land? (PDL)</b>	Yes, brownfield land. 11 dwellings.
<b>Background site history &amp; Current apps</b>	20884/1 Outline mixed development of waterside leisure facilities and associated dwelling accommodation. Light industry compatible to the waterside leisure facility on the south area of the site across Hall Lane – refused 2 May 1989.
<b>Reps received Matter Statement</b>	None.

<b>No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment (BEO42) Sandbach is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	There are a number of constraints associated with this site; it is therefore not considered to be developable, available or achievable.
<b>Infrastructure issues (including highways)</b>	Current access constrained by location. Site access on bend of road, with poor visibility onto canal bridge (Rookery Bridge). These matters would need to be considered further, in relation to any development proposals for the site.
<b>HRA considerations</b>	None known.
<b>SA considerations</b>	Bus stop nearby along Hall Lane.
<b>Conclusions &amp; recommendations</b>	The site contains a number of utility uses for telecommunications and electricity as well as site access to the adjacent railway line and overhead cabling. Access to the site is constrained by its location on the bend of the road with poor visibility onto Rookery Bridge. It is considered unlikely that the development of 10+ houses would be possible on this site. The site is therefore screened out for the purpose of this study.

<b>Site Address</b>	<b>Zan Industrial Park, Crewe Road, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	2577
<b>Site visit date</b>	7.1.15
<b>Site description</b>	An established industrial park based around former three storey mill premises. Existing tenants provide car servicing, cycle sales and servicing, replacement tyres, photography, replacement kitchen doors and worktops, curtains and blinds and denture repairs. The site includes an area of garden land to the rear of 456/458 Crewe Road. The park contains a locally listed silk mill. Surrounding land uses include residential, the Trent and Mersey Canal Conservation area and Sandbach Wildlife Corridor.
<b>Site area and dwelling capacity</b>	1.07 ha 33 dwellings (Source SHLAA – based on methodology of 30 dwellings per hectare). 27 dwellings on brownfield land 6 dwellings on greenfield land
<b>Constraints</b>	An electricity transformer is present on the south east boundary adjacent to the Trent and Mersey Canal. The site is located partly within a Wildlife Corridor, the British Waterways Board consultation zone and is adjacent to a Conservation Area. There are buildings, hard standing and trees present, some of which have a Tree Preservation Order. There is a slight slope to the site and a footpath adjacent. The site is located directly on landfill with a former refuse tip between units and the eastern boundary which slopes down towards river. Public Right of Way – Footpath through eastern edge of site and joins canal side boundary.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located in the Open Countryside and partially within the Settlement Zone Line for Sandbach. Congleton Local Plan First Review 2005 Saved Policy PS4 Towns – site is located within Sandbach Settlement Zone. The policy aims to ensure that development is concentrated within or adjoining the existing built up areas of the major settlements of the Borough defined on the proposals maps by the settlement zone line.
<b>Previously developed land? (PDL)</b>	Mixed site 27 dwellings on brownfield land 6 dwellings on greenfield land
<b>Background site history &amp; Current apps</b>	No current planning applications. History of the site is for various permissions relating to its use as an industrial park



<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment (BEO42) Sandbach is located within an area of the Borough where residential development is considered to be viable
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is in active use, there is no indication that the site is likely to come forward within the plan period for redevelopment.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known.
<b>SA considerations</b>	Site is located within a sustainable location in Wheelock with easy access to a convenience store, food takeaways, two restaurants, a pub, church/church hall with bus stop within 117 metres connecting to Crewe and Sandbach
<b>Conclusions &amp; recommendations</b>	Site in active use with a variety of unit occupiers. There is no indication that the site is likely to come forward for housing within the plan period. The site is therefore screened out of this study.

<b>Site Address</b>	<b>Former British Rail Goods Yard/Depot Site, Station Road, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	2576
<b>Site visit date</b>	7.1.15
<b>Site description</b>	Pay and display car park, formerly a depot used for container storage adjacent to Sandbach railway station.
<b>Site area and dwelling capacity</b>	0.47 ha 15 dwellings Source : SHLAA based on methodology of 30 dwellings per hectare The site however is no longer available, as it has been redeveloped as a pay and display car park; the site capacity is therefore considered to be zero.
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Sandbach Settlement Zone Line, as defined on the Proposals Map of the Congleton Borough Local Plan First Review 2005. Saved Policy DP11 (S1) – Improvements to car park
<b>Previously developed land? (PDL)</b>	Yes, brownfield
<b>Background site history &amp; Current apps</b>	16515/3 - Former British Rail Goods Yard – Builders Merchants Yard and workshop, builder’s merchant’s yard and wholesale builders constructional and other material including reclaimed building materials - approved with conditions 12 March 1985. 19427/3 – Continuation and extension of change of use to builders merchants yard and workshop, wholesale builders construction and other materials including reclaimed building materials - refused 08 March 1988. 21269/3 – Change of use to regional depot- approved with conditions 22 August 1989 23934/3 – Brick Screen Wall - Withdrawn 06 February 1992 23207/3 – Variation of Condition by the addition of further provisions.- approved with conditions 30 April 1991 17175/3 – Erection of warehouse storage and sales building and a 20ft x 8ft portakabin for office use - approved with conditions 12 November 1985 12915/3 – Construction of new highway to provide access for future industrial development at Ettiley Heath, part of former railway line situated between Sandbach Station, Elworth and the Former Ettiley Station, Hind Heath Road - not objected to 14 April 1981

	<p>12/1985C - Extension and alteration to the layout of the existing passenger car park comprising a total of 143 spaces (including 7 accessible spaces), including boundary treatment, lighting and CCTV - approved with conditions 16 July 2012</p> <p>13/0680D - Discharge of conditions 3, 4, and 5 on application 12/1985C - approved 30 Apr 2013</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BEO42] Sandbach is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site however is no longer available, as it has been redeveloped as a pay and display car park.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No, the site has been redeveloped as a pay and display car park
<b>Infrastructure issues (including highways)</b>	N/A
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	Adjacent to Sandbach Railway Station and on a bus route.
<b>Conclusions &amp; recommendations</b>	Site has been redeveloped and is being used as a pay and display car park associated with Sandbach Railway Station. Site is in active use and is no longer available for redevelopment for housing and is therefore screened out for the purposes of this study.

# **ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **SANDBACH**

### **1. Introduction**

Sandbach is identified as a Key Service Centre in the Local Plan Strategy Submission Version [SD001].

Further information on Sandbach can be found in the Urban Potential report.

### **2. Key Policy Issues/Constraints**

The current Local Plan for Sandbach is the Congleton Borough Local Plan First Review (Adopted January 2005) [BE111]. This shows the town with its own settlement boundary, outside which lies Open Countryside, as defined on the Proposals Map of the Congleton Borough Local Plan First Review.

Sandbach includes one Strategic Site known as The Capricorn Site in the Local Plan Strategy Submission Version as CS24 – Land Adjacent to J17 of M6, south east of Congleton Road. The site received outline planning permission and has a signed S106 agreement on 10 March 2015. Details of the planning permission include:

- Outline application with all matters reserved for commercial development comprising of family pub/restaurant, 63 bedroom hotel, Drive through cafe, Eat in cafe and office and light industrial commercial units with an adjacent residential development of up to 250 dwellings.
- The proposal also includes associated infrastructure and access. In addition, land to the south of the site has the benefit of planning permission reference 12/4874C for 50 dwellings on Land off Hawthorne Drive.

Sandbach Town Strategy [BE086] was agreed by Sandbach Town Council, subject to changes to the infrastructure priorities, at its meeting held on 21st August 2012, with the exception of section 6 Development Options. The Town Council said:

*'There are so many imponderables; the Council is unable to validate the development options at this stage. The Council has taken into account the number of houses currently having planning permission, being determined or subject to on-going appeals and considers further robust evidence is required to demonstrate a need for any additional housing allocation, subject to an over-riding maximum of 500 additional houses to be added to the existing commitment.'*

The Neighbourhood Development Plan (Draft) for Sandbach is at an advanced stage of production with the draft Plan out to Statutory Consultation under regulation 14 of the Neighbourhood Plan (General) Regulations 2012 with effect from Tuesday 17<sup>th</sup> March 2015 until 1<sup>st</sup> May 2015.

### 3. Key Findings

A total of 12 sites have been considered within this study. The sites were assessed deriving from Non-Preferred sites, discounted Town Strategy sites and Local Plan Strategy representation (omission) sites put forward in representation to the Examination and are all located on greenfield land. Several of these sites have been subject to recent applications.

Of the 12 sites, 9 are considered to be suitable for further consideration, 8 are being actively promoted within the Local Plan process and do not appear to have any major constraints associated with them. This will ensure that all reasonable alternatives are considered. One additional site which already has planning permission for 100 dwellings (13/3887C) and has been included to capture an additional 20 dwellings (14/0977C) which were not previously included in the housing commitments list; this is owing to the planning permission post dating this study. Collectively the sites could deliver a total of 4,718 dwellings on 178 hectares of land. These are detailed in the accompanying summary spreadsheet and site proformas.

A further 3 sites are considered not to be suitable for further consideration; the sites were all considered as part of the Town Strategy. The first one Site A in the Town Strategy as a preferred development option (shown on the accompanying plan) is a site for 4 ha of employment use (including car sharers car park) on Land (adjacent to Junction 17 of the M6, north west of Congleton Road. The two remaining sites (shown on the accompanying plans as Site C, Land west of the A534 Wheelock bypass as a favoured development option for housing and as a Non-Preferred site and Site J, Land north of Church Lane, Sandbach Heath was discounted by the Stakeholder Panel). The sites are not being actively promoted through the Local Plan process and are not considered to be reasonable alternatives.

	<b>Size (Ha)</b>	<b>Greenfield</b>	<b>Brownfield</b>
With potential	178	4,718	0
Without potential	17.6	263	0

### 4. Site Commentary

The 8 edge of settlement sites that are considered suitable for further consideration comprise:

Two sites identified as (SUB 2491) located to the north west of Sandbach are potential edge of settlement sites shown as Land north of Marsh Green Road and Land west and east of Cookesmere Lane totalling 71 ha for 2,108 dwellings. The sites would need to be considered together.

Land at Yeowood Farm, Elton Road to the south west of Sandbach comprises of a site of 41.4 ha.(SUB 1992) Land to the north east of the farm buildings has capacity

for 300 dwellings, a primary school, play area and open space provision on approximately 14 ha. The remaining area of the site to the south of the farm buildings up to the sites boundary with the Trent and Mersey Canal is currently the subject of an appeal against non determination for a 235 berth marina, access, associated ancillary buildings, infrastructure and landscaping planning reference (14/4531C). An outline planning application reference (13/0821C) was submitted on 18/11/13 encompassing the entire site Including Access (with some matters reserved), for up to 800 dwellings, elderly care provision, a 260 berth canal based marina (with associated chandlery and facilities building), a primary school, a medical centre, local shopping, restaurants, employment, junior cricket pitch, community orchards and allotments, new footpaths/bridleways, public open space with associated parking, earthworks and other ancillary works. This application was withdrawn on 4/2/14, although the reasons why were unknown.

Land immediately north of SUB 3144, South of Old Mill Road has outline planning permission for 200 dwellings (13/2389C) and a new access road/roundabout which would be the main vehicular access for SUB 3144 and the proposed 725 dwellings, this figure includes the representation on SUB 2462 for 140 dwellings on Land south of Old Mill Road and Hounding's Lane.

Land shown as SUB 2462 comprises of 4 potential development areas. The first is already included in the capacity for SUB 3144. Area 2 has potential for 500 dwellings and Area 3 for 244 dwellings. This site to the north of the A533 Land off The Hill/Manor Road (Sub 2462) is currently the subject of an appeal (decision pending) for 75 dwellings on approximately half the site (to the west). Area 4 is a site of 3.13 ha with potential for 94 dwellings.

The remaining three potential sites are located on agricultural land to the rear of residential properties on Abbey Road, Park Lane, Crewe Road and Hind Heath Road/Hind Heath Lane to the south of the Abbeyfields (Phase 1) development site (with planning permission for 278 dwellings and an area of open space). Two of the three potential sites have been the subject of recent planning refusals for residential development. Abbeyfields (Phase 2) (SUB 2136) planning application reference(14/1189C) for 165 dwellings and Land to the rear of Park Lane/Crewe Road (SUB 2402) planning reference (14/3892C) for 200 dwellings, community facility and green infrastructure comprising the north and central area of the site. The third site (SUB 2137) to the South of Abbeyfields House, Hind Heath Road (Abbeyfields) (Phase 3) has potential for 112 dwellings and if developed would need to be considered with adjacent sites (SUB 2136 and 2402). Sites located with good accessibility to the town centre, services, facilities and schools would be considered for site allocations stage.

Details are shown on the site proformas and summary spreadsheets for Sandbach.

The sites being actively promoted in the Local Plan process were considered to be suitable for further consideration and were subject to SA and HRA; they can be seen on the 'Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Sandbach' map.

The 'Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Sandbach' map shows all the sites considered in the Study. The 'Sandbach Town Sites' map has been included for reference.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Sandbach is a Key Service Centre and is an attractive market town, with a good range of services and facilities. The town is considered a popular and desirable place to live in the borough with good public transport and road links and is clearly attractive to developers.

## **6. Conclusion**

Sandbach will continue to be a focus of developer interest for housing given the availability of sites and the town's location less than 1 km from J17 of the M6 and with a train station linking to Crewe, Manchester Piccadilly and Manchester Airport.

Eight sites were identified with potential for edge of settlement development on greenfield land totalling 178 ha and providing 4,718 potential dwellings (the total includes the 20 additional dwellings included under fresh outline permission (14/0977C)). Of these 100% are on greenfield land. Sites located with good accessibility to the town centre, services, facilities and schools would be considered at site allocations stage.

At the time of writing; Sandbach is very close to exceeding its housing commitment for the Plan Period. Strategic Site CS24 – Land adjacent to J17 of the M6, south east of Congleton Road has outline planning permission (12/3948C) with a signed S106 agreement on 12 March 2015 for a mixed use scheme including a quantum of housing which exceeds its allocation of 200 dwellings to approximately 300 dwellings.

There are planning appeal decisions pending on one representation site (SUB 2462) and the other Site J in the Town Strategy which was not taken forward for consideration:-

1. The Hill, A533, planning reference 14/1946C for 75 dwellings;
2. Land north of 24 Church Lane, planning reference 14/3624C for 13 dwellings.

3. It is likely that other recently refused large applications located outside of the settlement boundary (listed in Section 4 above) will continue to be put forward in the planning process.



**CHESHIRE EAST LOCAL PLAN STRATEGY: SANDBACH ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION**

Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
<b>SUB 2136</b> Land between Abbey Rd and Park Lane. Land is to the rear of No.s 99-139 Abbey Rd and to the north of Lodge Rd.	Greenfield site in agricultural use located in open countryside between an existing residential area on Abbey Road and the Abbeyfields Phase 1 development (not yet started) rear of Middlewich Road and Park Lane.	SHLAA Site 4725 and part 2614, Shaping our Future Development Strategy Sandbach Site 5 (Alternative), Part of Town Strategy Site I, Part of Non Preferred Site Ref 33, Omission Site SUB 2136.	9.36	165	0	Site is promoted by the developer as Abbeyfields Phase 2 for 150 dwellings. There are no known major constraints that would preclude its development. Site is suitable for further consideration if Sandbach is required to allocate further land for housing. An outline planning application decision for 165 dwellings is pending for this site. The site lies adjacent to committed sites (Abbey Fields Phase 1).
<b>SUB 2137</b> Land to the south of Abbeyfields House, Park Lane and Sandbach Community Football Centre, Hind Heath Rd, Sandbach.	Greenfield site in agricultural use located in open countryside south of Abbeyfields Phase 1. To north east lies Abbeyfields Grade II Listed Building, residential area on Abbey Road/Middlewich Road Phase 1 (not yet started). Sandbach Community Football Centre and pitches to the west. Land to the east is also subject to representation for 450 dwellings (SUB 2402) as Land to rear of Park Lane and Crewe Road.	Part of SHLAA Site 2614, Omission Site SUB 2137.	6.8	112	0	Site is promoted by the developer as Abbeyfields Phase 3 for 112 dwellings. There are no known major constraints that would preclude its development. Site is suitable for further consideration if Sandbach is required to allocate further land for housing. The site is adjacent to a football pitch, and if developed would need to be considered with adjacent sites (SUB 2136 & 2402).
<b>SUB 3184</b> Land adjacent Senderfield Lane, to the south of Hind Heath Road, Sandbach.	Greenfield site in agricultural use located to the south of Sandbach with the Trent and Mersey Canal to the southern boundary and existing housing site (currently under construction) for 269 dwellings to the east.	SHLAA Site 4928, Omission Site SUB3184.	0	20	0	This is a committed housing site for 100 dwellings at 31.12.14. An application has been granted planning permission subject to conditions and a S106 agreement at Strategic Planning Board on 18th March 2015 for an additional 20 dwellings which has not previously been included in the housing commitments list as the permission post dates this study.

<p><b>SUB 2402</b> Land to rear of Park Lane and Crewe Rd, Sandbach.</p>	<p>Agricultural land in a series of fields located to the south west of Sandbach Town Centre. Site includes belts of trees, woodland and a lake. To south it is bounded by Wheelock Rail Trail and residential uses behind Crewe Road. The site is immediately adjacent to Abbeyfields Phase 3 promoted site for 112 dwellings and Abbeyfields Phase 1 committed site for 280 dwellings.</p>	<p>SHLAA Site 2866, Site S in Possible Additional Sites Proposed by Developer and Land Interests Document, Non Preferred Site 30, Omission Site SUB 2402.</p>	<p>28.56</p>	<p>450</p>	<p>0</p>	<p>Site is being promoted by the developer for 450 houses and a primary school. Site is well related to existing schools, bus, pedestrian and cycle links which offer alternative transport options to Sandbach Town Centre (&lt;1 km) and Sandbach Railway Station (2.1km). Vehicular access is possible off Park Lane and Crewe Road. Site is suitable for further consideration if Sandbach is required to allocate futher land for housing.</p>
<p><b>SUB 2462</b> Land to the south west of A533, Sandbach.</p>	<p>Site is located to the southeast of Sandbach within open countryside. The western edge abuts existing residential development and the south and eastern edge is open countryside in agricultural use. The site is disected by the A533.</p>	<p>SHLAA Sites 2608, 2609, 2610, 2870 and 4374, Shaping our Future Development Strategy Site 8 (Alternative), Town Strategy Site G, Non Preferred Site 27, Omission Site SUB 2462.</p>	<p>28.7</p>	<p>838</p>	<p>0</p>	<p>The site is split into 4 development areas. The representation is not specific on the housing capacity of the site. Figures contained in the SHLAA have been used. Area 1 - 140 dwellings included in the Land off Houndings Lane figures as Phase 2 - 140 dwellings on (7.15 ha). Area 2 - 500 dwellings (17.4 ha). Area 3 - 244 dwellings on (8.1 ha) Note: a planning appeal is pending on half of this site for 75 dwellings on (3 ha), Area 4 - 94 dwellings (3.13ha). The site is suitable for further consideration if Sandbach is required to allocate further land for housing. Development of the site would extend the built form to the south east, however within walking distance of the town centre.</p>
<p><b>SUB 3144 &amp; part 2462</b> Land south of Old Mill Road and Houndings Lane, Sandbach *.</p>	<p>Site is to the south of Sandbach bounded by A534 Wheelock Bypass to the west, Hassall Road to the east and the Trent &amp; Mersey Canal to the south. The site is primarily grazing land made up of a number of small fields with tree and hedgerow boundaries. There are areas of woodland, ponds and water courses on the site leading to a number of constraints. The site also has a Grade II* listed building and the Trent and Mersey Canal Conservation Area.</p>	<p>SHLAA Sites 2612, 2851, 2613, ,2868, 4381, Shaping our Future Development Strategy Site 9 (Alternative), Non Preferred Site 28, Part of Omission Site SUB 2462/3144.</p>	<p>33.6</p>	<p>725</p>	<p>0</p>	<p>The site is split into the following phases 1 to 5 by the Site Promoter. Phase 1 has the benefit of planning permission for 200 houses (8.26 ha), is a committed housing site and is not included in the housing potential figures shown here. Phase 2 - 140 dwellings (7.15 ha), Phase 3 - 250 dwellings (10.6 ha), Phase 4 - 250 dwellings (12.5 ha) Phase 5 - 85 dwellings (3.4 ha). The site is suitable for further consideration if Sandbach is required to allocate futher land for housing. Development would extend Sandbach to the south towards Malkin's Bank and Wheelock Village and is somewhat remote from facilities.</p>

<b>SUB 2491</b> Land west of Cookesmere Lane & Land north of Marsh Green Road, Sandbach.	Greenfield site in agricultural use located north of Sandbach in open countryside. The western edge of the site is bounded by the railway line. There are no strong boundaries to the north of the site.	SHLAA Site 2620 and part 2618 and 4557, Shaping our Future Development Strategy Site Sandbach 4, Town Strategy Site E, Part of Site Q Possible Additional Sites Proposed by Developer and Land Interest Document, Non Preferred Site 23, Omission Site SUB 2491.	41	1,200	0	The site includes Non Preferred Sites 23 & 24, the latter overlays part of NPS 23. The site is on the edge of existing residential development to the south. Site is suitable for further consideration if Sandbach is required to allocate further land for housing, but it will extend the town to the north.
<b>SUB 2491</b> Land east of Cookesmere Lane, Sandbach.	Greenfield site in agricultural use located to the north of Sandbach in open countryside. There are no strong boundaries to the north of the site.	SHLAA Site 2625, Site R Possible Additional Sites Proposed by Developer and Land Interests Document, Non Preferred Site 25, Omission Site SUB 2491.	30	908	0	Site is suitable for further consideration if Sandbach is required to allocate further land for housing, but will extend the town to the north.
<b>SUB 1992</b> Yeowood Farm, Elton Rd, Sandbach.	The site is south west of Sandbach in the Ettiley Heath area of the town. It is a greenfield site in agricultural use. To the north of the site is residential development whilst the southern boundary is provided by Yeowood Farm buildings and further south and west, the Trent & Mersey Canal Conservation Area. Sandbach Cricket Club is located nearby to the east on Hind Heath Road.	SHLAA Site 2616, Shaping our Future Development Strategy Sandbach Site 7 (Alternative), Town Strategy Site D, Non Preferred Site 32, Omission Site SUB 1992.	14	300	0	A planning application for a mixed use scheme including 800 dwellings was withdrawn in February 2014. In Autumn 2014 the site promoter provided a sketch diagram indicating a smaller scheme on part of the previous 41 ha site. The sketch diagram (with the representation which did not give a specific number of dwellings) indicates a play area, informal and formal open space, a primary school and extension to Sandbach Cricket Club totalling approximately 4 ha plus development area for housing of approximately 10 ha. This equates to in the region of 300 dwellings. Whilst there are other more sustainable sites available elsewhere in Sandbach, this site is suitable for further consideration if Sandbach is required to allocate further land for housing. The site is remote from the town centre and would extend the area known as Ettiley Heath further south towards the canal.
<b>TOTALS</b>			<b>178.02</b>	<b>4,718</b>	<b>0</b>	




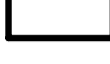
\* Land South of Old Mill Road has planning permission for (Phase 1) 200 dwellings, open space and new access of A534/A533 roundabout on SHLAA 2612 and 2868. Ref 13/2389C APP/R0660/A/14/2212604







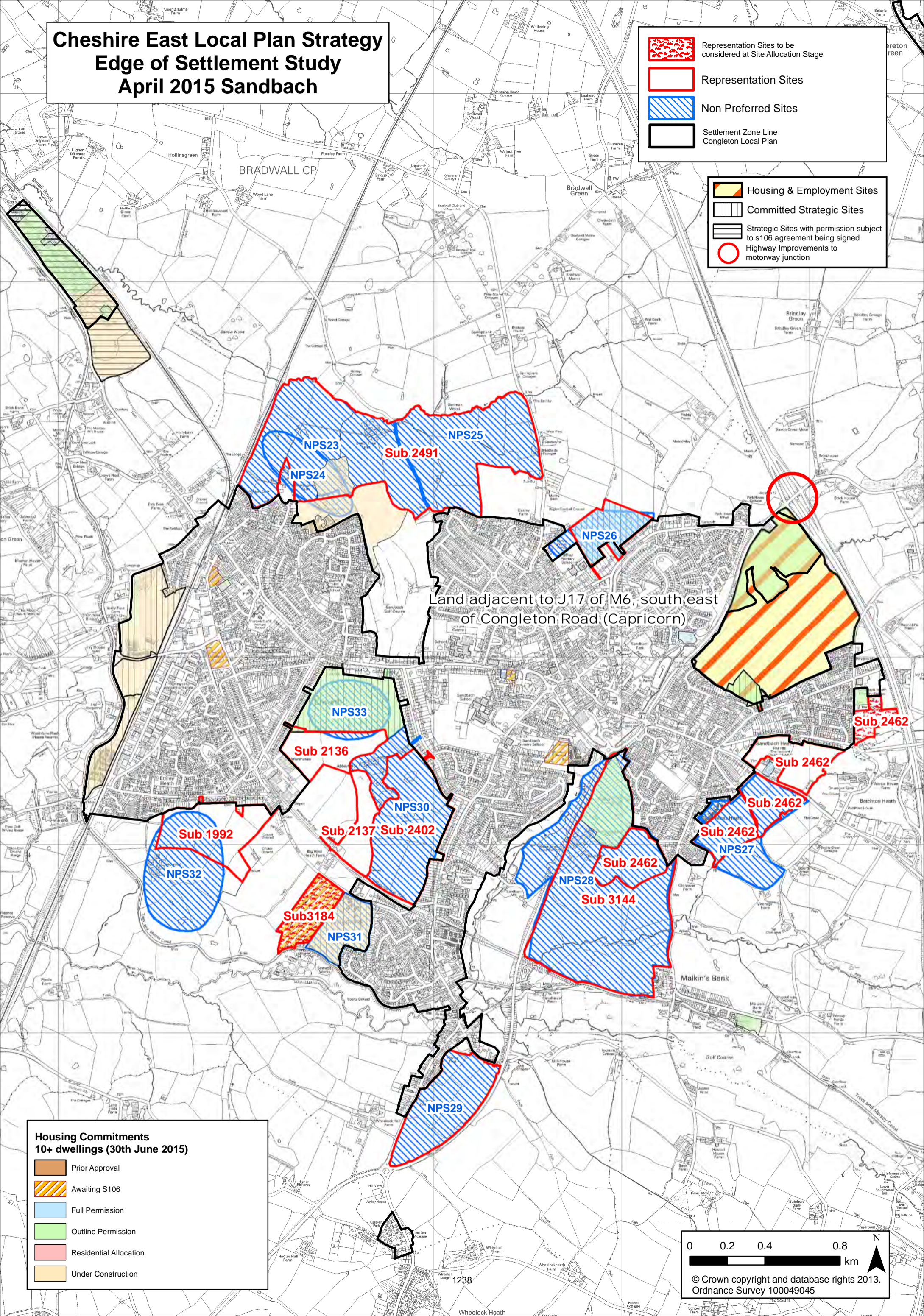
**CHESHIRE EAST LOCAL PLAN STRATEGY: SANDBACH; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES NOT CONSIDERED FOR FURTHER CONSIDERATION**

Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land west of A534 Wheelock Bypass, Sandbach.	This is a greenfield site in agricultural use (including an area of public open space) located in open countryside to the west of Wheelock Bypass (A534) and to the east of Crewe Road.	SHLAA Site 4373, Town Strategy Site C, Shaping our Future Development Strategy Site 10 (Alternative), Non Preferred Site 29.	17.1	250	0	Site put forward as a mixed use scheme for housing and employment uses. The site is not well related to the existing settlement. Development of this site would close the existing open countryside between Wheelock and Winterley. There are more sustainable locations available elsewhere in Sandbach. The site is not being actively promoted and is therefore not to be given any further consideration.
Land adjacent to Junction 17 of the M6 motorway, north west of Congleton Road, Sandbach	This is a greenfield site in agricultural use located in open countryside adjacent to Junction 17 north bound of the M6 motorway	Part of SHLAA 2622, Town Strategy Site A	0	0	0	Site put forward for 4ha of employment use (including car/coach park and car sharers car park) in the Town Strategy. The site is not being actively promoted and is therefore not to be given any further consideration.
Land north of 24 Church Lane, Sandbach (Heath)	This is a greenfield site, used for horse grazing located in open countryside adjacent to the M6 Motorway	SHLAA 2779, Town Strategy Site J	0.54	13	0	Site put forward for housing development for 13 dwellings which is subject to determination by Planning Inspectorate Appeal in May 2015. Reasons for refusal relate to the sites location which was considered unsuitable owing to the inability to mitigate noise to a satisfactory level for amenity/outside living areas. The mitigation measures required would be visually intrusive and prominent and would appear detrimental to the character and appearance of the site and the area.
<b>TOTALS</b>			<b>17.64</b>	<b>263</b>	<b>0</b>	







# Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Sandbach

-  Representation Sites to be considered at Site Allocation Stage
-  Representation Sites
-  Non Preferred Sites
-  Settlement Zone Line  
Conlepton Local Plan

-  Housing & Employment Sites
-  Committed Strategic Sites
-  Strategic Sites with permission subject to s106 agreement being signed
-  Highway Improvements to motorway junction








### Housing Commitments 10+ dwellings (30th June 2015)

-  Prior Approval
-  Awaiting S106
-  Full Permission
-  Outline Permission
-  Residential Allocation
-  Under Construction

0 0.2 0.4 0.8 km

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# Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Sandbach

-  Representation Sites
-  Housing & Employment Sites
-  Committed Strategic Sites
-  Strategic Sites with permission subject to s106 agreement being signed
-  Highway Improvements to motorway junction

**Sub 2491, Land at Marsh Green Road and east and west of Cookesmere Lane**

Land adjacent to J17 of M6, south east of Congleton Road (Capricorn)

**Sub 2136, Land between Abbey Road & Park Lane (Phase 2)**

**Sub 2462 Land off The Hill/ Manor Road**

**Sub 2402, Land rear of Park Lane & Crewe Road**

**Sub 1992, Yeowood farm, Elton Road**

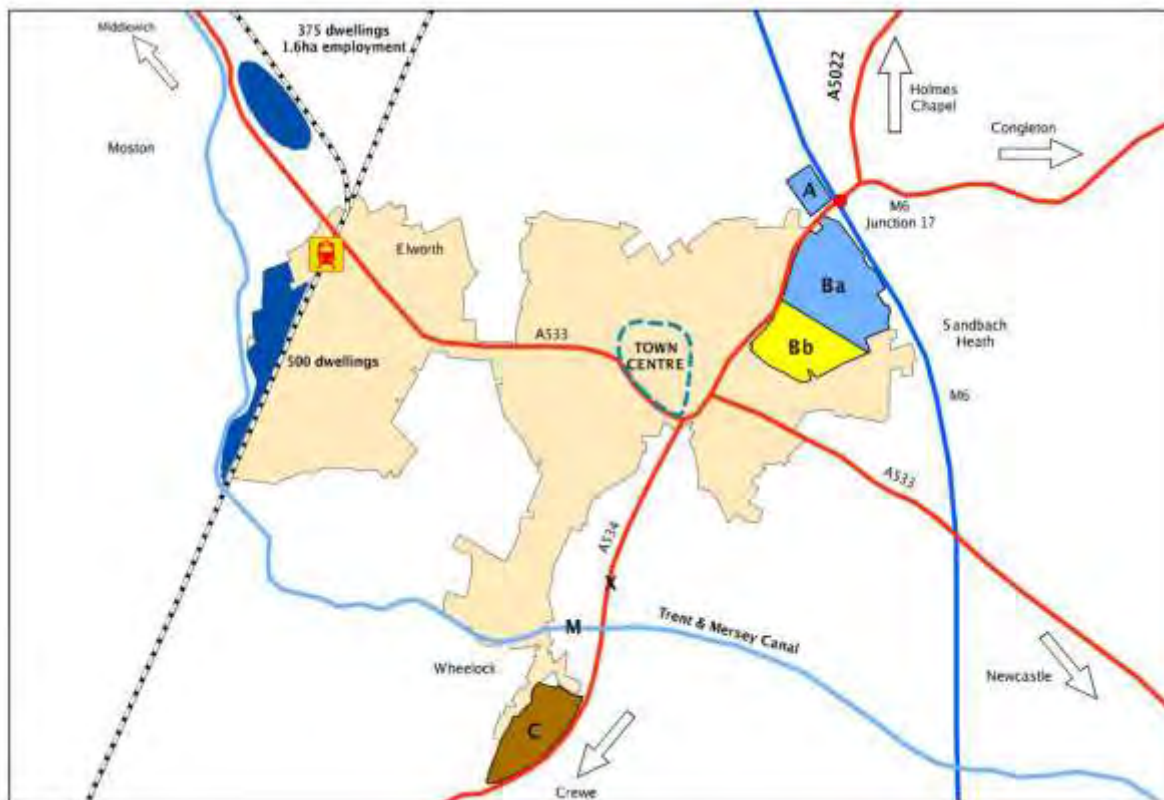
**Sub 2462 Land south of A533**

**Sub 2137, land south of Abbeyfields House, Park Lane. Hindheath (Phase 3)**

**Sub 3144, Land off Houndings Lane/ Old Mill Road**



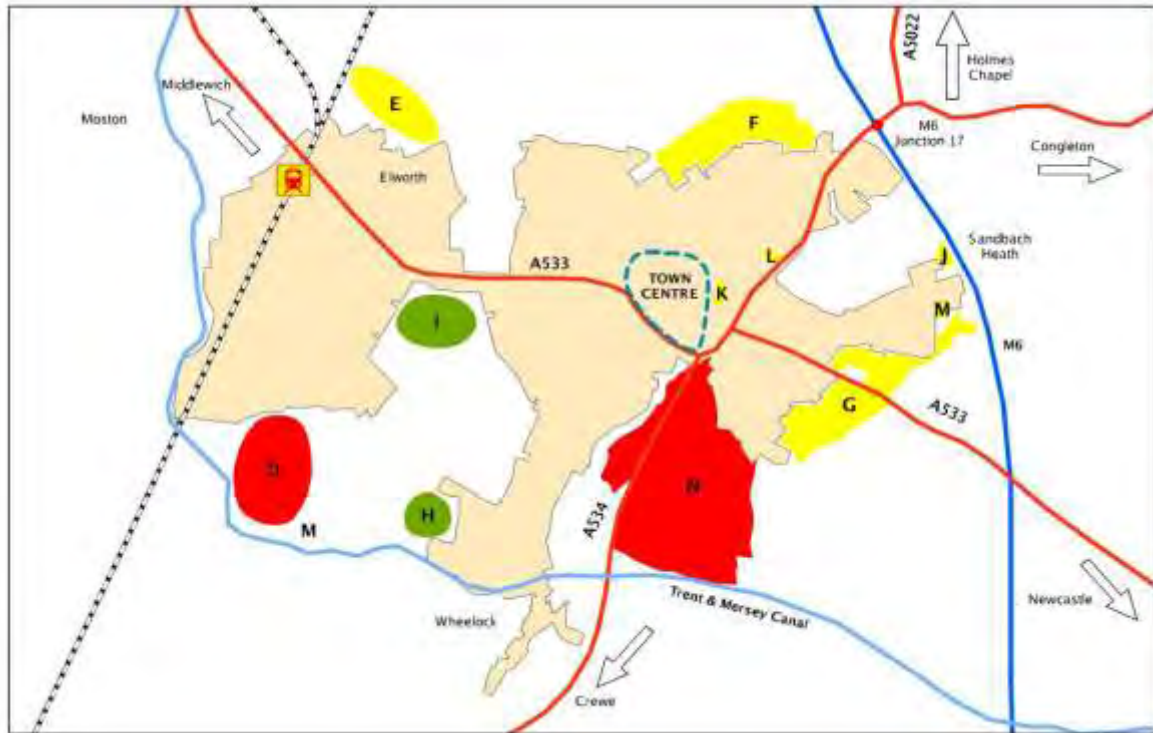
# Sandbach Town Strategy Sites





Site Reference	Potential Use	Comments
A	Employment (including a car sharers car park)	<p>Land adjacent to Junction 17 of the M6, north west of Congleton Road</p> <ul style="list-style-type: none"> <li>• A greenfield area</li> <li>• Surrounding land uses include agricultural land, the M6 motorway and a residential care home</li> <li>• Part of the area is adjacent to the settlement boundary</li> <li>• Would provide around 4ha for employment uses</li> <li>• Feasibility of providing vehicular access and the impact on Junction 17 of the M6 would need to be investigated</li> <li>• Development of the area could provide car and coach parking and provide a site for a car sharers car park</li> <li>• The character of the area is impacted by the proximity of the M6 motorway</li> </ul>
Ba/Bb	<ul style="list-style-type: none"> <li>• Employment (Ba)</li> <li>• Housing (Bb)</li> </ul>	<p>Land adjacent to Junction 17 of the M6, south east of Congleton Road</p> <ul style="list-style-type: none"> <li>• Two adjoining sites that are favoured areas for development to be phased prior to areas A and C</li> <li>• Development of the sites to be phased to ensure the delivery of the employment use</li> <li>• Greenfield areas in agricultural use</li> <li>• Surrounding land uses include agricultural land, residential and the M6 motorway</li> <li>• Part of both sites has been allocated as a business park since 1990</li> <li>• Part of the area is within the settlement boundary and the remainder is adjacent to it</li> <li>• There is a potential for allotment provision within site Bb</li> <li>• Strategic sites that would need to be profiled in the Cheshire East Core Strategy</li> <li>• Would require a masterplan for both sites to be prepared that would include details of timescales for implementation and a marketing strategy</li> <li>• The development of the area would be dependent upon the prior delivery of improvements to Junction 17 of the M6</li> <li>• The Wildlife Corridor would need to be protected and enhanced</li> <li>• The area is also subject in part to flood risk, includes a Site of Biological Importance and contains Tree Preservation Orders</li> </ul>

Site Reference	Potential Use	Comments
		<ul style="list-style-type: none"> <li>Public footpaths also cross the area</li> <li>The semi-rural character of the area is impacted by the proximity to the M6 motorway</li> </ul>
	Ba	<ul style="list-style-type: none"> <li>Would provide 25ha of employment land, including a hotel and other uses complementary to a business/science park</li> </ul>
	Bb	<ul style="list-style-type: none"> <li>Could accommodate in the region of 700 homes and associated community facilities</li> </ul>
C	<ul style="list-style-type: none"> <li>Employment</li> <li>Housing</li> </ul>	<p>Land west of the A534 Wheelock bypass</p> <ul style="list-style-type: none"> <li>A greenfield area, which includes an area of public open space</li> <li>Surrounding land uses include agricultural land and residential and the area is bounded to the east by the Wheelock Bypass (A534)</li> <li>The area is adjacent to the settlement boundary</li> <li>Proposal that could accommodate in the region of 245 homes and about 8ha employment land, assuming a 50/50 split between uses</li> <li>The area has access to the M6 by way of Junctions 16 and 17</li> <li>The semi-rural character of the area is impacted by adjoining development and the Wheelock Bypass</li> </ul>



Site Reference	Potential Use	Comments
D	Mixed use	<p>Yeowood Farm</p> <ul style="list-style-type: none"> <li>Greenfield</li> <li>Surrounding land uses include residential, agricultural land, a Cricket Club and the Trent and Mersey Canal</li> <li>Mixed use proposal including 750 homes, marina and allotments</li> </ul>

Site Reference	Potential Use	Comments
		<ul style="list-style-type: none"> <li>• The feasibility of providing vehicular access would require investigation</li> <li>• The area is located adjacent to a Conservation Area and is potentially subject to brine subsidence</li> <li>• The area is some distance from the town centre</li> <li>• Development of the area would detract from the semi-rural character of the town</li> </ul>
E	Housing	<p>Land to North of Marsh Green Road</p> <ul style="list-style-type: none"> <li>• Greenfield</li> <li>• Surrounding land uses include residential and agricultural land</li> <li>• The area could deliver around 175 homes</li> <li>• The area is subject to Tree Preservation Orders</li> <li>• Public footpaths cross the area</li> <li>• The area is subject to potential drainage issues</li> <li>• The feasibility of providing vehicular access would require investigation</li> <li>• Development of the area would detract from the semi-rural character of the town</li> </ul>
F	Housing	<p>Land to the rear of Congleton Road</p> <ul style="list-style-type: none"> <li>• Greenfield area in agricultural use</li> <li>• Surrounding land uses include agricultural land and residential</li> <li>• The area could deliver in the region of 430 homes</li> <li>• The area is located near to a bus route and is close to schools</li> <li>• Tree Preservation Orders, footpaths, air quality issues</li> <li>• Development of the area would detract from the semi-rural character of the town</li> <li>• Feasibility of providing vehicular access would need to be investigated</li> </ul>
G	Housing	<p>Land to the south west of the A533</p> <ul style="list-style-type: none"> <li>• Greenfield</li> <li>• Surrounding land uses include agricultural land and residential</li> <li>• Part of the area is adjacent to the settlement boundary</li> <li>• The area could deliver in the region of 910 homes</li> <li>• Feasibility of providing vehicular access would need to be investigated</li> <li>• The area is some distance from facilities including schools, shops and public transport</li> </ul>

Site Reference	Potential Use	Comments
		<ul style="list-style-type: none"> <li>The area is adjacent to a Listed Building and contains a pond and footpath</li> <li>Development of the area would detract from the semi-rural character of the town</li> </ul>
H	Housing	<p>Land off Hind Heath Road</p> <ul style="list-style-type: none"> <li>Greenfield</li> <li>Surrounding land uses include residential, agricultural land, sewage treatment works and the Trent and Mersey Canal</li> <li>This area could deliver around 270 homes</li> <li>The area is located adjacent to a Conservation Area and contains an important hedgerow</li> <li>The area is some distance from the town centre, employment and transport links</li> <li>Feasibility of providing vehicular access would need to be investigated</li> <li>Development of the area would detract from the semi-rural character of the town</li> </ul>
I	Housing	<p>Abbeyfields</p> <ul style="list-style-type: none"> <li>Greenfield area in agricultural use, mainly classed as Grade 2</li> <li>Surrounding land use include residential and agricultural land</li> <li>The area could deliver around 280 homes</li> <li>The area is adjacent to trees subject to Tree Preservation Orders</li> <li>The area is potentially subject to brine subsidence</li> <li>The impact of development on highway safety and traffic generation would need to be investigated</li> <li>Development of the area would detract from the semi-rural character of the town</li> </ul>
J	Housing	<p>Land adjacent to Coppersfield, Church Lane</p> <ul style="list-style-type: none"> <li>Greenfield area used for grazing</li> <li>Surrounding land use includes agricultural land, residential, a playground and the M6 motorway</li> <li>The area could deliver around 25 homes</li> </ul>
K	Housing	<p>Dingle Farm, Dingle Lane</p> <ul style="list-style-type: none"> <li>A mix of greenfield and brownfield including outbuildings and a barn</li> </ul>

**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

**SANDBACH**

<b>Site Address</b>	<b>Land between Abbey Road and Park Lane. Land is to the rear of No.'s 99-139 Abbey Road and to the north of Lodge Road. (Abbeyfields Phase 2) Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA No. 4725 and part SHLAA 2614.
<b>Site visit date</b>	7.1.15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Representation made to Local Plan Development Strategy 'Shaping our Future'. Ref No. DS5884 [BE100] Representation made to Local Plan Submission Version [SD01] Omission Site (Ref SUB 2136) Matter Statement M15.016 ID 744683 Gladman Shaping our Future Development Strategy Site Sandbach 5 (Alternative, considered and rejected) [BE100] Non Preferred Sites Justification Paper [SD016] Site Reference 33 (part)
<b>Site description</b>	This is a greenfield site in agricultural use located in open countryside between an existing residential area on Abbey Road and the Abbeyfields Phase 1 (site rear of Middlewich Road and Park Lane). Work on site has yet to start. Sandbach Community Football Training Ground and Lodge Road Industrial Estate lie to the south of the site. Adjacent to the eastern boundary of the site is a 'significant woodland surrounding a lake' (Source SHLAA 2614) and Abbeyfields Grade II listed building. Trees and mature hedges located within the site. The site is situated within a sustainable location, within walking distance of local convenience store, primary and secondary schools, bus stops and railway station. The site is flat; there are no known major constraints.
<b>Site area and dwelling capacity</b>	Site capacity of 165 dwellings on 9.36 ha  Current outline planning application ref: 14/1189C submitted is for up to 165 dwellings including highway and associated works, public open space and green infrastructure on 9.36 ha.  150 dwellings (from SUB 2136 representation made to Local Plan Submission Version).

	SHLAA states - 276 dwellings on 9.21 ha
<b>Constraints</b>	<p>Lodge Road Industrial Estate could be perceived as a 'bad neighbour' owing to its proximity to the south western boundary of the site. However, the submitted vision document indicates a landscape buffer as part of the scheme.</p> <p>Tree Preservation Orders (individual trees, and woodland) along the sites eastern boundary adjacent to Abbeyfields Grade II Listed Building (in residential use) to the east. Within brine subsidence area.</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies in open countryside outside of the Sandbach Settlement Zone as shown on the Proposals Map in the Congleton Borough Local Plan, Jan 2005. Saved Policy PS8
<b>Previously developed land? (PDL)</b>	No, Greenfield.
<b>Background site history &amp; Current apps</b>	<p>Current Application: - An application (Ref; 14/1189C) has been submitted proposing residential development of up to 165 dwellings, including 'affordable housing', highway and associated works, public open space and green infrastructure. This application was considered at Strategic Planning Board on 3 June 2015 where the application was recommended for refusal for the following reasons :-</p> <p>The Local Planning Authority considers that having regard to the context of developments in the Sandbach area and the scale of the proposed development that it would be premature following the publication consultation draft of the Sandbach Neighbourhood plan. As such allowing this development would prejudice the outcome of the neighbourhood plan-making process and would be contrary to guidance contained at Paragraph 216 of the NPPF and guidance contained within the NPPG.</p> <p>Whilst it is acknowledged that there is a presumption in favour of sustainable development in the planning balance, it is considered that the development is unsustainable because of the conflict with the draft Sandbach Neighbourhood plan and because of the unacceptable environmental and economic impact of the scheme in terms of loss of best and most versatile agricultural land and open countryside. These factors significantly and demonstrably outweigh the social benefits in terms of its contribution to boosting housing land supply, including the contribution to affordable housing. As such the proposal is contrary to Policies PS8 and H6 of the adopted Congleton Borough Local Plan First Review 2005 and Policies PG 5</p>

	<p>and SE 2 of the Cheshire East Local Plan Strategy – Submission Version and the provisions of the NPPF.</p> <p>Site is adjacent to 9/2058C New football pitches, changing rooms, car parking, access and flooding lighting approved with conditions 20/11/2009. The football site is approximately 11.7 ha (from planning application form). This permission has been implemented.</p> <p>21218/1 and 21219/1 both outline applications for land rear of Big Hind Heath Farm, Middlewich Road, Abbey Road. Residential development refused 22/8/1989.</p> <p>22740/1 outline application for Sandbach Golf Course, Abbeyfields, Middlewich Road, Big Hind Heath. 18 hole golf course, club house, open space, residential development and associated infrastructure refused 2/1/1991.</p> <p>The site forms part of a larger area as shown in the Masterplan &amp; Vision document submitted by Gladman on the Development Strategy and Policy Principles Document. Representation SUB 2137.</p> <p>The Abbeyfields Phase 1 site (only of relevance in part) to this parcel of land) appeared in the Non Preferred Sites Document as Site Ref 33. However, this was only in notation form as planning permission had been granted following the re-determination of the Appeal by the Secretary of State, due to the High Court quashing the initial decision (10/3471C). This information is reflected in the Committed Strategic Sites section of the Local Plan Strategy - Submission Version.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Representation no. SUB 2136. Matter Statement M15.016 Gladman representation on the Submission Plan SUB 2136</p> <ul style="list-style-type: none"> <li>• unsound to include some allocations within the Local Plan whilst leaving some or all of the growth around some settlements to be determined in a subsequent Allocations DPD.</li> <li>• Do not consider the majority of sites proposed to be of a sufficient scale to be regarded as Strategic Sites within context of Local Plan.</li> <li>• Site is deliverable for 150 dwellings, including an extension to the green infrastructure (included in Phase 1 committed scheme).</li> </ul>
<p><b>Is the site viable/deliverable?</b></p>	<p>Yes, Gladman statement indicates that the site is viable and deliverable (see above). Planning application ref 14/1189C submitted confirms this is the case.</p>



	According to the Draft Core Strategy CIL and viability Assessment [BE042] Sandbach is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes, Gladman state that the site is developable, available and achievable within the Plan period. Planning application ref 14/1189C submitted confirms this is the case (see above).
<b>Infrastructure issues (including highways)</b>	Masterplan and Vision document indicates access integrated with Abbeyfields Phase 1 via Middlewich Road and the provision of a new access from Abbey Road.
<b>HRA considerations</b>	None submitted
<b>SA considerations</b>	<p>Cheshire East Council Local Plan Strategy Submission Sustainability (Integrated) Appraisal (May 2014) [SD003]</p> <p>Paragraph 5.400, page 123. This site was judged in the Sustainability Appraisal as overall positive in terms of its ability to deliver SA Objectives:</p> <ul style="list-style-type: none"> <li>2 sustainable access to jobs, services and facilities</li> <li>5 vibrant rural communities</li> <li>19 rural economy</li> <li>20 education, training, jobs and employment opportunities.</li> </ul> <p>This was largely due to the site being close to existing employment opportunities and certain education facilities and having good access to public transport with the potential to improve access to other amenities.</p> <p>Furthermore, the development was considered to have the potential to increase the provision of services and facilities for the rural area and contribute towards the achievement of the Vision and Objectives of the Local Plan relating to the SA Objectives above.</p> <p>Paragraph 5.401, page 123/4. The site's development as envisaged was considered likely to have overall negative effects on the delivery of SA Objectives:</p> <ul style="list-style-type: none"> <li>11 biodiversity and geodiversity</li> <li>12 heritage, landscapes and townscape</li> <li>16 natural resources, green infrastructure and previously developed land.</li> </ul> <p>The was because the development could have the potential to result in loss of greenfield land in the open countryside; the loss of the best quality agricultural land; potential loss of designated fauna; having indirect effects on heritage assets close to it; and loss of landscape and historic landscape characters.</p>

	<p>The site is situated within a sustainable location, within walking distance of some local services and facilities including: local convenience store, primary and secondary schools, bus stops and railway station.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The site is being promoted by the developer as Abbeyfields Phase 2 for 150 dwellings as part of the submitted Masterplan and Vision Document. The site is adjacent to the Abbeyfields Phase 1 development, which has the benefit of planning permission. The site is sustainably located and well connected with existing facilities and services. There are no known major constraints that would preclude its development.</p> <p>An outline planning application decision for 165 dwellings has been recommended for refusal on this site (see above). This site is being actively promoted for inclusion within the Local Plan Strategy.</p> <p>If Sandbach is required to provide additional housing within the Local Plan Strategy it is recommended that this site is given further consideration and is subject to Sustainability Appraisal, to ensure that all reasonable alternatives are considered.</p>

<b>Site Address</b>	<b>Land to the south of Abbeyfields House, Park Lane and to the east of Sandbach Community Football Centre, Hindheath Road, Sandbach. Abbeyfields (Phase 3)</b>
<b>SHLAA Ref/Site Ref number</b>	Part of SHLAA Site 2614. Matter Statement M15.016 - Gladman
<b>Site visit date</b>	8.1.2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Site forms part of Detailed Masterplan & Vision document submitted by Gladman on the Development Strategy and Policy Principles Document. Local Plan Strategy Submission Version representation (Omission Site) SUB 2137 Matter Statement - M15.016 – Gladman ID 744683
<b>Site description</b>	This is a greenfield site in agricultural use, located in open countryside lying south of the Abbeyfields Phase 1 site. To the north, north east of the site lies the Abbeyfields Grade II listed building (in residential use), and extending further south along the site boundary, substantial woodland and a lake. The western boundary is formed by Sandbach Community Football Centre football pitches. The Wheelock Site of Biological Importance runs alongside the sites southern boundary and provides screening. To the east agricultural land extends towards Crewe Road and Hind Heath Road.
<b>Site area and dwelling capacity</b>	SUB representation 2137 states 112 dwellings on an area of 6.8 ha.
<b>Constraints</b>	Extract from SHLAA 2614 `Significant woodland surrounding lake and listed building adjacent to the site. Trees and hedges within site, brine subsidence area. Change in sites levels. Potential air quality issues'. Trees the subject of Preservation Orders in the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Saved Policy PS8 The site lies in open countryside outside of the Sandbach Settlement Zone as shown on the Proposals Map in the Congleton Borough Local Plan, Jan 2005.
<b>Previously developed land? (PDL)</b>	No, Greenfield.
<b>Background site history &amp; Current apps</b>	Site is adjacent to 9/2058C New football pitches, changing rooms, car parking, access and flooding lighting approved with conditions 20/11/2009. The football site is approximately 11.7 ha (from planning application form). This permission has been implemented.  21218/1 and 21219/1 both outline applications for land rear

	<p>of Big Hind Heath Farm, Middlewich Road, Abbey Road. Residential development refused 22/8/1989.</p> <p>22740/1 Outline application for Sandbach Golf Course, Abbeyfields, Middlewich Road, Big Hind Heath. 18 hole golf course, club house, open space, residential development and associated infrastructure refused 2/1/1991.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Rep M15.016 – Gladman</p> <p>A Masterplan and Vision document was submitted to the previous consultation stage which demonstrated that a sustainable scheme of 112 dwellings could be accommodated on this site. It is submitted that this area should be allocated for around 112 dwellings in the submission Core Strategy. Gladman note that the strategic housing and employment site in Sandbach CS24 is coming forward through a number of parcels of land. This has in part been granted permission with 30% affordable (12/4874C). A further parcel is subject to the signing of a S106 agreement with 15% affordable (12/3948C) and a further application is pending with 30% affordable (13/5242C). As Gladman understands the application for 250 dwellings, providing only 15% affordable housing would be contributing to Junction 17, M6 improvement works. Gladman note that the affordable housing percentage provision was further reduced from 20% to 15% to enable increased S106 contributions to be made. Gladman raise fundamental concerns that part of this strategic site will not be delivering the policy compliant scale of affordable housing and refers back to substantial concerns raised to the Inspector in relation to Matter 8 and Matter 10, where it is noted that the delivery of affordable housing is compromised in order to deliver substantial infrastructure projects, whilst ensuring schemes remain viable. Gladman states that strategic sites identified by the Council are not delivering the policy compliant level of affordable housing clearly suggests that the Council have selected the wrong sites.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>Gladman state that the site is viable &amp; deliverable in their statement.</p> <p>According to the Draft Core Strategy CIL and viability Assessment [BE042] Sandbach is located within an area of the Borough where residential development is considered to be viable.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>Gladman state that the site is developable, available and achievable within the Plan period.</p>

<b>Infrastructure issues (including highways)</b>	Vehicular access is proposed either via Hind Heath Road or Abbey Road.
<b>HRA considerations</b>	None for this site
<b>SA considerations</b>	The site is located adjacent to the Wheelock Rail Trail. The site is some distance from services and facilities with the closest bus stop and primary school located on Crewe Road. The nearest convenience store is in Wheelock.
<b>Conclusions &amp; recommendations</b>	<p>The site is being promoted by the developer as Phase 3 of the Abbeyfields Masterplan and Vision Document with Phase 3 being for 112 dwellings. There are no known major constraints that would preclude its development. The site is considered suitable for further consideration if Sandbach is required to allocate further land for housing. The site is adjacent to football pitches and, if developed would need to be considered with adjacent sites (SUB 2136 and 2402).</p> <p>This site is being actively promoted for inclusion within the Local Plan Strategy. If Sandbach is required to provide additional housing within the Local Plan Strategy it is recommended that this site is given further consideration at the Site Allocations stage.</p>

<b>Site Address</b>	<b>Land adjacent Senderfield Lane, to the south of Hind Heath Road, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	4928
<b>Site visit date</b>	7.1.2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Local Plan Strategy Submission Version representation (Omission Site) SUB 3184
<b>Site description</b>	The site is roughly rectangular in shape, is generally flat pasture and is located to the southern side of Hind Heath Road. The site is within open countryside as defined by the Congleton Borough Local Plan. To the north of the site is agricultural land and Big Hind Heath Farm; to the east is a residential development which is under construction. To the south are a Canal and a sewage plant beyond, to the west of the site is agricultural land. The site includes a tree lined watercourse which is located to the west of the site, the land levels gradually slope down to this watercourse. A native hedgerow forms the front boundary to the site.
<b>Site area and dwelling capacity</b>	SHLAA site 6.9 ha 100 dwellings
<b>Constraints</b>	Watercourse on site. Ecological surveys likely to be required. Canal to the south. Loss of agricultural land.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Saved Policy PS8 The site lies in open countryside outside of the Sandbach Settlement Zone as shown on the Proposals Map in the Congleton Borough Local Plan, Jan 2005.
<b>Previously developed land? (PDL)</b>	No Greenfield
<b>Background site history &amp; Current apps</b>	13/3887C - Outline Application for the Erection of Up To 100 Dwellings, Public Open Space, Green Infrastructure and Associated Works – Refused – Appeal Lodged – Appeal Allowed with costs awarded against the Council 1st August 2014
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	ID 459510 Pegasus Group on behalf of Richborough Estates (SUB 3184) to the Local Plan Submission Version Document object to the non-allocation of Land South of Hind Heath Road, Sandbach for new residential development. An outline planning application has been submitted on the site for up to 100 dwellings. This is now the subject of a non determination appeal with the application also being re-submitted. Richborough Estates brought forward the Bovis site. This was also subject to an appeal with planning permission being granted by the Secretary of State. In coming to his conclusions, the Secretary of State considered that the positive factors

	<p>outweighed the negative factors when considering the sustainability of those proposals. Consequently as Land South of Hind Heath Road adjoins the Bovis development, the same conclusions can be drawn in terms of sustainability and there is no reason why the site should not be allocated for new housing.</p> <p>As it currently stands the Plan is not (i) Positively Prepared because it does not provide for the full objectively assessed housing needs; (ii) it is not Justified because it is not the most appropriate strategy as there are not enough housing sites and, of those proposed to be allocated, some should be deleted; (iii) it is not Effective because there are not enough housing sites to deliver the Council's full objectively assessed needs; and (iv) again because of a lack of full objectively assessed needs, it is not Consistent with National Policy. Consequently there is absolute certainty that this site can be delivered, whereas this is not the case for some sites proposed by the Council which have not been subject to this level of assessment.</p> <p>The Submission Local Plan Strategy lacks a robust sustainable spatial strategy. Whilst many of the sites identified are appropriate for residential development there are others which are not and some of these are proposed to deliver a significant quantum of new housing. Not only is the Council proposing a significant under-requirement of new housing but some sites are inappropriate for residential development because there are better options available. As a result of the need to increase the housing requirement and delete some of the proposed housing allocations, further new housing sites need to be allocated and one of these should be Land South of Hind Heath Road, Sandbach. Without the site the Plan is not promoting the most appropriate strategy for the delivery of new housing and is therefore not Justified. In terms of the Sustainability Appraisal, the inclusion of this site would have no impact on the overall objectives and overarching strategy of the Plan to have any adverse implications.</p> <p>Object to the non-allocation of Land South of Hind Heath The emerging Local Plan should allocate Land South of Hind Heath Road, Sandbach for 100 dwellings. This site should be part of the incorporation of a number of new and alternative sites into the Plan. The Plan would then be Justified.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and viability Assessment [BE042] Sandbach is located within an area of the Borough where residential development is considered to be viable.</p>

	Planning application ref 13/3887C have been submitted which confirms this is the case.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	This application site has outline planning permission for up to 100 dwellings following the approval of application 13/3887C which was allowed at appeal.
<b>Infrastructure issues (including highways)</b>	Access achieved by upgrading Senderfield Lane which is the current single width vehicular track to the sewage treatment works and Bridge House.
<b>HRA considerations</b>	None for this site
<b>SA considerations</b>	The Planning Inspector in hearing the appeal for 13/3887C drew a conclusion based on the findings of the Inspector considering the adjacent site for 269 dwellings 10/2609C and concluded on balance that the adjacent site 'is in a location where future residents would have reasonable options to use sustainable methods of public transport should they choose to do so'.
<b>Conclusions &amp; recommendations</b>	This is a committed housing site for 100 dwellings as at 31.12.2014. An application has been granted planning permission subject to conditions and a S106 agreement reference 14/0977C on 18 <sup>th</sup> March 2015 which increases the site capacity to 120 dwellings. The additional 20 dwellings were not included in the housing commitments list as the permission post dates this study.



<b>Site Address</b>	<b>Land to rear of Park Lane and Crewe Road, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA Site 2866
<b>Site visit date</b>	8.1.15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Site S from the Possible Additional Sites Proposed by Developers and Land Interests document [BE104] Non Preferred Site 30 [SD016] Local Plan Strategy Submission Version representation (Omission Site) SUB 2402 ID 807434 NJL Consulting for Himor Land Ltd; Messrs Foden. Matter 14.11.003
<b>Site description</b>	The site is located to the south west of Sandbach Town Centre and is well related to the existing settlement. The site is west of Crewe Road and the south west of Park Lane. To the north west is Abbeyfields, a Grade II Listed Building and the Wheelock Rail Trail is located to the south of the site within a cutting. To the north-east and east are residential properties which front onto Park Lane and Crewe Road and to the south-east are properties which front Hind Heath Lane. There are a number of trees and lengths of hedgerow to the site boundaries. There are groups of trees within the site and a woodland area which are subject to Tree Preservation Order protection, beyond the site boundary is a larger woodland area and pond associated with Abbeyfields Grade II Listed Building. A land drain from the pond follows the sites eastern boundary. The rest of the site comprises of fields mostly used for grazing with a large area in arable use.
<b>Site area and dwelling capacity</b>	SHLAA states 857 dwellings on 28.56 ha The Vision Document indicates 6 parcels of land for approximately 450 dwellings on 14 ha plus a primary school on 1.8 ha. Planning application 14/3892C includes approximately 10 ha of the site for 200 dwellings, community facilities and green infrastructure.
<b>Constraints</b>	Relocation of overhead power lines underground. Trees the subject of Tree Preservation Orders on site. In the Cheshire Brine Subsidence Board consultation area. Listed Building nearby.
<b>Current policy designation i.e. GB/Open space/Strategic Site, safeguarded</b>	Saved Policy PS8 Open Countryside outside of the Sandbach Settlement Zone as shown on the Proposals Map in the Congleton Borough Local Plan January 2005.
<b>Previously developed land? (PDL)</b>	No, greenfield.
<b>Background site history &amp;</b>	22740/1 - 18 Hole golf course, club house, open space, residential development and associated supporting

<p><b>Current apps</b></p>	<p>infrastructure – Refused 2nd January 1991.</p> <p>22739/1 - 18 Hole golf course, club house, open space, residential development and associated supporting infrastructure – Refused 2nd January 1991.</p> <p>14/1826S - EIA screening opinion for 450 dwellings and a primary school – EIA Required.</p> <p>Outline planning application submitted August 2014 - 14/3892C for up to 200 dwellings and a community facility (primary school) and 4.09 ha of green infrastructure. Access is to be determined at this stage with all other matters reserved. The application was recommended for approval subject to S106 agreement and conditions by Officers but was withdrawn from the agenda of Strategic Planning Committee on 18th March 2015. The application was considered at Strategic Planning Board on the 3 June 2015 and was refused for the following reasons:-</p> <p>The Local Planning Authority considers that having regard to the context of developments in the Sandbach area and the scale of the proposed development that it would be premature following the publication consultation draft of the Sandbach Neighbourhood plan. As such allowing this development would prejudice the outcome of the neighbourhood plan-making process and would be contrary to guidance contained at Paragraph 216 of the NPPF and guidance contained within the NPPG.</p> <p>Whilst it is acknowledged that there is a presumption in favour of sustainable development in the planning balance, it is considered that the development is unsustainable because of the conflict with the draft Sandbach Neighbourhood plan and because of the unacceptable environmental and economic impact of the scheme in terms of loss of best and most versatile agricultural land and open countryside. These factors significantly and demonstrably outweigh the social benefits in terms of its contribution to boosting housing land supply, including the contribution to affordable housing. As such the proposal is contrary to Policies PS8 and H6 of the adopted Congleton Borough Local Plan First Review 2005 and Policies PG 5 and SE 2 of the Cheshire East Local Plan Strategy – Submission Version and the provisions of the NPPF.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development</b></p>	<p>M15.013 Alternative/Additional Omission Sites M14.11.003 LP Strategy Sites &amp; Strategic Locations 2013.087.012a Pre Submission Core Strategy 2013.087.025a LP Submission Version. The site promoter states that the Council have not</p>

<b>proposed</b>	considered their Visions Document. Consider failure to effectively assess all alternative sites prior to proposing allocations i.e. Land off Park Lane/Crewe Road and the contents of a previously submitted Vision Document. Suggests this site is a suitable and sustainable alternative to the Capricorn Site. Overall housing requirement in Cheshire East is too low to sufficiently address housing need. Sustainability Assessment work does not accurately reflect characteristics of various sites and is inconsistent in its treatment of sites. Plan is not justified in its current form and they suggest that the Plan is considered unsound.
<b>Is the site viable/deliverable?</b>	<p>Yes, this has been demonstrated by the submission of a planning application reference 14/3892C. The Vision Document sets out in detail how the site could deliver a development of up to 450 homes plus a new primary school. It also identifies that there are no technical impediments to the delivery of the site, considering issues related to landscape impacts, ecology, contamination and traffic generation.</p> <p>According to the Draft Core Strategy CIL and viability Assessment [BE042] Sandbach is located within an area of the Borough where residential development is considered to be viable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes.
<b>Infrastructure issues (including highways)</b>	Main vehicular access proposed in planning application 14/3892C off Crewe Road for first phases. Indicative layout shows possible future phase access off Park Lane opposite entrance to Fields Drive.
<b>HRA considerations</b>	None for this site.
<b>SA considerations</b>	<p>The site is well related to existing schools, bus, pedestrian and cycle links. There is a shop/eatery and hairdressers on the junction of Crewe Road/Park Lane and local convenience store located on Price Avenue.</p> <p>Summaries of relevant information regarding this site from the Cheshire East Local Plan Strategy Submission Strategy (Integrated) Appraisal May 2014. [SD003] Site S - Land to the Rear of Park Lane, Sandbach</p> <p>This site has not been progressed because there are other, more appropriate sites in this part of the Borough with fewer constraints and better access to services, facilities and the transport network that are capable of meeting housing and employment needs.</p>

**Conclusions & recommendations**

The site is being promoted by the developer for 450 houses and a primary school. The site is well related to existing schools, bus, pedestrian and cycle links which offer alternative transport options to Sandbach Town Centre <1km and Sandbach Railway Station 2.1km. There are no known constraints precluding development of this site. This site is being actively promoted for inclusion within the Local Plan Strategy and is suitable for further consideration if Sandbach is required to provide further land for housing. and should be subject to Sustainability Appraisal, to ensure that all reasonable alternatives are considered.

<b>Site Address</b>	<b>Land to the south west of A533, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 2608, 2609, 2610, 2870, 4374 2343, 2609, 2610, 4374 (NPS 27) 2851 (part NPS 28 Land off Houndings Lane)
<b>Site visit date</b>	8.1.15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Site G in the Sandbach Town Strategy [BE086] Shaping our Future Development Strategy Site Sandbach 8 (Alternative) [BE100] Non Preferred Site Justification Document 27 Agent also promoting part of NPS 28. [SD016] Local Plan Strategy Submission Version representation (Omission site) SUB 2462/3144 Agent Strutt & Parker ID 502346 for Betley Court Estates
<b>Site description</b>	The site is a series of fields in agricultural use of varying sizes located south west of the A533 in open countryside. The western edge abuts existing residential development and the south and south eastern edge is open countryside in agricultural use. Generally site boundaries are enclosed with mature maintained hedgerows and hedgerow trees. There are important natural features within the site including a watercourse, protected trees and hedges. There are no heritage assets within the site, however there are several listed buildings adjacent to the site.
<b>Site area and dwelling capacity</b>	Capacity 838 dwellings  SHLAA – 2343 – 39 dwellings (this site has already been completed and is no longer included in the figures)  SHLAA – 2608 – 244 dwellings SHLAA – 2609 – 160 dwellings SHLAA – 2610 – 188 dwellings SHLAA – 2870 – 94 dwellings SHLAA – 4374 - 152 dwellings  The sites have been grouped together as the following using information included in the representation to the Local Plan Strategy Submission Version where available:-  Area 1 – 140 dwellings (included in the Land off Hounding’s Lane figures part of SHLAA 2851 as Phase 2 SUB Rep 3144.  Area 2 - 500 dwellings SHLAA 2609, 2610, 4374 Area 3 - 244 dwellings SHLAA 2608 Area 4 – 94 dwellings SHLAA 2870

	For info : site area and capacity from SHLAA is 946 on 31.54 ha
<b>Constraints</b>	Site contains important natural features, a watercourse, trees the subject of tree preservations orders in the site. Several listed buildings adjacent to the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Saved Policy PS8 Open Countryside outside of the Sandbach Settlement Zone as shown on the Proposals Map in the Congleton Borough Local Plan Jan 2005.
<b>Previously developed land? (PDL)</b>	No, greenfield
<b>Background site history &amp; Current apps</b>	<p>Planning application submitted on part of SHLAA 2870 Land east of School Lane, Sandbach Heath (Reference 13/1559C). Outline application for up to 13 no residential dwelling houses, associated infrastructure and ancillary facilities refused 16 July 2013 owing to its 'unsustainable location in the open countryside'. Appeal ref APP/R0660/A/13/2203535 submitted to the Planning Inspectorate, this was withdrawn 27 January 2014.</p> <p>Planning application submitted on western part of SHLAA 2608. 14/1946C Land off The Hill/Manor Road, Sandbach Heath. Outline Application for residential development comprising of 75 dwellings and associated vehicular and pedestrian access, open space and landscaping. Refused 25 June 2014: 'proposal is unsustainable as it is located in open countryside; loss of the best and most versatile agricultural land. Local Authority can demonstrate 5 year land supply in excess of 5 years and applicants have failed to demonstrate that there is a need for the development which cannot be accommodated elsewhere'. Appeal APP/R0660/W/14/3001394 submitted to the Planning Inspectorate. Decision is pending.</p> <p>14/5586C Outline application for Residential development comprising 75 dwellings and associated vehicular and pedestrian access, open space and landscaping (resubmission of LPA Ref: 14/1946C) Land off The Hill/Manor Road, Sandbach Heath. Not Yet Determined.</p> <p>The site was identified in the Sandbach Town Strategy as Site G and indicated the area could deliver 910 homes. Commentary included 'area is some distance from service including shops, schools and public transport. Feasibility of providing vehicular access would need investigation'. The site was discounted by the Stakeholder Panel.</p> <p>Consultation Comments from the Town Strategy included:-</p>

	<p>‘Site G – not a suitable site, greenfield and too far from facilities’</p> <p>‘It is outside the settlement zone, greenfield, surrounding roads would not be able to cope with extra traffic (dangerous) too far from facilities’.</p> <p>At the Development Strategy stage suggests that the site could support about 500 new homes together with small scale local retail in the region of 200-300 sq. m, community facilities/public house/takeaway/restaurant/sports and leisure facilities. Green Infrastructure, pedestrian and cycle linkages and on or off site provision towards education, health, green infrastructure, open space and community facilities. The area of the site covered in the Development Strategy was SHLAA sites 2609, 2610 and 4374.</p> <p>The site was rejected at this stage as ‘the sites outlying location means its access to existing services, facilities and the transport network is limited’.</p> <p>At the Non Preferred Sites Justification Paper stage the site was not progressed in the Local Plan Strategy because it was considered there were other, more appropriate committed and allocated sites, with fewer constraints and better access to services, facilities and the transport network that are capable of meeting housing and employment need within Sandbach. The area covered by the Non Preferred Sites Justification Paper was part SHLAA 2851, 2609, 2610, 2343 and 4374. For clarification SHLAA site 2343 received planning permission for 39 dwellings, the development is complete.</p>
<p><b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b></p>	<p>Local Plan Strategy Submission Version representation (Omission site) SUB 2462/3144 Strutt &amp; Parker for Betley Court Estates</p> <p>Representation to the plan is based on objection to the level of planned delivery of housing which falls short of meeting growth proposed in the Borough. Re- highlights objection to the level of growth proposed and suggests the overall housing requirement to be over 32,000 dwellings over twenty years. This is based on DCLG Household Projections should be a starting point for assessing housing need and the housing target needs to reflect past under delivery of housing. Housing figure and objection to the proposed isolated North and South Cheshire Growth Villages (CS30 and CS37). Growth identified within these settlements should be redirected to sites on the edge of</p>

	<p>Sandbach. The proposed level of new housing for Sandbach needs to be increased to around 3,200 dwellings. Land to the south west of A533 (indicated as Non Preferred Site 27) is promoted along with Non Preferred Site 27 Land off Hounding's Lane. Reiteration of previous responses that the site is located sustainably, is available and strategically links into and around Sandbach's built form. Both Non Preferred Site 27 and 28 should be favoured over Land adjacent to Junction 17 (CS24) which they consider is 'too large to be viable and would cause considerable visual and biodiversity harm'. Having reviewed the Council's Integrated Sustainability Appraisal and wider assessment process they consider that the sites Non Preferred Sites 27 and 28 outperform site CS24. Continue to object to the Council's sustainability policies SD1 and SD2 which, in their opinion 'attempt to rigidly define what sustainable development is setting distances to amenities and services which development should meet'. Conclude that if the Local Plan Strategy Submission Version is not amended, it is suggested that it will be found unsound on the basis that it is not proposing to meet established housing and employment needs and is not the most appropriate strategy when considered against the reasonable alternative based on proportion evidence.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>Yes, site is being promoted and planning applications have been submitted on parcels of land (Omission site) north of the A533.</p> <p>Yes, according to the Draft Core Strategy CIL and viability Assessment [BE042] Sandbach is located in an area of the Borough where residential development is considered to be viable.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>Yes, as demonstrated by the submission of planning applications.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>Existing transport network is limited. Appropriate Travel Plan required.</p>
<p><b>HRA considerations</b></p>	<p>None for this site</p>
<p><b>SA considerations</b></p>	<p>Cheshire East Council Local Plan Strategy Submission Sustainability (Integrated) Appraisal (May 2014) [SD003]</p> <p>This site was judged in the Sustainability Appraisal as overall positive in terms of its ability to deliver SA Objectives:</p> <ol style="list-style-type: none"> <li>1. Quantity and quality of housing</li> <li>2. Sustainable access to jobs, services and facilities</li> <li>3. Equality and social inclusion</li> </ol>



	<p>4. Healthy and active lifestyles  5. Vibrant rural communities.  7. Infrastructure, services and facilities  17. Sustainable, competitive and low-carbon economy  18. Vitality, viability and diversity of town and village centres  19. Rural economy.</p> <p>Negative effects from the SA include:  11. Biodiversity and geodiversity  Unknown/very negative effects from the SA include:  16. Natural resources, green infrastructure and previously developed land.</p> <p>The sites outlying location means its access to existing services, facilities and the transport network is limited.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The site is split into four development areas. The representation is not specific on the housing capacity of the site. Capacity figures contained in the SHLAA have been used. The site is suitable for further consideration if Sandbach is required to allocate further land for housing. Development of the site would extend the built form to the south east, however within walking distance of the town centre. This site is being actively promoted for inclusion within the Local Plan Strategy.</p> <p>If Sandbach is required to provide additional housing within the Local Plan Strategy it is recommended that this site is given further consideration and is subject to Sustainability Appraisal, to ensure that all reasonable alternatives are considered.</p>

<b>Site Address</b>	<b>Land south of Old Mill Road &amp; Hounding's Lane, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 2866, 2612, 2861, 4381, 2613.
<b>Site visit date</b>	8.1.15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Shaping our Future Development Strategy Site Sandbach 9 (Alternative, considered and rejected) [BE100] Non Preferred Site 28 [SD016] Local Plan Strategy Submission Version representation (Omission site) SUB 2462 ID 502346 Strutt & Parker – Betley Court Estate & ID 490229 Harris Lamb Property Consultancy for Muller Strategic Projects Ltd Matter 14.11.006 SUB 3144
<b>Site description</b>	The site is to the south of Sandbach and the town centre and straddles the A534 road to Crewe. Hounding's Lane and Hassall Road to the east and the Trent & Mersey Canal to the south. The site is located in open countryside with the north, west and east boundaries adjoining the edge of the settlement and existing residential development. The northern section of the site is well related to the urban edge and has planning approval for 200 houses, road improvements and associated open space (Phase 1 site). Beyond Hounding's Lane the site is primarily grazing land, where the irregular fields are defined by hedgerows supporting individual trees. A number of public footpaths cross the fields from the north and east via Hounding's Lane and link to the wider rights of way network. Opposite Hounding's Lane Farm is The Hazels Farmhouse. To the south and south east the surrounding rural area and wider agricultural landscape is dominant, the River Wheelock (Flood Zone 3) meanders across the site towards Hassall Road. The area of land to the west of the A534 is identified for surface water drainage attenuation and ecological mitigation with an area of housing proposed to the south (Phase 5). The land is largely of grassland pasture and the Arclid Brook flows along the majority of the western boundary and is a wildlife corridor.
<b>Site area and dwelling capacity</b>	725 dwellings on approximately 33.6 ha with SHLAA 4381 remaining as open space. Part of 2613 housing and remaining are open space and area of surface water drainage attenuation. Indicative scheme submitted in the representation (Phase 2-5) part SHLAA 2613, 2851  Site area of application 13/2389C 9.2 ha (taken from application form).

<b>Constraints</b>	Flood Zone 3 to south of site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Saved Policy PS8 Open Countryside outside of the Sandbach Settlement Zone as shown on the Proposals Map in the Congleton Borough Local Plan, January 2005.
<b>Previously developed land? (PDL)</b>	Mixed – Phase 1 – ground works & drainage contractor's yard and agricultural land. Phase 2, 3, 4 & 5 – Agricultural land
<b>Background site history &amp; Current apps</b>	<p>Phase 1 (Fields Farm) - 13/2389C, Land South of, Old Mill Road, Sandbach. Outline Planning Application by Muller Property Group for up to 250 residential dwellings, open space and new access off the A534/A533 roundabout. Outline application allowed on appeal APP/R0660/A/14/2212604 - 11 December 2014 for 200 dwellings in accordance with the terms of 13/2389C following LPA failure to give notice of a decision within a prescribed period.</p> <p>14/1193C - Land South of, Old Mill Road, Sandbach, Outline planning application for up to 200 residential dwellings, open space and new access off the A534/A533 roundabout at land South of Old Mill Road, Sandbach. Resubmission of 13/2389C following non determination.</p> <p>12/3329C - Land south of, Old Mill Road, Sandbach - Mixed-Use Retail, Employment and Leisure Development refused 06 Dec 2012. Appeal submitted was later withdrawn.</p> <p>13/1398S – EIA screening for Old Mill quarter, Old Mill Road, Sandbach. A formal screening opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 for the following development: - of Proposed mixed use development including up to 650 dwellings (21.6ha), leisure, retail and employment (8ha), a new school (1.3ha) and green infrastructure (28.7ha) at Old Mill Quarter, Old Mill Road, Sandbach. The Local Planning Authority considers that the proposal represents 'EIA Development' and therefore will require an Environmental Impact Assessment.</p> <p>Sandbach Site 9 (Alternative). The Development Strategy suggested that the site could support 650 homes and the creation of a new local centre including retail for local needs, a hotel, community and leisure facilities and Green Infrastructure.</p>

	<p>The site was not progressed at this time in the Local Plan Strategy because of the significant level of investment necessary to deliver appropriate facilities and services and the site's inability to contribute to the Local Plan Strategy Vision and Strategic Priorities. It concluded that were other, more appropriate committed and allocated sites with fewer constraints and better access to services, facilities and the transport network which are available and capable of meeting housing and other development needs within Sandbach.</p> <p>Non Preferred Site 28. At this Stage the site was not progressed for the same reasons as stated in the Development Strategy response shown above.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Strutt &amp; Parker (for Betley Court Estates) - Non Preferred Site 28</p> <p>Representation to the plan is based on objection to the level of planned delivery of housing which falls short of meeting growth proposed in the Borough. Re- highlights objection to the level of growth proposed and suggests the overall housing requirement to be over 32,000 dwellings over twenty years. This is based on DCLG Household Projections should be a starting point for assessing housing need and the housing target needs to reflect past under delivery of housing. Housing figure and objection to the proposed isolated North and South Cheshire Growth Villages (CS30 and CS37). Growth identified within these settlements should be redirected to sites on the edge of Sandbach. The proposed level of new housing for Sandbach needs to be increased to around 3,200 dwellings. Land Off Hounding's Lane (indicated as Non Preferred Site 28) is promoted along with Non Preferred Site 27 (Land to the South West of A533). Reiteration of previous responses that the site is located sustainably, is available and strategically links into and around Sandbach's built form. Both Non Preferred Site 27 and 28 should be favoured over Land adjacent to Junction 17 (CS24) which they consider is 'too large to be viable and would cause considerable visual and biodiversity harm'. Having reviewed the Council's Integrated Sustainability Appraisal and wider assessment process they consider that the sites Non Preferred Sites 27 and 28 outperform site CS24. Continue to object to the Council's sustainability policies SD1 and SD2 which, in their opinion 'attempt to rigidly define what sustainable development is setting distances to amenities and services which development should meet'. Conclude that if the Local Plan Strategy Submission Version is not amended, it is suggested that it will be found unsound on the basis that it is not proposing to meet established housing and employment</p>

	<p>needs and is not the most appropriate strategy when considered against the reasonable alternative based on proportion evidence.</p> <p>It should be noted that the area of Non Preferred Site 28 referred to in the representation include SHLAA site 2851 only.</p> <p>Matter 14.11.006 - Harris Lamb Property Consultancy (for Muller Strategic Properties Ltd)</p> <p>Representations to the plan have argued that CS24 (Land adjacent to J17 of the M6, south east of Congleton Road, Sandbach), whilst having a resolution to grant planning permission, is unlikely to deliver the housing at the rates suggested in the Submission Version of the Plan. Harris Lamb suggests that there is still a requirement for additional housing sites to be identified. The client (Muller Strategic Properties) has control of land south of Old Mill Road and states in the representation that 'the site can accommodate additional housing requirement to meet Sandbach growth needs'. Further stating that there are 'no technical or environmental issues that would prevent development of the appealed scheme and future phases delivering the remaining housing requirement'. It should be noted that the northern part of the site has, since the representation was submitted, been given planning permission ref: 13/2389C on appeal APP/R0660/A/14/2212604 11 December 2014 for up to 200 dwellings, open space and new access off A534/A533 roundabout and is treated as a committed housing site.</p> <p>An indicative scheme has been presented for the whole site and illustrates five phases of housing development. Phase 1 (the committed housing site) and phases 2, 3 4 &amp; 5. The remaining four phases equate to approximately 725 dwellings. Where the site boundary meets the Trent and Mersey Canal to the south of the site, a large area of open space is indicated (SHLAA 4381). To the west of the A534 is Phase 5 housing site (part of SHLAA 2613) and where an area of linear open space and surface water drainage attenuation is shown.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>Yes, according to the Draft Core Strategy CIL and viability Assessment [BE042] Sandbach is located in an area of the Borough where residential development is considered to be viable.</p> <p>The northern part of the site already has planning approval for 200 dwellings, open space and a new access roundabout.</p>

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes
<b>Infrastructure issues (including highways)</b>	Indicative layout shows primary road access via A533/A534 roundabout.
<b>HRA considerations</b>	None submitted
<b>SA considerations</b>	There is good access to local services from the northern half of the site where it is located adjacent to the existing urban area. The remaining area of the site is located well away from local services and facilities.
<b>Conclusions &amp; recommendations</b>	<p>The site has been split into a number of development phases by the site promoter with Phase 1 having permission for 200 dwellings and improved roundabout access off the A533/A534. The remaining area of the site is considered suitable for further consideration if Sandbach is required to allocate further land for housing.</p> <p>Development would extend Sandbach to the south towards Malkin's Bank and Wheelock Village and remains somewhat remote from facilities.</p> <p>This site is being actively promoted for inclusion within the Local Plan Strategy. If Sandbach is required to provide additional housing within the Local Plan Strategy it is recommended that this site is given further consideration and is subject to Sustainability Appraisal, to ensure that all reasonable alternatives are considered.</p>

<b>Site Address</b>	<b>Land West of Cooksmere Lane and North of Marsh Green Road, Sandbach.</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 2620 and part of 2618
<b>Site visit date</b>	8.1.15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Sandbach Town Strategy Site E [BE086] Shaping our Future Development Strategy - Alternative Site Sandbach 4 [BE100] Possible Additional Sites Consultation submitted by Developer, Agent and Land Interests – part of Site Q known as Land West of Cooksmere Lane. [BE104] Pre Submission Core Strategy – [SD016] Non Preferred Sites Document Site 23 & 24. [BE109] Local Plan Strategy Submission Version representation (Omission Site) SUB 2491 ID 587502 Majolica Ltd ID 502346 (Strutt & Parker LLP)
<b>Site description</b>	The site is located to the north of Sandbach in open countryside and is not well related to the existing settlement. The site is comprised of a series of fields, in agricultural use which includes natural features such as ponds, hedgerows and mature trees including several trees the subject of tree preservation orders. The site is bounded to the west by a railway line and public footpaths traverse the site to join the wider footpath network. Residential areas are located to the south including the Elworth Hall Farm development which is under construction. There are no heritage assets within the site but a number of Listed Buildings are located beyond the site to the south west. There are no strong boundaries to the north of the site, only the Small Brook (Flood Zone 2 and 3) and Beech Tree Farm to the eastern corner. Along the eastern boundary are Cooksmere Lane and the adjoining Non Preferred Site 25 Land east of Cooksmere Lane. Surrounding land is open countryside. The extent of the site includes Non Preferred Site 24 Land North of Marsh Green Road (approximately 12 ha).
<b>Site area and dwelling capacity</b>	The land shown as Non Preferred Sites 23 and 24 overlap to the south and to avoid double counting of the sites capacity, and to take account of land at Elworth Hall Farm which is under construction an estimated site capacity of 1200 dwellings has been used.  Land west of Cooksmere Lane - 1,240 dwellings 40.73 ha (Source SHLAA & Possible Additional Sites Proposed by the Developer and Land Interests document).

	Land north of Marsh Green Road – 400 dwellings in the Development Strategy Sandbach Site 4 on 12 ha.
<b>Constraints</b>	'Small Brook' to north of the site Flood Zones 2 and 3. Locally Listed Buildings to the south west of site 76-80 Vicarage Lane. Footpaths through site. Area of special control for adverts. Albion Inorganic Chemical Consultation Zone. Trees the subject of Tree Preservation Orders to the south west. Landfill constraints region.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Saved Policy PS8 Open Countryside outside of the Sandbach Settlement Zone as shown on the Proposals Map in the Congleton Borough Local Plan Jan 2005.
<b>Previously developed land? (PDL)</b>	No greenfield
<b>Background site history &amp; Current apps</b>	<p>Planning Application 10/2006C – Elworth Hall Farm, Dean Close, Sandbach. Demolition of existing buildings and redevelopment of site with 25 dwellings and associated works. Refused. Allowed on Appeal APP/R0660/A/11/2145229 1 Aug 2011. Site is complete.</p> <p>Planning Application 12/2426C – Elworth Hall Farm, Dean Close, Sandbach. 96 dwellings together with associated works, including the creation of approximately 10 ha of open space and recreation land (phase 2) and the amendment of plots 16 and 17 under 10/2006C (Phase 1). Allowed on Appeal APP/R0660/A/13/2190644 11 April 2014. Site is currently under construction.</p> <p>At the Town Strategy stage the site was Site E – Land at Marsh Green Road in the Sandbach Town Strategy [BE086] in August 2012 :</p> <ul style="list-style-type: none"> <li>• Greenfield</li> <li>• Area could deliver in the region of 175 homes</li> <li>• Area subject to Tree Preservation Orders</li> <li>• Public footpaths cross the site</li> <li>• The site is subject to potential drainage issues</li> <li>• The feasibility of providing vehicular access would require investigation</li> <li>• Development of the area would detract from the semi-open character of the town.</li> </ul> <p>The site was discounted by the Stakeholder Panel (Figure 6.2 page 14). The Panel considered that it would be appropriate for the Town Strategy to be revisited as part of the production of the Site Allocations document, in order that the implications of the additional dwellings allowed on</p>



appeal (within the Sandbach area) can be properly assessed. Existing discounted sites within the Town Strategy will remain as such and any new sites that come forward will take priority for consideration in advance of the already discounted sites’.

The Town Strategy was agreed by Sandbach Town Council subject to changes to infrastructure priorities at its meeting held on 21 August 2012 with the exception of Section 6, Development Options.

At the Development Strategy – Shaping our Future for Jobs and Sustainable Communities - Alternative Sandbach Site 4 [BE100] page 202, Land to north of Marsh Green Road suggested that the site could support 400 new homes, small scale local retail development in the region of 300 sq m; community facility/place of worship, public house/takeaway/restaurant and sports/leisure facilities. Green Infrastructure, linkages and contributions to community facilities.

Other site information includes:-

- There is a significant badger sett within/near the site
- Development should be supported by an appropriate Travel Plan including measures to monitor its implementation, Railway Noise and Vibration constraint
- Adjacent to site: locally listed buildings (76-80 Vicarage Lane) and Marsh Green Farm (may be non-designated heritage asset)
- May impact on the site of the historic garden site of Elworth Hall
- Desk based archeological assessment likely to be required
- Investigation of potential contaminated land required.

The site was considered and rejected.

Site was put forward at the Possible Additional Sites Proposed by Developer and Land Interests Document stage [BE104]. Table 3.1, Site Q, Land West of Cookesmere Lane, agent Strutt and Parker LLP on behalf of Majolica Ltd. Site size is 40.73 ha  
About 1,240 homes at 30 dwellings per hectare.

Non Preferred Justification Sites Document Site 23 identifies that the site was not progressed in the Local Plan Strategy because the site ‘is located a distance from

	<p>the existing settlement and access to existing services and facilities is limited. There are other, more appropriate committed and allocated sites with fewer constraints and better access to services, facilities and the transport network available’.</p> <p>In the Non Preferred Sites Document [SD016] Table 2.45 page 46 summarises Site 24’s attributes for Land North of Marsh Green Road:-</p> <p>The site is located in open countryside beyond the northern edge of the settlement zone line of Sandbach. There are some natural features within the site including ponds, protected trees and protected woodland; protected species are present in the vicinity. There are no heritage assets within the site but locally Listed Buildings and the historic garden site of Elworth Hall are adjacent to the site.</p> <p>The site does not relate well to the achievement of the Vision and Strategic Priorities. Although the site is located close to the urban edge, its outlying location means access to existing services and facilities is limited.</p>
<p><b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b></p>	<p>DS5775 - Overall the level of growth that currently planned for Sandbach needs to be increased in order to meet the Authority’s future housing needs and to deliver an acceptable spatial distribution of new development.</p> <p>DS5776 – Land at J17 is too large to be considered viable. Viability and deliverability of the former Albion Chemicals site is questionable in the plan period. The Authority should allocate sites on the edge of Sandbach. SHLAA sites 2620 and 2625 should be considered as alternatives.</p> <p>DS6181 – Alternative Sites (a) SHLAA Sites 2620 and 2625 (Including Land North of Marsh Green Road) (Appendix A) Whilst the Authority has considered “Land North of Marsh Green Road” as an alternative site, this parcel of land is contained within the larger SHLAA Sites 2620 and 2625 which this response relates to. The site’s key characteristics reflect those identified for Land Adjacent to Junction 17 of M6 (i.e. greenfield, surrounding land uses including agricultural land and residential, adjacent to the settlement boundary). Therefore, on this ground alone, there is no justification as to why Land Adjacent Junction 17 is preferred over these sites. Agent recognises that these sites are not as strategically located near to Sandbach’s main town centre services and amenities; this does not mean that these are</p>

unsustainable. Indeed there are local amenities and facilities within 0.5km of both sites (2620 has a public house, Sandbach Train Station, hairdressers, chemist, church and Primary School and 2625 has convenience store, off licence, public house and primary school). We consider that due to the level of growth required to be delivered at Sandbach; these sites are required for development and are sustainable locations for residential use. Site Constraints – confirmation by Agents that sites constraints will be properly assessed as part of any future planning application. Conclude that sites 2620 and 2625 should be allocated for development to help the Authority meet their established housing needs on the basis of the sites general sustainability, ability to visually tie into

Representations by the agent at the Omission Stage SUB 2491 re-highlights objection to the level of growth proposed and suggest the overall housing requirement to be over 32,000 dwellings over twenty years. This is based on DCLG Household Projections should be a starting point for assessing housing need and the housing target needs to reflect past under delivery of housing. Housing figure falls short of meeting growth proposed in the Borough and objection to the proposed isolated North and South Cheshire Growth Villages (CS30 and CS37). Growth identified within these settlements should be redirected to sites on the edge of Sandbach. The proposed level of new housing for Sandbach needs to be increased to around 3,200 dwellings. Land to the west and east of Cooksmere Lane and north of Marsh Green Road (indicated as Non Preferred Site 23, 25 and 24) are promoted separately. Reiteration of previous responses that the site is located sustainably, is available and strategically links into and around Sandbach's built form. These sites should be favoured for development over Land adjacent to Junction 17 (CS24) which they consider is 'too large to be viable and would cause considerable visual and biodiversity harm'. Continue to object to the Council's sustainability policies SD1 and SD2 which, in their opinion 'attempt to rigidly define what sustainable development is setting distances to amenities and services which development should meet'.

Conclude that if the Local Plan Strategy Submission Version is not amended, it is suggested that it will be found unsound on the basis that it is not proposing to meet established housing and employment needs and is not the most appropriate strategy when considered against the reasonable alternative based on proportion evidence.

<p><b>Is the site viable/deliverable?</b></p>	<p>Yes, the site is being promoted by agent for the landowners. The Non Preferred Sites Justification Document comments that ‘a high level of investment will be required to deliver a sustainable development in this location’.</p> <p>According to the Draft Core Strategy CIL and viability Assessment [BE042], Sandbach is located within an area of the Borough where residential development is considered to be viable.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>Yes, the site is being promoted by agent for the landowners.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>None known</p>
<p><b>HRA considerations</b></p>	<p>None for this site</p>
<p><b>SA considerations</b></p>	<p>Closest bus stop located on Lawton Way and London Road. Primary schools on Middlewich Road and Grange Way. Local facilities on London Road and Lawton Way.</p> <p>Summaries of relevant information regarding this site from the Cheshire East Local Plan Strategy Submission Strategy (Integrated) Appraisal May 2014:  [SD003] Page 170. Site Q – Land west of Cooksmere Lane : this site has not been progressed because there are other, more appropriate sites, with fewer constraints and better access to services, facilities and the transport network that are available and capable of meeting housing and employment needs in Sandbach</p> <p>Local Plan Strategy Submission Sustainability Integrated Appraisal [SD003] Strategic Site Options Site, page 145 the site has not been progressed because, although the site is located close the urban edge, there are considered to be other, more appropriate sites, with fewer constraints and better access to services, facilities and the transport network which are capable of meeting housing and employment need within Sandbach.</p> <p>[SD003] – Strategic Site Options Sandbach Site 4 – Accessibility Assessment page 1704-1705. Poor scores for access to some forms of open space and local amenities</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The site is on the edge of existing residential development to the south, with the railway providing a defensible</p>

	<p>boundary to the west. This site is adjacent to Land east of Cooksmere Lane and is part of Land north of Marsh Green Road. The three sites will need to be considered together. The site is suitable for further consideration if Sandbach is required to allocate further land for housing, but will extend the town to the north. This site is being actively promoted for inclusion within the Local Plan Strategy. If Sandbach is required to provide additional housing within the Local Plan Strategy it is recommended that this site is given further consideration and is subject to Sustainability Appraisal, to ensure that all reasonable alternatives are considered.</p>
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<b>Site Address</b>	<b>Land east of Cooksmere Lane, Sandbach.</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 2625
<b>Site visit date</b>	8.1.15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Site 25 [SD016] Site R from the Possible Additional Sites Proposed by Developer and Landowner Interests [BE104] Part of Local Plan strategy submission Version representation (Omission site) SUB 2491 ID 502346 - Strutt & Parker on behalf of Majolica
<b>Site description</b>	This is a greenfield site in agricultural use located North of Sandbach in open countryside. Most of the site is not well related to the existing settlement. There is only existing residential development at the south western edge of the site. There are some natural features within the site including ponds, hedgerows and mature trees including several trees the subject of tree preservation orders. There are no heritage assets within the site. A number of Listed Buildings are located beyond the site to the south west. There is a moderate to significant flood risk to the north west of the site and a number of footpaths cross the site. There are a number of former ponds and pits on the site which may have been in-filled and therefore may pose localised contamination and ground gas issues. There is also a former brick works on the east of the site.
<b>Site area and dwelling capacity</b>	SHLAA state 30.24 ha 908 dwellings Site promoters state 30.45 ha, 908 dwellings at 30 dwellings per hectare.
<b>Constraints</b>	Sub station in south east corner of site, Albion Inorganic Chemicals outer consultation zone, overhead power lines. Trees the subject of tree preservation orders. North West corner of site Flood Zone 2 and 3.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Saved Policy PS8 Open Countryside outside of the Sandbach Settlement Zone as shown on the Proposals Map in the Congleton Borough Local Plan Jan 2005.
<b>Previously developed land? (PDL)</b>	No, greenfield
<b>Background site history &amp; Current apps</b>	There is no planning history for the site.  Possible Additional Sites Proposed by Developer and land Interests Document [BE104] Table 3.1. Site R Land east of Cooksmere Lane suggested that the site could support 908

	<p> dwellings.</p> <p>At the Non Preferred Site 25 stage [SD016] the site was not progressed at the time because there are other, more appropriate committed and allocated sites, with fewer constraints and better access to services, facilities and the transport network that are available and capable of meeting housing and employment needs in Sandbach.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Land promoted by Strutt and Parker Ltd on behalf of Majolica</p> <p>Representations by the agent at the Omission Stage SUB 2491 re - highlights objection to the level of growth proposed and suggest the overall housing requirement to be over 32,000 dwellings over twenty years. This is based on DCLG Household Projections should be a starting point for assessing housing need and the housing target needs to reflect past under delivery of housing. Housing figure falls short of meeting growth proposed in the Borough and objection to the proposed isolated North and South Cheshire Growth Villages (CS30 and CS37). Growth identified within these settlements should be redirected to sites on the edge of Sandbach. The proposed level of new housing for Sandbach needs to be increased to around 3,200 dwellings. Land to the west and east of Cooksmere Lane and north of Marsh Green Road (indicated as Non Preferred Site 23, 25 and 24) are promoted separately. Reiteration of previous responses that the site is located sustainably, is available and strategically links into and around Sandbach's built form. These sites should be favoured for development over Land adjacent to Junction 17 (CS24) which they consider is 'too large to be viable and would cause considerable visual and biodiversity harm'. Continue to object to the Council's sustainability policies SD1 and SD2 which, in their opinion 'attempt to rigidly define what sustainable development is setting distances to amenities and services which development should meet'.</p> <p>Conclude that if the Local Plan Strategy Submission Version is not amended, it is suggested that it will be found unsound on the basis that it is not proposing to meet established housing and employment needs and is not the most appropriate strategy when considered against the reasonable alternative based on proportion evidence.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>Yes, the site is being promoted by agent for the landowners. The Non Preferred Sites Justification Document comments that 'a high level of investment will be required to deliver a sustainable development in this</p>

	<p>location’.</p> <p>According to the Draft Core Strategy CIL and viability Assessment [BE042] Sandbach is located within an area of the Borough where residential development is considered to be viable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes, the site is being promoted by agent for the landowners.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None for this site.
<b>SA considerations</b>	<p>Nearest bus stop to south of site on Cooksmere Lane. Primary school within walking distance of southern part of site. Convenience store on corner of Queens Drive/Sweetooth Lane.</p> <p>Summaries of relevant information regarding this site from the Cheshire East Local Plan Strategy Submission Strategy (Integrated) Appraisal May 2014 SD003 Site R - Land East of Cooksmere Lane, Sandbach This site has not been progressed because there are other, more appropriate sites, with fewer constraints and better access to services, facilities and the transport network that are available and capable of meeting housing and employment needs in Sandbach.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is on the edge of existing residential development to the south west. This site is adjacent to Land west of Cooksmere Lane and Land north of Marsh Green Road. The three sites will need to be considered together.</p> <p>This site is being actively promoted for inclusion within the Local Plan Strategy.</p> <p>This site is suitable for further consideration if Sandbach is required to provide further land for housing, but will extend the town to the north. It should be subject to Sustainability Appraisal, to ensure that all reasonable alternatives are considered.</p>



<b>Site Address</b>	<b>Yeowood Farm, Elton Road, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 2616 ID 652760 Peter Brett Associates LLP for Yeowood Garden Village Limited
<b>Site visit date</b>	7.1.2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Site D in the Sandbach Town Strategy [BE086] (site discounted by the Stakeholder Panel) Site Sandbach 7 (Alternative) Shaping our Future Development Strategy [BE100]. (Site considered and rejected). Non Preferred Site 32 [SD016] Part of Local Plan Strategy Submission Version representation (Omission Site) SUB 1992 Representation Reference SUB 1992 Matter Statement M14.11.004 and M5.006
<b>Site description</b>	The site is south west of Sandbach in the Ettiley Heath area of town. It is a greenfield site in agricultural use located in open countryside adjacent Sandbach Settlement Zone Line. The land is generally level with natural undulation from being actively farmed in line with the surrounding topography. Land to the north is higher and slopes down slightly to the southern boundary. Fields are screened with hedgerows and trees and views of the site are limited from Hind Heath Road. Open aspect views are possible from the rear of properties along Elton Road/Proctors Lane and from the canal tow path. To the north and north east of the site is residential development whilst the southern boundary is provided by Yeowood Farm buildings and further to the south and the west, the Trent & Mersey Canal Conservation Area and Grade II listed milepost and bridge no. 157. Sandbach Cricket Club is located nearby to the east on Hind Heath Road.
<b>Site area and dwelling capacity</b>	Site capacity of 300 dwellings on approximately 14 ha. Description submitted as part of Matter Statement M5.006 suggests approximately 300 dwellings. Matter Statement M14.11.004 provides a sketch diagram with a site area of approximately 14 ha including play area, informal/formal open space, a 150 pupil primary school and extension to Sandbach Cricket Club. SHLAA site capacity – 800 dwellings on a much larger area of the site at 41.4 ha
<b>Constraints</b>	Brine subsidence area. Site adjacent Canal and Rivers Trust consultation zone. Part of site in the United Phosphorous consultation zone. In an area of special control for adverts.
<b>Current policy designation i.e. GB/Open space/</b>	Saved Policy PS8 Open Countryside outside of the Sandbach Settlement Zone as shown on the Proposals Map in the Congleton Borough Local Plan, January 2005.

<b>Strategic Site, safeguarded</b>	
<b>Previously developed land? (PDL)</b>	Mixed - The farm house and farm buildings would be brownfield and the majority of the site is greenfield.
<b>Background site history &amp; Current apps</b>	<p>At the Town Strategy [BE086] stage the site was identified as Site D, Yeowood Farm, Elton Road. The Town Strategy had identified the site for a mixed use scheme for 750 houses, marina and allotments. The site was discounted by the Stakeholder Panel. General comments received at consultation stage include:-</p> <p>‘Totally agree that site D is discounted - this site is totally unsuitable - the transport infrastructure is not there. Good quality farmland must also be protected which is not included in the plan and many proposed developments are on such sites’.</p> <p>‘Site D on the discounted map should be considered as it's close to the railway station, close to existing employment opportunities which would be easily extended and close to the potential marina which could increase job opportunities and requirement for housing’.</p> <p>‘Strongly agree that Yeowood Farm is not used as part of the strategy. This area does not have the necessary infrastructure required especially access to good roads. If this were to go ahead, traffic numbers in the Ettiley Heath and Wheelock area would be significant and cause major transport problems for the area. Also not convinced of "mixed-use" credentials of this site - seems like trying to get housing through on the back of the sustainability argument which it is not. If this were to go ahead - over 25ha of high quality agricultural land (grade 2 &amp; 3a) would be lost forever. Not convinced that there is a need for a large scale Marina at this site too (how many canal boats use the canal exactly)’.</p> <p>The Development Strategy Sandbach 7 (Alternative) [BE100] suggested that the site could support about 500 new homes together with a marina and new local centre including a primary school, up to 1,000 square metres of retail and community facilities, Green Infrastructures, linkages and contributions to community facilities. The site was considered and rejected and concluded that ‘the site does not relate well to the achievement of the Vision and Strategic Priorities and is not well related to Sandbach. To build on this greenfield site would be less sustainable option than the identified alternatives. The potential loss of heritage assets and agricultural land are further concerns’.</p>

In the Non-Preferred Sites Justification Document [SD016] as Site 32. The recommendation was the site had not been progressed in the Local Plan Strategy because to build on this greenfield site would be a less sustainable option than the committed sites and the identified alternative. The potential loss of heritage assets and agricultural land are further concerns. The site was not progressed at this time due to the availability of better, alternative sites that have fewer constraints and are more capable of delivering the Plan's Strategic Priorities'.

A Town and Country Planning (Environmental Impact Assessment) Regulations 2011 Scoping Report was submitted by the applicant to Cheshire East Council on 25<sup>th</sup> July 2013 requesting the Council's opinion for up to 800 new houses, 260 berth canal marina and associated development (13/0821C). This was circulated to statutory consultees and was replied to asking for further work to be explored following comments received by the Environment Agency, Natural England, the Canal and Rivers Trust and Cheshire East Council.

An outline planning application reference 13/0821C was submitted on 18/11/13 Including Access (with some matters reserved), for up to 800 dwellings, elderly care provision, a 260 berth canal based marina (with associated chandlery and facilities building), a primary school, a medical centre, local shopping, restaurants, employment, junior cricket pitch, community orchards and allotments, new footpaths/bridleways, public open space with associated parking, earthworks and other ancillary works.

Planning application 13/0821C was withdrawn on 4/2/14, although the reasons why were unknown.

An outline planning application reference 14/4531C was submitted on 29/09/14 with some Matters Reserved – Access - for the proposed construction of an inland leisure; associated ancillary buildings, infrastructure and landscaping. Land to the South of, Elton Road, Sandbach. The application sought the principle of a 235 berth marina. The application was supported by a series of supporting assessments including Design and Access, an Assessment of Archeological Significance, Indicative Arboricultural Impact Assessment, Socio Economic Report and Planning Statement.

The application is the subject of appeal for non determination (decision pending) and was discussed at Strategic Planning Board on the 3<sup>rd</sup> June 2015 where the

	<p>committee were minded for refusal owing to insufficient information submitted in relation to the environmental element of sustainable development. The reason for this is that the application does not include any information in relation to ecology, the impact upon the landscape, insufficient information in relation to the highways impact and whether the development would result in a loss of BMV agricultural land.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Representation No. M14.11.004 Peter Brett Associates (September 2010) Representation to the Local Plan Strategy Submission Version. The representation details states 'that the strategy for development at Sandbach is not appropriate, justified, effective or sustainable and we believe that there is a need to allocate more land in the Key Service Centre of Sandbach. This is the case even if the number of dwellings currently earmarked for Sandbach (2,200) was accepted. We believe that the housing target for Cheshire East (27,000 dwellings) is too low and needs to be increased, in which case Sandbach would be an ideal candidate to receive some of this additional growth given that it is one of the largest towns in Cheshire East'.</p> <p>That the Council's assessment in the Non Preferred Sites Document is poor and does not reflect the planning application submitted to the Council. The site will support up to 800 new homes together with a marina and new local centre including a primary school, up to 1,000 square metres of retail and community facilities, Green Infrastructure, linkages and contributions to community facilities. Peter Brett Associates disagree that the site is not well related to Sandbach and it is better located to the town and existing communities than Sandbach Business Park the preferred Strategic Site.</p> <p>In representation SUB 1992 Peter Brett Associates state that, despite of their clients withdrawal of the planning application they remain committed to delivering a much-needed, high-quality residential development scheme at its Yeowood Farm site in Sandbach. The revised scheme will contain a reduced number of dwellings (vis-à-vis the 800 dwellings proposed in the now-withdrawn application). The representation (Autumn 2014) includes a sketch diagram indicating a smaller scheme on a reduced area of the site of approximately 300 houses and a single form entry school with a capacity for 150 pupils, plus expansion to Sandbach Cricket Club.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Sandbach is located within an area of the Borough where residential development is considered</p>

	<p>to be viable</p> <p>Yes, a planning application for a mixed use scheme for the entire site was submitted 18/11/13 (planning reference 13/0821C and was subsequently withdrawn in February 2014 for unknown reasons). A further application reference 14/4531C was submitted 29/09/14 for land to the south of the site 14/4531C Outline Planning with some Matters Reserved – Access - For the proposed construction of an inland leisure marina; associated ancillary buildings, infrastructure and landscaping. The application is the subject of an appeal for non determination. However, the application was discussed at Strategic Planning Board on the 3 June 2015 where the committee were minded to refuse the application.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes
<b>Infrastructure issues (including highways)</b>	The Development Access Strategy, included as an Appendix to Matter 5 Statement (M5.006) Spatial Distribution of Development (August 2014) demonstrates that transport issues will not present a constraint to development. In Matter 14 statement (14.11.004) it states 'In summary, the site can be safely accessed from Hind Heath Road and the highway network would still operate well within capacity, even taking into account the proposed scheme together with cumulative effects of all current planning permissions'. (September 2014). Primary access to the site on the sketch diagram indicates a right turn layout off Hind Heath Road with a secondary route off Elton Road.
<b>HRA considerations</b>	None for this site
<b>SA considerations</b>	<p>Cheshire East Council Local Plan Strategy Submission Sustainability (Integrated) Appraisal (May 2014) [SD003] provides a summary as follows:</p> <p>[SD003] pages 1288 positive effects regarding economic aspects and access to a range of open spaces. Public transport and the majority of amenities and services are outside the recommended maximum distances to the site.</p>
<b>Conclusions &amp; recommendations</b>	The semi rural character of this south western edge of Sandbach has already started to be eroded with the committed housing developments for 120 and 269 dwellings to the south of Hind Heath Road. The latter is currently under construction. Whilst there are other more sustainable sites available elsewhere in Sandbach, this site is suitable for further consideration if Sandbach is

	<p>required to allocate further land for housing.</p> <p>The site is remote from the town centre and would extend the area known as Ettiley Heath further south towards the canal.</p> <p>This site is being actively promoted for inclusion within the Local Plan Strategy. If Sandbach is required to provide additional housing within the Local Plan Strategy it is recommended that this site is given further consideration and is subject to Sustainability Appraisal, to ensure that all reasonable alternatives are considered.</p>
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<b>Site Address</b>	<b>Land to the west of A534 Wheelock Bypass, Sandbach</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA Ref 4373
<b>Site visit date</b>	8/1/15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Town Strategy Site C [BE086] Shaping our Future Development Strategy Site Sandbach 10 (Alternative) [BE100] Non Preferred Site Justification Paper Site Reference 29 [SD016]
<b>Site description</b>	This is a flat greenfield site encompassing a number of large fields in agricultural use located to the west of the A534 Wheelock bypass in open countryside. Boundaries are predominately trees/hedgerows on all sides. Overhead power lines cross the site. The northern boundary joins Mill Lane and the western boundary adjoins a ribbon of existing housing along Crewe Road. A playing field is located within the site to the north west. The southern boundary meets the A534 roundabout and is surrounded by agricultural land on all edges with direct road access to Wheelock Heath and Winterley/Haslington.
<b>Site area and dwelling capacity</b>	17.1 ha 250 dwellings (from SHLAA). However, both the town and development strategies suggests mixed use scheme including 8 ha of employment land and about 250 dwellings.
<b>Constraints</b>	Existing playing field on site. Trees the subject of Tree Preservation Orders located to the side and rear of no's 514-522 Crewe Road. Sandbach Footpath 48 along north eastern boundary. Overhead power lines cross the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies in open countryside outside of the Sandbach Settlement Zone as shown on the Proposals Map in the Congleton Borough Local Plan, Jan 2005. Saved Policy PS8.
<b>Previously developed land? (PDL)</b>	No, greenfield
<b>Background site history &amp; Current apps</b>	At the Town Strategy stage the site was Site C – Land to the west of A534 Wheelock bypass [BE086] in August 2012 as a favoured development option for employment and housing:-

- A greenfield area, which includes an area of public open space
- Surrounding land uses include agricultural land and residential and the area is bounded to the east by the Wheelock Bypass (A534)
- The area is adjacent to the settlement boundary
- Proposal that could accommodate in the region of 245 homes and about 8ha employment land, assuming a 50/50 split between uses
- The area has access to the M6 by way of Junctions 16 and 17
- The semi-rural character of the area is impacted by adjoining development and the Wheelock Bypass

Consultation responses for the proposal indicated 52% in support and 48% disagreeing with the proposed uses.

Key themes from the consultation responses were:-

- Would remove green gap land which prevents coalescence of Winterley with Wheelock, Sandbach and Crewe, Wheelock and Wheelock Heath
- Would generate considerable car traffic and exacerbate J17 problems
- Remove this allocation – site contains public open space and good farmland
- Location is unsustainable for housing, far from shopping, school and employment opportunities.

If the site were developed the following responses were:-

- Retain some public open and play space
- Provide extensive screening between the bypass and old Crewe Road
- Set back development within the site to minimise impact on surrounding rural scenery
- Traffic calming on Crewe Road
- Strong support for cycling and route upgrade including a bridleway (incorporating a wildlife corridor) to link the roundabout to the cycle underpass on Mill Lane
- Link the roundabout to the cycle underpass on Mill Lane
- Food and drink facility provision
- Southern section forms part of the gateway to Wheelock and is likely to cause/encourage excess traffic through the village



- Office/hi-tech development for premium countryside location.

The Town Strategy was agreed by Sandbach Town Council subject to changes to infrastructure priorities at its meeting held on 21 August 2012 with the exception of Section 6, Development Options.

At the Development Strategy – Shaping our Future for Jobs and Sustainable Communities – (Alternative) Sandbach Site 10 [BE100] page 208 Land to the west of A534 Wheelock bypass suggested that the site could support about 250 homes (including housing to meet local needs) together with 8 hectares of employment land supported by limited community facilities, Green Infrastructure, linkages and contributions to community facilities.

Other site information includes:-

- Areas of woodland should be retained within a buffer of landscaping/semi-natural habitat
- Desk based archaeological assessment likely to be required
- The development should be supported by an appropriate Travel Plan includes measures to monitor its implementation
- Road traffic constraint: Crewe Road, Wheelock
- The adjacent Wheelock Primary School; Tollgate Cottage and Pear tree House are potentially non-designated heritage assets.

The site was considered and rejected.

In the Non Preferred Sites Justification Paper [SD016] Site 29 identifies that the site was not progressed in the Local Plan Strategy because 'the locational constraints of the site mean that the site's ability to fulfil the priorities of the Local Plan Strategy is seriously constrained. There are other, more appropriate committed and allocated sites with fewer constraints and better access to services, facilities and the transport network available'.

In the Non Preferred Sites Document [SD016] Table 2.49 page 48 summarises Site 29's attributes for Land west of the A534 Wheelock Bypass:-

The site is not well related to Sandbach and is located in open countryside to the south of the town. There are some natural features within the site including trees and hedgerows; protected trees are adjacent to the north west

	<p>boundary. The site does not contain any heritage assets.</p> <p>The site does not relate well to the achievement of the Vision and Strategic Priorities. The site is physically separated from the existing urban area at significant distance from, and with poor links to, services and facilities in Sandbach. The appropriateness and viability of such improvements necessary to mitigate against development harm in this location are not considered achievable.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	None received.
<b>Is the site viable/deliverable?</b>	<p>SHLAA states that the site is developable 6-10 years 125 dwellings, 11-15 years 125 dwellings.</p> <p>According to the Draft Core Strategy CIL and viability Assessment [BE042], Sandbach is located within an area of the Borough where residential development is considered to be viable.</p> <p>When the site was considered in the Development Strategy against the Local Plan Vision and Strategic Priorities it was considered that 'the appropriateness and viability of the improvements necessary to mitigate against development harm in this location are not considered achievable'.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	SHLAA states that site availability is marginal/uncertain.
<b>Infrastructure issues (including highways)</b>	Access is possible
<b>HRA considerations</b>	None submitted
<b>SA considerations</b>	<p>Local Plan Strategy Submission Sustainability (Integrated) Appraisal [SD003] May 2014</p> <p>Sandbach 10 - Land to the west of A534 Wheelock Bypass (alternative site) quoted from page 126, Paragraph 5.415  'Overall very positive effects were identified for SA Objectives:  20 education, training, jobs and employment opportunities,  17 sustainable, competitive and low-carbon economy  Overall positive effects identified for:  2 sustainable access to jobs, services and facilities</p>

	<p>5 vibrant rural communities; 19 rural economy.</p> <p>Very positive effects were identified as the site could provide additional employment land and could increase the number of people supporting local facilities. Positive effects resulted from the site benefiting from good access to certain forms of public transport, open space and key services and amenities. Furthermore, the development was considered to have the potential to contribute towards the achievement of the Vision and Objectives of the Local Plan relating to the SA Objectives.</p> <p>Paragraph 5.416 Overall negative effects for SA Objectives 12 heritage, landscapes and townscape 16 natural resources, green infrastructure and previously developed land.</p> <p>This was because the development could have the potential to result in: the loss of greenfield land in the open countryside; the loss of the best quality agricultural land; and loss of landscape and historic landscape characters.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This site is included in the SHLAA which states it is developable within the plan period for up to 250 dwellings. The site was a preferred development option in the Town Strategy and was considered as an alternative in the Local Plan Development Strategy as Sandbach Site 10 for a mixed use of housing and employment with limited community facilities. However, the site was not progressed in the Local Plan Development Strategy owing to its location constraining the site's ability to fulfil the priorities of the Local Plan Strategy.</p> <p>The site is physically separated from the existing urban area and at a significant distance with poor links to services and facilities in Sandbach. The appropriateness and viability of such improvements necessary to mitigate against development harm in this location are not considered achievable. There are more sustainable locations available elsewhere in Sandbach.</p> <p>If developed the existing area of open countryside between Wheelock and Wheelock Heath/Winterley would be lost.</p> <p>The site is not being promoted through the Local Plan process and it is not therefore being given further consideration as part of this study.</p>

<b>Site Address</b>	<b>Land adjacent to Junction 17 of the M6, north west of Congleton Road</b>
<b>SHLAA Ref/Site Ref number</b>	Site forms part of an extensive SHLAA 2622 comprising of 93.88 ha with a whole site capacity of 2816 dwellings.
<b>Site visit date</b>	8.1.15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Town Strategy Site A [BE086]
<b>Site description</b>	Greenfield land in agricultural use located adjacent to Junction 17 of the M6 motorway and northbound slip road.
<b>Site area and dwelling capacity</b>	Site was identified for approximately 4 ha of employment land only in the Town Strategy.
<b>Constraints</b>	In Jodrell Bank Consultation Zone. In Air Quality Management Area. In Albion Inorganic outer consultation zone. Area of Special Control for adverts.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Saved Policy PS8 Open Countryside outside of the Sandbach Settlement Zone as shown on the Proposals Map in the Congleton Borough Local Plan, January 2005.
<b>Previously developed land? (PDL)</b>	No greenfield
<b>Background site history &amp; Current apps</b>	<p>At the Town Strategy stage [BE086] the site was identified as Site A, Land adjacent to Junction 17 of the M6, north west of Congleton Road. The Town Strategy identified the site for employment use:-</p> <ul style="list-style-type: none"> <li>• Would provide around 4 ha for employment uses</li> <li>• Feasibility of providing vehicular access and the impact on Junction 17 of the M6 would need to be investigated</li> <li>• Development of the area could provide car and coach parking and provide a site for a car sharers car park</li> </ul> <p>Consultation responses for the proposal indicated 65% in support and 35% disagreeing with the proposed use. Key themes from the consultation include:-</p> <ul style="list-style-type: none"> <li>• It is not deliverable due to access issues, requiring extensive alterations to the highway network and will exacerbate problems at Junction17.</li> <li>• Noise and air quality issues due to proximity to motorway</li> <li>• Development will be visually harmful</li> <li>• Site must be accessible for cyclists due to distance from town centre and train station</li> </ul>

	<ul style="list-style-type: none"> <li>• Should be developed for employment only</li> <li>• Problems with access from Congleton Road. It will encourage piecemeal development through Fields Farm and beyond.</li> </ul>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	No representations have been made.
<b>Is the site viable/deliverable?</b>	SHLAA states that the site is not currently developable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	SHLAA states marginal/uncertainty over availability.
<b>Infrastructure issues (including highways)</b>	Access is possible
<b>HRA considerations</b>	None submitted
<b>SA considerations</b>	<p>Local Plan Strategy Submission Sustainability (Integrated) Appraisal [SD003] May 2014</p> <p>Very positive effect on: 20 - Education, training, jobs and employment opportunities</p> <p>Positive effect include:- 3 - Equality and social inclusion 4 - Healthy and active lifestyles. 5 - Vibrant rural communities 7 - Infrastructure, services and facilities 17- Sustainable, competitive and low-carbon economy 18 - Vitality, viability and diversity of town and village centres 19 - Rural economy</p> <p>Negative effects include:- 11 - Biodiversity and geodiversity Very negative effects/unknown dependant on implementation include:- 16 – Natural resources, green infrastructure, previously developed land.</p>
<b>Conclusions &amp; recommendations</b>	This site is not being actively promoted and therefore it is not recommended that it is given further consideration as part of this study.

<b>Site Address</b>	<b>Land north of 24 Church Lane, Sandbach (Heath)</b>
<b>SHLAA Ref/Site Ref number</b>	2779
<b>Site visit date</b>	8.1.15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	The site was included in the Sandbach Town Strategy as site J and was subsequently discounted by the Stakeholder Panel
<b>Site description</b>	The application site is located in the open countryside and comprises of a greenfield site used as grazing land situated to the north and east of Church Lane in Sandbach (Heath). The site is bound along its eastern boundary by the M6 motorway and mature hedging and to the south by 2 no. residential properties. Overhead power lines run from the site entrance across to the south eastern boundary. Strategic site CS24 is located opposite the site to the west.
<b>Site area and dwelling capacity</b>	The Town Strategy suggested site capacity of 25 dwellings. However, current planning application submitted for 13 dwellings 14/3624C (Appeal decision pending ref APP/R0660/W/15/3002860) on site area of 0.54 ha. This is a smaller area of land than both the SHLAA and Town Strategy site. This is due to part of the site now comprising garden land for 24 Church Lane. SHLAA site capacity is for 25 dwellings on 0.81 ha Source: SHLAA methodology of 30 dwellings per hectare
<b>Constraints</b>	Site is adjacent to the M6 motorway where noise mitigation and potential air quality could be detrimental to the quality of life for occupants of the housing.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Saved Policy PS8 Open Countryside outside of the Sandbach Settlement Zone as shown on the Proposals Map in the Congleton Borough Local Plan, January 2005
<b>Previously developed land? (PDL)</b>	No, Greenfield
<b>Background site history &amp; Current apps</b>	Site was included in the Sandbach Town Strategy as site J and was discounted by the Stakeholder Panel. The Town Strategy was agreed by Sandbach Town Council subject to changes to infrastructure priorities at its meeting held on 21/8/2012 with the exception of Section 6, Development Options.  19282/1 – Outline planning permission New Bungalow - refused 05 Jan 1988. 13/5221C - Erection of 13 dwellings – full planning

	<p>application - Withdrawn 18 Mar 2014.  14/3624C - Erection of 13 dwellings (re-submission 13/5221C) – proposed 9 x 4 bed private market houses and 4 x 2 bed social rented houses - refused 24 Oct 2014. Application refused by the Local Planning Authority owing to being (a) inappropriate development in the open countryside (b) The proposed residential use would be subject to unacceptable levels of noise generated from the M6 Motorway. The site is not suitable for residential development due to the inability to mitigate noise to a satisfactory level for outside living/amenity areas without significant mitigation. Such mitigation in the form of the proposed 4 metre high noise attenuation barrier would appear visually intrusive and prominent and would appear detrimental to the character and appearance of the site and the area.</p> <p>The application decision is currently under appeal ref: APP/R0660/W/15/3002860.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	None
<b>Is the site viable/deliverable?</b>	<p>Yes, site is included in the SHLAA and planning applications have been submitted on the site.</p> <p>According to the Draft Core Strategy CIL and viability Assessment [BE042] Sandbach is located within an area of the Borough where residential development is considered to be viable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Planning applications for residential development of this site have recently been refused by the Local Planning Authority (see above). An appeal decision is pending from the Planning Inspectorate.
<b>Infrastructure issues (including highways)</b>	None known.
<b>HRA considerations</b>	None submitted
<b>SA considerations</b>	Bus route on both Heath Road and Church Lane. Site is within easy walking distance of a primary school and children's play area.
<b>Conclusions &amp; recommendations</b>	The site is included in the SHLAA and is capable of being deliverable within the plan period. However, the site is located within open countryside adjacent to the M6 Motorway and has a recent history of planning refusals. Reasons for refusal relate to the sites location which was considered unsuitable owing to the inability to mitigate noise to a satisfactory level for amenity/outside living areas.

	<p>The mitigation measures required would be visually intrusive and prominent and would appear detrimental to the character and appearance of the site and the area. An appeal is due to be heard by the Planning Inspectorate in May 2015.</p> <p>The site is not being given further consideration as part of this study, as it is not being actively promoted within the Local Plan process.</p>
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# **CHESHIRE LOCAL PLAN STRATEGY: ASSESSMENT OF THE URBAN POTENTIAL OF THE 'URBAN POTENTIAL OF THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **WILMSLOW**

### **1. Introduction**

Wilmslow, a Key Service Centre, is described in the Wilmslow Town Strategy as:

“a large town in the north of the Borough, nestled in the valleys of the Rivers Bollin and Dean. The town is just to the north of Alderley Edge and the South of Handforth. It is also near to the boundary of the Manchester Conurbation, and close to the towns of Macclesfield, Knutsford and Poynton. Manchester Airport, the M56 and M60 motorways are accessible from the town and the planned link between the A6 and the airport – partially completed at this time.”

The Town Strategy goes on to say:

“Cheshire East Council advise that Wilmslow Parish has a population of approximately 22,530 (now 24,200 from 2013 ONS mid year estimate) and around 9,500 dwellings; the fourth largest of the towns in Cheshire East. Wilmslow has a comparatively strong economy, and a generally affluent and well-educated workforce, albeit, there are pockets of deprivation.

There are significant numbers of jobs within the town in key sectors of insurance, banking, finance, retail, distribution, hotels and restaurants; and public administration, education and health. There are few large scale employment areas. Much of the office or employment space can be found in and around the town and with smaller units dispersed across residential areas.”

With regards to commuting, the numbers of people out commuting are not dissimilar to those travelling into the town to work.

### **2. Key Policy Issues/Constraints**

The current Local Plan for the town is the Macclesfield Borough Local Plan adopted 2004, which clearly shows the town tightly constrained by the Green Belt.

There are significant river valleys of the Dane and Bollin flowing east west across the town, part of which falls within Flood Zones 2 & 3 but also form important recreational and ecological corridors. Lindow Common is another significant archaeological and recreational/wildlife site.

The town has good transport infrastructure with the A34 to the east of the town, and the train station with regular services to both London and more local towns/cities.

There are numerous listed buildings in the town, and 4 conservation areas: Bollin Hill: Hawthorn Lane: Highfield & St Bartholomew's.

### **3. Development Potential**

Within the town the level of completions between 01/04/10 and 31/12/14 was 68 dwellings. The total number of commitments at 31/12/14 being 266 dwellings. These consist of 62 on individual sites and 204 on a Strategic Site (Land at Adlington Road (Ref: 14/0007M)).

The 62 units on individual sites, were split 25 brownfield (40.3%), 15 greenfield (24.2%), with 22 mixed use (35.5%). All the units on the strategic site were on greenfield land. In short there has been a limited number of houses built in Wilmslow, and the number of commitments is relatively low within the town itself, only boosted by the numbers on the Adlington Road site.

In addition to the Adlington Road site (CS 25), the Local Plan Strategy proposes a Housing and Employment Site at Royal London (CS 26), and safeguarded land west of Upcast Lane (CS 36) and Prestbury Road (CS 35).

### **4. Key Findings**

Of the 18 sites assessed, 8 were from the SHLAA, and 10 subsequently added following a desk based assessment of possible sites, and subsequent site visits. These 18 sites could in theory accommodate in the region of 123 dwellings. However of these 18, only 5 were considered to have potential in the plan period, and only one (Remenham) is a SHLAA site. All the other sites were ruled out, as they have been redeveloped, or are in active use. With the exception of Remenham, the remaining sites are all modest in scale and would only result in some 12 dwellings if all were developed.

The Residents of Wilmslow (RoW) submitted a list of sites that they considered could have development potential within the town. As part of the assessment, all the sites put forward by the RoW have been examined, and where there was a site they put forward that met the criteria in the methodology, it was referenced in the proformas. It is however important to highlight that a significant number of the sites they put forward were not given further consideration, as when the list was scrutinised they typically were: included in the commitments; were garden land (this is screened out in the methodology for this work, unless it is a SHLAA site); or were still in active use, with no evidence of being available for development. A copy of the RoW's comments is included at <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/hs/matter1412>.

The completions/commitments above and findings of this study clearly indicate there are limited opportunities for brownfield development in Handforth. The tightly drawn Green Belt has doubtless encouraged the redevelopment of many of the available

brownfield sites, which by the largely residential nature of the town, were limited in any event.

Whilst there are a few sites to the north of the town centre in particular, largely in commercial areas, they were either ruled out for being in active use (one of which has already been re developed) or had planning permission for non residential use, and where a residential use could be problematic due to the character of the area.

Wilmslow has various areas of open space, but these were ruled out of the study as they are protected by Local Plan policies.

Finally the nature of the properties in Wilmslow, with a good number having generous sized plots, is likely to result in a steady supply of windfall sites. These numbers however are reflected in the commitments.

Details are shown on the site proformas and summary spreadsheets for Wilmslow.

The 'Cheshire East Local Plan Strategy Urban Potential Study April 2015 Wilmslow' map shows all the sites considered for the Urban Potential Study in Wilmslow. The 'Wilmslow Town Strategy – Sites put forward for consideration' map has been included for reference.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Wilmslow is an attractive and desirable place to live and it is considered that the five urban sites considered here, have some potential to come forward, however as one site is a former petrol filling station, another is very close to a river flood zone it cannot be guaranteed that all would be both viable and deliverable.

## **6. Conclusion**

As demonstrated by the more recent completions/commitments, and the lack of potential sites within the settlement boundary, Wilmslow has very limited potential to contribute to sites for housing within the settlement in the foreseeable future. This is despite the fact the town is the 4<sup>th</sup> largest in the Borough. This is shown with the commitment figure of 62 (excluding the development off Adlington Road) made up of 25 brownfield (40.3%), 15 greenfield (24.2%), with 22 mixed use (35.5%) sites and the fact this assessment has only come up with five urban potential sites resulting in 37 possible dwellings, all on brownfield sites.

**CHESHIRE EAST LOCAL PLAN STRATEGY: WILMSLOW; ASSESSMENT OF URBAN POTENTIAL SITES: SUMMARY OF SITES WITH POTENTIAL FOR DEVELOPMENT DURING THE PLAN PER**







Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Former petrol filling station, Alderley Road, Wilmslow	Wil 1	Former PFS but with all former above ground structures removed and site now clear.	0.1	0	3	Potentially available site but as small will be difficult to develop in isolation given the nature of adjoining uses.
Land north of Courtney Green, Wilmslow	Wil 3	Vacant, boarded up hut adjacent to newly refurbished premises on low lying ground adjacent to the river, near the railway viaduct.	0.1	0	3	Potential site but constraints will need to be addressed.
33 Manchester Road, Wilmslow	Wil 8	Vacant 3 storey commercial premises in terrace on the edge of the town centre. Some parking to rear.	0.1	0	3	Planning permission was granted for office use, but this has lapsed. Could potentially come forward for residential use.
Former BJ's, 16/18 Altrincham Road, Wilmslow	Wil 10	Former commercial premises now vacant, and rear building in a very poor state of repair. A tight site with shared parking.	0.1	0	3	Planning permission for 12 units refused. Potential site in sustainable location.
Remenham, Bedells Lane, Wilmslow	487	Former Council offices in two separate and very different buildings, now vacant. Site allocated for housing in Macclesfield Local Plan.	0.9	0	25	Current application for 65 units but at time of study undecided. Highly sustainable site with good potential.
<b>Total</b>			<b>1.3</b>	<b>0</b>	<b>37</b>	

**CHESHIRE EAST LOCAL PLAN STRATEGY: WILMSLOW; ASSESSMENT OF URBAN POTENTIAL SITES; SUMMARY OF SITES NOT CONSIDERED TO HAVE THE POTENTIAL AT THE DATE OF THE STUDY**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Former public house, Church Street, Wilmslow	3147	Attractive period property recently renovated and appears to be part of the adjacent office use with which it shares car parking.	0	0	0	Recently renovated and now in use as offices so no longer available for development, so site is screened out.
Blue Bell Garage, Manchester Road/Grason Road, Wilmslow	3144	Car showroom and large workshop to rear. In prominent location on busy road junction.	0.5	0	15	Garage still in active use with no indication they wish to relocate. Screened out.
Royal Mail premises, Hawthorn Lane, Hawthorn Grove, Wilmslow	3154	Attractive frontage forming the post office, with more modern additions to rear forming the sorting office. Limited loading/parking to rear.	0.07	0	3	Attractive frontage to building (locally listed) with less attractive additions that could be replaced as part of conversion works. Has to be screened out as in active use.
Library and car park, South Drive, Wilmslow	3151	1960/70's 2 storey library building with parking to rear. Town Centre site.	0.3	0	9	Still in active use and important car park in town centre. Screened out.
Land adjoining The Kings Arms, Donkey Lane, Wilmslow	3145	Site in two parcels, builders yard on Alderley Road and Royles Cycle shop on Knutsford Road.	0.39	0	14	Site is in active use so screened out.
Blackbrook Cottage, Donkey Lane, Wilmslow	4567	Attractive period black and white properties in attractive landscaped grounds with access off Donkey Lane.	0.28	0	9	Houses are in active use, and the remaining site is garden so screened out.
Land adjacent to The Rifleman PH, New Street, Wilmslow	Wil 2	Rough car park area adjacent to PH and its tarmac car park. Appears to be being used for residents parking.	0.1	0	3	Whilst this may make a good housing site in the future, it is still actively used for car parking and has to be screened out.
Network Rail yard, east of railway line, Macclesfield Road, Wilmslow	Wil 4	Former goods yard now being used as a depot site.	0.3	0	9	Numerous constraints including noise, and as in active use screened out.
Carpark off Ladyfield Terrace, Wilmslow	Wil 5	Newly resurfaced long stay station car park	0.2	0	6	Important car park actively being used so screened out.
Land at Dean Row Road, Wilmslow	Wil 6	Island site surrounded by roads adjacent to the A34. The site was landscaped presumably as part of the road works	0.4	12	0	Not in active use (other than for amenity purposes) but screened out as constraints would make it very difficult to develop, and would not be attractive to developers/occupiers.
Land at Church Street, Wilmslow	Wil 7	Vacant cleared site between two buildings on Church Street. Now being used as temporary contract parking.	0.1	0	3	Vacant site but it has recent planning permission for office use so has to be screened out.
BT Exchange, Church Street, Wilmslow	Wil 9	BT exchange which appears in active use, although not fully utilized.	0.1	0	3	Screened out as in active use.
Dean Oaks Primary School, Wilmslow	3148	Recently extended school within established housing area. Associated playground and sports pitches form part of the site.	0	0	0	The school was one of two in the area which merged, this being the school that was retained and expanded, the other developed for housing. The site is therefore no longer available and so it is screened out.
<b>Total</b>			<b>2.74</b>	<b>12</b>	<b>74</b>	



# Cheshire East Local Plan Strategy Urban Potential Study April 2015 Wilmslow


**Housing Commitments  
10+ dwellings (30th June 2015)**

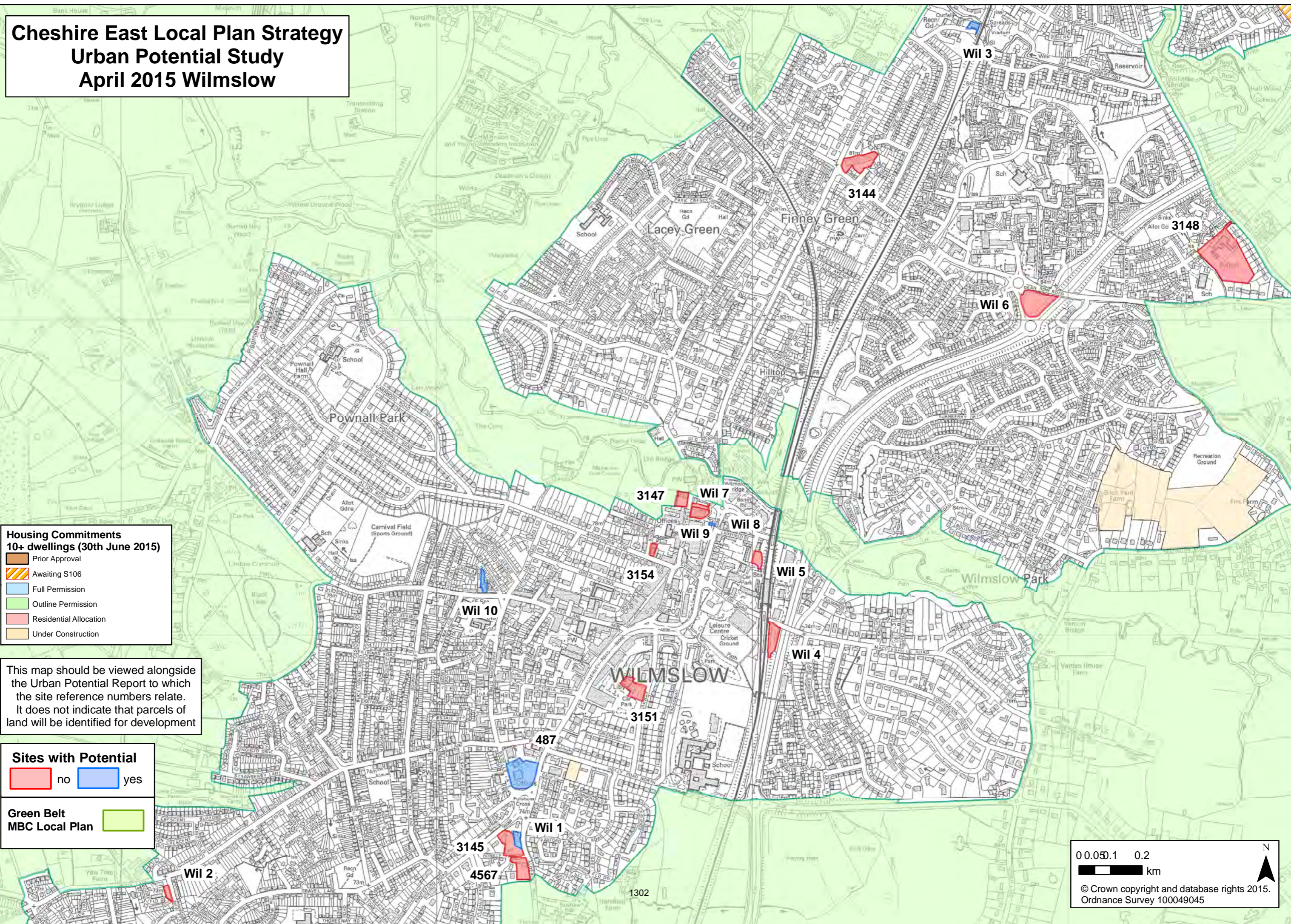
-  Prior Approval
-  Awaiting S106
-  Full Permission
-  Outline Permission
-  Residential Allocation
-  Under Construction

This map should be viewed alongside the Urban Potential Report to which the site reference numbers relate. It does not indicate that parcels of land will be identified for development

**Sites with Potential**


 no  yes

**Green Belt  
MBC Local Plan** 



0 0.05 0.1 0.2 km

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**Cheshire East Local Plan Strategy: Urban Potential Study of the Principal Towns; Key Service Centres and Local Service Centres: Site Assessment Proforma**

**WILMSLOW**

<b>Site Address</b>	<b>Former public house, Church Street, Wilmslow</b>
<b>SHLAA Ref/Site Ref number</b>	3147
<b>Site visit date</b>	12/12/14
<b>Site description</b>	<p>The site consists of an attractive three storey period property with rendered walls and a pitched slate roof. The property is adjacent to a modern office block and appears to share the car park to the side/rear. The property is now in office use, possibly part of the adjacent business.</p> <p>The building, understood to be a former Public House is the last building on Church Street before St Bartholomew's Church itself.</p> <p>The site is on the northern fringe of Wilmslow Town Centre within easy walking distance of a range of shops and services including the train station.</p>
<b>Site area and dwelling capacity</b>	0.17ha/6 dwellings (taken from the SHLAA) however the site is now in use and is therefore no longer available as a potential housing site
<b>Constraints</b>	Grade II Listed building St Bartholomew's (Wilmslow) Conservation Area TPO on 2 trees on the northern boundary of the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Wilmslow, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history Current apps</b>	07/1440p Change Of Use Of Site To Office Use And Ancillary Training Facilities, Comprising The Erection Of New Office Block And Change Of Use, Part Demolition And Extension Of Former Public House To Form Ancillary Training Accommodation. George And Dragon 51 Church Street Wilmslow Approved With Conditions / 28-Aug-2007 Completed
<b>Reps received Matter Statement</b>	No

<b>No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	The site is now in use and is therefore no longer available as a potential housing site
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is now in use and is therefore no longer available as a potential housing site
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is within easy walking distance of the town centre, being 150m from Waitrose, 270m from the main pedestrian shopping street and some 500m from the train station.
<b>Conclusions &amp; recommendations</b>	Update the SHLAA to show this site has received planning permission for office use and has been completed. The site is now in use and is therefore no longer available as a potential housing site. The site is screened out of this study as it is in active use.



<b>Site Address</b>	<b>Blue Bell Garage, Manchester Road and Grason Avenue, Wilmslow</b>
<b>SHLAA Ref/Site Ref number</b>	3144
<b>Site visit date</b>	8 April 2015
<b>Site description</b>	<p>In use as the Blue Bell BMW car showroom and garage, on a prominent corner site at the junction of Manchester Road and Dean Row Road. Access is also afforded from Grason Avenue.</p> <p>The site consists of a purpose built car showroom with sizable garage premises to the rear. There is a car display area to the road frontage, and parking to the side/rear.</p> <p>There is a stone cottage adjacent to the north, take-away and conservatory premises adjacent to the south east, and finally a wine warehouse opposite. Other uses in the area are predominantly residential.</p> <p>The site is relatively close to a local centre, the Summerfields Centre some 600m away.</p>
<b>Site area and dwelling capacity</b>	0.5 ha/15 dwellings (SHLAA) however the site is in use as a car showroom and garage
<b>Constraints</b>	<p>In use as a car showroom and garage; potential contaminated site (from the garage use)</p> <p>There is a group TPO covering trees on the northern boundary.</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>Site is located within Wilmslow, which is inset in the Green Belt in the Macclesfield Borough Local Plan.</p> <p>The site adjoins a Low Density Housing Area policy H12</p>
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history Current apps</b>	Historic planning applications applicable to a car showroom and garage
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	<p>None</p> <p>Residents of Wilmslow site</p>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>That said as the site is in active use it is not considered deliverable at the present time.</p>

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Taken from the SHLAA: Not Available Achievable Not currently developable
<b>Infrastructure issues (including highways)</b>	None Known.
<b>HRA considerations</b>	
<b>SA considerations</b>	From SHLAA: Bus stop within 160m. Post office within 2000m. Medical facilities within 1200m. Primary school within 900m. Open space within 560m
<b>Conclusions &amp; recommendations</b>	Possibly a potential site for residential redevelopment in the future, however as the site is still in use as a car showroom and garage the site has to be screened out.

<b>Site Address</b>	<b>Royal Mail premises, Hawthorn Lane and Hawthorn Grove, Wilmslow</b>
<b>SHLAA Ref/Site Ref number</b>	3154
<b>Site visit date</b>	12/12/14
<b>Site description</b>	<p>Royal Mail Site, Old Post Office and Sorting Office. Early 20<sup>th</sup> Century building to front with much later addition sorting depot to the rear. The frontage building is three storeys and reasonably attractive, whereas the rear part of the building is a very simple functional design.</p> <p>Site fronts onto Hawthorn Lane (Locally Listed building) and Hawthorn Grove (Mid 20<sup>th</sup> Century depot).</p> <p>The surrounding area is mixed, with commercial/retail premises to the east, and predominantly residential uses to the west.</p> <p>The site is flat, but with the land dropping away to the rear. There is servicing access off Hawthorn Grove which other premises use to access their premises.</p>
<b>Site area and dwelling capacity</b>	0.07ha/3 units (SHLAA)
<b>Constraints</b>	<p>Site in use as a sorting office, Old Post office building is Locally listed.</p> <p>TPO adjacent to the west on the corner of Hawthorn Lane and Hawthorn Grove</p> <p>Adjacent to Hawthorn Lane (Wilmslow) Conservation Area</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>Site is located within Wilmslow, which is inset in the Green Belt in the Macclesfield Borough Local Plan.</p> <p>The site falls with policy WTC2 and WTC4 relating to consolidating and enhancing the shopping area, and resisting the loss of A1 Uses</p>
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history Current apps</b>	Historic planning applications applicable to a postal sorting office
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	<p>None</p> <p>Residents of Wilmslow site</p>
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is

	<p>considered to be viable. That said as the site is in active use it is not considered deliverable at the present time.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The SHLAA says it is but there is no evidence to support this. It may be the upper floors could be considered separately but there is no information available in relation to this.</p>
<b>Infrastructure issues (including highways)</b>	<p>No major access issues identified. The rear service access road off Hawthorn Grove which other premises use to access would need to be safeguarded and maintained.</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Taken from the SHLAA: Bus Stop within 130m, Post Office within 260m, medical facilities within 130m, Primary School within 1400m, Open Space within 110m</p>
<b>Conclusions &amp; recommendations</b>	<p>A sustainable town centre site. A potential site for residential redevelopment incorporating the Locally Listed Post Office and redeveloping the postal depot to the rear. Whilst the upper floors could be considered for conversion to residential use, there is no information on availability etc. The site is in active use and therefore it has been screened out.</p>

<b>Site Address</b>	<b>Library and car park, South Drive, Wilmslow</b>
<b>SHLAA Ref</b>	3151
<b>Site visit date</b>	12/12/14
<b>Site description</b>	<p>Wilmslow Library and car park. Purpose built two storey mid 20<sup>th</sup> Century building with flat roof. There are areas of landscaping around the building.</p> <p>The site is accessed off Alderley Road. Surrounding uses include residential to the rear (east), and retail/commercial to the other boundaries, including a supermarket and extensive town centre car park.</p> <p>The site is in the town centre.</p>
<b>Site area and dwelling capacity</b>	0.3ha/9 units (SHLAA) however the site is in use as a Library and car park
<b>Constraints</b>	Site in use as a Library and car park,
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>Site is located within Wilmslow, which is inset in the Green Belt in the Macclesfield Borough Local Plan.</p> <p>The site falls with policy WTC8 Housing will be encouraged in the town centre.</p> <p>Open Space Assessment: 2 adjacent parcels identified South Drive/Parkway which is assessed as good and the Romany Memorial Garden and linear park both which are assessed as good</p>
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Nothing directly relevant
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No Residents of Wilmslow site
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>That said as the site is in active use it is not considered deliverable</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The SHLAA says it is, but there is no evidence to support this, as the site is in use.
<b>Infrastructure issues</b>	Site access is from South Drive off Alderley Road which is

<b>(including highways)</b>	also used as the main access to the car park for the adjacent supermarket and retail units. However access could be gained from the rear of the site from the Parkway or Green Hall Mews.
<b>HRA considerations</b>	
<b>SA considerations</b>	Sustainable town centre location. From the SHLAA: Bus Stop within 120m, Post Office within 620m, medical facilities within 620m, Primary School within 630m, Open Space within 400m
<b>Conclusions &amp; recommendations</b>	A sustainable town centre site. A potential site for residential redevelopment. The issue is the site is still in use as a library and car park. Development of the car park will result in the net loss of car parking spaces in Wilmslow town centre. There is no indication that the car park is to become available for such development. The site has to be screened out as it is in active use.

<b>Site Address</b>	<b>Land adjoining The Kings Arms, Donkey Lane, Wilmslow</b>
<b>SHLAA Ref</b>	3145
<b>Site visit date</b>	12/12/14
<b>Site description</b>	<p>This site consists of two parts. Firstly there is the timber yard, consisting of open storage and porta cabins accessed off Alderley Road. Secondly there is Royle's Cycles in a series of linked single and two storey buildings fronting Knutsford Road.</p> <p>The character of the area is predominately residential; with immediate neighbouring uses include a vacant former petrol filling station site, pub and restaurant.</p> <p>There is a tree belt along Donkey Lane to the south.</p>
<b>Site area and dwelling capacity</b>	0.39 ha/ 14 units (SHLAA) however the site is in use as a timber yard and cycle shop
<b>Constraints</b>	<p>Potentially contaminated site (adjacent to former petrol station)</p> <p>TPO Tree on eastern boundary, group order to western boundary.</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Wilmslow, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Historic planning applications applicable to a timber yard
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is in easy walking distance of Wilmslow Town Centre, in an area that would be attractive to developers and purchasers.</p>
<b>Is the site potentially developable within the Plan period; available and</b>	<p>Taken from the SHLAA:</p> <p>Suitable</p> <p>Not Available</p> <p>Achievable</p>

<b>achievable?</b>	Not currently developable
<b>Infrastructure issues (including highways)</b>	Access to the site would have to be gained from either of the busy main roads - Alderley Road or Knutsford Road as Donkey Lane is unlikely to be adequate as a point of access.
<b>HRA considerations</b>	
<b>SA considerations</b>	Taken from the SHLAA: Bus stop within 100m. Post office within 600m. Medical facilities within 420m. Primary school within 500m. Open space within 300m.
<b>Conclusions &amp; recommendations</b>	The site is currently in use. It would however be a potential sustainable site should the occupants seek to relocate. Access and highways issues on the site would need to be addressed. Due to previous use the site might be contaminated. The site is in a sustainable location (see distances to facilities above). The site has to be screened out as it is in active use.



<b>Site Address</b>	<b>Former Petrol Filling Station, Alderley Road, Wilmslow</b>
<b>SHLAA Ref/Site Ref number</b>	Wil 1
<b>Site visit date</b>	8 April 2015
<b>Site description</b>	<p>Site of former petrol filling station, now cleared of all surface structures, but with some steel containers towards the rear of the site. The site appears unused. The entire site has a hard surface and there are fences to the road frontage, and a brick wall to the rear.</p> <p>The site is in a mixed use area with a Travis Perkins builders merchants to the side (south) and rear (west) and a public house/restaurant to the other side (north). There is however housing close by off Donkey Lane, and across Alderley Road.</p> <p>The site is on the main road into Wilmslow from the south, and is just to the south of the town centre.</p>
<b>Site area and dwelling capacity</b>	1042 sq. m(0.104ha)/3 units (officer assessment based on site area 30dph)
<b>Constraints</b>	<p>Potentially contaminated site from previous use as a petrol filling station, and sub surface infrastructure may need to be removed.</p> <p>Adjacent uses of Public House and builder's yard could result in amenity issues.</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Wilmslow, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Numerous applications relating to the use as a petrol filling station.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No Residents of Wilmslow site
<b>Is the site</b>	According to the Draft Core Strategy CIL and Viability

<b>viable/deliverable?</b>	<p>Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is in easy walking distance of Wilmslow Town Centre, in an area that would be attractive to developers and purchasers.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>Unknown but decontamination, and need to remove sub surface infrastructure should be expected, there are no known constraints. The site is however small and is more likely to be developed in connection with adjoining sites.</p>
<b>Infrastructure issues (including highways)</b>	<p>None known</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Taken from the SHLAA on the adjacent site (3145):  Bus stop within 100m. Post office within 600m. Medical facilities within 420m. Primary school within 500m. Open space within 300m.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is small and given the relationship to adjoining uses discussed above, the site would be difficult to develop in isolation. It is considered more likely the site will be developed together with adjoining land, in particular the builder's merchants, to form a more comprehensive development.</p> <p>The site is well located being so close to the town centre with good access.</p> <p>The site is considered to have potential in the plan period.</p>

<b>Site Address</b>	<b>Blackbrook Cottage, Donkey Lane, Wilmslow.</b>
<b>SHLAA Ref</b>	4567
<b>Site visit date</b>	12/12/14
<b>Site description</b>	Blackrock Cottage comprising a single storey 18 <sup>th</sup> – 19 <sup>th</sup> Century black and white half timber brick building with a slate roof. A two storey 19 <sup>th</sup> Century black and white brick dwelling. A separate mature garden to the south surrounded by high mature hedgerows and trees. Flat site. The site is well located to Wilmslow Town Centre.
<b>Site area and dwelling capacity</b>	0.28ha/9 units (SHLAA)
<b>Constraints</b>	Proximity to other buildings (overlooking), Three TPOs on site - one fronting Alderley Road, two along the western boundary of the site
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Wilmslow, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Mixed, as the site includes garden land
<b>Background site history &amp; Current apps</b>	14/5663M outline application submitted for 2 dwellings Incomplete application
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. The site is in easy walking distance of Wilmslow Town Centre, in an area that would be attractive to developers and purchasers.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	There is no information available, although a Planning application was submitted (albeit incomplete) so it implies it may be available.
<b>Infrastructure issues (including highways)</b>	Access proposed in recent application would be taken directly from the busy main road (Alderley Road).
<b>HRA considerations</b>	
<b>SA considerations</b>	From SHLAA:

	The site is approximately 600metres from the facilities and transport links of Wilmslow town centre
<b>Conclusions &amp; recommendations</b>	Well located site, but achieving a satisfactory layout with overlooking issues, TPO trees and access may be a challenge. Site should however be screened out as in active use/garden.

<b>Site Address</b>	<b>Land adjacent to the Riflemans Arms PH, New Street, Wilmslow</b>
<b>SHLAA/Site Ref</b>	Wil 2
<b>Site visit date</b>	12/12/14
<b>Site description</b>	Riflemans Arms Pub overflow car park. The wider site covers an L shape including extra car park, pub with a beer garden to rear. Pub is a large detached mid 20 <sup>th</sup> Century building with beer garden to rear and a car park at the front facing onto Moor Lane and New Street at the side. Removal of New Street car park would not affect the entire car parking as there are circa 20 spaces to the front. Car park is flat and rough surfaced with two access points from the street and looks to be used by local residents for parking. Boundary with Moorfield Drive has a couple of small young trees with little potential overlooking from properties in this direction. Victorian terraces facing onto the street are opposite the site.
<b>Site area and dwelling capacity</b>	0.1 ha/ 3 dwellings (officer assessment based on 30 dph)
<b>Constraints</b>	Overlooking distances from properties opposite
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Wilmslow, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Only applications relating to signage and extensions to the Public House
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No Residents of Wilmslow site
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. The site is in an area that would be attractive to developers and purchasers.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	There are no known constraints that would preclude development of the site.

<b>Infrastructure issues (including highways)</b>	Loss of some of the pub car park.
<b>HRA considerations</b>	
<b>SA considerations</b>	Sustainable location in close proximity to public transport - buses. Some 700m to a local shopping parade with a range of local shops. A school and area of open space are a similar distance away. The train station however is some 2.4km away.
<b>Conclusions &amp; recommendations</b>	The site lies in a primarily residential area, in close proximity (50m) to bus stops on Chapel Lane and local services along this thoroughfare. The existing pub car park facing Chapel Lane provides adequate provision and the removal of parking along New Street would not be detrimental. It is not known if the site is available but if it was, it is considered that it could be developed in the plan period. The site is in use however and therefore it is screened out of this study.

<b>Site Address</b>	<b>Land North of Courtney Green, Wilmslow</b>
<b>SHLAA/Site Ref</b>	Wil 3
<b>Site visit date</b>	16/12/14
<b>Site description</b>	Hut in very run down condition, and appears to be disused. Two new cadet huts neighbour the site to the west. Site contains scattered mature trees, and includes an area of hard-standing to the west of the building. Vehicle turning head at the end of the street. Adjacent to the River Dean and railway viaduct. Neighbouring uses include residential to the south at a higher level, and light industrial use to the north of the river. The site is flat and is situated at the bottom of the valley. The site appears unused.
<b>Site area and dwelling capacity</b>	0.1 ha 3 dwellings (officer assessment based on 30 dph)
<b>Constraints</b>	Potential Flood risk from adjacent watercourse (River Dean). The entire site is in Zone 2, some to the north in Zone 3. Bad neighbour uses from site across the river, with some potential for amenity issues including noise etc.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Wilmslow, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Nothing recent or relevant
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. The site is in an area that would be attractive to developers and purchasers.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Unknown

<b>Infrastructure issues (including highways)</b>	Vehicle turning head at the end of the road by the Viaduct. Proximity to the rail line on the viaduct.
<b>HRA considerations</b>	
<b>SA considerations</b>	Handforth is the closest settlement to the site, with the town centre and train station being some 900m away. A recreation area is at the end of the road.
<b>Conclusions &amp; recommendations</b>	The development of the site would not result in any community space loss as the hut has been replaced with a new building next to the site. The potential flood risk from the neighbouring river would have to be assessed and flood mitigation solutions would need to be put in place. A potential site for some 3 dwellings. It is considered that the site could have potential to be developed in the plan period however it is not known if it is available.



<b>Site Address</b>	<b>Network Rail Yard east of railway line, Macclesfield Road, Wilmslow</b>
<b>SHLAA/Site Ref</b>	Wil 4
<b>Site visit date</b>	16/12/14
<b>Site description</b>	Former goods yard. Site is situated on top of an embankment level with the railway. Vehicle access is taken up a slope off the main road. Slight young tree cover around the edge of the site which helps screen the site from nearby railway and A34 noise.
<b>Site area and dwelling capacity</b>	0.3 hectare (area includes embankment alongside the access ramp) 9 dwellings (officer assessment based on 30 dph)
<b>Constraints</b>	Site is in use as a Network Rail vehicle yard. Possible contamination from previous use as a goods yard. Noise associated with the railway line and A34.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Wilmslow, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. Whilst the site is in a mixed use area it is still considered it would be attractive to developers and purchasers of town centre orientated development.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Unknown as the site is in use
<b>Infrastructure issues (including highways)</b>	No known issues although the adjacent railway bridge may restrict access/visibility.

<b>HRA considerations</b>	
<b>SA considerations</b>	Sustainable town centre location, some 250m from the train station and leisure centre, and only some 500m from the main shopping area.
<b>Conclusions &amp; recommendations</b>	The site is in active use as a depot and provides vehicular access to the railway tracks, for maintenance purposes. Noise from the neighbouring railway and the A34 could be a problem. The site is however in active use and is therefore screened out.

<b>Site Address</b>	<b>Car park off Ladyfield Terrace, Wilmslow</b>
<b>SHLAA/Site Ref</b>	Wil 5
<b>Site visit date</b>	16/12/12
<b>Site description</b>	Wilmslow station long stay car park. Recently tarmacked with new markings. Site is in use. Flat site. Residential surrounds the site on two sides. A row of terrace houses which face onto the street are opposite the site. Noise from adjacent railway line embankment. Trees surround site. Ladyfield terrace is a narrow street; access into the car park is taken from an adjacent station car park which is accessed off Station Road.
<b>Site area and dwelling capacity</b>	0.2 ha (area includes tree line and access road at the south of the site) 6 dwellings (officer assessment based on 30 dph)
<b>Constraints</b>	Currently in use as the railway station long stay car park.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Wilmslow, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Part of approval for adjacent office and station development from 1986 (43601P) but nothing more recent.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. Whilst the site is in a mixed use area it is still considered it would be attractive to developers and purchasers of town centre orientated development.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Unknown as the site is in use
<b>Infrastructure issues (including highways)</b>	Development of car park will result in loss of the railway station long stay car park. Ladyfield Terrace is a narrow

	street.
<b>HRA considerations</b>	
<b>SA considerations</b>	Sustainable town centre location, adjacent to railway station/leisure centre and only some 400m from the main shopping area.
<b>Conclusions &amp; recommendations</b>	The site lies in a sustainable location however the removal of the car park would result in the loss of long stay car parking at Wilmslow station. The site is therefore screened out as it is in active use.

<b>Site Address</b>	<b>Dean Row Road, Wilmslow</b>
<b>SHLAA/Site Ref</b>	Wil 6
<b>Site visit date</b>	16/12/14
<b>Site description</b>	A triangular site bound by the A34, slip road and Dean Row Road. Site is covered in young trees and shrubs. Flat site. Site is in effect a large landscaped traffic island.
<b>Site area and dwelling capacity</b>	0.4 ha 12 dwellings (officer assessment based on 30 dph)
<b>Constraints</b>	Highways constraints.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Wilmslow, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. However as the site is in effect a traffic island it may not be attractive to prospective developers/purchasers.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Unknown but considered unlikely as constraints will make it difficult to develop
<b>Infrastructure issues (including highways)</b>	Close proximity to busy roundabout which is used to access the A34 slip road. Access into the site is off a busy main road.
<b>HRA considerations</b>	
<b>SA considerations</b>	A well located site, being some 200m from a local shopping area and 1.8km from the train station/leisure centre.

<b>Conclusions &amp; recommendations</b>	The site is not deemed to be an appropriate site for redevelopment for housing, due to the highways constraints associated with the site. The site is screened out as no evidence has been provided to demonstrate that it could come forward, and there are significant concerns about the practicalities of bringing it forward. It is not considered therefore that the site has any potential to be developed in the plan period and it is screened out of this study.
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<b>Site Address</b>	<b>Land at Church Street, Wilmslow</b>
<b>SHLAA/Site Ref</b>	Wil 7
<b>Site visit date</b>	12/12/14
<b>Site description</b>	A small, flat site adjacent to commercial properties. The site is overgrown, with trees. The site extends in a strip towards Mill Road. An access road to the old BT exchange is parallel to the South. A later site visit showed that the site is now cleared and is being used for temporary contract parking.
<b>Site area and dwelling capacity</b>	0.1 ha/ 3 dwellings (officer assessment based on 30 dph)
<b>Constraints</b>	Adjacent to St Bartholomew's (Wilmslow) Conservation Area
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Wilmslow, which is inset in the Green Belt in the Macclesfield Borough Local Plan. The site falls with policy WTC12 Transport and Car Parking seeks to protect the site for car parking.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	12/1519M Proposed Three Storey Office Development, Car Park, Community Seating Area, Landscaping and Associated Works with Access from Mill Street - Land Adjacent To 24 Church Street, Wilmslow - Approved With Conditions / 12-Jun-2012
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. Whilst the site is in a mixed use area it is still considered it would be attractive to developers and purchasers of town centre orientated development.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes but only for commercial development - the site is being advertised as such (and has planning permission for such a use – see above).
<b>Infrastructure issues (including highways)</b>	No known issues
<b>HRA considerations</b>	

<b>SA considerations</b>	Highly sustainable site on the northern edge of Wilmslow Town Centre, within some 500m from the train station.
<b>Conclusions &amp; recommendations</b>	Site has been granted planning permission for a 3 storey office building and as such is a commitment (even if not for residential). The site is not available for redevelopment for residential use and therefore is not considered to have any potential during the Plan period and is screened out.



<b>Site Address</b>	<b>33 Manchester Road, Wilmslow</b>
<b>SHLAA/Site Ref</b>	Wil 8
<b>Site visit date</b>	12/12/14
<b>Site description</b>	A vacant 3 storey building plus basement circa 19 <sup>th</sup> Century townhouse/ weavers cottage. Steps lead to front entrance. The cottage has a Welsh slate roof and is in a state of disrepair with glazing missing from sash windows. There is a small courtyard to the immediate rear and a small car park which is accessed off Mill Road. Sustainable location on the northern edge of the town centre.
<b>Site area and dwelling capacity</b>	0.1/ 3 dwellings (officer assessment based on 30 dph)
<b>Constraints</b>	Property is situated within a conservation area and adjacent to a grade II listed weavers cottage. St Bartholomew's (Wilmslow) Conservation Area
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Wilmslow, which is inset in the Green Belt in the Macclesfield Borough Local Plan. The site falls with policy WTC7 Mixed Use Areas seeks to allow a range of uses including housing.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	04/0929P Two Storey Rear Extension With New Dormer Window, New Car Parking Area To Rear. New Steps And Windows To Front And New Boundary Wall To Side Approved With Conditions / 08-Jun-2004 03/1652P Retention Of Use Of Premises For Office Use - Class B1 Approved With Conditions / 14-Aug-2003
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. Whilst the site is in a mixed use area it is still considered it would be attractive to developers and purchasers of town centre orientated development.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	There are no known constraints that would preclude development of the site

<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Sustainable town centre location, within 350m of the train station.
<b>Conclusions &amp; recommendations</b>	Planning Permission was granted on the site for B1 office use however the permission has lapsed as the work has not commenced. It is possible that the property could come forward as offices based on previous planning applications/ use, but the site could also be considered for residential use in this mixed use area. As the site is vacant, in a sustainable location and does not have any constraints associated with it that would preclude its redevelopment for housing, it is considered that it could potentially be developed in the plan period.

<b>Site Address</b>	<b>BT Exchange, Church Street, Wilmslow</b>
<b>SHLAA/Site Ref</b>	Wil 9
<b>Site visit date</b>	12/12/14
<b>Site description</b>	Typical Mid 20 <sup>th</sup> Century BT Exchange building with extension. Access Road to the North of the site. Trees to the front. Roof is used to house mobile telephone masts. Rear access off Mill Road. Split level site.
<b>Site area and dwelling capacity</b>	0.1 ha/ 3 dwellings (officer assessment based on 30 dph)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Wilmslow, which is inset in the Green Belt in the Macclesfield Borough Local Plan. Adjacent to St Bartholomew's (Wilmslow) Conservation Area. The site falls with policy WTC7 Mixed Use Areas which seeks to allow a range of uses including housing.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Numerous applications, including the most recent : 07/1169P Installation Of Two Window Vents For Air Conditioning. British Telecom Telephone Exchange Church Street Wilmslow SK9 1AU Approved With Conditions / 20-Aug-2007
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. Whilst the site is in a mixed use area it is still considered it would be attractive to developers and purchasers of town centre orientated development.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Unknown
<b>Infrastructure issues (including highways)</b>	No known issues.
<b>HRA considerations</b>	
<b>SA considerations</b>	Sustainable Town centre location, within 350m of the train

	station.
<b>Conclusions &amp; recommendations</b>	The site could have potential in the future, if it was vacated. However, as the site is still in active use it has to be screened out.

<b>Site Address</b>	<b>Former BJ's, 16/18 Altrincham Road, Wilmslow</b>
<b>SHLAA Ref/Site Ref number</b>	Wil 10
<b>Site visit date</b>	8 April 2015
<b>Site description</b>	<p>The premises consist of a frontage terraced commercial property, yard area and building to the rear. All are two storey brick buildings which are currently vacant, the rear building having no roof.</p> <p>The yard area appears shared with adjacent premises and was fully utilized for parking at the time of the site visit.</p> <p>The site is tightly constrained by adjacent buildings.</p> <p>The site is on the western side of Wilmslow Town Centre</p>
<b>Site area and dwelling capacity</b>	1,000 sq. m/3 units but a planning application was submitted and refused on the site for 12 units (see below). As refusal was on the basis of overdevelopment, it is considered that the SHLAA figure of 3 is more appropriate here.
<b>Constraints</b>	This is a tight site with surrounding buildings on all sides
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Wilmslow, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	06/0161P Demolition Of No.18 Altrincham Road & Partial Demolition Of No.16 Altrincham Road. Erection Of 9no. New Dwellings & Conversion/Re-Build Of No.16 To Form 3no. Dwellings. Provision Of Underground Car Parking & Ground Level Landscaping. 16 & 18 Altrincham Road Wilmslow - Refused 29-Mar-2006
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No Residents of Wilmslow site
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is

	<p>considered to be viable. The site is in a location that would be attractive to both developers and occupiers.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Unknown, but no known constraints
<b>Infrastructure issues (including highways)</b>	Restricted access between buildings but otherwise no known issues.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is on the edge of Wilmslow Town Centre, with open space across the road, and the main pedestrian shopping street being some 500m away, and the train station/leisure centre some 1km away.
<b>Conclusions &amp; recommendations</b>	The site lies on the edge of the town centre within easy reach of a range of shops and services. As the refusal of the planning application from 2006 shows however it is not an easy site to develop as it is constrained by adjacent uses which will restrict the potential development options of the site. It is however considered that it could still come forward in the plan period, for a smaller number of dwellings.

<b>Site Address</b>	<b>Remenham, Bedells Lane, Wilmslow</b>
<b>SHLAA Ref/Site Ref number</b>	487
<b>Site visit date</b>	8 April 2015
<b>Site description</b>	<p>Former Council Offices consisting of two buildings, a flat roofed two storey building on the southern part of the site, and a Victorian style 3 storey villa property on the northern part.</p> <p>The site shares its access and parking with the Wilmslow Health Centre to the north.</p> <p>The site boundaries are heavily landscaped with mature trees and shrubs all but obscuring the buildings from the adjoining roads.</p> <p>The area is mixed in character with both residential and commercial uses nearby.</p> <p>The site is on the southern edge of Wilmslow Town Centre. Site is being marketed for sale.</p>
<b>Site area and dwelling capacity</b>	0.9ha/25 units (SHLAA) A planning application has been submitted on the site for 65 assisted living apartments (see below)
<b>Constraints</b>	Group TPO on trees on southern part of site
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>Site is located within Wilmslow, which is inset in the Green Belt in the Macclesfield Borough Local Plan.</p> <p>The site is allocated for housing under policy H4(4) for 25 units and is in the SHLAA</p>
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	<p>13/4665M Advertisement Consent Erection of marketing boards as part of the disposal of the property County Offices, Chapel Lane, Wilmslow, SK9 1PU Approved with conditions / 10-Dec-2013</p> <p>14/5471M Full planning permission is sought for: Demolition of the former Council office buildings and associated car parking and erection of a high quality assisted living development comprising 65 assisted living apartments integrated with a wide range of communal and support facilities including a reception/concierge area, restaurant, lounge, library and hobby room, wellbeing facilities including physiotherapy suite, treatment room, hair and nail salon, salt inhalation suite, sauna, steam room, and</p>

	gym set in attractive landscaping with associated car parking and construction of additional vehicular access from Alderley Road. County Offices, Chapel Lane, Wilmslow, SK9 1PU – current application decision awaited
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None Residents of Wilmslow site
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. The site is in a location that would be attractive to both developers and occupiers, and an application has been made on the site for 65 assisted living apartments (see above).
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The SHLAA says the site is Suitable, Available, Achievable and Developable.
<b>Infrastructure issues (including highways)</b>	The current application proposes a new access off Alderley Road and utilizing existing shared access elsewhere. The Transport Assessment states this is acceptable however this is still being evaluated as part of the planning application process.
<b>HRA considerations</b>	
<b>SA considerations</b>	Taken from SHLAA: Bus stop within 110m. Post office within 480m. Medical facilities within 250m. Primary school within 610m. Open space within 510m. The site is some 600m from the centre of Wilmslow and 1km from the train station/leisure centre.
<b>Conclusions &amp; recommendations</b>	This is an allocated site in the adopted Local Plan but has only recently been marketed for sale and the Tree Preservation Order constraints could make it a difficult site to develop. That said the current application could resolve these matters and indicates developer interest in the site. A sustainable site with potential for development in the plan period.



<b>Site Address</b>	<b>Dean Oaks Primary School, Handforth Road, Wilmslow</b>
<b>SHLAA Ref</b>	3148
<b>Site visit date</b>	8 April 2015
<b>Site description</b>	Dean Oaks Primary School set in reasonable grounds with part hard surfaced areas and part grassed playing fields. New extensions are evident. The site has housing to all boundaries but is relatively close to the edge of the settlement.
<b>Site area and dwelling capacity</b>	1.7ha/21 dwellings (SHLAA) however the site is in use as a Primary School so its potential capacity is zero
<b>Constraints</b>	Site located within 250m of a landfill
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Wilmslow, which is inset in the Green Belt in the Macclesfield Borough Local Plan. The site is designated open space under policy RT1
<b>Previously developed land? (PDL)</b>	In part - mixed
<b>Background site history &amp; Current apps</b>	08/1052P Extensions To Dean Oaks Junior School To Create Dean Oaks Primary School Approved With Conditions / 28-Jul-2008 09/0794M Retrospective Application For Extensions To Dean Oaks Junior School To Create Dean Oaks Primary School Including External Works, Landscaping And Improvements To A Public Footpath To Create A Footpath/Cycleway. Approved With Conditions / 02-Sep-2009 13/4373M Extension of existing building consisting of a single storey 2 classroom building with toilets and staff areas. External landscaping and construction of 6 new car parking spaces. approved with conditions / 19-Dec-2013
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and</b>	Unknown as the site is in use as a Primary School

<b>achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	From the SHLAA: Bus stop within 170m. Post office within 2500m. Medical facilities within 2000m. Primary school within 100m. Open space within 80m.
<b>Conclusions &amp; recommendations</b>	It is understood the school was one of two in the area which merged, this being the school that was retained and expanded, the other developed for housing. The site has to be screened out as it is in active use as a Primary School and is no longer available.

# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **WILMSLOW**

### **1. Introduction**

In the Assessment of the Urban Potential of Wilmslow, the town of Wilmslow is described as being heavily constrained by the Green Belt, and any sites released for development (not already approved) on the edge of the settlement would have to be removed from the Green Belt. The policy issues/constraints are again discussed in this assessment.

Further details for Wilmslow can be found in the Urban Potential report.

### **2. Key Policy issues/Constraints**

The current Local Plan for the town is the Macclesfield Borough Local Plan adopted 2004, which clearly shows the town tightly constrained by the Green Belt.

The other policy issues and policy constraints are set out in the Urban Potential Report.

### **3. Key findings**

A total of 12 sites, all either Town Strategy sites, Non Preferred Sites or Omission Sites, were assessed, ranging from sizable parcels to the south west and north east of the town, to smaller sites generally closer to the town centre. All but one of the sites would be classed as greenfield, and all are in the Green Belt. The majority of the sites are currently used for agriculture, generally grazing land and all is typically relatively level (with the exception of the Stanneylands site) with scattered trees and hedges. None of the sites have any known significant constraints that are likely to preclude development but highways access is often an issue with the sites.

### **4. Site Commentary**

The majority of sites are subject to representations to the Local Plan Strategy, often in the form of a master plan and supporting information, although the sites at Little Stanneylands, and around Upcast Lane and Heathfield farm are the most detailed submissions (Local Plan Strategy sites excluded).

Starting with the sites to the south west (including Town Strategy sites Ca & Cb, and NPS60 & 70), there are effectively four separate sites here, all being promoted to some extent, two large and two small, and the larger sites could be further broken down. Firstly there is the large site between Upcast Road and Clay Lane with Cumber Road to the north. The site is part NPS70 and part proposed safeguarded

land in the Local Plan Strategy and being promoted by three different agents/developers including a small part brownfield site to the north (one of the small sites). The land is generally flat peat-land falling away gradually to the south, where there is a strong boundary marked by a wooded track and drainage ditch. The track continues on the western boundary of Clay Lane. Both tracks are bridleways. The roads around the sites are relatively narrow and there are numerous parked cars, but there are numerous route options to the town centre. A local centre is within walking distance.

A site to the south known as 'Row of Trees' (SUB 3146), was not considered as it was too far removed from the edge of the settlement and not large enough to be a Strategic Site. It could be considered further at the site allocation stage.

The next site is a small, again part brownfield site off Leigh Road/Clay Lane which could come forward independently. Finally there is the other sizable site to the north of Moor Lane, being promoted by two parties. This land is again low lying relatively flat peat-land, and includes some equine land and Ned Yates Garden Centre. The rear boundary is very indistinct. Access issues are similar to sites to the south.

To the west of the town, there is a small site known as Pigginslaw Nursery, which although somewhat detached from the town, and should be considered at the site allocations stage. The final site on the western side of Wilmslow is land at Little Stanneylands, Town Strategy site K. This site is more unusual, consisting of a plateau area adjacent to the settlement used for equine activities, the land then falls away, sharply in places down to low lying areas adjacent to the River Dane. The steep sides are often wooded. There are concerns about developing the valley sides and low lying areas of the site on visual/ecological grounds, but the plateau areas are less sensitive. The site is reasonably located to Wilmslow town.

To the north east of the settlement there are effectively two sites, one described as Heathfield Farm and the adjacent site, land at Dean Row, Town Strategy sites Ba and Bb. They were considered as NPS 56. Both sites are similar in character, being gently undulating farm land with scattered trees and hedges, however the Heathfield Farm site has a better relationship with Wilmslow and is in a single ownership unlike the multiple ownership of the Dean Row site. Whilst both sites are on the outskirts of Wilmslow, so access to the town centre and railway station are not ideal, they are close to the A34 and a local centre.

Moving down to the south east, here there are effectively two linked sites consisting of proposed safeguarded land and NPS71, Town Strategy sites Aa and Ab. The safeguarded land consists of playing fields and allotments together with part of the adjacent field. The agricultural land which consists of part of the safeguarded land just referred to, and to NPS71 is being promoted as a development site in its entirety as the agent feels it should not be split. Both sites have a reasonable relationship to

Wilmslow but are somewhat cut off by the adjacent road system which is very busy and acts as a barrier to easy pedestrian access. Loss of playing fields and allotments could be an issue, and there are some concerns about the visual impact of developing NPS71 especially to the south.

Finally there are the sites to the south of the town, around the proposed Local Plan Strategy (LPS) Site of Royal London. None of the sites are large, and could be considered further at the site allocations stage but are all being promoted. Firstly is a site formed of agricultural land to the west of Alderley Road, proposed as open space in the LPS, which is being promoted for housing. This is Town Strategy site D. Whilst a very prominent 'gateway' site requiring sensitive treatment there are few other constraints on this highly accessible site.

To the east of Alderley Road and north of the Royal London site, is a small currently unused site that could be added to the Royal London site. Whilst there are some mature trees on the site, there are few other constraints although it may be difficult to develop the site in isolation.

The last site lies to the north east of the Royal London site and is known as Harefield Farm, an area of agricultural land to the rear of the farm (which has already been converted to residential uses). This site is sandwiched between playing fields at Wilmslow High School and the town, and is highly accessible and well related to Wilmslow. The site however has no easy access and will need to be looked at carefully.

Details are shown on the site proformas and summary spreadsheets for Wilmslow.

The sites being actively promoted in the Local Plan process were considered to be suitable for further consideration and were subject to SA and HRA; they can be seen on the 'Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Wilmslow' map.

The 'Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Wilmslow' map shows all the sites considered in the Study. The Wilmslow Town Strategy – Sites put forward for consideration map has been included for reference.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Wilmslow is an attractive and desirable place to live and it is considered that the twelve edge of settlement sites considered here, would all be both viable and

deliverable, even taking into consideration the brownfield elements of some of the smaller sites.

## **6. Conclusion**

Wilmslow has a range of site options should additional sites for housing be required, and are located in three distinct areas to the south west, north east and south east/south of the town.

In the south east the land between Upcast Lane and Clay Lane could provide for some 440 dwellings and although very much an edge of settlement site, there are few other significant issues. The site(s) to the north of Moor Lane is less distinct, with no obvious rear boundary, and would be more visually prominent. It was not considered as a Town Strategy site.

The site at Little Stanneylands has some potential if only the plateau area is developed, as the remaining part of the site raises issues. This site could provide in the order of 200 dwellings.

Of the two sites in the north east, Heathfield Farm is better related to Wilmslow, and has few other constraints. This site could provide for some 476 dwellings. The adjacent site has issues of ownership and is not as well related to Wilmslow.

Both sites to the south of Prestbury Road to the south east, are well related to Wilmslow, but they are somewhat cut off by the adjacent Roads and there are issues of loss of playing fields/allotments and visual impact.

Finally there are a collection of smaller sites, especially to the south of Wilmslow but these will be looked at further, at the site allocation stage, if additional land is required.

The range of sites available would allow for either the retention of the safeguarded land as shown in the Local Plan Strategy, or if some of this land were to be developed, for alternative sites to be identified.

CHESHIRE EAST LOCAL PLAN STRATEGY: WILMSLOW; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION						
Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land to the south of Prestbury Road, Wilmslow <b>SUB 1066 &amp; 1068</b>	Large undulating site consisting of agricultural land falling away to the south. Strong tree belt on Prestbury Road, and larger properties to the eastern boundary.	Draft Wilmslow Vision Consultation Site Ab/CS35 (Part) in the Pre-Submission Core Strategy/ Non Preferred Sites Justification Paper [SD016] site 71/Mr Scott (ID reference 714860) representation reference SUB1066 & SUB1068/SHLAA 3525	18.44	554	0	Part of a proposed safeguarded site and land to the south. Somewhat cut off from Wilmslow by the adjacent road network. Concerns about the southern section of the site (beyond the safeguarded land) in terms of its landscape impact as very open with long distance views. The representation seeks all the site to be removed from the Green Belt, not just an arbitrary half to be included in safeguarded land. They believe the proposed southern boundary is poor.
Land at 36 Sunnybank Drive, Wilmslow <b>SUB 1394</b>	Edge of settlement site used for a variety of commercial uses including car sales, with areas of hardstanding and a variety of outbuildings.	Wilmslow Town Strategy Site Ca (small part of) and Representation to Local Plan Submission Version by Gustav Bonnier (ID reference 833593) reference SUB1394 & M14.12.017/SHLAA 3767	0.46	6	6	Mixed use site with some potential on its own, if issues with access can be addressed, or added to sites to the south for a more comprehensive form of development. In isolation should be considered at site allocation stage, but retained here as part of larger adjacent sites.
Land West of Upcast Lane/ Cumber Lane, Wilmslow <b>SUB 2595 &amp; 429</b>	Series of inter-linked sites on the SW side of Wilmslow, used primarily as rough grazing but with some issues with poor drainage along the southern boundary.	Wilmslow Town Strategy Ca/Cb/Local Plan Strategy Site CS36/Non Preferred Site 70 and Repts SUB2595 & SUB429/SHLAA 3288,3289,4176 & 4092, 3794	14.6	440	0	Site which on balance is relatively sustainable but may have some access/highways issues associated with it. Could be drainage issues along the southern boundary as land low lying. A single masterplan would be required to illustrate how the development could be delivered, including highway modelling information. Should be considered further as a potential strategic site.
Site at Clay Lane/Leigh Road Wilmslow <b>SUB 429</b>	Smaller site to the rear of properties fronting Moor Lane, consisting of a paddock in one part, and a caravan storage area in the other. Narrow roads adjoin	Draft Wilmslow Vision Consultation Site Cb /Rep site SUB 429/Wilmslow...	0.5	7	8	Smaller site with potential to be developed alone, or in association with sites to the south off Clay Lane/Upcast Lane. Narrow access may be an issue. Site should be given further consideration at the site allocations stage due to size unless developed with adjacent sites, but retained here as part of larger adjacent sites.
Land north of Moor Lane, Wilmslow <b>SUB 3568 &amp; 429</b>	Series of sites on the north side of Moor Lane split in two by Rotherwood Road. The land is generally low lying with trees to the boundaries. Some is highly visible from adjoining roads.	NPS60/Rep site SUB 3568 & 429/SHLAA 3426, 3667, 3282 & 4561	11	330	0	Sites of mixed character, with the whole site, and one small element within it being promoted. Whilst there are concerns about highways and visual impacts it is considered the sites should be considered further.





Land at Little Stanneylands, Wilmslow <b>SUB 2846</b>	A larger site consisting of a plateau area and some areas sloping down to the adjoining river. Used primarily for equestrian purposes. The land drops sharply down to the river to the north and west, where the slopes are generally wooded. A garden centre borders the site to the east.	Non Preferred Site 55/Wilmslow Town strategy Site K & Representation to Local Plan submission Version by BDW Trading Ltd (ID reference 750734) - SUB2846; Matter Statement M15.007/SHLAA 3296	8	200	0	The plateau area of the site is self contained visually, but there are concerns about developing the sloping, and lower lying parts of the site on visual and ecological grounds. Access is proposed adjacent to Wilmslow Garden Centre and is supported by detailed highways proposals. The site is relatively sustainable and needs further consideration.
Heathfield Farm, Dean Row Road, Wilmslow Site <b>SUB 2517</b>	Larger defined site bound by roads to all sides. Open farmland with some hedgerows and scattered trees. On the eastern side of Wilmslow adjacent to new housing areas.	Draft Wilmslow Vision Consultation Site Ba/NPS56/Representation to Local Plan submission Version by Taylor Wimpey and Bethell Group (ID: 646531) SUB2517 & M15.012/SHLAA 3277, 4711 & 3150	15.87	476	0	Well defined site with strong boundaries and well related to Wilmslow, rounding off the settlement in a sustainable location. Few known constraints and good access to the A34. Being actively promoted and needs further consideration. Adjacent to the Adlington Road site.
Land at Dean Row Road, Wilmslow <b>SUBS 2517, 3155 &amp; 1645</b>	Large defined site bound by roads to all boundaries. Open farmland with hedgerows, scattered trees and ponds. Separated from the settlement by the site to the west known as Heathfield Farm, also considered here.	Draft Wilmslow Vision Consultation Site Bb/NPS57/Reps in SUB2517; SUB 3155 & SUB 1645	12.82	388	0	Well defined site with strong boundaries, being actively promoted by 3 owners. Access to the A34 is good. Whilst there are concerns about the impact of development here expanding Wilmslow towards Dean Row it should be considered further as a possible further phase to Heathfield Farm.
Land west of Alderley Road, Wilmslow <b>SUB 2902</b>	Agricultural land with scattered mature trees and hedgerow boundaries. Prominent site on the southern approach to Wilmslow.	Wilmslow Town Strategy Site D/Extension sought to site CS26 [M14.12.007] in the Local Plan Strategy by Royal London (I.D reference number 502155) – representation reference number SUB2902; Matter Statement M14.12.007/SHLAA 3290	3.65	80	0	The site is proposed to be allocated as Public Open Space in the LPS but the deliverability is questioned by the site promoter. Prominent sensitive site but is considered to be sustainably located. Should be considered further at the site allocation stage.
Land east of Alderley Road, Wilmslow	Vacant site but heavily landscaped with mature trees and some areas of overgrown vegetation. Between the Royal London development and housing to the north.	Draft Wilmslow Vision Consultation Site F/CS26 (Part – North East Corner) /SHLAA 4236(part)	0.5	15	0	Part of CS26 but not within the ownership of Royal London and is seen as a separate site. Could be developed independently or alongside CS26. The wording of LPS Strategy site CS26 could be amended to include reference to the site with an uplift on CS26 of 15 units. Site is part of CS26.
Harefield Farm, Harefield Drive, Wilmslow <b>SUB 3193</b>	Land to the side and rear of Harefield farm, consisting of rough grazing and scrubland. Narrow access from Harefield Drive.	Representation to Local Plan submission Version Local Plan by Mr & Mrs Lloyd (ID reference 836150)– representation reference SUB3193: Matter Statement reference M15.034	2.34	70	0	Well related to Wilmslow and in locational terms close to the town centre. However there are likely to be access issues as a stand alone site. May need to be looked at in relation to adjoining sites, and the site may become an isolated area of Green Belt if all adjoining land is allocated. Site has potential at site allocation stage if access can be resolved.
















Pigginshaw Nursery, Pigginshaw Lane, Wilmslow <b>SUB 765</b>	Small flat site on the NW edge of Wilmslow with houses to S and E boundaries and tree lined boundaries to N and W. Grazing land.	Representation to Local Plan submission Version by Pigginshaw Nursery (ID reference 833178); reference- SUB765 Matter Statement M14.12.018/SHLAA 3316	0.71	22	0	Small site with potential for consideration at the site allocations stage. Very much edge of settlement some distance from the town centre.
<b>Total</b>			<b>88.89</b>	<b>2,588</b>	<b>14</b>	

CHESHIRE EAST LOCAL PLAN STRATEGY: WILMSLOW; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES NOT CONSIDERED FOR FURTHER CONSIDERATION						
Site Address	Site details		Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land to the north of Handforth Road/ Dean Row Road, Wilmslow	Site running from Handforth Road/Dean Row Road down to the River Dean to the north. Agricultural land with numerous trees and some hedges.	Draft Wilmslow Vision Consultation Site Ha/Hb	12.74	383	0	The site is not being actively promoted and there are concerns about the visual impact of development on this sloping site. It is not recommended it is taken forward.
Playing field and allotments to south of A538, Wilmslow	Larger site consisting of unmarked playingfields in a bowl, with allotment gardens on a raised area to the east. The road boundaries to the north and west have strong tree belts.	Draft Wilmslow Vision Consultation Site Aa/ CS35 (Part) in the Pre-Submission Core Strategy	8.24	248	0	Well related to Wilmslow, but the adjoining roads will act as a barrier to non car movement. Loss of playing fields and allotments will be an issue. Should be looked at in relation to the adjoining site forming part of the proposed area of safeguarded land. Not being actively promoted.
Welton Drive/ Stockton Road, Wilmslow	Agricultural land split into two fields on the SE edge of Wilmslow. Land bound by hedgerows and trees and a footpath runs along the eastern boundary. Land raised above valley adjacent.	Wilmslow Town Strategy Site E	4.61	139	0	There would be issues of access to be addressed and concerns about the visual impact of development on this important site between Wilmslow and Alderley Edge. Not being actively promoted.
<b>Totals</b>			<b>25.59</b>	<b>770</b>	<b>0</b>	

# Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Wilmslow

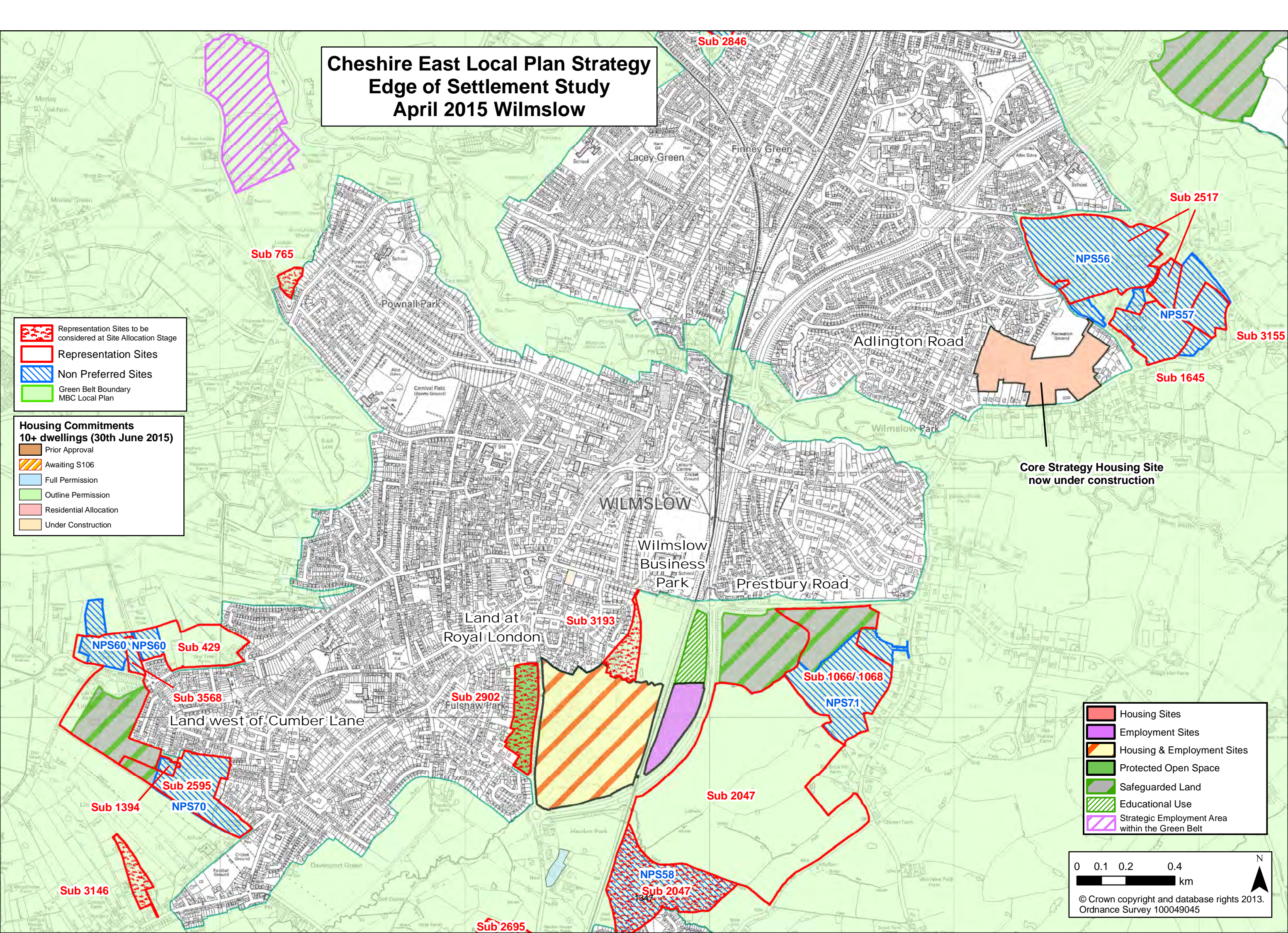
-  Representation Sites to be considered at Site Allocation Stage
-  Representation Sites
-  Non Preferred Sites
-  Green Belt Boundary  
MBC Local Plan

- ### Housing Commitments 10+ dwellings (30th June 2015)
-  Prior Approval
  -  Awaiting S106
  -  Full Permission
  -  Outline Permission
  -  Residential Allocation
  -  Under Construction

-  Housing Sites
-  Employment Sites
-  Housing & Employment Sites
-  Protected Open Space
-  Safeguarded Land
-  Educational Use
-  Strategic Employment Area within the Green Belt

0 0.1 0.2 0.4  
km

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Core Strategy Housing Site  
now under construction

**Cheshire East Local Plan Strategy  
Sites for HRA and SA  
March 2015 Wilmslow**

	Housing Sites
	Employment Sites
	Housing & Employment Sites
	Protected Open Space
	Safeguarded Land
	Educational Use
	Strategic Employment Area within the Green Belt

**Sub 2846 Little Stanneylands**

**Sub 2517 Heathfield Farm, Dean Row**

**Sub 3155 Chapel Road**

**Sub 1645 Adlington Road**

**Sub 429 Land to the north and south of Moor Lane**

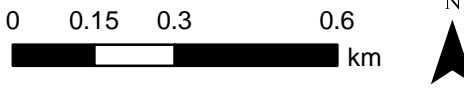
**Sub 3568 Land north of Moor Lane  
Land west of Cumber Lane**

**Sub 2595 Land west of Upcast Lane**

**Sub 1394 Land south of Sunny Bank Drive**

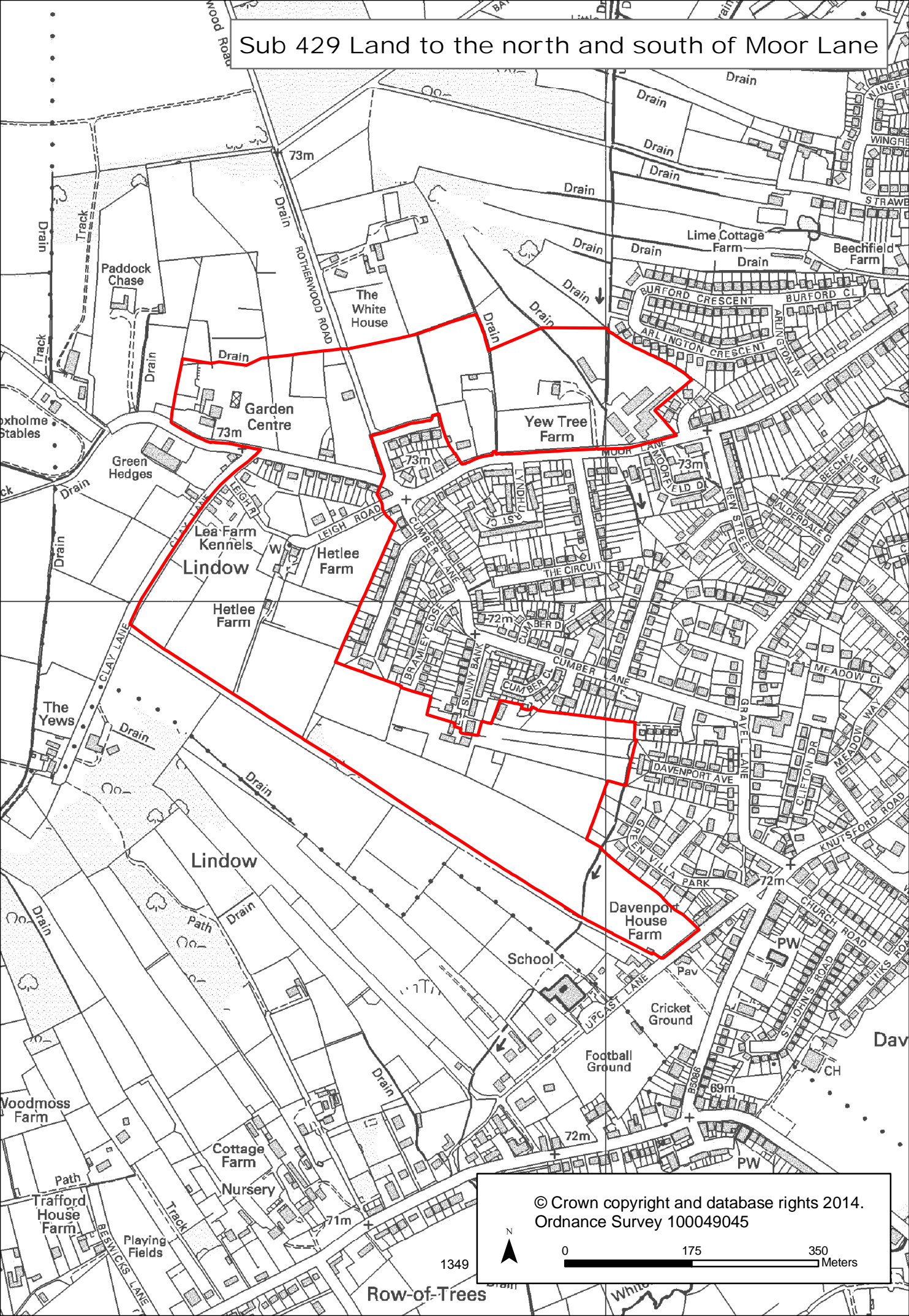
**Sub 1066 & 1068 Land south of Prestbury Road**

0 0.15 0.3 0.6 km

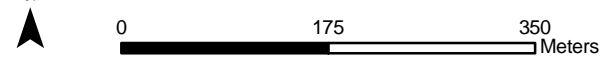


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# Sub 429 Land to the north and south of Moor Lane



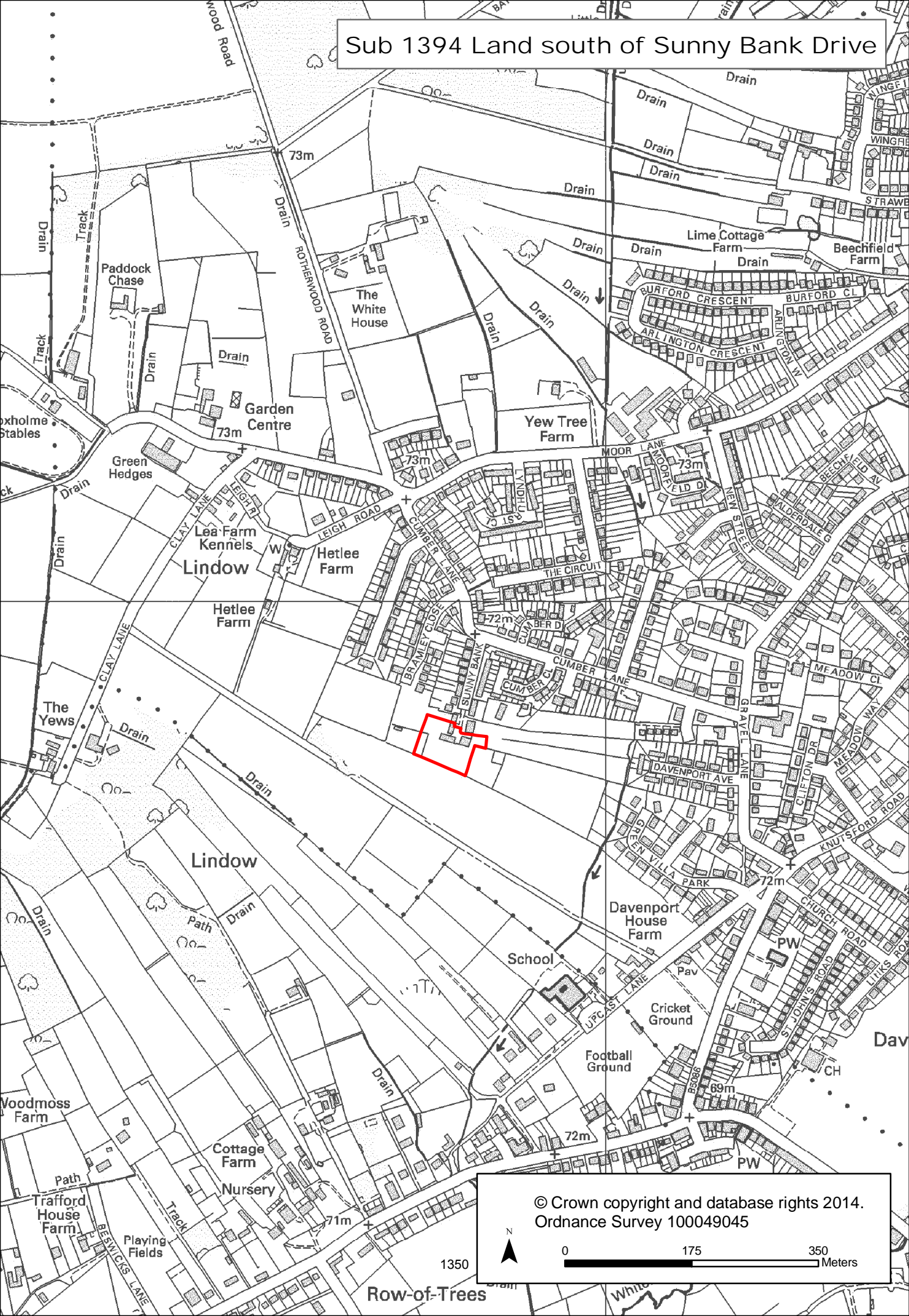
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1349

Row-of-Trees

# Sub 1394 Land south of Sunny Bank Drive



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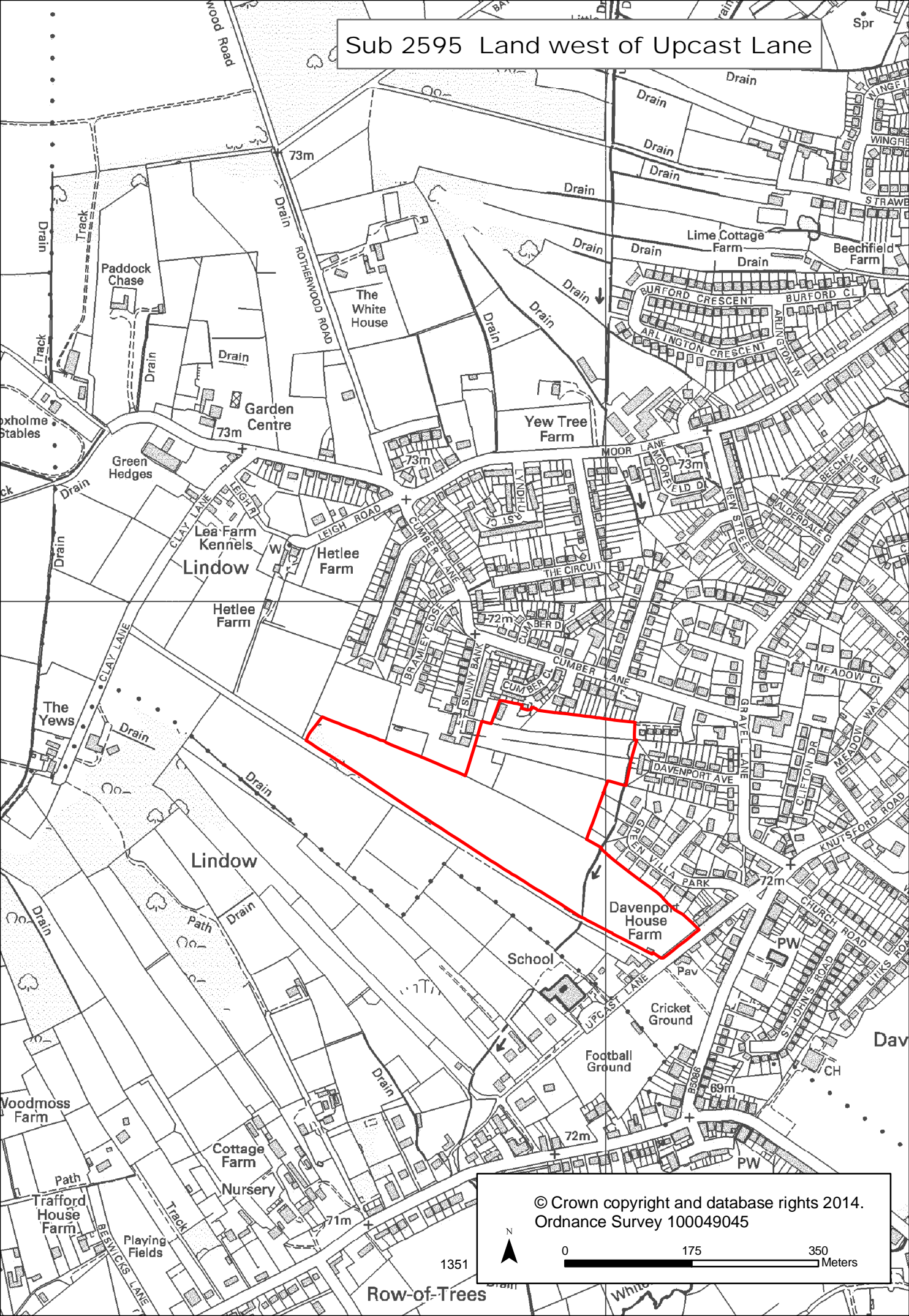


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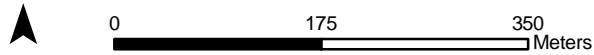
1350

Row-of-Trees

# Sub 2595 Land west of Upcast Lane



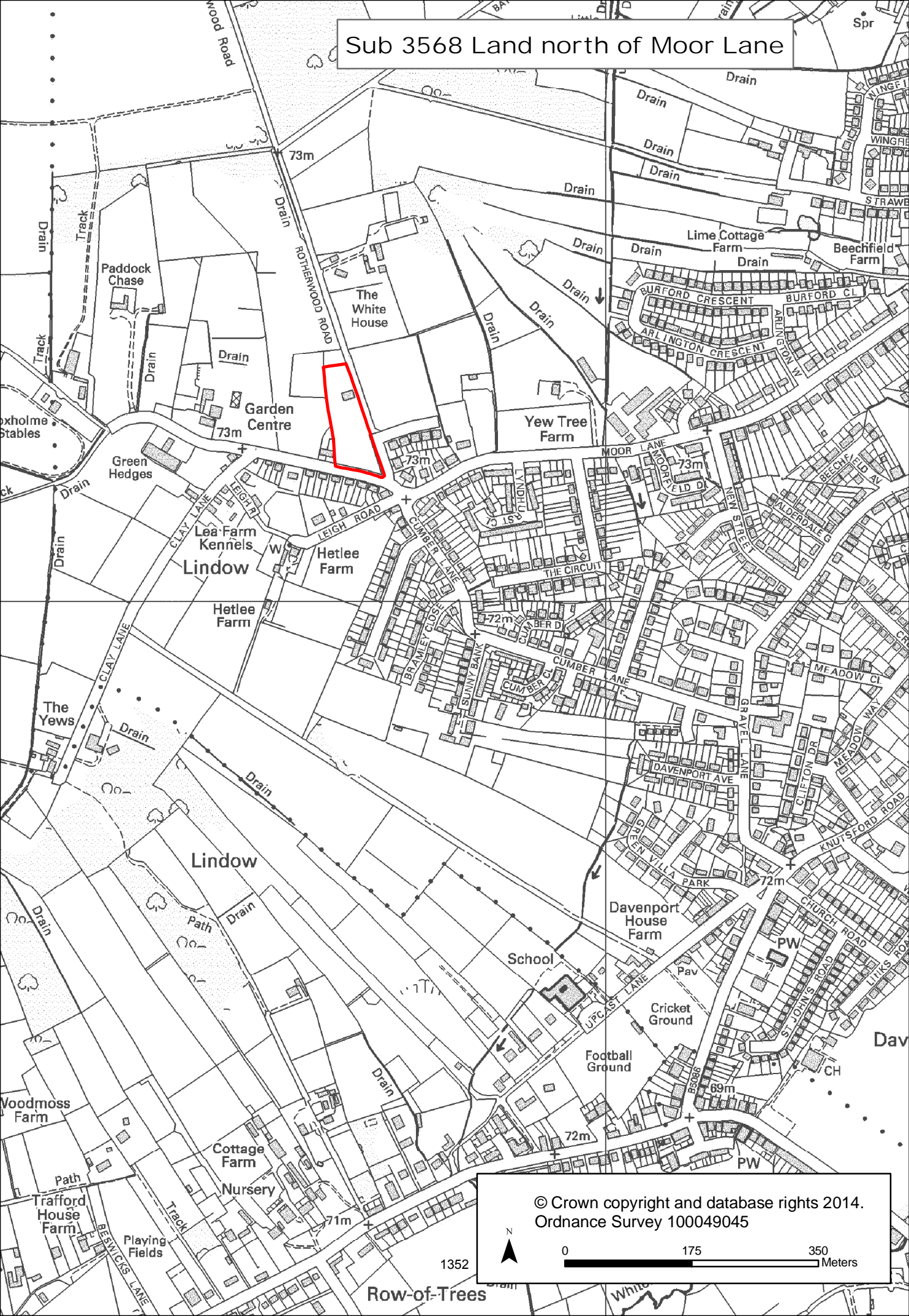
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1351

Row-of-Trees

Sub 3568 Land north of Moor Lane



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1352

Row-of-Trees





## Wilmslow Town Strategy – Sites put forward for consideration



Area	Potential Development Uses	Location	Public Support	Public Opposition
A	Residential	Site Aa - Land off Prestbury Road	18%	82%
		Site Ab - Land off Prestbury Road	18%	82%
B	Residential / Mixed Use	Site Ba - Land off Dean Row Road	13%	87%
		Site Bb - Land off Dean Row Road	9%	91%
		Site Bc - Land off Adlington Road	16%	84%
C	Residential	Site Ca - Land off Upcast Lane	11%	89%
		Site Cb - Land to rear of Cumber Lane	10%	90%
D	Residential	Land off Alderley Road (opposite Royal London site)	14%	86%
E	Residential	Land off Welton Drive	12%	88%
F	Employment / Mixed Use	Land to the east of Royal London site	25%	75%
G	Employment	Land off Altrincham Road (land around Waters site)	29%	71%
H	Residential	Site Ha - Land to the north of Handforth Road	14%	86%
		Site Hb - Land to the north of Handforth Road	14%	86%
J	Employment	Land south of Wilmslow High School sandwiched between the A34 and the West Coast Mainline	Not consulted upon	Not consulted upon
K	Residential	Land off Stanneylands Road opposite Stanneylands Hotel	Not consulted upon	Not consulted upon

Table 6.1 Sites Put Forwards for Consideration

**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

**WILMSLOW**

<b>Site Address</b>	<b>Land west of Alderley Road, Wilmslow</b>
<b>SHLAA Ref/Site Ref number</b>	3290
<b>Site visit date</b>	12/12/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Wilmslow Town Strategy Site D Extension sought to site CS26 [M14.12.007] in the Local Plan Strategy by <b>Royal London (I.D reference number 502155) – representation reference number SUB2902; Matter Statement M14.12.007</b>
<b>Site description</b>	Agricultural land with scattered mature trees; the site comprises two fields, hedgerows and mature trees to the boundaries. A slightly undulating site which slopes gently west to east towards Alderley Road. Residential properties are adjacent to the site on the North, West and Southern boundaries. Prominent site on the southern approach into Wilmslow.
<b>Site area and dwelling capacity</b>	3.65 ha/ 110 dwellings (SHLAA)  (Agent is promoting 80 units which is considered more realistic as there will be a desire to retain the character of the site, and in particular the frontage of the site, which will reduce housing density. In addition the adjoining housing area is relatively low density.) The figure of 80 is therefore considered to be the most appropriate.
<b>Constraints</b>	The site is Located within 250m of landfill There are 7 TPOs on trees within the site, which could impact on layout.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt as defined by the Macclesfield Borough Local Plan 2004.  Site is proposed as Protected Open Space in the Local Plan Strategy
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp;</b>	There is no planning history In the Wilmslow Town Strategy the site is indicated as

<b>Current apps</b>	having a potential use as residential to which there was 14% public support, and 86% public opposition.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	M14.12.007 From the representation SUB2902: “The following summarises the changes to the Submission Plan sought by Royal London:- i. Amendments to policy PG1 to increase the borough’s housing supply to at least 41,000 new homes to 2030; ii. Amendments to PG6 to increase the allocation of new housing in Wilmslow to between 1,900 and 2,280 new homes; iii. Textural amendments to policy CS26 as set out in appendix 6; iv. Removal of the Protected Open Space designation from land west of Alderley Road; v. Inclusion of this land as a specific housing allocation within the Plan, for which a suggested draft new policy (CS26A) is attached to these representations as appendix 9 or, in the alternative (which is not preferred), for the site to be identified as safeguarded land under policy PG4.”
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Wilmslow is located within an area of the Borough where residential development is considered to be viable.  Agent indicates in representations the site is viable and deliverable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Agent indicates in representations that the site is developable within the plan period.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Site is considered to be sustainably located. From the SHLAA: Bus stop within 210m. Post office within 1100m. Medical facilities within 900m. Primary school within 900m. Open space within 800m
<b>Conclusions &amp; recommendations</b>	The site is considered sustainable with good access to services and public transport. This site is worthy of further consideration however its development would require an alteration to the Local Plan Strategy removing the proposed allocation of this site as Protected Open Space as part of the development of Royal London CS26. The site, at present, helps to retain a semi-rural entrance into Wilmslow from the South which would be lost if developed. The agent

	<p>proposes in the promotional vision document that green space would be provided in the development, a lower housing density and that the Protected Open Space designation is not justified.</p> <p>The site is not considered to be a candidate as a strategic site due to numbers of dwellings proposed.</p> <p>As the site is being actively promoted, if Wilmslow is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site is suitable for further consideration for inclusion in the Site Allocations and Development Policies Document</p>
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<b>Site Address</b>	<b>Land east of Alderley Road, Wilmslow</b>
<b>SHLAA Ref/Site Ref number</b>	4236 (Part)
<b>Site visit date</b>	12/12/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Wilmslow Vision Consultation Site F CS26 (Part – North East Corner)
<b>Site description</b>	The site consists of an open area to the north of the Royal London complex off Alderley Road, with areas of overgrown scrub and mature trees especially to the western boundary. The site is relatively level and is more open to the housing development of mainly bungalows to the north.
<b>Site area and dwelling capacity</b>	0.5 ha /15 dwellings (officer assessment)
<b>Constraints</b>	The site is Located within 250m of landfill TPOs cover an individual and two groups of trees to the boundaries.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt as defined by the Macclesfield Borough Local Plan 2004  The site is within the boundary of site CS26 in the Local Plan Strategy
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	None. The site falls outside the area promoted by Royal London
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Wilmslow is located within an area of the Borough where residential development is considered to be viable.

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	Non known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Site is considered to be sustainably located, and in the SA carried out for the Royal London site CS26, with regards to “Sustainable access to jobs, services and facilities” The site was rated positive or very positive against the criteria.  Bus stop within 180m. (officer assessment)</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is considered sustainable with good access to services and public transport, being in effect an extension to the development being promoted for CS26. This site is already included as part of CS26 designation but is not within the boundary holdings of Royal London and is an independent site. The site has the potential to be master-planned in conjunction with the neighbouring Royal London Site, or as a separate site. No representations or matter statements were submitted for the site. The wording of LPS Strategy site CS26 could be amended to include reference to the site with an uplift of 15 units. The site should be considered further, as it could form an extension of CS26 on the town centre side, and if not included could potentially leave an area of Green Belt isolated within the settlement.</p> <p>If Wilmslow is required to provide further land for housing in the Local Plan Strategy, it is considered that this site should be considered separately as part of a review of Local Plan Strategy Site CS26.</p>

<b>Site Address</b>	<b>Harefield Farm, Harefield Drive, Wilmslow</b>
<b>SHLAA Ref/Site Ref number</b>	SUB 3194
<b>Site visit date</b>	8 April 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Representation to Local Plan submission Version Local Plan by Mr & Mrs Lloyd (ID reference 836150)– representation reference SUB3193: Matter Statement reference M15.034
<b>Site description</b>	This site consists of land to the side and rear of Harefield Farm. The farm and associated outbuildings has now been converted into residential use. The access to the farm is through the adjoining residential area and is fairly narrow. The land consists of rough grazing and scrub, the latter in a tapering strip leading to Holly Road North, to the north. The site is well related to Wilmslow on the edge of the Town Centre.
<b>Site area and dwelling capacity</b>	2.34 ha /70 dwellings (officer assessment)
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt as defined by the Macclesfield Borough Local Plan 2004
<b>Previously developed land? (PDL)</b>	Yes (Part - Existing properties within the site boundary) The remaining rea of the site is greenfield.
<b>Background site history &amp; Current apps</b>	There are no planning applications relating to the open land, but with regards to the farm complex the most relevant is: 05/2231P Change Of Use Of Existing Agricultural Building & Vacant Residential Home To Form 8no. Dwellings. Demolition Of Existing Bungalow & Erection Of Replacement Bungalow Harefield Farm Harefield Drive Wilmslow Sk9 1nj Approved with conditions / 09-Nov-2005. The permission appears to have been implemented.
<b>Reps received Matter Statement No.'s &amp; summary of</b>	Local Plan Strategy Representation SUB 3193 and Matter Statement (M15.03) made by Emery Planning in conclusion say:



<p><b>issues raised/development proposed</b></p>	<p>“We consider that the housing requirement for Wilmslow should be significantly increased. Our client’s site outlined in red as shown above would be a suitable location for new residential development particularly given that the site to the south (Royal London) is a proposed allocation in the Local Plan Strategy and has been assessed as part of the same parcel in the Council’s Green Belt Assessment. Indeed, the site would be contained by the proposed Wilmslow Business Park, the proposed education site and the safeguarded land off Prestbury Road, to the east of the railway line. As such, the site would not perform a Green Belt function and should not be retained for this purpose. Therefore, it is unnecessary to keep it permanently open. The site should be allocated for development as it will sit within the Wilmslow Town boundary.”</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Wilmslow is located within an area of the Borough where residential development is considered to be viable.</p> <p>Agent indicates in representations the site is viable and deliverable.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>Agent indicates in representations the site is developable within the plan period.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>The site access off Harefield Drive is narrow and constrained by protected trees. It is considered likely there will be issues if this is the proposed access for any significant level of development. Access is also possible off Holly Road North but again it is only a very narrow piece of land which may not make a suitable access.</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>The site is on the edge of the settlement, but is some 1km to the town centre or 1.4km from the train station (officer assessment).</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The site is well related to Wilmslow, but there are issues with access. The existing access is narrow and constrained by TPO’s and land in private ownership on either side, and making a link to Holly Road North will be problematic as the site is very narrow at this point and there are numerous trees that would need to be removed. The access would also be next to the entrance to Wilmslow High School. The site should be considered alongside land at Royal London to the south where a better access could potentially be achieved.</p>

	<p>A site that should be given further consideration, but it is not considered that it could be easily developed in the plan period unless access issues can be resolved.</p> <p>Care needs to be taken when considering this site, as, if adjoining land is taken out of the Green Belt, this site could be left as an isolated Green Belt site within the town.</p> <p>If Wilmslow is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration at Site Allocations stage</p>
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<b>Site Address</b>	<b>Land to the south of Prestbury Road, Wilmslow</b>
<b>SHLAA Ref/Site Ref number</b>	3525
<b>Site visit date</b>	8 April 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Wilmslow Vision Consultation Site Ab CS35 (Part) in the Pre-Submission Core Strategy Non Preferred Sites Justification Paper [SD016] site 71 Representation to Local Plan Strategy Submission Version by Mr Scott (ID reference 714860) representation reference SUB1066 & SUB1068. (Note there are some differences between the boundaries of these two sites with the rep site being slightly smaller than the SHLAA site.)
<b>Site description</b>	<p>This site consists of proposed safeguarded land (part of), a Non Preferred Site and Representation site south of Prestbury Road to the south east of Wilmslow. The site consists of agricultural land that is relatively level in the north but falling away to the south. The land is very open and affords long distant views, especially towards Alderley Edge "Edge", although these are not evident from Prestbury Road as the boundary planting blocks these views.</p> <p>The boundaries to Prestbury Road are heavily wooded and mounded in places.</p> <p>The whole site is undulating in nature and some is unnatural in form, presumably spoil from the adjacent road works.</p> <p>The site is somewhat cut off from Wilmslow by Prestbury Road which forms both a physical and traffic boundary/barrier, and although there are residential properties off Hough Lane to the east, they are all set in generous wooded plots so their visual impact is limited.</p>
<b>Site area and dwelling capacity</b>	18.44ha/554 Dwellings (SHLAA)
<b>Constraints</b>	<p>The site is Located within 250m of landfill.</p> <p>Public Rights Of Way both cross and run along the boundary of the site. This may impact on layout.</p> <p>TPOs both group and individual trees on the site boundary, but will have some impact on layout</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt as defined by the Macclesfield Borough Local Plan 2004.

<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>No relevant planning applications.</p> <p>The site was previously incorporated as safeguarded land CS35 in the Pre-Submission Core Strategy and was not progressed as the quantum of safeguarded land required was significantly less following consultation. It was concluded to reduce the quantum of safeguarded land from that proposed in the Pre-Submission Core Strategy. The site was removed from the Local Plan Strategy and subsequently designated as NPS71.</p> <p>Only the northern part of this site is now proposed as safeguarded land in the Local Plan Strategy.</p> <p>In the Draft Wilmslow Vision Consultation the site was included as site Ab as having a potential use as residential to which there was 18% public support, and 82% public opposition.</p> <p>Key themes emerging from consultation:</p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Greenfield</li> <li>• No need for housing development</li> <li>• Would lead to urban sprawl</li> <li>• Too large an area</li> <li>• Eroding the gap between Wilmslow and Alderley Edge</li> <li>• Not near a primary school / would need a new primary school</li> <li>• Too many houses proposed</li> <li>• Too far from centre of town</li> <li>• Road congestion</li> <li>• Currently used for farming</li> <li>• Would lead to congestion on the bypass</li> <li>• Affect views from Alderley Edge</li> <li>• Minimal impact on existing homes</li> <li>• Close to town centre and railway station</li> <li>• Good access to bypass</li> <li>• Currently under-used land</li> <li>• Suggested alternative uses – leisure uses; community uses; allotments</li> </ul> <p>In the recommendations on NPS71 in the Non Preferred Sites Justification Paper it states:      “This site has not been progressed in the Local Plan Strategy at this time primarily because the quantum of safeguarded land proposed in the Local Plan Strategy is significantly less than that proposed in the Pre-Submission Core Strategy. In general, the extent of safeguarded land proposed in the Local Plan Strategy is approximately half</p>

	that proposed in the Pre-Submission Core Strategy; following consultation on the Pre-Submission Core Strategy it was concluded that providing safeguarded land for a period of approx. 10 years beyond the Plan period would be an appropriate level to ensure the Local Plan Strategy is deemed sound (the extent of safeguarded land proposed in the Pre-Submission Core Strategy covered a period up to 20 years beyond the Plan period, which was considered to be beyond what is required by the NPPF).”
<b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b>	Representations SUB1066 & SUB1068: The site being promoted would in effect replace part of the safeguarded land in the LPS. The agent has raised the following matters: <ul style="list-style-type: none"> <li>• They feel the reduction in the size of CS35 to remove the southern part of their promoted site is unjustified and inappropriate with poor natural boundaries. A Landscape Impact Assessment has been submitted to demonstrate this. They believe the boundary should follow the southern boundary of the SHLAA/Rep site as this is a strong boundary as demonstrated by the Landscape and Visual Impact Assessment</li> <li>• Objectively Assessed Need is not met in the plan.</li> <li>• The green belt function of the site is not significant in this case.</li> <li>• The site is sustainably located with good access.</li> </ul>
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Wilmslow is located within an area of the Borough where residential development is considered to be viable.  Agent indicates in representations the site is viable and deliverable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Agent indicates in representations the site is developable within the plan period.
<b>Infrastructure issues (including highways)</b>	There is a pedestrian link from the site to the town centre, however it involves crossing a busy road and a footbridge over the A34 in relatively isolated unlit locations and it is considered it will not be attractive to some users. Vehicular access should not be a significant issue (officer assessment).
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is some 1.2km by foot from the site, as discussed above, but if that route is not used then it is some 1.8km from the town centre using roads. The High School is

	somewhat closer.
<b>Conclusions &amp; recommendations</b>	<p>There are linkage issues between the site and town centre for pedestrians which would need to be addressed, if the site were to be developed.</p> <p>The site, especially those elements running south, forms an important visual gap between Wilmslow and Alderley Edge, and being so open in places, and in places raised, any development projecting south will have an increasing visual/landscape impact, especially on the setting of The Edge. The proposed safeguarded land is more visually contained.</p> <p>Whilst there are some visual concerns regarding the whole site being developed, as the agent points out there are currently no natural boundaries on the site so it should be considered as a whole.</p> <p>If Wilmslow is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration for inclusion in the Local Plan Strategy</p> <p>As the site is being actively promoted the site should be subject to further Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>

<b>Site Address</b>	<b>Playing field and allotments to south of A538, Wilmslow</b>
<b>SHLAA Ref/Site Ref number</b>	4383
<b>Site visit date</b>	8 April 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Wilmslow Vision Consultation Site Aa CS35 (Part) in the Pre-Submission Core Strategy
<b>Site description</b>	Area of unmarked playing fields in a manmade 'bowl' created by the A34/Prestbury Road. The wooded, raised margins form the western and northern boundaries, and the eastern and southern boundaries are formed again by areas of woodland, in places raised. The playing fields are currently accessed by a pedestrian link to the north but vehicular access was less obvious, presumably shared with the allotments but appeared little used.
<b>Site area and dwelling capacity</b>	8.24ha/248 units (SHLAA)
<b>Constraints</b>	Retention/replacement of playing fields and allotments
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt as defined by the Macclesfield Borough Local Plan 2004 Allocated playing field
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	No relevant planning applications In the Draft Wilmslow Vision Consultation the site was included as Site Aa and indicated as having a potential use as residential to which there was 18% public support, and 82% public opposition Key themes emerging from consultation: <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Greenfield</li> <li>• No need for development</li> <li>• Would lead to urban sprawl</li> </ul>

	<ul style="list-style-type: none"> <li>• Loss of playing fields</li> <li>• Eroding the gap between Wilmslow and Alderley Edge</li> <li>• Too many houses proposed</li> <li>• Destruction of countryside</li> <li>• Strain on existing infrastructure</li> <li>• Would lead to congestion on the bypass</li> <li>• Good access</li> <li>• Town centre in walking distance; closeness to town centre; close to railway station</li> <li>• Replacement allotments should be provided elsewhere</li> <li>• Minimal impact on existing dwellings</li> <li>• Council owned land – could minimise costs / provide funding for schemes</li> <li>• Potential to provide lower cost market / family affordable housing</li> <li>• Suggested alternative uses – leisure uses; community uses; higher education; car boot sales</li> </ul>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	No
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Wilmslow is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is in a location where housing is likely to be attractive to developers and occupiers, being in an attractive area close to Wilmslow.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Unknown
<b>Infrastructure issues (including highways)</b>	Access onto the A538 will need to be carefully assessed as it is a very busy road and right turn movements may be an issue.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is some 1.2km by foot from the site, as discussed above, but if that route is not used then it is some 1.8km from the town centre using roads. The High School is somewhat closer.



**Conclusions & recommendations**

The site is well located being close to Wilmslow Town Centre, although the adjacent highways will act as a barrier to pedestrian movements.

Loss of playing fields and allotments would be an issue; they would need to be replaced/relocated elsewhere.

If Wilmslow is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration for inclusion in the Local Plan Strategy.

<b>Site Address</b>	<b>Welton Drive/Stockton Road, Wilmslow</b>
<b>SHLAA Ref/Site Ref number</b>	3819
<b>Site visit date</b>	8 April 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Wilmslow Town Strategy Site E
<b>Site description</b>	The site on the southern side of Wilmslow, but facing out south east towards Alderley Edge, is formed of agricultural land, split into two separate fields, the larger of which falls away to the south east . Hedgerows and mature trees form the boundaries of the site. A small wooded area exists along the south eastern boundary; a pond lies at the entrance to the site from Stockton Road. A playing pitch is located in the southernmost field. An access road from Stockton Road leads to a neighbouring property. There is potential access available from Welton Drive. A public right of way runs along the south eastern boundary, starting from the access point at Stockton Road. The site is adjacent to existing residential property to the north and north west and a golf course to the south. There is a watercourse beyond the southern boundary.
<b>Site area and dwelling capacity</b>	4.61 ha/ 139 dwellings (SHLAA)
<b>Constraints</b>	There is a TPO on a tree at the site entrance and adjacent pond, which may make access here problematic.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt as defined by the Macclesfield Borough Local Plan 2004
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	14/3338M Outline Application for 81 dwellings Withdrawn / 02-Oct-2014 In is unclear why. In the Wilmslow Town Strategy the site is indicating as having a potential use as residential to which there was 18% public support, and 82% public opposition Key themes emerging from consultation:

	<ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Greenfield</li> <li>• No need for development</li> <li>• Would lead to urban sprawl</li> <li>• Poor access</li> <li>• Local roads are very congested / highway safety issues</li> <li>• Reduction of gap between Wilmslow and Alderley Edge</li> <li>• Too many houses proposed</li> <li>• Too far from shops and services</li> <li>• Prime agricultural land</li> <li>• Footpaths</li> <li>• Detrimental to existing residents</li> <li>• Too far from the town centre</li> <li>• Important area for wildlife</li> <li>• Footpaths</li> <li>• Possible flooding issues</li> <li>• No physical barrier to limit further expansion</li> <li>• Good location and access</li> <li>• Suggested alternative uses: leisure facilities, children's play area; playing pitches</li> </ul> <p>The site was not progressed from the Draft Wilmslow Vision Consultation because it would narrow the gap between Wilmslow and Alderley Edge to an unacceptable size.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	No
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Wilmslow is located within an area of the Borough where residential development is considered to be viable.</p> <p>Agent indicates in planning application the site is viable and deliverable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	SHLAA says it is Available, Achievable and Developable
<b>Infrastructure issues (including highways)</b>	None known – application recommended for approval by

	highways
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Site is within reasonable walking and cycling distance from local services and Wilmslow Town centre (2km).  Bus stops are located between approximately 450m and 850m from the site which is beyond the maximum recommended walking distance of 400m.  Wilmslow Train Station is beyond the maximum recommended walking distance of 800m but is within a reasonable cycling distance. (officer assessment)</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is on the southern edge of Wilmslow, and its development would narrow the important gap to Alderley Edge in an area which would be visually prominent as the land falls away. The site is also some distance from the town centre and not highly sustainable in locational terms.  If Wilmslow is required to provide further land for housing in the Local Plan Strategy, it is considered that this site would not be suitable for further consideration for inclusion in the Local Plan Strategy, as it is not being actively promoted.</p>

<b>Site Address</b>	<b>Land at 36 Sunnybank Drive, Wilmslow</b>
<b>SHLAA Ref/Site Ref number</b>	3767
<b>Site visit date</b>	12/12/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Wilmslow Town Strategy Ca (small part thereof)  Representation to Local Plan Submission Version by Gustav Bonnier (ID reference 833593) reference SUB1357 & SUB1394 M14.12.017
<b>Site description</b>	A small flat site which contains an existing detached property with outbuilding and sheds. The site is located at the end of a narrow cul-de-sac which lacks a footpath. A part of the site contains hardstanding and is used to store and sell vehicles as part of a small business. There are mature trees and hedgerows to the boundary. To the rear of the site there is a mobile phone mast with associated infrastructure including an overhead line which runs across the site. The site is located adjacent to an established suburban residential area and farmland.
<b>Site area and dwelling capacity</b>	0.46 ha/ 12 dwellings (SHLAA)
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt as defined by the Macclesfield Borough Local Plan 2004
<b>Previously developed land? (PDL)</b>	Yes (Part – 50% greenfield and 50% brownfield)
<b>Background site history &amp; Current apps</b>	14/2851M application for 4 dwellings Refused / 23-Jan-2015 65670P 1991 housing application won on appeal T/APP/C0630/A/91/17881/P3 In the Wilmslow Town Strategy the site is indicated as having a potential use as residential to which there was 11% public support, and 89% public opposition
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development</b>	M14.12.017 SUB1357 & SUB1394 The agent Kath Ludlam states: "It is requested that the Wilmslow Town Map is amended to include the subject site within Site CS-36 on the above Map.

<b>proposed</b>	<p>The Reason for this requested Modification is that;</p> <ul style="list-style-type: none"> <li>-The site does not perform a Green Belt function</li> <li>-It would form a logical extension to the above site because;</li> <li>-It is enclosed by mature landscaping to the boundary</li> <li>-All services are available including access</li> </ul> <p>Historically it was previously developed and still has buildings on part of the site</p> <ul style="list-style-type: none"> <li>-It has an established non-conforming use for vehicle storage</li> <li>-It is suitable, deliverable and achievable for residential development”</li> </ul>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Wilmslow is located within an area of the Borough where residential development is considered to be viable.</p> <p>Agent indicates in planning application the site is viable and deliverable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>Agent indicates site is developable within the plan period.</p> <p>SHLAA says site is:</p> <ul style="list-style-type: none"> <li>Available</li> <li>Achievable</li> <li>Developable</li> </ul>
<b>Infrastructure issues (including highways)</b>	<p>Narrow street with no footpath – this could be an issue</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Bus route on Cumber Lane – bus stop (220m), Town Centre 2.6km, Train station/Leisure Centre over 3km away (Officer assessment).</p>
<b>Conclusions &amp; recommendations</b>	<p>A small development site which incorporates some Previously Developed Land, located at the end of a narrow cul-de-sac. The site is located adjacent to an established residential area. The site is adjacent to CS36 and Non Preferred Site 70, and it is unlikely to be developed alongside CS36 using the existing access. This is due to Sunnybank Drive being an inadequate access point for through traffic into a larger development, currently there is no footpath along this street and also the width is too narrow, only allowing single file traffic. Development at the site will increase traffic on residential streets to access the site. The site could of course be treated in a comprehensive manner and developed as part of CS36 with an alternative access.</p> <p>If Wilmslow is required to provide further land for housing in the Local Plan Strategy, it is considered that this site is capable of accommodating about 12 dwellings and is not</p>

	therefore a site that would be identified as a strategic site; it should be considered further at site allocations stage.
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<b>Site Address</b>	<b>Land West of Upcast Lane/Cumber Lane, Wilmslow</b>
<b>SHLAA Ref/Site Ref number</b>	3288 3289 4176 4092 3794
<b>Site visit date</b>	12/12/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Wilmslow Town Strategy [BE087] Ca Wilmslow Town Strategy Site Ca/Cb Local Plan Strategy site CS36 – Safeguarded Land Non Preferred Site 70 <b>Representations made to the Local Plan Strategy Submission Version - Multiple Promoters:</b> <b>(1) Bluemantle Ltd – (ID reference 496578); reference SUB2595; Matter Statement M15.010 (Area of NPS 70 and small part of CS36);</b> <b>(2) Emerson Group (ID reference 798057); reference SUB429 Matter Statement M14.12.010 (Whole site and further sites to the north of Moor Lane)</b>
<b>Site description</b>	The site is situated between Clay Lane and Upcast Lane and is predominantly flat comprising of peat/ agricultural land which is of poor drainage and quality. The site comprises of multiple fields and contains drainage ditches which cross the site. There are scattered trees across the site including trees and hedges to the field boundaries. A small farm with outbuilding and hardstanding occupies a small part of the site and is located adjacent to Leigh Road, an unmade narrow lane flanked by trees. A public footpath is adjacent to the south west boundary linking Clay Lane to Upcast Lane, this boundary is flanked by a mature tree belt. The site is located adjacent to an established suburban residential area and farmland. Potential access points to the site are limited and the surrounding road infrastructure consist of narrow roads. Public rights of way run along the southern and western boundaries of the site.
<b>Site area and dwelling capacity</b>	14.6 ha/ 440 dwellings (officer assessment)
<b>Constraints</b>	Taken from the SHLAA: Consideration of biodiversity value of trees and hedges on site and potential need for a Protected Species survey Access issues to be discussed with highways. Air quality assessment may be required (size of development)



	<p>Surface water runoff should be calculated in accordance with Environment Agency guidelines for greenfield sites. The site is Located within 250m of landfill. Consideration of footpath. Drainage ditches PROW</p>
<p><b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b></p>	<p>The site is located within the Green Belt as defined by the Macclesfield Borough Local Plan 2004 Adjacent to site of Nature Conservation Importance NE1</p>
<p><b>Previously developed land? (PDL)</b></p>	<p>No</p>
<p><b>Background site history &amp; Current apps</b></p>	<p>Numerous applications, however the most recent/relevant are: 18574P 9 Dwellings (Outline) Bramley Close Off Cumber Lane Wilmslow Refused / 06-Jun-1979 62798P Outline Planning Dwelling Houses Tennis Club Roads And Sewers Refused / 04-Jun-1990</p> <p>In the Wilmslow Town Strategy the site is indicating as having a potential use as residential to which there was Site Ca:11% public support, and 89% public opposition; Site Cb: 10% public support, and 90% public opposition Key themes (common to both sites) emerging from consultation:</p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Greenfield</li> <li>• No need for development</li> <li>• Would lead to urban sprawl</li> <li>• Concerns over ability of local roads to handle traffic / safety issues</li> <li>• Too near Lindow Common</li> <li>• High water table and flooding; boggy</li> <li>• Development should be in keeping with the character of the area</li> <li>• Density too high / size of development should be smaller</li> <li>• Too close to the school</li> <li>• Area contains much wildlife</li> <li>• Too far from town centre – would encourage car use not walking / cycling</li> <li>• Few local services</li> <li>• Impacts on local footpaths and bridleways</li> <li>• Poor access</li> <li>• Would need a new school</li> <li>• Near schools; places available at Lindow School</li> </ul>

	<ul style="list-style-type: none"> <li>• Plenty of local amenities</li> <li>• Good access</li> <li>• Within walking distance of town centre and High School</li> <li>• Suggested alternative uses – children’s play area; sports fields</li> </ul> <p>With regard to the Non Preferred Site 70 in the Non Preferred Sites Justification Paper [SD016] it states:  “This site has not been progressed in the Local Plan Strategy at this time primarily because the quantum of safeguarded land proposed in the Local Plan Strategy is significantly less than that proposed in the Pre-Submission Core Strategy. In general, the extent of safeguarded land proposed in the Local Plan Strategy is approximately half that proposed in the Pre-Submission Core Strategy; following consultation on the Pre-Submission Core Strategy it was concluded that providing safeguarded land for a period of approx. 10 years beyond the Plan period would be an appropriate level to ensure the Local Plan Strategy is deemed sound (the extent of safeguarded land proposed in the Pre-Submission Core Strategy covered a period up to 20 years beyond the Plan period, which was considered to be beyond what is required by the NPPF)..”</p>
<b>Reps received  Matter Statement  No.’s &amp; summary of  issues  raised/development  proposed</b>	Matter Statements M15.010 and M14.12.010: HOW Planning acting for Bluemantle (SUB 2595) feel the wrong site has been put forward as safeguarded land. They feel the site CS36 is not deliverable having numerous issues, whereas their site (NPS 70) does not and is deliverable. They believe CS36 is only deliverable in association with their site. In their Matter Statement they included their Vision Document which consisted of a master plan for the site and discussion of the main issues. M14.12.019 From Nick Ansell (part owner in CS36) totally refutes HOW Planning’s comments. He feels the site does not have the issues HOW assert and can be delivered independently with suitable access. Ecological considerations are common to both sites. The Emerson Group (SUB429) support the site as being safeguarded. They believe the site has little amenity value, is reasonably sustainably located and does not impact significantly on the Green Belt. If numbers are increased this site can deliver at site allocations stage. In addition to CS36 they promote the extension of the site to Clay Lane and include sites to the north dealt with in other profoma’s.
<b>Is the site  viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Wilmslow is located within an area of

	<p>the Borough where residential development is considered to be viable.</p> <p>All the site are being promoted by a variety of developers and agents and imply they are deliverable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Both agents imply their sites are developable in the plan period.
<b>Infrastructure issues (including highways)</b>	<p>Access to SHLAA 3288 may need to be taken through SHLAA 3289.</p> <p>Current access to SHLAA 4176 is by way of a narrow track/ lane.</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Bus service and stops are located along Knutsford Road, Cumber Lane and Moor Lane.</p> <p>Shops and services at the junction of Moor Road/Chapel Lane and Oak Lane some 1.5km away.</p>
<b>Conclusions &amp; recommendations</b>	<p>A large development site, the site was not originally progressed as the Council took the decision to meet the majority of Wilmslow's needs at Handforth East. However, as the Local Plan progressed the need to identify significant amounts of land to be safeguarded to meet potential long term development requirements became apparent and therefore the Town Strategy sites Ca and Cb, Land off Upcast Lane/ Cumber Lane came back into consideration. The site is located adjacent to an established residential area and a number of local services are accessible on foot dependent on location within the site, on balance the site is sustainable. The site suffers constraints in regards to highways and access with potential access points to the site being limited and the surrounding road infrastructure consisting of narrow roads unsuitable for large volumes of traffic. A single master-plan that ties the multiple fields together and provides traffic modelling showing the potential impact on immediate road infrastructure would be required to illustrate how the development could be delivered.</p> <p>If Wilmslow is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration for inclusion in the Local Plan Strategy.</p> <p>As the site is being actively promoted the site should be subject to further Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>

<b>Site Address</b>	<b>Site at Clay Lane/Leigh Road, Wilmslow</b>
<b>SHLAA Ref/Site Ref number</b>	SUB 429
<b>Site visit date</b>	12/12/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Wilmslow Vision Consultation Site Cb <b>Representations made to the Local Plan Strategy Submission Version Emerson Group (ID reference 798057); reference SUB429 Matter Statement M14.12.010 Note this site was included in the representations on a much larger site including land off Upcast Lane and north of Moor Lane</b>
<b>Site description</b>	A small flat site which is split into two distinct portions. The western portion contains a garage with hard-standing which is currently used to store caravans and vehicles. The eastern portion contains a small grassed paddock. There are trees and hedgerows to the boundaries with existing properties adjacent to the North. Leigh Road a narrow lane/path is adjacent to the southern boundary. The site is located adjacent to an established suburban residential area and farmland. The access point to Moor Lane from Clay Lane is limited due to the narrow width of this Lane, the surrounding road infrastructure consist of narrow roads.
<b>Site area and dwelling capacity</b>	0.5 ha/ 15 dwellings (officer assessment)
<b>Constraints</b>	A Public Right Of Way runs along the southern boundary
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt as defined by the Macclesfield Borough Local Plan 2004
<b>Previously developed land? (PDL)</b>	Yes (part) (estimate 7 greenfield; 8 brownfield)
<b>Background site history &amp; Current apps</b>	06/0203P Erection Of Stable Block Comprising 2no. Stables & 1no. Store Room - Land To Rear Of Moor Lane Garage Moor Lane Wilmslow Approved with conditions / 11-Apr-2006 54281P Outline Planning Residential Refused / 17-Aug-1988 05/2533P Demolition Of Existing Buildings & Erection Of New Double Garage/Store & Wc Approved with conditions / 08-Dec-2005

<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	<p>The Emerson Group - (SUB429 &amp; M14.12.010) Reference is made to sites North and East of Moor Lane, and included in the plan was this site linking two areas. In their representation on sites off Upcast Lane and how they should be released from the Green Belt to meet housing need.</p>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Wilmslow is located within an area of the Borough where residential development is considered to be viable. It is unknown whether the site is deliverable and this is not discussed in the Emerson representation.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>It is unknown whether the site is developable in the plan period, available and achievable and this is not discussed in the Emerson representation.</p>
<b>Infrastructure issues (including highways)</b>	<p>None known, although adjacent road access is very narrow.</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Site is considered reasonably sustainably located. Bus service and stops are located along Cumber Lane and Moor Lane. Shops and services at the junction of Moor Road/Chapel Lane and Oak Lane are some 1.4km away.</p>
<b>Conclusions &amp; recommendations</b>	<p>A small development site which incorporates some Previously Developed Land, located off a narrow lane. The site is located adjacent to an established residential area and is in proximity to a small number of specialist shops on Moor Lane/ Cumber Lane. The site is adjacent to CS36, and there is potential for this site to be developed alongside this site or separately. If Wilmslow is required to provide further land for housing in the Local Plan Strategy, it is considered that the site is too small to be a Strategic Site that it could be given further consideration at Site Allocations stage.</p>

<b>Site Address</b>	<b>Land north of Moor Lane, Wilmslow</b>
<b>SHLAA Ref/Site Ref number</b>	3426 3667 3282 4561
<b>Site visit date</b>	12/12/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	NPS60 <b>Representations made to the Local Plan Strategy Submission Version - Multiple Promoters:</b> <b>(1) Emerson Group (ID: 798057) - SUB429, M14.12.010 (whole site)</b> <b>(2) Herring Properties (ID: 497877)- SUB3568, M15.038 (small site off Rotherwood Road)</b>
<b>Site description</b>	The site is situated north of Moor Lane with the site being split into two portions by Rotherwood Road which continues to the north as a bridleway. A large site which is predominantly flat with the land gently sloping down away from Moor Lane to the north. The site comprises of multiple fields of peat/ grazing/ agricultural land which is of poor drainage and quality and contains various drainage ditches. There are scattered trees across the site and hedgerows to the field boundaries, which is more predominant in the eastern portion. The site contains existing properties including a large garden centre and a farm building which are both in active use. These active uses have associated hardstanding and outbuildings as part of their use. A part of the site is used to store caravans. The site is located adjacent to an established suburban residential area and farmland. The surrounding road infrastructure consists of narrow roads.
<b>Site area and dwelling capacity</b>	11 ha/ 330 dwellings (SHLAA)
<b>Constraints</b>	SBI to the north Numerous 'drains' running north/south across the site
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt as defined by the Macclesfield Borough Local Plan 2004
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp;</b>	14/3884M Outline app for 26 dwellings Refused / 07-Feb-2015 (SHLAA 3282)

<b>Current apps</b>	In the recommendations on NPS60 in the Non Preferred Sites Justification Paper it states: “The site has not been progressed at this time in the Local Plan Strategy because it contains significant physical and policy constraints including contaminated land, Green Belt designation, natural and conservation assets and existing buildings. There are other, more appropriate sites, with fewer constraints and better access to services, facilities and the transport network which are capable of meeting housing and other development need. In addition the Green Belt exerts significant constraint on the expansion and growth of towns in the north of the Borough.”
<b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b>	The Emerson Group - (SUB429 & M14.12.010) Reference is made to sites North and East of Moor Lane (and are included in the plan) in their representation on sites off Upcast Lane and how they should be released from the Green Belt to meet housing need. Emery Planning (M15.038 & M14.12.010) on behalf of Herring Properties Ltd. are supporting an element of this site (in the centre of NPS60) they feel can accommodate 22 dwellings. They feel their site could also be developed alongside adjacent sites off Moor Lane. In summary they feel Green Belt land needs to be released in Wilmslow to meet the housing requirement and want to know why the safeguarded land off Upcast Lane has been chosen above the sites off Moor Lane.
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Wilmslow is located within an area of the Borough where residential development is considered to be viable. The sites are in an area that is likely to be attractive to developers and occupiers.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Emery Planning do not mention these factors but do refer to the fact that adjacent sites are Available, Achievable and Developable. These matters are not discussed in the Emerson representation.
<b>Infrastructure issues (including highways)</b>	No known issues although local roads are relatively narrow and heavily parked
<b>HRA considerations</b>	
<b>SA considerations</b>	Site is considered sustainably located. Bus service and stops are located along Moor Lane. Shops and services at the junction of Moor Road/Chapel Lane and Oak Lane some 1.4km away.
<b>Conclusions &amp; recommendations</b>	A large development site with some PDL. A part of the site (SHLAA 3282) was recently subjected to an outline planning application for 26 dwellings, but has been refused.

	<p>The site is located adjacent to an established residential area and a small number of local services are accessible on foot. There are some concerns that the local highway network may struggle to accommodate any significant numbers of new dwellings, and it is suggested that if the site were to progress, it would need to be dealt with in a comprehensive manner to address the highways issues.</p> <p>If Wilmslow is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration for inclusion in the Local Plan Strategy.</p> <p>As part of the site is being actively promoted the site should be subject to further Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>
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<b>Site Address</b>	<b>Pigginshaw Nursery, Pigginshaw Lane, Wilmslow Site 11</b>
<b>SHLAA Ref/Site Ref number</b>	3316
<b>Site visit date</b>	12/12/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	<b>Representation to Local Plan submission Version by Pigginshaw Nursery (ID reference 833178); reference SUB765 Matter Statement M14.12.018</b>
<b>Site description</b>	A small flat site which consists of a cottage and another dwelling with grassland to the rear. A wide access road into the site off a busy A road which is shared with two other properties. A TPO tree belt exists along the North West boundary, which have been recently pollarded. There is a small watercourse which is situated along the eastern boundary which contains Japanese knotweed. The site is located adjacent to an established suburban residential area with dwellings bounding two sides.
<b>Site area and dwelling capacity</b>	0.71 ha /22 dwellings (SHLAA)
<b>Constraints</b>	Japanese Knotweed TPO on trees on the northern boundary
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt as defined by the Macclesfield Borough Local Plan 2004 Area of Special County Value
<b>Previously developed land? (PDL)</b>	Yes ( small part)
<b>Background site history &amp; Current apps</b>	13/1700M Outline application for 7 dwellings refused Dismissed at appeal APP/R0660/A/13/20206198 in 2013
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	Matter Statement M 4.12.018 and SUB 765 by Kath Ludlam (the agent) suggests these modifications: "Remove Pigginshaw Nursery from the Green Belt and allocate for Residential Development in the early part of Plan Period: - Does not perform Green Belt function - Is available, deliverable, achievable - Identified in SHLAA"
<b>Is the site</b>	Agent indicates in planning application the site is viable and

<b>viable/deliverable?</b>	deliverable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Agent indicates site is developable within the plan period.  SHLAA says: Available Achievable Developable
<b>Infrastructure issues (including highways)</b>	Access is possible via a shared drive off a busy A road.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is some 1.8km from the centre of Wilmslow; however there are a range of shops and services that are significantly closer.
<b>Conclusions &amp; recommendations</b>	A small development site which was subject to an outline planning application for 7 dwellings and subsequently the subject of an appeal which was dismissed (see above). The site incorporates some PDL, located off an existing shared drive. Altrincham Road has a heavy flow of traffic which will make turning into and out of the site difficult. The site is located adjacent to an established residential area and is in proximity to a small collection of services. The site is situated within the Green Belt and has environmental constraints such as the watercourse, TPOs and Japanese Knotweed which will need to be adequately managed. This site would potentially accommodate about 22 dwellings and is not therefore of a size that would be identified as a strategic site; it has potential to be further considered at site allocations stage. There are already larger strategic development opportunities adjacent to the town. If Wilmslow is required to provide further land for housing in the Local Plan Strategy, it is considered that the site is too small to be a Strategic Site that it could be given further consideration at Site Allocations stage.

<b>Site Address</b>	<b>Land at Little Stanneylands, Wilmslow Site 12</b>
<b>SHLAA Ref/Site Ref number</b>	3296 (covers part of site)
<b>Site visit date</b>	16/12/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Site 55 Wilmslow Town Strategy site K Representation to Local Plan submission Version by BDW Trading Ltd (ID reference 750734) - SUB2846; Matter Statement M15.007
<b>Site description</b>	A large site situated on the boundary between Wilmslow and Handforth. The site is situated within the river Dean Valley and comprises two distinct portions; land on top of the ridge and the flat river valley bottom. Between them a steep ridge which curves through the site and is lined by a mature tree belt which screens the upper part of the site from the valley bottom. The land at the top of the ridge is used as gallops with a track in place and has associated stables. A feature on the land at the top of the hill is a tree avenue which takes access off Stanneylands Road. The bottom of the valley comprises grass/ horse grazing land comprising multiple fields with mature trees to the boundaries. The River Dean meanders adjacent to the northern boundary of the site and is flanked by a mature tree belt along its length. A small narrow brick and stone bridge carries the Stanneylands Road over the river. This road is narrow and has no footpath between the hotel and river. The site is located adjacent to an established suburban residential area and grazing land. A small collection of period properties are situated beyond the southern boundary. Adjacent to the site is a Garden Centre on Wilmslow Road and hotel on Stanneylands Road both are in active use.
<b>Site area and dwelling capacity</b>	14.5 ha/ 435 dwellings (all NPS55 officer assessment) 8 ha/ 240 dwellings (developable area)(Officer assessment) Representations suggest some 200 dwellings which is considered a fair assessment of what could be realistic on the site and used as the figure to take forward.
<b>Constraints</b>	Potential air quality issues (from SHLAA) SBI on northern bank of the river Steep wooded ridge along the northern and western boundaries of the site TPOs on individual trees and groups in the southern part of the site adjoining Carlton Avenue and Stanneylands Road

	Flood zone 2 & 3 outside the suggested site boundary
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt as defined by the Macclesfield Borough Local Plan 2004
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>No planning history</p> <p>In the Wilmslow Town Strategy the site is indicated as having a potential use as residential but was not consulted upon.</p> <p>In the recommendations on NPS65 in the Non Preferred Sites Justification Paper it states:</p> <p>“The site has not been progressed at this time in the Local Plan Strategy because the site plays an important Green Belt role and there are other, more appropriate sites, with fewer constraints and better access to services, facilities and the transport network that are capable of meeting housing and other development need.”</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	<p>Matter Statement M15.007 and SUB 2846 statements by Knights LLP and Turley Associates on behalf of the landowner. In short they feel the site is technically available and deliverable; would not harm the 5 purposes for including land in the Green Belt; and as such should sites be required to be found for Wilmslow to meet its housing need then this site should be considered for inclusion.</p> <p>In December 2013 Knights Solicitors LLP submitted site-specific representation which summarised previous LDF representations and made a specific response to criticisms raised in the Non-Preferred Sites (November 2013).</p> <ul style="list-style-type: none"> <li>• In February 2013 John Rose Associates (JRA) submitted site-specific representations demonstrating the deliverability of the site. The submission was accompanied by: <ul style="list-style-type: none"> <li>(i) Highways Technical Report by SCP Transport</li> <li>(ii) Landscape Masterplans by FFC Landscape Architects</li> <li>(iii) Outline Landscape Appraisal and Strategy by Luczak Associates</li> <li>(iv) Extended Phase 1 Ecology Survey by Solum Environmental Limited</li> <li>(v) Economic Benefits Report by SATPLAN Limited</li> </ul> </li> </ul>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Wilmslow is located within an area of the Borough where residential development is considered to be viable.</p> <p>Agent indicates the site is viable and deliverable.</p>

<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>Agent indicates site is developable within the plan period. Taken from the SHLAA: Available Achievable Developable</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>The technical note attached to the representation submitted by highway consultants demonstrate that a new roundabout access can be provided off Manchester Road. This has not been assessed by Cheshire East Highways.</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>Bus Stops on Wilmslow and Stanneylands Road Some 1.4km from the Summerfields Centre, 1km from Handforth train station. The technical note attached to the representation submitted by highway consultants concluded: “In terms of its overall accessibility it is considered that the site is located within walking/cycling distance of everyday facilities and has access to public transport services which operate to a variety of useful destinations...”</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>A large development site situated in the open land between Wilmslow and Handforth. The site has physical constraints which are prominent and important features of the site notably the steep ridge, trees and meandering river. This site plays an important role in maintaining the small remaining gap between Wilmslow and Handforth; however, this land is not accessible to the public, although visible in places. Access to the site is from Wilmslow Road but would have to be routed through the Garden Centre car park which the agent has shown is possible. The site is located adjacent to an established residential area and on balance the site is sustainably located. Whilst the plateau areas are self contained by the topography and areas of woodland, there are concerns about the visual and ecological impact of developing the sloping and low lying parts of the site. Flooding on the low lying areas will also be an issue. It is considered that the upper areas of the site within the wooded boundary are taken forward for consideration, but not the lower slopes towards the river. If Wilmslow is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration for inclusion in the Local Plan Strategy. As the site is being actively promoted the site should be subject to further Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>

<b>Site Address</b>	<b>Land to the north of Handforth Road/ Dean Row Road, Wilmslow</b>
<b>SHLAA Ref/Site Ref number</b>	3529 3292
<b>Site visit date</b>	16/12/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Wilmslow Vision Consultation Site Ha Draft Wilmslow Vision Consultation Site Hb
<b>Site description</b>	The site is situated on the edge of the river Dean Valley offering wide views. The site slopes away from Handforth Road down to the river Dean. The site comprises multiple grassland fields with trees and hedges to the boundaries. A part of the site towards the A34 bypass appears to have a manmade landform feature. A public footpath runs through part of the site. Handforth Road is flanked by a mature avenue of trees.
<b>Site area and dwelling capacity</b>	12.74ha/ 383 dwellings (SHLAA)
<b>Constraints</b>	Consideration of biodiversity and nature conservation value as adjacent to a site of nature conservation importance Northern part of site falls within Flood Zones 2 & 3 Site located within 250m of landfill A public footpath crosses the site which could impact on layout TPOs cover individual trees and a group at the southern end of the site which could impact on layout.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt as defined by the Macclesfield Borough Local Plan 2004
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	Historic applications (SHLAA 3292) 42405P 1985 4 dwellings 42944P 1985 7 dwellings (SHLAA 3292) 73709P Create new landform from excavated material for the construction of the A34 bypass In the Wilmslow Town Strategy the site the site is indicated as having a potential use as residential to which there was

	<p>(both Ha and Hb): 14% public support, and 86% public opposition.</p> <p>Key themes emerging from consultation:</p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Greenfield</li> <li>• No need for development</li> <li>• Would lead to urban sprawl</li> <li>• No physical barrier to limit further expansion</li> <li>• Too close to Handforth</li> <li>• Too close to Woodford</li> <li>• Lack of school places</li> <li>• Traffic congestion</li> <li>• Access issues</li> <li>• Infrastructure concerns</li> <li>• Loss of character of Dean Row</li> <li>• Important to maintain separation between Wilmslow and the Greater Manchester conurbation</li> <li>• Too far from the town centre – would not encourage walking / cycling</li> <li>• Important are for wildlife</li> <li>• Would represent ribbon development</li> <li>• Any development should be sensitive to the local area</li> <li>• Easy walking distance to Summerfields</li> <li>• Good access to the bypass</li> <li>• Suggested alternative uses: children’s play area, sports facilities</li> <li>• Council owned land – could help to fund projects (Hb only)</li> </ul>
<b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Wilmslow is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	SHLAA says: Availability - Marginal / Uncertain Achievability - Achievable Deliverability - Developable
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	
<b>SA considerations</b>	Site is located within walking distance of bus stops and a primary school. The Summerfield Centre a local shopping centre at Dean Row Road/Village Way is some 1.2km away.
<b>Conclusions &amp; recommendations</b>	<p>The site, made up of the draft Wilmslow Vision Consultation sites Ha and Hb was not progressed into the Local Plan Strategy because the site was deemed to be too small to be a strategic site (SD003). The site is not being actively promoted in the Local Plan process. The site is located adjacent to an established suburban residential area and is in proximity to a primary school. The site is situated within the Green Belt and has environmental constraints such as the watercourse, TPOs and potential contaminants which will need to be adequately managed. The site at present helps to retain a semi-rural entrance into Wilmslow from the west with open views across the valley to the north along Dean Row Road which would be lost if developed.</p> <p>If Wilmslow is required to provide further land for housing in the Local Plan Strategy, it is not considered that this site could be suitable for further consideration for inclusion in the Local Plan Strategy as it is not being actively promoted, and there are concerns about landscape impact.</p>



<b>Site Address</b>	<b>Heathfield Farm, Dean Row Road, Wilmslow</b>
<b>SHLAA Ref/Site Ref number</b>	3277 4711 3150 646531 Taylor Wimpey and Bethell Group - SUB2517 M15.012
<b>Site visit date</b>	16/12/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Wilmslow Vision Consultation Site Ba NPS56 Representation to Local Plan submission Version by Taylor Wimpey and Bethell Group (ID: 646531) SUB2517 & M15.012
<b>Site description</b>	A large defined site situated in the north west of Wilmslow which is bound by Dean Row Road, Browns Lane and Cross Lane. Along Dean Row Road there is a shared segregated cycle lane, this is a wide and purpose built road, a roundabout is adjacent to the site on this road. Browns and Cross Lane are both narrow roads. A public footpath runs through the site from Dean Row Road towards Cross Lane. The site is located adjacent to a late 20th Century suburban residential area. There are existing properties to the boundaries on Browns Lane and Cross Lane. The site comprises of multiple fields of grazing/ agricultural land which is gently undulating. There are scattered mature trees across the site including trees and hedgerows to the field boundaries. A large pond is located in the eastern half of the site.
<b>Site area and dwelling capacity</b>	15.87ha/476 dwellings (SHLAA) Taylor Wimpey estimate 360 dwellings but SHLAA No. is used here as no detailed layout was submitted.
<b>Constraints</b>	Air quality assessment may be required (size of development).(from SHLAA) Consideration of accommodation/relocation of footpath TPOs on individual trees and groups scattered across the site. This could affect the layout. A public footpath crosses the site which could impact on layout.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt as defined by the Macclesfield Borough Local Plan 2004.
<b>Previously developed</b>	No

land? (PDL)	
<b>Background site history &amp; Current apps</b>	<p>25937P Proposed Residential Development (Outline) Land Bounded By Dean Row/Browns Lane Wilmslow Refused / 21-Apr-1981</p> <p>31987P Proposed District Centre Including Superstore; Six Shop Units; Public House Community Facilities And Associated Car Parking Heathfield Farm Dean Row Road Wilmslow Refused / 10-Jan-1983</p> <p>34536P Erection Of 6 No Shop Units With Flats Over Together With Residential Development At A Density Of 8/10 Per Acre Land Opposite Village Green Pinewood Road Raf Camp Site Summerfields Wilmslow Refused / 7-Sep-1983</p> <p>In the Wilmslow Town Strategy the site is indicating as having a potential use as residential to which there was 13% public support, and 87% public opposition.</p> <p>Key themes emerging from consultation:</p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Greenfield</li> <li>• No need for development</li> <li>• Would lead to urban sprawl</li> <li>• Erosion of buffer between Wilmslow and Greater Manchester</li> <li>• Supports a variety of plant and wildlife</li> <li>• Would ruin the area for existing residents</li> <li>• Loss of Dean Row hamlet</li> <li>• Too much development in the are already from Summerfields and Colshaw</li> <li>• Traffic congestion concerns</li> <li>• Further from town centre – would not encourage walking / cycling</li> <li>• Close to Woodford</li> <li>• Agricultural land</li> <li>• Too many houses proposed</li> <li>• Lack of school places locally</li> <li>• Poor public transport</li> <li>• Would need to be in character with the surrounding area</li> <li>• Good transport links</li> <li>• Roads would provide boundaries to limit further expansion</li> </ul> <p>In the recommendations on NPS56 in the Non Preferred Sites Justification Paper it states:  “The site has not been progressed at this time in the Local Plan Strategy due to its important Green Belt function, existence of heritage and natural assets on site, the availability of more appropriate sites and its inability to</p>

	contribute to the Local Plan Strategy Vision and Strategic Priorities.”
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	M15.012 Taylor Wimpey and Bethell Group - SUB2517 A detailed representation, including a site master-plan has been submitted showing the need for release of land in the Green Belt to meet housing need; how this sustainable site can go towards meeting this demand; how there are no significant constraints on the site and how any issues can be addressed, and showing how the site layout could work.
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Wilmslow is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Taken from the SHLAA the site is: Available Achievable Developable This is endorsed by Taylor Wimpey in their representation
<b>Infrastructure issues (including highways)</b>	Draft TA with full accessibility study and travel plan framework is likely to be required prior to application process. Access is possible. The Highways Agency may ask for an assessment of their strategic road network.
<b>HRA considerations</b>	
<b>SA considerations</b>	Taken from the SHLAA: Bus stop within 140m. Post office within 2400m. Medical facilities within 2500m. Primary school within 400m. Open space within 240m The Summerfield Centre is some 1.2km away
<b>Conclusions &amp; recommendations</b>	A well defined site with strong boundaries, being wholly enclosed by roads and lanes. The site is well related to Wilmslow., There are important natural features within the site including protected trees and woodland, hedgerows and a pond which will need to be adequately managed. The site is close to the junction with the A34 and has access to a local road network which has the potential to manage large increases in traffic unlike south west Wilmslow. A public footpath runs through the site. An existing segregated shared cycle lane is adjacent to the site along Dean Row Road which links the site to Wilmslow town centre. The site is located adjacent to a suburban residential area and is in proximity to a small collection of services, on balance the site is sustainably located. The site was not progressed from the Vision Consultation into the Local Plan Strategy due to its close proximity to Handforth East.. If Wilmslow is required to provide further land for housing in the Local Plan Strategy, it is considered

	<p>that this site could be suitable for further consideration for inclusion in the Local Plan Strategy. As the site is being actively promoted the site should be subject to further Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>
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<b>Site Address</b>	<b>Land at Dean Row Road, Wilmslow</b>
<b>SHLAA Ref/Site Ref number</b>	3533 3358 3479 3532
<b>Site visit date</b>	16/12/14
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Draft Wilmslow Vision Consultation Site Bb NPS57 Representation to Local Plan submission Version by Multiple Promoters (1) Taylor Wimpey and Bethell Group (ID: 646531) SUB2517 & M15.012 (2) Mr J Jackson (ID: 806408) SUB3155 (3) Lend Lease (ID: 833843) SUB1645 & M15.011
<b>Site description</b>	A large defined site situated on the extremities of North West Wilmslow which is comprised of multiple fields which are in agricultural use. The site is adjacent to farmland and a rural residential area which is separate to Wilmslow. There are hedgerows and scattered trees along the field boundaries, with ponds located throughout the site. There are bus stops and a single footpath adjacent to the site which is bound by Dean Row Road, Browns Lane and Cross Lane. Along Dean Row Road which is a wide recently constructed road there is a shared cycle lane, a roundabout is adjacent to the site on this road. Browns Lane and Cross Lane are both narrow streets. Semi rural residential area.
<b>Site area and dwelling capacity</b>	12.82ha/388 dwellings (combined 4 SHLAA sites)
<b>Constraints</b>	TPOs on individual trees and groups scattered across the site. This could affect the layout.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt as defined by the Macclesfield Borough Local Plan 2004
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	38047P Proposed Residential Development Land At Adlington Road And Cross Lane Wilmslow Refused / 16-Jul-1984 25937P Proposed Residential Development (Outline)

	<p>Land Bounded By Dean Row/Browns Lane Wilmslow Refused / 21-Apr-1981</p> <p>In the Wilmslow Town Strategy the site is indicating as having a potential use as residential to which there was 9% public support, and 91% public opposition.</p> <p>Key themes emerging from consultation:</p> <ul style="list-style-type: none"> <li>• Green Belt</li> <li>• Greenfield</li> <li>• No need for housing development</li> <li>• Would lead to urban sprawl</li> <li>• Proposed density too high / too many houses proposed</li> <li>• Erosion of gap between Wilmslow and Woodford</li> <li>• Traffic congestion</li> <li>• Overcrowded schools</li> <li>• Would ruin the area for existing residents</li> <li>• Not close to the town centre; would increase car usage</li> <li>• Would merge Wilmslow and Dean Row</li> <li>• Localised flooding during winter</li> <li>• Agricultural land</li> <li>• Close to Dean Row Chapel (listed building)</li> <li>• Loss of pleasant walks and wildlife</li> <li>• Would need to be in character with the surrounding area</li> <li>• Good access to the bypass</li> <li>• Could deliver affordable housing for first time buyers</li> </ul> <p>In the recommendations on NPS57 in the Non Preferred Sites Justification Paper it states:  “The site has not been progressed at this time in the Local Plan Strategy due to its important Green Belt function, existence of heritage and natural assets on site, the availability of more appropriate sites and its inability to contribute to the Local Plan Strategy Vision and Strategic Priorities.”</p>
<p><b>Reps received  Matter Statement  No.'s &amp; summary of  issues  raised/development  proposed</b></p>	<p>Taylor Wimpey and Bethell Group - SUB2517 &amp; M15.012. This representation was largely concerned with the adjacent site to the west, but did indicate this site could be used for sheltered accommodation.</p> <p>Mr J Jackson - SUB3155. This rep made by Emery Planning refers to one part of the site but its consideration is off all the sites together, and in summary:  “the Council already recognises that some Green Belt release is required around Wilmslow to meet the requirement. We consider that the housing requirement for Wilmslow should be significantly increased. An explanation as to why the land safeguarded at Prestbury Road has been chosen over our client’s site is required.”</p>

	<p>Lend Lease - SUB1645 &amp; M15.011. This rep by Nexus Planning encloses a development statement for the site setting out the following:</p> <ul style="list-style-type: none"> <li>• The number of homes for CE is too low</li> <li>• The proportion of homes for Wilmslow is too low</li> <li>• Green Belt release is not been followed consistently – NCGV is not appropriate</li> <li>• This site is deliverable and sustainable</li> </ul>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Wilmslow is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is split into multiple ownership with representations on three parts of the site, but other (albeit smaller) elements are in unknown ownership. This could affect deliverability.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>SHLAA says:</p> <p>Availability - Marginal / Uncertain(2 sites) Available (2 sites)</p> <p>Achievability – Achievable (all sites)</p> <p>Deliverability - Developable (all sites)</p> <p>Taylor Wimpey and Lend Lease both concur their sites are all three</p>
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The Summerfield Centre is some 1.65km away, but there are areas of open space and a primary school closer.
<b>Conclusions &amp; recommendations</b>	<p>A well defined site with strong boundaries, being wholly enclosed by roads and lanes and is reasonably related to Wilmslow, located to the far north east of the settlement., The site however is also on the edge of Dean Row. There are important natural features within the site including protected trees both individual and groups, and hedgerows which will need to be adequately managed. The site is near to the junction with the A34 and has access to a local road network which has the potential to manage large increases in traffic unlike south west Wilmslow. An existing segregated shared cycle lane is adjacent to the site along Dean Row Road which links the site to Wilmslow town centre. The site is located adjacent to an established semi rural residential area and is reasonably related to a small collection of services, on balance the site is sustainably located.</p> <p>The site was not progressed from the Vision Consultation into the Local Plan Strategy due to its close proximity to Handforth East. Development at this location would be a rounding off of the settlement however; the site has the potential to fully merge Dean Row into Wilmslow. If</p>

	<p>Wilmslow is required to provide further land for housing in the Local Plan Strategy, it is considered that this site could be suitable for further consideration for inclusion in the Local Plan Strategy.</p> <p>As the site is being actively promoted the site should be subject to further Sustainability Appraisal to ensure that all reasonable alternatives are considered.</p>
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# **CHESHIRE LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL' OF THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **ALDERLEY EDGE**

### **1. Introduction**

Alderley Edge is identified as a Local Service Centre in the Local Plan Strategy Submission Version, formerly within Macclesfield Borough, prior to the establishment of Cheshire East. The 2013 mid-year population estimate for the village is 5,400 people.

Alderley Edge lies in the north of Cheshire East, to the south of Wilmslow and North West of Macclesfield. Alderley Edge began to develop as a favoured residential district after the opening of the railway service between Crewe and Manchester in the mid 1800's and takes its name from the natural landmark and beauty spot which rises abruptly out of the low and level plain to over 600 feet above sea level. The Edge provides stunning views across the Cheshire Plain and is a popular destination for visitors and the local community.

Alderley Edge village centre is an attractive shopping street which has grown up along the main A34 Congleton to Manchester road. It comprises of small specialist and several high quality shops, a monthly farmers market and restaurants and bars providing a unique offer for the size of the village. It also has a range of community services, outstanding school provision and a good public transport network, including a railway station.

### **2. Key Policy Issues/Constraints**

The current Local Plan for Alderley Edge is the Macclesfield Borough Local Plan (adopted 2004), which shows a tightly drawn settlement boundary and is surrounded by the Green Belt.

Alderley Edge has a Conservation Area which was designated in September 1974 and largely reflects de Trafford's original estate boundaries although also included are properties along Congleton Road and Whitebarn Road, mainly built between 1910 and the 1930s, extended to include buildings in Whitebarn Road in 1989. A further extension, to include buildings along Congleton Road, was added in 1997. To the immediate north, the Trafford Road Conservation Area includes mainly pairs of mid-to late-19th century houses, in a more modest suburban setting.

There are examples of Listed Buildings in the village ranging from Grade II\* and, Grade II through to locally listed properties.

### 3. Development Potential

There have been 22 housing completions (net) in Alderley Edge between 01/04/10 and 31/12/14.

As at 31/12/2014 there were commitments for 67 (net) dwellings, split 77.6% greenfield; 7.5% brownfield and 14.9% mixed. The 67 dwellings are on a variety of sites. Over 70% are for replacement dwellings and small infill developments which is characteristic of the area and its desirability. Other commitments comprise redevelopment of a builder's yard, garage sites and The County Hotel; the latter being the largest site to provide 14 dwellings.

Potential development opportunities in Alderley Edge are limited; those that are available are quickly taken up. This is likely to be due to the village being a very popular and desirable place to live. It is possible that over the Plan period a number of other small sites may come forward for development.

### 4. Key Findings

The key findings of the 'Urban Potential' study for Alderley Edge are:

	Size (Ha)	Greenfield	Brownfield
With potential	0.5	6	4
Without potential	0.26	0	8

Within the village boundary there are few development opportunities. As previously stated the majority of sites within the village are for replacement dwellings which generally result in no net gain to housing supply, there are also few examples of vacant or underused land. Of the 7 sites assessed 6 were from the SHLAA and 1 was added following a desk based assessment and site visits.

Of the sites examined 4 were considered to have potential for development in the Plan period; 3 of the four sites identified have:

- an expired planning permission for residential use
- a planning permission for a replacement dwelling that results in no net gain to housing supply
- a site that is currently under construction for 4 dwellings that was not including in the residential commitments to 31 December 2014 in error.

The fourth site with potential is vacant scrubland in a highly sustainable location within the village which has capacity for 5 dwellings. The site is suitable for consideration in the Site Allocations Development Plan Document if Alderley Edge is required to allocate housing during the plan period.

The sites that were considered in the study as not having potential were screened out; the first being the former Queens Gate Public House, Queens Court, which is currently being redeveloped into Panacea Nightclub. The second site was the Parade shopping precinct on London Road, which

previously had planning permission for a mixed use scheme including retail and housing development. However the site has recently been redeveloped for a Waitrose Food store and is no longer considered available. The third site is the West Street Public Car Park and 12, 14 and 36 South Street. This site is in multiple ownership including residential and commercial uses and a public car park. Part of the site area may provide additional development area in the future following a review of parking provision.

Details are shown on the site proformas and summary spreadsheets for Alderley Edge.

The 'Cheshire East Local Plan Strategy Urban Potential Study April 2015 Alderley Edge' map shows all the sites considered for the Urban Potential Study in Alderley Edge.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] Alderley Edge is located within an area of the Borough where residential development is considered to be viable. The village is clearly located in an area that is very attractive to developers. It is an extremely popular and desirable place to live and there are unlikely to be any significant viability and deliverability issues here.

## **6. Conclusion**

A small settlement which is located in an extremely popular and desirable area of the borough with good public transport and road links towards Macclesfield, Manchester, the M56 Corridor and other popular Cheshire towns.

There are few development opportunities within the village, when they occur they are quickly taken up by developers. Over the Plan period a number of other small sites may come forward for development however no such sites were found that could be included within the remit of this study.

The summary figures for Alderley Edge are:

- The total number of commitments as at 31/12/2014 is 67 dwellings
- The split is greenfield 7.5%, brownfield 77.6% and mixed 14.9%.
- The total number of sites that have potential for development of housing is 4 sites giving a potential for 10 dwellings. (6 greenfield and 4 brownfield). One site, for 5 dwellings is considered suitable for consideration in the Site Allocations Development Plan Document.

Alderley Edge is an extremely desirable and popular place to live and is clearly attractive to developers when opportunities arise.

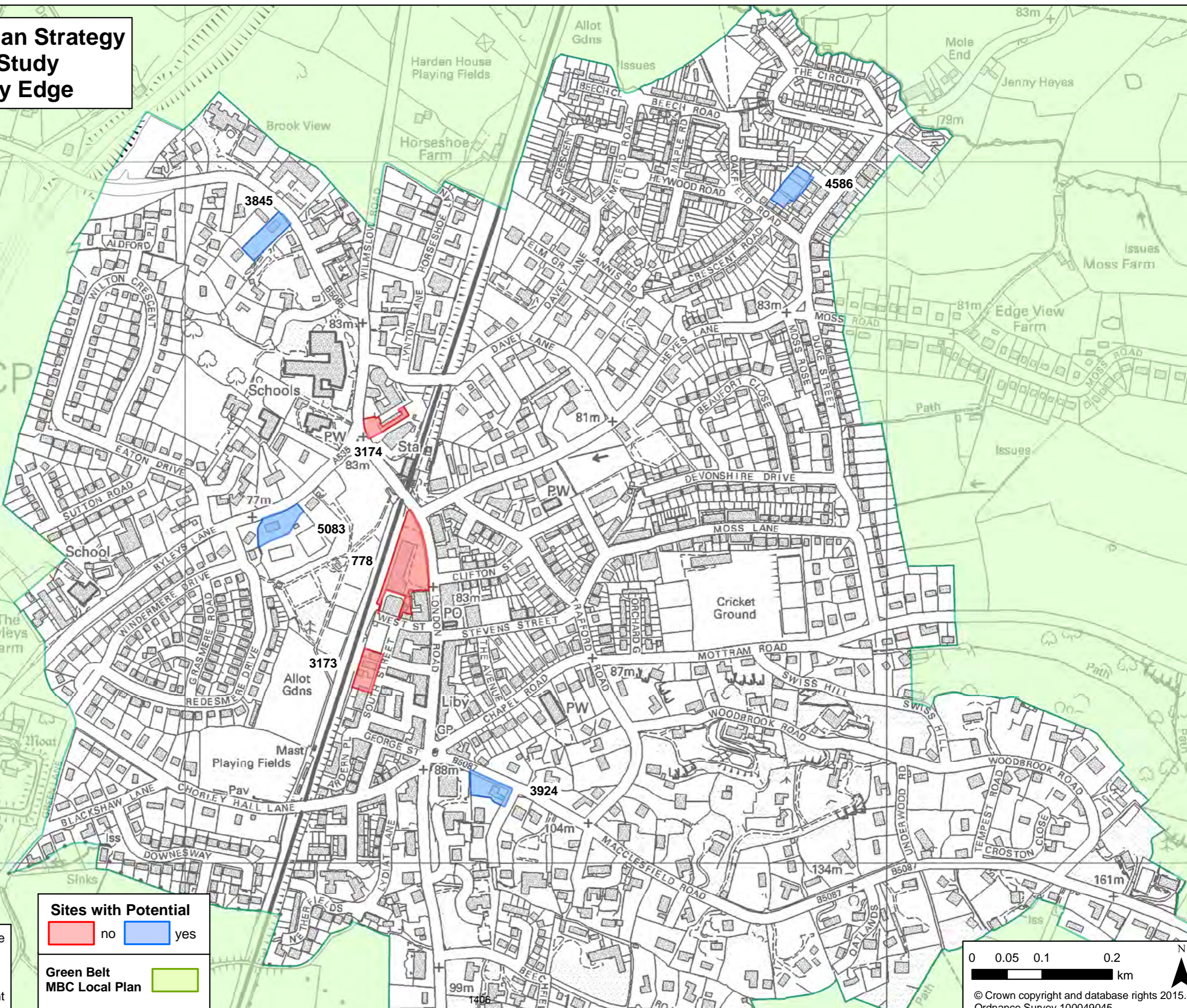
**CHESHIRE EAST LOCAL PLAN STRATEGY: ALDERLEY EDGE; ASSESSMENT OF URBAN POTENTIAL SITES: SUMMARY OF SITES WITH POTENTIAL FOR DEVELOPMENT DURING THE PLAN PERIOD**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land to rear of 83, Heyes Lane (including scrubland associated with properties known as Pear Tree Cottage, Helmscraig and Belmont), Alderley Edge	4586	Vacant urban scrubland located to the side and rear of existing properties within an established residential area within walking distance of the village centre and all amenities/facilities. The land is flat scrubland and is overgrown with trees and shrubbery	0.16	5	0	The site has been included in the SHLAA as part of the 2013 Call for SHLAA sites, indicating that there is an intention of the owner to develop the site. It lies in a sustainable location, in a settlement that is a desirable and popular place to live, with few development opportunities and does not have any known constraints that would prevent the site from being developed. The site is considered to have the potential to come forward within the Plan period.
Belton House, Macclesfield Road, Alderley Edge	3924	Detached two storey dwelling located in large garden	0.16	1	0	The site has the benefit of an expired planning permission ref 11/2292M expired 25/1/14 for 2 no 2 storey apartments following demolition of the existing dwelling. This results in a net gain of 1 dwelling. The site lies in a sustainable location, in a settlement that is a desirable and popular place to live, with few development opportunities and does not have any known constraints that would prevent the site from being developed.
Provincial House, Ryley's Lane, Alderley Edge	5083	Former C2 Convent	0.18	0	4	The site has planning permission for 4 no dwellings ref 13/4993M. The site is under construction and was not included in the housing commitments list for 31 December 2014, in error, therefore it is included in this Study as having potential to be developed within the Plan period.
Fellbrook House, Brook Lane, Alderley Edge	3845	Dwelling	0	0	0	The site has the benefit of a planning permission for a dwelling. There is no net gain to housing commitments as the permission is for a replacement dwelling.
<b>TOTALS</b>			<b>0.5</b>	<b>6</b>	<b>4</b>	

CHESHIRE EAST LOCAL PLAN STRATEGY: ALDERLEY EDGE; ASSESSMENT OF URBAN POTENTIAL SITES; SUMMARY OF SITES NOT CONSIDERED TO HAVE THE POTENTIAL AT THE DATE OF THE STUDY						
Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
West Street Car Park, and up to and including 36 South Street, Alderley Edge	3173	West Street Public Car park, 12 & 14 South Street & no 36 South Street. Site is situated adjacent the railway line within the village shopping area	0.26	0	8	This is a sustainable site which has the potential to come forward for residential development in the future. However, there is uncertainty over land ownership; the land is in active use for a range of uses and there is no evidence to suggest that the owners wish to dispose of the land for residential development at this time. The site is therefore screened out for the purpose of this study.
Former Queens Gate Public House, Queens Court, Wilmslow Road, Alderley Edge	3174	Panacea Nightclub building to replace fire damaged Queens Gate Public House	0	0	0	Site in use as Panacea nightclub. As the site is in use this site is screened out of this study.
The Parade Shopping Precinct (now a Waitrose Supermarket), London Road, Alderley Edge	778	Retail units and car parking adjacent to railway line within shopping area	0	0	0	The site has been developed by Waitrose and as such is in active retail use. The site is no longer available.
<b>TOTALS</b>			<b>0.26</b>	<b>0</b>	<b>8</b>	

**Cheshire East Local Plan Strategy  
Urban Potential Study  
April 2015 Alderley Edge**

RILEY EDGE CP  
RILEY EDGE



**Sites with Potential**

■ no ■ yes

**Green Belt** ■

**MBC Local Plan** ■

This map should be viewed alongside the Urban Potential Report to which the site reference numbers relate. It does not indicate that parcels of land will be identified for development

0 0.05 0.1 0.2 km

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## Cheshire East Local Plan Strategy: Urban Potential Study of the Principal Towns; Key Service Centres and Local Service Centres Site Assessment Proforma

### Alderley Edge

<b>Site Address</b>	Land to rear of 83, Heyes Lane (including scrubland associated with properties known as Pear Tree Cottage, Helmscraig and Belmont), Alderley Edge
<b>SHLAA Ref/Site Ref number</b>	4586
<b>Site visit date</b>	11.2.15
<b>Site description</b>	Vacant urban scrubland located to the side and rear of existing properties within an established residential area within walking distance of the village centre and all amenities/facilities. The land is flat scrubland and is overgrown with trees and shrubbery.
<b>Site area and dwelling capacity</b>	0.16 ha 5 dwellings Source: SHLAA (this is consistent with the SHLAA methodology of 30 dwellings per hectare) 5 dwellings on greenfield land
<b>Constraints</b>	Creation of access, clearing of site and relationship with neighbouring properties i.e. amenity (Source: SHLAA)
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Alderley Edge which is inset within the Green Belt in the Macclesfield Borough Local Plan 2004.
<b>Previously developed land? (PDL)</b>	No, greenfield (scrubland). 5 dwellings on greenfield land.
<b>Background site history &amp; Current apps</b>	21443P – Residential development for a terrace of 3 no. dwellings (outline) - approved with conditions 4 Jun 1980.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	SHLAA 2013 Call for Sites details specifies that the site is deliverable and states that the owner supports redevelopment.  The site lies within the popular and desirable location of Alderley Edge, where development opportunities are limited.

	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Alderley Edge is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes – as detailed in the 2013 Call for Sites SHLAA submission.
<b>Infrastructure issues (including highways)</b>	Creation of access to be discussed with Highways Department.
<b>HRA considerations</b>	None known.
<b>SA considerations</b>	This is a sustainable location 0.6k to Alderley Edge village centre and all amenities/facilities including the train station. A bus stop is located within walking distance on Heyes Lane.
<b>Conclusions &amp; recommendations</b>	<p>The site has been included in the SHLAA as part of the 2013 Call for SHLAA sites, indicating that there is an intention of the owner to develop the site. It lies in a sustainable location, in a settlement that is a desirable and popular place to live, with few development opportunities and does not have any known constraints that would prevent the site from being developed.</p> <p>It is considered therefore that this site has the potential to be developed within the Plan period.</p>



<b>Site Address</b>	<b>Belton House, Macclesfield Rd, Alderley Edge</b>
<b>SHLAA Ref/Site Ref number</b>	3924
<b>Site visit date</b>	11.2.15
<b>Site description</b>	The site comprises a large detached two storey dwelling set within a large garden. The northern boundary of the site abuts Macclesfield Road and is well screened by mature protected trees and the increase in ground levels. A large retaining wall forms the boundary with the adjoining property to the south. The dwelling is set back from the Macclesfield Road frontage behind a mature tree belt.
<b>Site area and dwelling capacity</b>	0.16 ha 2 dwellings (Source: taken from expired planning application 11/2292M and SHLAA) Net gain of 1 dwelling on greenfield land.
<b>Constraints</b>	Tree Preservation Order on tree on the north western edge of site. Site is located within Alderley Edge Conservation Area.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Alderley Edge which is inset within the Green Belt in the Macclesfield Borough Local Plan 2004.
<b>Previously developed land? (PDL)</b>	No, greenfield land Net gain of 1 dwelling on greenfield land
<b>Background site history &amp; Current apps</b>	11/2292M - Demolition of Existing House & Garage; Erection of 2 storey block of 2 Apartments & Garaging- Full planning permission granted 25/10/2011. Expired 25/10/2014.  11/2293M Conservation Area Consent - Demolition of Existing House & Garage; Erection of 2 no. 2 storey Apartments & Garaging - approved with conditions 25 Oct 2014.  07/3161P Single Storey Rear Extension - approved with conditions 13 Feb 2008.  07/1621P Single Storey rear Extension - refused 16 Oct 2007.  09/0637T Works to Trees in Conservation Area - Not decided 07 May 2009.
<b>Reps received</b>	None

<b>Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	<p>Yes. The site lies within the popular and desirable location of Alderley Edge, where development opportunities are limited.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Alderley Edge is located within an area of the Borough where residential development is considered to be viable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site had the benefit of planning approval for two storey apartments (see above) which has lapsed; there isn't an obvious reason why this planning approval was not implemented. As the site has previously had such a planning approval, it is considered that it has potential to be developed within the Plan period.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	Non known
<b>SA considerations</b>	This is a sustainable location within walking distance of the village centre close to facilities and amenities.
<b>Conclusions &amp; recommendations</b>	<p>The site had the benefit of planning permission for two storey apartments (see above) which lapsed in 2014. It lies in a sustainable location, in a settlement that is a desirable and popular place to live, with few development opportunities and does not have any known constraints that would prevent the site from being developed.</p> <p>It is considered therefore that this site has the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Provincial House, Ryley's Lane, Alderley Edge</b>
<b>SHLAA Ref/Site Ref number</b>	5083
<b>Site visit date</b>	11.2.15
<b>Site description</b>	Former Convent in C2 use. The use ended 15/8/13.
<b>Site area and dwelling capacity</b>	0.186 ha (taken from application form for 13/4993M – see details below) 6 dwellings (based on SHLAA methodology of 30 dwellings per hectare) Planning approval for 4 dwellings on brownfield land
<b>Constraints</b>	N/A
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Alderley Edge which is inset within the Green Belt in the Macclesfield Borough Local Plan 2004.
<b>Previously developed land? (PDL)</b>	Yes, brownfield. 4 dwellings on brownfield land.
<b>Background site history &amp; Current apps</b>	13/4993M Demolition of the existing property and the erection of 4 new residential dwellings approved with conditions 13/06/14. Currently under construction. N.B – this site was not included in the housing commitments list for 31 December 2014, in error, therefore it is included in this Study as having potential to be developed within the Plan period.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	Yes, currently under construction
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Yes, currently under construction
<b>Infrastructure issues</b>	N/A

<b>(including highways)</b>	
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	The site is sustainably located with easy access to a number of outdoor recreational facilities, schools, shops and services, a railway station and bus stops.
<b>Conclusions &amp; recommendations</b>	This site has planning approval (13/4993M) for the demolition of the existing property and the erection of 4 new residential dwellings approved with conditions 13/06/14. It is currently under construction. This site was not included in the housing commitments list for 31 December 2014, in error therefore it is included in this Study as having potential to be developed within the Plan period.

<b>Site Address</b>	<b>Fellbrook House, Brook Lane, Alderley Edge</b>
<b>SHLAA Ref/Site Ref number</b>	3845
<b>Site visit date</b>	11.2.15
<b>Site description</b>	The site comprises of an existing two-storey detached house with the second floor contained within the roof space and dormer windows to the front and rear. The house is located on a B-road and the surrounding buildings are residential and comprise detached, semi-detached and terrace houses and flats all of different ages, designs, plot sizes, storeys and materials.
<b>Site area and dwelling capacity</b>	0.18 ha (taken from SHLAA) 1 (replacement dwelling, so no net gain)
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open Space/Strategic Site, safeguarded</b>	Site is located within Alderley Edge which is inset within the Green Belt in the Macclesfield Borough Local Plan 2004.
<b>Previously developed land? (PDL)</b>	Yes, brownfield. 1 replacement dwelling, no net gain.
<b>Background site history &amp; Current apps</b>	10/4454M - Replacement dwelling - Withdrawn 25/01/2011. 11/2215M – Replacement dwelling after demolition of existing – expired 2/8/2014. 14/3428M - Replacement dwelling after demolition of the existing – approved with conditions 25/10/14.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	N/A
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	

<b>Infrastructure issues (including highways)</b>	N/A
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	N/A
<b>Conclusions &amp; recommendations</b>	The site has the benefit of a new planning permission ref 14/3428/M approved with conditions 25/10/14 and is now a committed site, however there is no net gain to housing commitments as the permission is for a replacement dwelling.

<b>Site Address</b>	<b>West Street Car Park up to and including 12 and 14 and 36 South Street, West Street, Alderley Edge</b>
<b>SHLAA Ref/Site Ref number</b>	3173
<b>Site visit date</b>	11.2.15
<b>Site description</b>	The site comprises West Street public car park (with public toilets on the edge of the site), two residential cottages and a two storey building in commercial use with associated parking area to the side. Number 36 South Street is an end terraced house with side garden area which is currently in use as a private car park. The car park is being marketed by Hallams Commercial Property as a car park. The site is adjacent to the railway line. The entire site is located within the village shopping area close to services and facilities.
<b>Site area and dwelling capacity</b>	0.26 ha 8 dwellings (Source: SHLAA) 8 dwellings on brownfield land
<b>Constraints</b>	Site adjacent to Railway Line. Public Toilets on edge of site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Alderley Edge which is inset within the Green Belt in the Macclesfield Borough Local Plan 2004. The site is within the shopping area  Saved Policies: H6 – Town, District & Local Centre Housing, T13 – Public Car Parks.
<b>Previously developed land? (PDL)</b>	Yes, brownfield – 8 dwellings on brownfield land
<b>Background site history &amp; Current apps</b>	38476P – Change of use from car park to open market - refused 05 Sep 1984. 06/0217P – Demolition of existing public toilet and erection of replacement automatic toilet - approved with conditions 08 Mar 2006. 39869PB – Extension to form disabled wc - approved 17 Jan 1985. 29677P – Pre-planning application January 1977 – April 1982 Offices with car parking at ground floor. 36 South Street approved with conditions 21 April 1982.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Alderley Edge is located within an

	<p>area of the Borough where residential development is considered to be viable.</p> <p>The site is currently in use for a range of active uses.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is currently occupied for a range of active uses including residential and commercial uses. The land is also likely to be in multiple ownership. It is not therefore considered available for development at the current time.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site lies in a sustainable location, within the Alderley village shopping area. Bus stop within 160m. Post office within 160m. Medical facilities within 100m. Primary school within 590m. Open space within 360m.
<b>Conclusions &amp; recommendations</b>	This is a sustainable site which has the potential to come forward for residential development in the future. However, there is uncertainty over land ownership; the land is in active use for a range of uses and there is no evidence to suggest that the owners wish to dispose of the land for residential development at this time. The site is therefore screened out for the purpose of this study.



<b>Site Address</b>	<b>Former Queens Gate Public House, Queens Court, Wilmslow Road, Alderley Edge</b>
<b>SHLAA Ref/Site Ref number</b>	3174
<b>Site visit date</b>	28.1.15
<b>Site description</b>	Panacea Night Club building on site of the Former Queens Gate Public House. The site is located within the village shopping area and is close to a bus stop. The railway station is situated nearby. The Grade II Listed Queens Hotel is located to the east and a petrol station with car garage/car wash is located to the west.
<b>Site area and dwelling capacity</b>	0.11 ha 4 dwellings (Source: SHLAA)  This site is now occupied by the Panacea Night Club is no longer available for redevelopment for residential use it is therefore no longer considered to have a potential capacity.
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Alderley Edge which is inset within the Green Belt in the Macclesfield Borough Local Plan 2004. The site is within the shopping area.
<b>Previously developed land? (PDL)</b>	Yes, brownfield. 4 dwellings on brownfield land
<b>Background site history &amp; Current apps</b>	09/3199M – Erection of fencing & barbed wire (retrospective) - refused 17 Dec 2009. 13/2328M Reconstruction of fire damaged structure - approved with conditions 1 Aug 2013. 14/5838M - Extension of the external seating area; provision of a retractable canopy / awning over the extended outdoor seating area; alterations to the existing window configuration; extension to the rear – application not yet determined.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Alderley Edge is located within an area of the Borough where residential development is considered to be viable. The site is however is in use as a nightclub.
<b>Is the site potentially</b>	The site is in use as a nightclub and is not therefore

<b>developable within the Plan period; available and achievable?</b>	available for development at the current time.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is situated within Alderley Edge shopping area and its services and facilities. Bus stop 55 metres. The railway station is located less than 100 metres away. Two schools are located less than 130 metres away.
<b>Conclusions &amp; recommendations</b>	Site now in use as Panacea nightclub. As the site is no longer available for redevelopment for residential use it is considered not to have a potential capacity and is screened out of this study.

<b>Site Address</b>	<b>The Parade Shopping Precinct (now a Waitrose Supermarket), London Road, Alderley Edge</b>
<b>SHLAA Ref/Site Ref number</b>	778
<b>Site visit date</b>	11.2.15
<b>Site description</b>	Single storey Waitrose Supermarket with car parking to the frontage and north west. The site is located within the shopping area with services and facilities. Railway line along western boundary of the site and bus stops close by.
<b>Site area and dwelling capacity</b>	0.53 ha 44 (taken from the SHLAA) Site has now been redeveloped by Waitrose, so is no longer available for development; the site capacity is therefore zero.
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Alderley Edge which is inset within the Green Belt in the Macclesfield Borough Local Plan 2004. The site is within the shopping area.
<b>Previously developed land? (PDL)</b>	Yes, brownfield
<b>Background site history &amp; Current apps</b>	14/1949M - Advertisement consent for various adverts associated with Waitrose supermarket (Retrospective) - approved with conditions 17-Jun-2014  14/1906M - Replacement of 5 no. shop windows, the relocation of trolley bay and cycle racks, the reduction of canopy, the application of render as external finish and the re-installment of high level glazing. Two proposed external seating areas and a proposed MOE to North elevation.- approved with conditions 06-Jun-2014  09/2352M – Variation of condition 9 of application 03/1464P relating to hours of delivery - Withdrawn 15-Jan-2010  03/1464P – mixed use development comprising of food retail store and warehousing, retail units, car parking and 44 no. Apartments (resubmission of planning application 02/2571P) - approved with conditions 26-Aug-2004  02/2571P – Mixed use development comprising of food retail store and warehousing, retail units, car parking and 40 no. apartments - Withdrawn 03-Mar-2003
<b>Reps received</b>	None

<b>Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	Site has now been redeveloped by Waitrose, so is no longer available for development; the site capacity is therefore zero.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Site has now been redeveloped by Waitrose, so is no longer available for development; the site capacity is therefore zero.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site is located within a sustainable location within the shopping area. Railway station and bus stops are less than 100 metres away.
<b>Conclusions &amp; recommendations</b>	The site has been redeveloped by Waitrose and as such is in active retail use and is no longer available for development. The site falls outside the scope of this study.

# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **ALDERLEY EDGE**

### **1. Introduction**

Alderley Edge is heavily constrained by the Green Belt, and any sites released for development on the edge of the settlement are likely to be in the Green Belt. The Green Belt to the north and north west is particularly sensitive as there is only a narrow open gap between Wilmslow and Alderley Edge.

Further detail about Alderley Edge can be found in the Urban Potential report.

### **2. Key Policy issue/constraints**

The current Local Plan for Alderley Edge is the Macclesfield Borough Local Plan (adopted 2004), which shows a tightly drawn settlement boundary and is surrounded by the Green Belt.

Other policy issues and constraints are picked up in the Urban Potential Summary Report.

### **3. Key findings**

Three sites were assessed, one stand alone site and two with associated open space proposals on adjoining land. All the sites adjoin the settlement, and are greenfield sites (used primarily for grazing in each case) in the Green Belt. The sites run in an arc from the north of the village anti-clockwise to the south. There are no promoted sites to the eastern side of the village.

### **4. Site Commentary**

The first site, land north of Beech Road and the associated land north of Heyes Lane lie due north of Alderley Edge in open grazing land running to the east of the A34 and railway line. The land is an important part of the gap between Wilmslow and Alderley Edge. The proposal is to develop the first site, north of Beech Road for between 200 and 250 houses, with the area to the north of that being developed into a country park. The land north of Beech Road is reasonably well related to the village although it will clearly be an 'add on' only touching the settlement at one point.

The main concerns (Green Belt excepted) are that firstly a sizable area (and all the central part) of the site falls within Flood Zone 3, leaving only small areas of land on the outskirts of the site developable. The number of dwellings is considered unrealistic when this constraint is factored in. The applicant's agent feels this issue

can be addressed but there is no information to support this. The second concern is that the northern boundary of the proposed housing site is currently marked by a very indistinct field track with no hedge/ditch/water course/tree belt etc. to re-enforce it. A weak boundary such as this would lead to concerns that development could extend northwards in the future. These two concerns lead to the inevitable conclusion that this is not a good site for release for housing.

The second site is more modest in scale, consisting of an undulating field to the north of the settlement off Wilmslow Road, the main road into Alderley Edge from Wilmslow. The A34 forms the western boundary of the site. The land rises to the north and west and there are a number of mature trees within the site. Whilst the site is relatively open, it is in a prominent location and, the main concern is that it lies in the narrowest part of the gap between Wilmslow and Alderley Edge and any development of the site will have a significant impact on that gap.

The third and final site, or series of linked sites is (are) the largest, and run from the western side of Alderley Edge wrapping around to the southern side. The site extends to the far side of the A34 (which is the western boundary of the proposed housing sites) but this area is proposed as open space. The proposed housing sites are split in two by Ryleys Lane. The first parcel to the north of Ryleys Lane lies to the west of Alderley Edge and is visually contained by the settlement, the A34 and associated mounding and planting, and the topography of the site. The site is only readily visible from a public vantage point from the south.

A Grade 1 Listed Building (Old Chorley Hall) lies on the eastern side of the site off Ryley's Lane and would require very sensitive treatment in any development proposals on either side of Ryleys Lane.

The second parcel of land is more sizable and lies to the south west and south of Alderley Edge on grazing land that is both relatively flat and open, broken up only by a few trees and low hedges. From vantage points especially to the west, the site is highly visible and seen with the back drop of Alderley Edge 'edge' to the rear. Development of this site would be both prominent and would have a significant impact on that vista. Finally if the whole of this extended site were to be developed, it would represent a significant increase in the size of the settlement.

Whilst the proposal to create areas of open space to the west of the A34 is unlikely to create any policy or visual issues, there are concerns about the connections between the two sites relying on one road bridge, which is likely to lead to concerns about the isolated nature of the open space, and its separation from the housing.

Details are shown on the site proformas and summary spreadsheets for Alderley Edge.

The 'Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Alderley Edge' map shows all the sites considered in the Study.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Alderley Edge is one of the most desirable parts of the Borough, and Listed Buildings excepted, there are few known technical constraints, and would be both viable and deliverable. All three sites are being promoted by agents on behalf of the owners.

## **6. Conclusion**

Strategic Sites are allocated in the Local Plan Strategy. As Alderley Edge is a Local Service Centre, it is not considered to be appropriate for a Strategic Site to be identified within it. If there is a need identified for additional housing to be provided in Alderley Edge, within the Plan period, land will be identified at the Site Allocations stage.

Of the three sites, the site north of Beech Road has significant constraints, and there are significant landscape concerns about the southern parcel of land in the third site, south of Ryleys Lane. This leaves the site off Wilmslow Road, and the land north of Ryleys Lane. Both lie in the narrow gap between Wilmslow and Alderley Edge but have fewer constraints than the other areas of land. Whilst there are issues with all the sites, as they are all being actively promoted in the Local Plan process, they should all be given further consideration, at the site allocation stage, if Alderley Edge is required to provide additional land for housing.







CHESHIRE EAST LOCAL PLAN STRATEGY: ALDERLEY EDGE ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION						
Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land North of Beech Road, Alderley Edge <b>SUB 2047</b>	Low lying meadow land to the north of Alderley edge with prominent wooded water course flowing through the centre of the site. Footpaths cross the site and railway forms the W boundary.	Shaping our Future (Site B) Possible Additional Sites Proposed by Developers and Land Interests. ID 498918. Non Preferred Site 58, SUB 2047. SHLAA 3267	10.88	250	0	Whilst the site has a reasonable relationship to Alderley Edge, there are two main issues. Firstly a significant part of the site is in Flood Zone 3. Secondly the northern boundary is very weak and a new settlement boundary would need to be created.
Land at Wilmslow Road <b>SUB 2695</b>	Grazing land to the north of Alderley Edge in prominent location on the northern approach into the village. Part of the narrow area of land between Wilmslow and Alderley Edge. A few scattered mature trees.	SHLAA ref 3638. Omission Site. ID 750734 SUB 2695	3.29	103	0	Sustainable location, but part of the important gap between Wilmslow and Alderley Edge in prominent edge location.
Land at Ryleys Lane/Chelford Road, Alderley Edge <b>SUB 2141</b>	Land split into two parcels (excluding land to the W of the A34 promised as open space), north and south of Ryleys Lane. Land to the north is enclosed grazing land between the village and the A34 bypass. Land to the south is far more open grazing land mainly flat but rising slowly to the east. Chorley Old Hall a Grade 1 Listed Building lies to the northern boundary.	SHLAA ref 3786, Respondent IS 744683. M15.016. SUB 2141. Omission Site	66	800	0	Very sizable areas of land that would constitute a very significant extension to the settlement. Whilst the northern parcel is fairly well contained, the southern parcel is very open, and when viewed from the W open to prominent views of The Edge. Land to the west of the A34, while part of the site, is promoted for open space NOT housing.
<b>TOTALS</b>			<b>80.17</b>	<b>1,153</b>	<b>0</b>	



CHESHIRE EAST LOCAL PLAN STRATEGY: ALDERLEY EDGE; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES NOT CONSIDERED FOR FURTHER CONSIDERATION						
Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land north of Heyes Lane, Alderley Edge <b>SUB 2047</b>	Site consists of undulating farmland gently rising to the east. Whilst relatively open, there are numerous trees and other water bodies on the site. Associated with the proposed housing site to the south. Numerous paths cross the land.	SHLAA ref 3678 & 4290 Omission site SUB 2047	0	0	0	Site NOT promoted for housing, but as a country park associated with the proposed housing site to the south off Beech Road. Important part of the gap between Wilmslow and Alderley Edge and very open to long distant views.
<b>TOTALS</b>			<b>0</b>	<b>0</b>	<b>0</b>	

# Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Alderley Edge

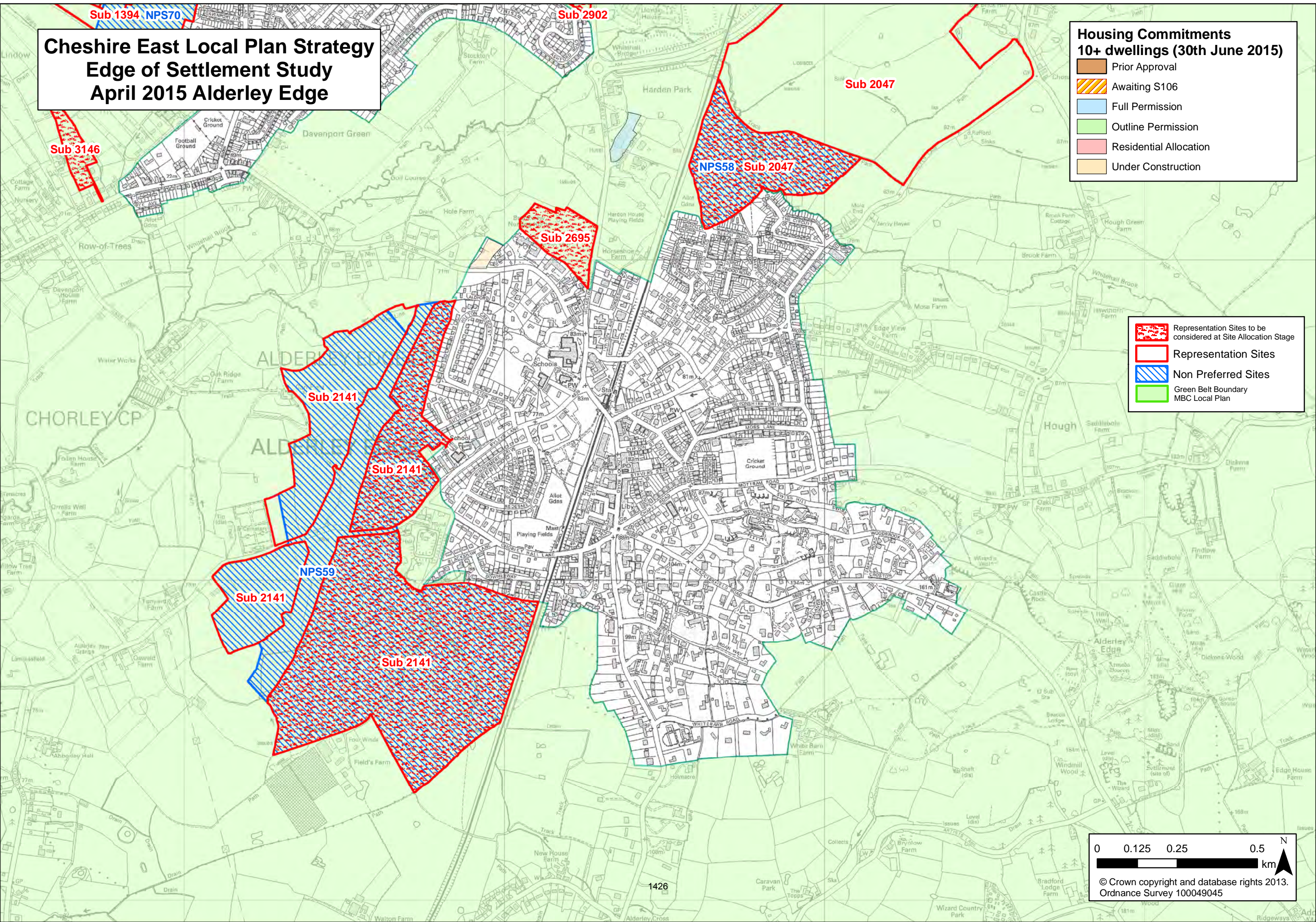
### Housing Commitments 10+ dwellings (30th June 2015)

-  Prior Approval
-  Awaiting S106
-  Full Permission
-  Outline Permission
-  Residential Allocation
-  Under Construction

-  Representation Sites to be considered at Site Allocation Stage
-  Representation Sites
-  Non Preferred Sites
-  Green Belt Boundary  
MBC Local Plan

0 0.125 0.25 0.5 km

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Ordnance Survey 100049045



**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns, Key Service Centres, and Local Service Centres to explore their development potential: Site Proforma**

**Alderley Edge**

<b>Site Address</b>	<b>Land to the North of Beech Road, Alderley Edge</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA Ref 3267
<b>Site visit date</b>	13 May 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Shaping our Future (Site B) Possible Additional Sites Proposed by Developers and Land Interests. Non Preferred Site 58 Representation to Local Plan Submission Version by HOW Planning for Mr and Mrs Sims (ID reference 498918) reference SUB 2047 This site is linked to the adjacent site proposed for a country park, SHLAA ref 3678 & 4290
<b>Site description</b>	This site, which largely consists of NPS 58, consists of low lying meadow land on the northern side of Alderley Edge. Whilst the southern boundary consists of existing housing, the western boundary consists of the railway line on an embankment, the northern boundary is marked with a grassed track, and finally the eastern boundary is marked by a hedge. Grazing land lies beyond the site to the north and east, but the other promoted site (for a country park) being to the north. Part of the southern boundary is marked by a wooded water course which then extends north west through the site. The water course sits well below the levels of the adjoining land but carries a reasonable volume of water (viewed in a dry period in May). Footpaths cross the site, and mark the northern boundary.
<b>Site area and dwelling capacity</b>	10.88ha/200-250 dwellings (HOW Planning representation). It is considered 250 houses should be used as the figure.
<b>Constraints</b>	A significant part of site falls within flood zones 2 and 3 medium to high risk, with only small elements to the western and eastern boundaries outside this area. The wooded water course is likely to have ecological issues associated with it, and will lead to layout issues in any development. Located within 250m of landfill. Potential air quality and noise issues associated with the railway line and A34 which is close by to the north. Footpaths crossing site and along part of sites northern

	and eastern boundary will lead to layout issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt, outside of the village envelope which is inset (on the Proposals Map) in the Macclesfield Borough Local Plan 2004.
<b>Previously developed land? (PDL)</b>	Greenfield
<b>Background site history &amp; Current apps</b>	04/1690P 21m high telecommunications lattice tower with 6 no. panel antennas and 1 no. transmission dish attached and an equipment cabin at ground level within a compound surrounded by 1.8m high chainlink fencing refused 17 Aug 2004.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	<p><b>Representation to Local Plan Submission Version by HOW Planning for Mr and Mrs Sims (ID reference 498918) reference SUB 2047</b></p> <p>Land to the North of Beech Road is included by the Council in the Strategic Housing Land Availability Assessment (SHLAA) as a developable site, which would be considered deliverable subject to a policy change, i.e. removing the site from the Green Belt. A series of technical studies have been carried out and informed a promotional document that was submitted with representations to the Cheshire East Local Plan Shaping Our Future consultation in February 2013. The technical studies established that the sustainable site is capable of accommodating 200 – 250 residential properties in a low-medium density arrangement which includes significant areas of Public Open Space, pedestrian and cycle linkages, as well as in excess of 30% affordable housing and retirement properties. The development scheme will deliver a wide choice of homes, including an appropriate mix of house types and sizes from starter properties through to larger family homes. The Public Open Space will account for approximately 30% of the site. It is proposed that a scenic landscaped route would encircle the whole site, creating a pedestrian highway to any part of the site. This will also act as a buffer to the Green Belt land to the north and the railway link to the west. Two larger open spaces at either end of the site will be linked by a green corridor, and pockets of open space will be created throughout the site. Land to the north of Beech Road therefore provides for a highly desirable residential development, sensitively designed to respect the Green Belt designation to the north and the existing residential development to the south. The Framework is clear that where Green Belt boundaries are reviewed, the revised Green Belt boundary is to be clearly defined, using physical features that are readily recognisable and likely to be permanent. The Landowners have promoted through the Local Plan process The</p>

	<p>Meadows Country Park, Heyes Lane which is adjacent to this site. It is a significant parcel of land which lies between Alderley Edge and Wilmslow and fulfils a valuable Green Belt role, forming a clear buffer between the two settlements. The land is not however publicly accessible and sustainable linkages between the towns are much more limited than they could be. It is considered the land, with the need for minimal intervention, would be well placed to deliver a Country Park which would not only enhance linkages but would create an accessible outdoor asset for use by residents of both towns. Use of the land as a Country Park would constitute an acceptable Green Belt use and as such the land would continue to be designated as such. A promotional document for The Meadows Country Park proposals was submitted to the Council in February 2013 accompanying the Cheshire East Local Plan Shaping Our Future representations. Fundamentally, the creation of a new Country Park in this location would enable development at the fringes of Wilmslow, such as the future development of Site CS 27, and Alderley Edge, such as land to the Land North of Beech Road, to be balanced with the creation of a new area of Local Green Space. Ultimately, the landowners have a vision that the delivery of all three parcels of land would allow for much needed employment and housing development in Wilmslow and Alderley Edge respectively, with the significant added bonus of the provision of expansive land between the settlements being protected in perpetuity for recreational and leisure uses benefitting the Green Belt. This would include an attractive pedestrian and cycle linkages allowing for the safe and sustainable movement of the public, including school children, between the two towns. This would contribute significantly to the planning gain and the Council is urged to give strong consideration to these comprehensive proposals.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment (BE042) this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The representation states that “there is an excellent and realistic prospect that housing will be delivered on the site within 5 years.” There is no mention of viability, which is an issue if the adjacent site is developed as a country park or if as they suggest the levels are raised so properties are above the flood plain, and flood plain storage “can be compensated for using a natural valley to the North</p>
<p><b>Is the site potentially developable within the Plan period; available and</b></p>	<p>SHLAA states that the site is developable in the medium to longer term.</p> <p>The representation states the site is available (in the ownership of one family) as noted above deliverable.</p>

<b>achievable?</b>	
<b>Infrastructure issues (including highways)</b>	Access possible (From SHLAA), but there is only one point of access, from Beech Close, which would involve driving through an existing housing area, with narrow roads, to reach Heyes Lane. It is not know if this would be acceptable.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is considered to be in a sustainable location with bus stop within 230m. Post office within 710m. Medical facilities within 1100m. Primary school within 700m. Open space within 210m. (From SHLAA).
<b>Conclusions &amp; recommendations</b>	<p>Whilst the site is reasonably related to Alderley Edge, there are two significant concerns with regards to developing the site.</p> <p>Firstly a significant part of the site is in Flood Zone 3 and the Environment Agency is likely to object to an application here for housing, even if mitigation is proposed.</p> <p>Secondly the northern and eastern boundaries are very weak and would require the creation of a new boundary to the settlement.</p> <p>However if Alderley Edge is required to provide further land for housing in the Local Plan Strategy/Site Allocations and Development Policies Document, it is considered that this site could have potential for further consideration at Site Allocations stage.</p>

<b>Site Address</b>	<b>Land North of Heyes Lane, Wilmslow</b>
<b>SHLAA Ref/Site Ref number</b>	3678 4290
<b>Site visit date</b>	13 May 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Representation to Local Plan Submission Version by HOW Planning for Mr and Mrs Sims (ID reference 498918) reference SUB 2047. This site is linked to the adjacent site proposed for housing, SHLAA ref 3267
<b>Site description</b>	<p>The site is comprised of undulating farmland between Wilmslow and Alderley Edge, rising generally to the east. The site contains numerous mature trees and hedgerows, although it is still relatively open. A series of watercourses/ drainage ditches run through the site with two ponds towards the centre of the site.</p> <p>The site is bounded to the north west by the A34 dual carriageway, which is partly screened by an earth mound with planting, and the railway line also to the west. The eastern boundary is defined by Heyes Lane. To the north and south are further areas of agricultural land.</p> <p>Public rights of way cross the site to the south east boundary and run along the southern boundary, although the site appears to also have a number of unofficial paths crossing it.</p> <p>There are no heritage assets on or adjacent to the site.</p>
<b>Site area and dwelling capacity</b>	The representation proposes a 51.2 ha Country Park (on this site) in connection with the Green Belt release of NPS58 (adjacent to Alderley Edge) for the development of circa 200-250 dwellings promoted by the site owner in Alderley Edge. Housing potential is therefore nil.
<b>Constraints</b>	<p>Potential issues re noise from the adjacent A34 and railway.</p> <p>The south western boundary of the site falls within flood zones 2 &amp; 3.</p> <p>The site is Located within 250m of a landfill site.</p> <p>Public Right Of Way.</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt as defined by the Macclesfield Borough Local Plan 2004
<b>Previously developed land? (PDL)</b>	No
<b>Background site</b>	The only applications relate to the building of the adjacent

<b>history &amp; Current apps</b>	A34, disposal of earth etc.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	<p><b>Representation to Local Plan submission version by HOW Planning for Mr and Mrs Sims (ID reference 498918) reference SUB 2047</b></p> <p>The site is one of three sites being promoted by the owners, one for employment (on the other side of the A34), one for housing (south of this site) and this site for a country park, as part of a 'holistic approach'. The representation mainly considers the merits of the other two sites, with no real discussion of this site per se, as a promotional document was submitted earlier. In short the creation of more green space would support development of adjacent land.</p> <p>The promotional document for The Meadows Country Park proposals was submitted to the Council in February 2013 accompanying the Cheshire East Local Plan Shaping Our Future representations. Fundamentally, the creation of a new Country Park in this location would enable development at the fringes of Wilmslow, such as the future development of Site CS 27, and Alderley Edge, such as land to the Land North of Beech Road, to be balanced with the creation of a new area of Local Green Space.</p>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Wilmslow is located within an area of the Borough where residential development is considered to be viable.</p> <p>The Agent indicates in representations the site is deliverable as a Country Park.</p> <p>SHLAA says the site "Not currently deliverable"</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>Agent indicates site is developable within the plan period as a Country Park.</p> <p>SHLAA says the site is available, but not suitable or achievable.</p>
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The site is halfway between Wilmslow and Alderley edge and not well located to either, being some 1.8km away from the centre of Alderley Edge.</p> <p>SHLAA says "Not currently sustainable but scale of site could create sustainable community. " (referring to development potential).</p>



<b>Conclusions &amp; recommendations</b>	<p>The site forms a very important visual break between Wilmslow and Handforth, is important in landscape terms giving important views of The Edge from the north. The site is not well related to either settlement for housing development. As a country park however the site could be considered further, but in isolation would not be delivered without the associated residential development.</p> <p>The site is considered alongside the site to the south, Land north of Beech Lane which is being promoted for housing.</p>

<b>Site Address</b>	<b>Land off Wilmslow Road, Alderley Edge</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA ref 3638
<b>Site visit date</b>	13 May 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	<b>Representation to Local Plan Submission version by Turley (ID:799996) on behalf of BDW Trading Ltd (ID:750734), SUB: SUB 2695</b>
<b>Site description</b>	This site consists of grazing land adjoining the north western side of the Alderley Edge settlement. The other boundaries are marked by the A34 bypass (which is in a cutting at this point) to the west, and the main Wilmslow Road to the east. To the north is further agricultural land. The land is undulating, rising away from the settlement and Wilmslow Road, and contains a number of mature oak trees. There is an existing access off Wilmslow Road.
<b>Site area and dwelling capacity</b>	3.29ha/103 dwellings (Source: SHLAA)
<b>Constraints</b>	Adjacent to bypass. Trees and hedges to field boundaries. (from SHLAA) Noise and air quality are potential issues from the A34 and Wilmslow Road
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt, outside of the village envelope which is inset (on the Proposals Map) in the Macclesfield Borough Local Plan 2004.
<b>Previously developed land? (PDL)</b>	No, Greenfield
<b>Background site history &amp; Current apps</b>	03/2616P Land to side of Wilmslow Road Alderley Edge. Erection of advance sign to site on roadside (Advertisement Consent). Refused 20 Nov 2003.  07/3100P Land on the west side of Wilmslow Road, Alderley Edge. Land to be used for agricultural purposes and area to be sold as individual holding new vehicular access to be applied for from A34 into field. Approved with conditions 1 Feb 2008.
<b>Reps received Matter Statement No.'s &amp; summary of</b>	<b>Representation to Local Plan Submission version by Turley (ID:799996) on behalf of BDW Trading Ltd (ID:750734), SUB: SUB 2695</b>

<b>issues raised/development proposed</b>	April 2012 SHLAA confirm site is with a policy change available, achievable and developable. Site is bounded by the bypass which now defines the settlement boundary. Development of the site will not harm the gap. There is a deficiency in provision in Alderley Edge and KSC. Development opportunities in the south/ Crewe fail to demonstrate delivery and scale at the pace needed. The site draws similarities with CS26 and should be assessed in the same way. Should it not be allocated as a strategic site, it should be allocated at the site allocation stage.
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment (BE042) this settlement is located within an area of the Borough where residential development is considered to be viable. Viability is not mentioned in the representation, however there is no reason to believe it would not be given the desirability of the settlement.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The Site is identified in the SHLAA (2013) as being “developable” and there are no legal or environmental constraints which would inhibit the development of the Site. The Site is therefore considered to be suitable, available and achievable for a residential development. The Site represents a sustainable and appropriate growth opportunity which can meet the housing needs of Alderley Edge.
<b>Infrastructure issues (including highways)</b>	None known although Wilmslow Road is a very busy road so right turning movements will be an issue.
<b>HRA considerations</b>	
<b>SA considerations</b>	Bus route and stops on Wilmslow Road. The site is within some 750m of the town centre, and closer to the train station and sports facilities. The site would be seen as sustainably located.
<b>Conclusions &amp; recommendations</b>	The site is located at the northern entrance to Alderley Edge, but significantly forms part of a small but very important, open area between Wilmslow and Alderley Edge, and there are concerns that developing this site will lead to the loss of an important part of that space. The site is considered to be sustainably located. If Alderley Edge is required to provide further land for housing in the Local Plan Strategy/Site Allocations and Development Policies Document, it is considered that this site could have potential for further consideration at Site Allocations stage.

<b>Site Address</b>	<b>Parcel 1 - Land North of Ryleys Lane, Alderley Edge</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA ref 3786
<b>Site visit date</b>	13 May 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Site 59 <b>Representation to Local Plan submission version by Gladman (ID. 744683), SUB: 2141 &amp; M15.016</b>
<b>Site description</b>	<p>Long narrow site running north/south with the A34 to the west and the settlement boundary of Alderley Edge to the east. The southern boundary is Ryley's Lane whilst the northern boundary does not go as far as Brook Lane.</p> <p>The land is largely used for grazing although the area to the north appeared to be somewhat over grown.</p> <p>There is a landscaped strip separating the site from the A34 with young trees providing some visual screening, and in places some acoustic fencing. Whilst there are trees and hedges to the boundaries, there are few within the site itself, which is fairly open.</p> <p>The land is undulating, but not particularly prominent, except from Ryley's Lane to the south.</p> <p>Whilst the site largely adjoins houses to the east, there is also The Ryley's School, a farm, and on the far side of Ryley's Lane south east of the site is Chorley Old Hall, a moated manor house dating from c1330 a Grade I Listed Building.</p>
<b>Site area and dwelling capacity</b>	<p>9.74 Ha/293 dwellings (Source: SHLAA 30 dwellings per hectare).</p> <p>Gladman in their representation estimate some 800 units for the <u>whole</u> site (NPS59) which is the figure used.</p>
<b>Constraints</b>	<p>Trees and hedges to field boundaries. Adjacent to the A34. (From SHLAA)</p> <p>A footpath crosses the southerly part of the site running from Ryley's Lane to a tunnel under the A34.</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt, outside of the village envelope which is inset (on the Proposals Map) in the Macclesfield Borough Local Plan 2004.
<b>Previously developed land? (PDL)</b>	Greenfield
<b>Background site history &amp;</b>	75771P Construction of new road to bypass Alderley Edge. Not decided.

<p><b>Current apps</b></p>	<p>79819P A34 Alderley Edge and Nether Alderley Bypass. Approved with conditions 04 Apr 1995.</p> <p>02/0960P Construction of a bypass to improve the environment of Alderley Edge and Nether Alderley and to improve conditions for through traffic. Withdrawn 26 Jun 2003.</p> <p>03/1847P Construction of bypass to improve the environment of Alderley Edge and Nether Alderley and to improve conditions for through traffic (The Rectors Plantation Link). Withdrawn 11 Sep 2003.</p> <p>03/1846P Construction of a bypass to improve the environment of Alderley Edge and Nether Alderley and to improve conditions for through traffic (The Pedley Brook Link). Approved with conditions 09 Dec 2003.</p> <p>09/0261P Works in relation to the A34 Alderley Edge and Nether Alderley Bypass including (i) Mitigation earthworks mounding (ii) Re-profiling adjacent fields (iii) Amendments to bridge details (iv) Drainage pumping stations (v) Relocation of ponds. Withdrawn 25 Mar 2009.</p> <p>09/1582W The following proposals are in addition to the present planning permission for A34 Alderley Edge and Nether Alderley Bypass (Application no. 5/03/1846P) 1) Mitigation earthworks mounding 2) Re-profiling adjacent fields, 3) Amendments to bridge details, 4) Drainage pumping stations 5) Relocation of ponds 6) Amendments to carriageway levels 7) Footbridge over bypass to connect footpath 33 (Nether Alderley) approved with conditions. 14 Jan 2010.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p><b>Representation to Local Plan submission version by Gladman (ID. 744683), SUB: 2141 &amp; M15.016</b></p> <p>800 Dwellings of which 600-700 would be medium to long term and mixed use (east of bypass) Country Park and Cemetery extension (west of bypass)</p> <p>Green Belt is needed to be released in Alderley Edge to assure OAN and land supply of CEC can be met this will allow for much needed affordable and market housing to come forward. Site is available now, achievable and deliverable in the next 5 years (short term) and on a phased basis up to 2030. Site is best site to be removed from Green Belt as it is suitable and sustainable and would provide the most benefits to Alderley Edge. The bypass now defines the long term boundary and represents a defensible line. Land west of the bypass would not conflict with its role as a Green Belt or the NPPF. Alderley Edge is</p>

a sustainable settlement, a KSC that could accommodate further growth. Bypass has created opportunity to review the settlement boundaries and accommodate growth in a suitable and sustainable location; offering significant economic, social and environmental benefits through a comprehensive masterplan. Alderley Edge is an important centre and high value residential area well related to transport links and benefitting from a good range of services. Green Belt designation has constrained the otherwise sustainable growth of the settlement over a long period of time. Initial design studies have considered the character of Alderley Edge and have identified a number of design cues that should influence the concept design for the further growth of the settlement. Technical studies confirm that there are no technical constraints to the development of the Site. An ecological appraisal of the Site has confirmed that there are no statutory or non-statutory designated sites for nature conservation located within the Site. Also identifies opportunities for a net gain in value for wildlife by incorporating biodiversity in and around any development via the use of ecological enhancement measures. A heritage and archaeological assessment of the land has drawn together the available archaeological, historic, topographic and land-use information to clarify the heritage significance and archaeological potential of the area. There are six designated assets adjacent to the site, a well-considered development will have negligible impact. Visual analysis demonstrates a clear distinction between the parcels on either side of the bypass. The eastern land parcels have a stronger visual relationship with the settlement of than with the countryside to the west. Site could accommodate sustainable growth and good integration with Alderley Edge. The existing landscape and further strategic planting will assimilate the development into the landscape. Site is very well located to encourage journeys by cycle, bus and rail with cycle routes and public transport services available in the vicinity. Initial capacity assessments have shown that the traffic generated by the residential development can be accommodated on the local highway network following the implementation of an agreed package of highway works. Gladmans own research reconfirms the need for local affordable homes. The shortage of homes that people can afford is a major issue that must be addressed through the local plan. Design concepts have been prepared, informed by technical studies of the Site. Site has potential to come forward on a phased basis both within and beyond the plan period, with a total delivery of approximately 800 homes, of which 600-700 homes would be medium - longer term. The overall development provides potential to offer community

	<p>benefits including parkland, playing fields, local employment and allotments. Green Belt Assessment undertaken by CEC has accepted that the Site is well-contained and benefits from strong boundaries. These are key characteristics which support the release of the land to the east of the bypass from the Green Belt, to meet needs in a suitable and sustainable location. The release of the Site to the east of the bypass would cause minimal harm to the openness of the Green Belt and would not conflict with the purposes set out in the NPPF.</p>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment (BE042) this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The representation does not discuss viability, but there is no reason to suspect the site is not viable, given the desirability of the settlement.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>'Site is available now, achievable and deliverable in the next 5 years (short term) and on a phased basis up to 2030' (quoted from Omission submission).</p> <p>SHLAA says the site is available, achievable and developable.</p>
<b>Infrastructure issues (including highways)</b>	No known issues.
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Bus service on Brook Lane</p> <p>The site is some 800m from the centre of the village, and somewhat closer to schools and open space.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is considered to be reasonably well located in relation to the village of Alderley Edge and within reasonable walking distance of a range of facilities.</p> <p>The northern part of the site is visually very self-contained and not highly visible, whereas the southern part of the site, viewed from Riley's Lane is more prominent to short distant views.</p> <p>The site does fall in the gap between Wilmslow and Alderley Edge.</p> <p>There are not considered to be any significant site specific constraints, although the narrow shape of the site will make any layouts more of a challenge.</p> <p>As Alderley Edge is not a Key Service Centre there are no Strategic Sites.</p> <p>If Alderley Edge is required to provide further land for housing in the Local Plan Strategy/Site Allocations and Development Policies Document, it is considered that this site could have potential for further consideration at Site Allocations stage.</p>

<b>Site Address</b>	<b>Parcel 2 - Land South of Ryleys Farm, Alderley Edge</b>
<b>SHLAA Ref/Site Ref number</b>	3787
<b>Site visit date</b>	13 May 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Site 59 <b>Representation to Local Plan submission version by Gladman (ID. 744683), SUB: 2141 &amp; M15.016</b>
<b>Site description</b>	<p>This site consists of a series of fields running south of the settlement boundary, with the A34 to the west and the railway line to the east. All the land is agricultural and all appeared to be pasture land.</p> <p>Whilst there are a series of hedgerows crossing the site, and a few scattered trees, the site is very open, and flat, although it does begin to rise slowly to the east.</p> <p>There are some ponds and a water course crossing the site. A track (Green Lane) runs south from the village to Fields Farm, an extensive complex of farm buildings to the south of the site boundary.</p> <p>On the northern boundary is Chorley Old Hall, a moated manor house dating from c1330 a Grade I Listed Building. A notable feature are the extensive views across the site from the A34 and Ryley's Lane and adjacent land to the west, towards The Edge in the east, as the land is very open in character.</p>
<b>Site area and dwelling capacity</b>	38.8 ha/1167 dwellings – developable (SHLAA) Forms part of larger NPS 59 – 66 ha – 800 dwellings Gladman in their representation estimate some 800 units for the whole site (NPS59) which is the figure used
<b>Constraints</b>	Trees and hedges to field boundaries. Pond on site. Overhead lines within site. Currently narrow track through site. Adjacent to railway line. Site is generally flat. (From SHLAA)
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within the Green Belt in the Macclesfield Borough Local Plan 2004
<b>Previously developed land? (PDL)</b>	Greenfield
<b>Background site history &amp;</b>	09/0261P – Works in relation to the A34 Alderley Edge & Nether Alderley Bypass including (i) mitigation earthworks



<b>Current apps</b>	mounding (ii) re-profiling adjacent fields (iii) amendments to bridge details (iv) drainage pumping stations (v) relocation of ponds. Withdrawn 25 Mar 2009
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	<p><b>Representation to Local Plan submission version by Gladman (ID. 744683), SUB: 2141 &amp; M15.016</b></p> <p>Forms Part of Non Preferred Site 59 - Ryleys Lane/Chelford Road and Omission Site 33</p> <p>Matter 4 – Settlement Hierarchy – Gladman submit that Alderley Edge has been wrongly categorised in the settlement hierarchy as a Local Service Centre and should be considered as a higher order settlement, a Key Service Centre.</p> <p>Matter 15.016 - Green Belt is needed to be released in Alderley Edge to assure OAN and land supply of CEC can be met this will allow for much needed affordable and market housing to come forward. Site is available now, achievable and deliverable in the next 5 years (short term) and on a phased basis up to 2030. Site is best site to remove from Green Belt as it is suitable and sustainable and would provide the most benefits to Alderley Edge. The bypass now defines the long term boundary and represents a defensible line. Land west of the bypass would not conflict with its role as a Green Belt or the NPPF. Alderley Edge is a sustainable settlement, a KSC that could accommodate further growth. Bypass has created opportunity to review the settlement boundaries and accommodate growth in a suitable and sustainable location; offering significant economic, social and environmental benefits through a comprehensive master-plan. Alderley Edge is an important centre and high value residential area well related to transport links and benefitting from a good range of services. Green Belt designation has constrained the otherwise sustainable growth of the settlement over a long period of time. Initial design studies have considered the character of Alderley Edge and have identified a number of design cues that should influence the concept design for the further growth of the settlement. Technical studies confirm that there are no technical constraints to the development of the Site. An ecological appraisal of the Site has confirmed that there are no statutory or non-statutory designated sites for nature conservation located within the Site. Also identifies opportunities for a net gain in value for wildlife by incorporating biodiversity in and around any development via the use of ecological enhancement measures. A heritage and archaeological assessment of the land has drawn together the available archaeological, historic, topographic and land-use information to clarify the heritage significance and archaeological potential of the area. There are six designated assets adjacent to the site, a well-considered development will have negligible impact. Visual</p>

	<p>analysis demonstrates a clear distinction between the parcels on either side of the bypass. The eastern land parcels have a stronger visual relationship with the settlement of than with the countryside to the west. Site could accommodate sustainable growth and good integration with Alderley Edge. The existing landscape and further strategic planting will assimilate the development into the landscape. Site is very well located to encourage journeys by cycle, bus and rail with cycle routes and public transport services available in the vicinity. Initial capacity assessments have shown that the traffic generated by the residential development can be accommodated on the local highway network following the implementation of an agreed package of highway works. Gladmans own research reconfirms the need for local affordable homes. The shortage of homes that people can afford is a major issue that must be addressed through the local plan. Design concepts have been prepared, informed by technical studies of the Site. Site has potential to come forward on a phased basis both within and beyond the plan period, with a total delivery of approximately 800 homes, of which 600-700 homes would be medium - longer term. The overall development provides potential to offer community benefits including parkland, playing fields, local employment and allotments. Green Belt Assessment undertaken by CEC has accepted that the Site is well-contained and benefits from strong boundaries. These are key characteristics which support the release of the land to the east of the bypass from the Green Belt, to meet needs in a suitable and sustainable location. The release of the Site to the east of the bypass would cause minimal harm to the openness of the Green Belt and would not conflict with the purposes set out in the NPPF.</p>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment (BE042) this settlement is located within an area of the Borough where residential development is considered to be viable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>SHLAA says the site is available, achievable and developable.  'Site is available now, achievable and deliverable in the next 5 years (short term) and on a phased basis up to 2030' (quoted from Omission submission).</p>
<b>Infrastructure issues (including highways)</b>	<p>None known</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Bus service on Chorley Hall Lane. Size of development</p>

	<p>should allow for services to be provided or extended and sustainability of site improved. (from SHLAA)</p> <p>The site is some 800m from the centre of the village where there are a range of services and facilities.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This is a very large open site that would constitute a very significant extension to the village well beyond the existing boundary of the settlement, and would have a significant impact on the character and form of the settlement. The site is not visually contained and the southern boundaries are indistinct, being marked by hedges.</p> <p>The site is very open and prominent especially when viewed from the west, where there are currently good views of The Edge itself. Developing the site would have an impact on these views that would be difficult to mitigate.</p> <p>In addition the Grade I Listed Building would need careful consideration in any layout/design.</p> <p>The site has some sustainability merits and a detailed assessment of the site has been carried out by the agents.</p> <p>If Alderley Edge is required to provide further land for housing in the Local Plan Strategy/Site Allocations and Development Policies Document, it is considered that this site could have potential for further consideration at Site Allocations stage.</p>

<b>Site Address</b>	<b>Land West of A34, Alderley Edge</b>
<b>SHLAA Ref/Site Ref number</b>	3788/3789
<b>Site visit date</b>	13 May 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Site 59 <b>Representation to Local Plan submission version by Gladman (ID. 744683), SUB: 2141 &amp; M15.016</b>
<b>Site description</b>	<p>This site consists of a series of fields on the western side of the A34. The fields are used for a mix of rough grazing and some improved pasture in a relatively narrow strip, running parallel with the road. One field lies to the south of Ryley's Lane, with the balance running north, but not as far as Brook Lane.</p> <p>The land is undulating in topography, especially the land to the north of Ryley's Lane, and there are some hedge boundaries with a few scattered trees.</p> <p>The site is separated from A34 to the east by a landscaped mound containing young trees and in places there are noise attenuation fences. The site adjoins agricultural land to the other boundaries and a cemetery off Ryley's Lane to the south west.</p>
<b>Site area and dwelling capacity</b>	6.52ha/196 dwellings (SHLAA 3788) & 12.85 ha /386 dwellings (SHLAA 3789) Gladman in their representation estimate some 800 units for the whole site (NPS59) which is the figure used, although NO housing is proposed west of the A34.
<b>Constraints</b>	Trees and hedges to field boundaries. Pond within site. Overhead lines within site.. Adjacent to rail line. (from SHLAA).
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within the Green Belt in the Macclesfield Borough Local Plan 2004
<b>Previously developed land? (PDL)</b>	Greenfield
<b>Background site history &amp; Current apps</b>	Numerous applications but none related to housing development. Most relate to the A34 road building works
<b>Reps received</b>	<b>Representation to Local Plan submission version by</b>

**Matter Statement  
No.'s & summary of  
issues raised**

**Gladman (ID. 744683), SUB: 2141 & M15.016**

Site forms part of Non Preferred Site 59 - Ryleys Lane/Chelford Road

Matter 4 – Settlement Hierarchy – Gladman submit that Alderley Edge has been wrongly categorised in the settlement hierarchy as a Local Service Centre and should be considered as a higher order settlement, a Key Service Centre.

Matter 15.016 - Green Belt is needed to be released in Alderley Edge to assure OAN and land supply of CEC can be met this will allow for much needed affordable and market housing to come forward. Site is available now, achievable and deliverable in the next 5 years (short term) and on a phased basis up to 2030. Site is best site to remove from Green Belt as it is suitable and sustainable and would provide the most benefits to Alderley Edge. The bypass now defines the long term boundary and represents a defensible line. Land west of the bypass would not conflict with its role as a Green Belt or the NPPF. Alderley Edge is a sustainable settlement, a KSC that could accommodate further growth. Bypass has created opportunity to review the settlement boundaries and accommodate growth in a suitable and sustainable location; offering significant economic, social and environmental benefits through a comprehensive masterplan. Alderley Edge is an important centre and high value residential area well related to transport links and benefitting from a good range of services. Green Belt designation has constrained the otherwise sustainable growth of the settlement over a long period of time. Initial design studies have considered the character of Alderley Edge and have identified a number of design cues that should influence the concept design for the further growth of the settlement. Technical studies confirm that there are no technical constraints to the development of the Site. An ecological appraisal of the Site has confirmed that there are no statutory or non-statutory designated sites for nature conservation located within the Site. Also identifies opportunities for a net gain in value for wildlife by incorporating biodiversity in and around any development via the use of ecological enhancement measures. A heritage and archaeological assessment of the land has drawn together the available archaeological, historic, topographic and land-use information to clarify the heritage significance and archaeological potential of the area. There are six designated assets adjacent to the site; a well-considered development will have negligible impact. Visual analysis demonstrates a clear distinction between the parcels on either side of the bypass. The eastern land parcels have a stronger visual relationship with the settlement of than with the countryside to the west. Site

	<p>could accommodate sustainable growth and good integration with Alderley Edge. The existing landscape and further strategic planting will assimilate the development into the landscape. Site is very well located to encourage journeys by cycle, bus and rail with cycle routes and public transport services available in the vicinity. Initial capacity assessments have shown that the traffic generated by the residential development can be accommodated on the local highway network following the implementation of an agreed package of highway works. Gladmans own research reconfirms the need for local affordable homes. The shortage of homes that people can afford is a major issue that must be addressed through the local plan. Design concepts have been prepared, informed by technical studies of the Site. Site has potential to come forward on a phased basis both within and beyond the plan period, with a total delivery of approximately 800 homes, of which 600-700 homes would be medium - longer term. The overall development provides potential to offer community benefits including parkland, playing fields, local employment and allotments. Green Belt Assessment undertaken by CEC has accepted that the Site is well-contained and benefits from strong boundaries. These are key characteristics which support the release of the land to the east of the bypass from the Green Belt, to meet needs in a suitable and sustainable location. The release of the Site to the east of the bypass would cause minimal harm to the openness of the Green Belt and would not conflict with the purposes set out in the NPPF.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment (BE042) this settlement is located within an area of the Borough where residential development is considered to be viable. However the SHLAA says site is “not currently developable”. The representation however states that the land to the west of the bypass would be used for a “community park”.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>SHLAA says the site is available, but not suitable &amp; not achievable Referring to the whole site the representation states: ‘Site is available now, achievable and deliverable in the next 5 years (short term) and on a phased basis up to 2030’ (quoted from Omission submission).</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>None known</p>
<p><b>HRA considerations</b></p>	

<b>SA considerations</b>	Site not considered to be sustainably located. (from SHLAA).
<b>Conclusions &amp; recommendations</b>	<p>This (these) sites are included in the representations by Gladman but with no proposals to develop them for housing or employment uses, rather to use the land as a community park, with a possible extension to the adjacent cemetery.</p> <p>Whilst there are positives (provision of recreation space is always welcome if well thought out and managed properly) and negatives (it is separated from the village by a bypass and therefore somewhat remote, and is offered on the basis of housing to the east) to this proposal, it is not proposed for housing so cannot be considered as a separate site.</p> <p>If Alderley Edge is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site is not suitable for further consideration for inclusion in the Site Allocations and Development Policies Document.</p>

# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL' OF THE PRINCIPAL TOWNS; KEY SERVICE CENTRES AND LOCAL SERVICE CENTRES**

## **AUDLEM**

### **1. Introduction**

The settlement of Audlem is classified as a Local Service Centre in the Local Plan Strategy Submission Version. It has a population of approximately 4,000 (2013 mid year ONS population estimate) and is located in the southern part of Cheshire East a few miles south of Nantwich and is surrounded by Open Countryside as defined in the Borough of Crewe and Nantwich Replacement Local Plan 2011. It is identified as a Local Service Centre within the Local Plan Strategy Submission Version.

The village is centred around the junctions of Cheshire Street, Shropshire Street and Stafford Street, known as 'The Square'. Most of the local services and facilities can be found in this area. The general character of Audlem is of a rural, self contained village. Towards the northern and southern parts the streetscene has a more suburban feel to it with various modern housing developments.

Beyond the Settlement Boundary for Audlem is mainly agricultural land with the Shropshire Union Canal dissecting the settlement along its north/south route.

### **2. Key Policy Issues/Constraints**

Audlem is a village, with a settlement boundary, surrounded by open countryside and is subject to the saved Policies of the Borough of Crewe and Nantwich Replacement Local Plan 2011. The main constraint as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011 in Audlem is that of the Conservation Area, which covers the centre of the village. Further to this, the eastern boundary of Audlem is constrained by an area of flood risk indicated as flood zone 2. There are several Listed Buildings dotted around within the Settlement Boundary as well as Tree Preservation Orders (TPOs) and group TPOs.

The Conservation Area designation does not prevent development unless it is harmful to its setting. It is important to remember that any proposed development should seek to preserve and enhance the character and setting of the Conservation Area and the reasons it was designated.



The Audlem Village Design Statement 2011 and Landscape Assessment is also a material consideration.

Audlem Neighbourhood Plan: current stage – Neighbourhood Area approved.

### **3. Development Potential**

At 31/12/14, a total of 57 dwellings had planning approval in Audlem; none of these sites were Local Plan Strategy Sites or Strategic Locations. These included the extension of an existing nursing home, the development of a large residential curtilage and the conversion of a shop to a dwelling. Further to this, 16 dwellings were completed between 01/04/10 and 31/03/14 with a net gain of 7 dwellings.

### **4. Key Findings**

Within the Audlem Settlement Boundary, three sites with the potential for residential development were identified; they would deliver a total of 3 dwellings. These were all in the SHLAA and were all greenfield sites, being large gardens of existing dwellings. It is considered that they have the potential to be developed in the Plan period. Following site visits to Audlem, it would appear that there are a small number of further potential sites, mostly existing residential curtilages, which may be suitable, however such sites are screened out in this study (unless they are in the SHLAA) and it is difficult to assess the availability of these sites, as they may never come forward.

The study did not find any brownfield sites within the settlement boundary that are available or suitable for development.

Details are shown on the site pro-formas and summary spreadsheets for Audlem.

The 'Cheshire East Local Plan Strategy Edge of Settlement and Urban Potential Study April 2015 Audlem' map shows all the sites considered for the Urban Potential Study in Audlem.

### **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Overall, only three suitable sites were found within the Settlement Boundary of Audlem at this time. The village itself is in an attractive and desirable area to live. It has a range of services and facilities that serve the local, and

outlying, population. There are also leisure and recreational opportunities with the Shropshire Union Canal, which runs through the village, playing fields and the surrounding countryside.

In conclusion it can be considered that Audlem represents an attractive proposition for both developers and house buyers should any suitable windfall sites become available.

## **6. Conclusion**

Audlem is a small settlement, which is located in a desirable part of the Borough with public transport links to Nantwich and Crewe.

Audlem has a reasonable number of commitments relative to its size. The urban potential study has identified three suitable sites with the potential for future development; they were all SHLAA sites and consist of individual residential curtilages and are therefore greenfield sites. No further sites were identified.

In summary there are: 57 Commitments: 51 brownfield; 6 greenfield  
Urban Potential: 3 dwellings on three sites, all greenfield

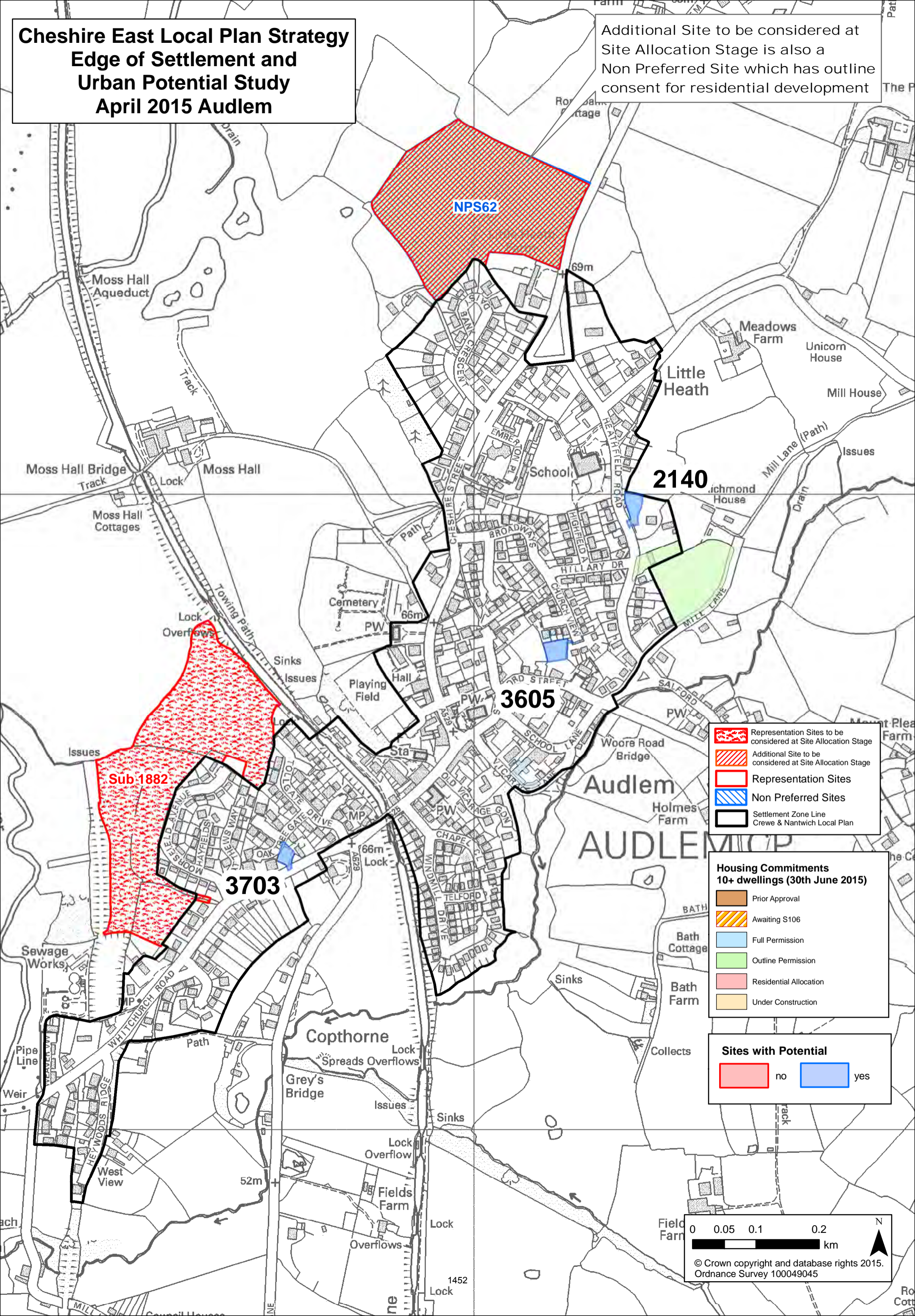
Overall, Audlem has very little scope for development within the existing settlement boundary which is very tightly drawn.

**CHESHIRE EAST LOCAL PLAN STRATEGY: AUDLEM; ASSESSMENT OF URBAN POTENTIAL SITES: SUMMARY OF SITES WITH POTENTIAL FOR DEVELOPMENT DURING THE PLAN PERIOD**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
32 Heathfield Road, Audlem, Crewe, Cheshire, CW3 0HH	SHLAA 2140	Residential curtilage. Existing development to the west, east and south.	1	1	0	The site lies within the settlement boundary for Audlem. There has not been any Policy change since the previous permission that would prevent this site from coming forward in the future.
Rear of Ashtree House, 31 Stafford Street, Audlem, CW3 0AR	SHLAA 3605	Residential curtilage surrounded by existing residential development.	0.1	1	0	Approval has been granted for one dwelling (15/02/15). It is considered that this site has the potential to be developed within the Plan period as there are no constraints to development.
10 Whitchurch Road, Audlem, Crewe, CW3 0EE	SHLAA 3703	Residential curtilage surrounded by existing residential development.	0.1	1	0	Approval has been granted for one dwelling (10/4817N), which has now expired. However it is likely that any similar applications in the future will be supported as there has been no Policy change that would now preclude the proposed development.
<b>TOTALS</b>			<b>1.2</b>	<b>3</b>	<b>0</b>	

**Cheshire East Local Plan Strategy  
Edge of Settlement and  
Urban Potential Study  
April 2015 Audlem**

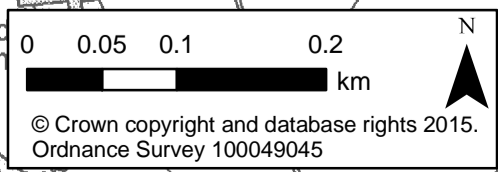
Additional Site to be considered at Site Allocation Stage is also a Non Preferred Site which has outline consent for residential development



- Representation Sites to be considered at Site Allocation Stage
- Additional Site to be considered at Site Allocation Stage
- Representation Sites
- Non Preferred Sites
- Settlement Zone Line  
Crewe & Nantwich Local Plan

- Housing Commitments  
10+ dwellings (30th June 2015)**
- Prior Approval
  - Awaiting S106
  - Full Permission
  - Outline Permission
  - Residential Allocation
  - Under Construction

- Sites with Potential**
- no
  - yes



## Cheshire East Local Plan Strategy: Urban Potential Study of the Principal Towns; Key Service Centres and Local Service Centres: Site Assessment Proforma

### Audlem

<b>Site Address</b>	<b>10 Whitchurch Road, Audlem, Crewe, Cheshire, CW3 0EE</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 3703
<b>Site visit date</b>	December 2014
<b>Site description</b>	The site is the residential curtilage attached to No.10 Whitchurch Road, which is located within the settlement boundary for Audlem. The site is accessed from Oak Tree Gate and has a historical point of access from Whitchurch Road to the south; this is now closed and has been for some time. To the east and northwest of the site are bungalows whilst there are also two storey dwellings within the area. The northern boundary that fronts Oak Tree Gate is largely defined by a row of coniferous trees of 3m+ in height. There is also a 1.8m high close board fence sited around the site access. The north and eastern boundaries with No.2 Oak Tree Gate are defined by a 2.5m high Leylandii hedge, whilst the boundary with No.12 Whitchurch Road is a 2.5m high mixed species hedge.
<b>Site area and dwelling capacity</b>	SHLAA: 0.10Ha – 1 dwelling
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the Settlement Boundary for Audlem as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	10/4817N – outline for single dwelling – approved with conditions (03/02/2011) The outline permission has now expired as the reserved matters application has not been submitted within the three years. However, it is likely that any similar applications in the future will be supported as there has been no Policy

	change that would now preclude the proposed development.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Audlem is a desirable settlement in which to live, where there are currently few development opportunities. The site is not known to have any constraints and lies in a sustainable village location, close to local services and facilities.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site lies approximately 0.2 miles from the centre of Audlem putting it close to the services on offer within the village.
<b>Conclusions &amp; recommendations</b>	The site is within the Settlement Boundary. As there has not been any major policy change since the original application that would prevent development of the site the principle of a detached dwelling is still generally acceptable. It is therefore considered that the site has the potential to be developed within the Plan period.

<b>Site Address</b>	<b>32 Heathfield Road, Audlem, Crewe, Cheshire, CW3 0HH</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA - 2140
<b>Site visit date</b>	December 2014
<b>Site description</b>	<p>The site comprises the residential curtilage of an existing two storey detached dwellinghouse and its extensive grounds, which are accessed off Heathfield Road in Audlem.</p> <p>To the west, east and south lies existing residential development, while to the north east lies agricultural land.</p>
<b>Site area and dwelling capacity</b>	SHLAA: 1Ha – 1 dwelling
<b>Constraints</b>	TPO 131 covers trees within the site however this would not prevent the site from being developed.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Settlement Boundary of Audlem as designated by the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>09/2853N – single dwelling – approved with conditions 15/12/2009.</p> <p>Permission has now expired, however it is within the Settlement Boundary and the principle is still acceptable as there has not been any major Policy change since the initial application. There are no obvious reasons why the development did not commence before it expired.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Audlem is a desirable settlement in which to live, where there are currently few development opportunities. The site</p>

	is not known to have any constraints and lies in a sustainable village location, close to local services and facilities.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The SHLAA states that the site is available, achievable and deliverable.
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is situated to the east of the centre of Audlem and is, therefore, within walking distances of the village centre services that Audlem has to offer.
<b>Conclusions &amp; recommendations</b>	The site lies within the Settlement Boundary. There has not been any significant change in Policy since the original application that has now expired that would prevent the site obtaining permission to be developed. Therefore the general principle of the development is still acceptable. It is therefore considered that the site has the potential to be developed within the Plan period.



<b>Site Address</b>	<b>Rear of Ashtree House, 31 Stafford Street, Audlem</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA - 3605
<b>Site visit date</b>	December 2014
<b>Site description</b>	The site is located in a predominately residential area within the central part of the village of Audlem and just outside the Conservation Area. The site is formed from the residential curtilage which currently serves the adjacent property. The site is enclosed by a timber boundary fence approximately 1.8m in height and there are a number of semi/mature trees located on the periphery. The properties located around the site comprise of 2 storey semi/detached properties.
<b>Site area and dwelling capacity</b>	SHLAA: 0.10Ha – 1 dwelling Application: 0.10Ha – 1 dwelling
<b>Constraints</b>	None
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies within the Settlement Boundary of Audlem as designated by the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	13/4193N – Outline single dwelling – approved 15/02/15 10/2991N – Outline single dwelling – approved (expired 2/12/2013)
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site lies in the heart of the sought after village of Audlem, which is an attractive location for both those seeking to build and purchase residential property. In addition, it does not have any known constraints to</p>

	development.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	It is considered that this site has the potential to be developed within the Plan period, as an outline planning application for one dwelling (13/4193N) was approved on the site on 15/02/15. There are no known constraints associated with the development of the site and therefore no obvious reason why the site cannot be developed.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site lies within the centre of the village, within walking distance of local facilities and services.
<b>Conclusions &amp; recommendations</b>	It is considered that this site has the potential to be developed within the Plan period, as it does not have any known constraints to development; it is in a sustainable location and an outline planning application for one dwelling (13/4193N) was approved on the site on 15/02/15.

# **ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS; KEY SERVICE CENTRES AND LOCAL SERVICE CENTRES**

## **AUDLEM**

### **1. Introduction**

The settlement of Audlem has a population of approximately 4,000 (2013 mid year ONS population estimate), and is located to the southern part of Cheshire East, a few miles south of Nantwich, and is surrounded by Open Countryside as defined in the Borough of Crewe and Nantwich Replacement Local Plan 2011. It is identified as a Local Service Centre within the Local Plan Strategy Submission Version.

The village is centred around the junctions of Cheshire Street, Shropshire Street and Stafford Street, known as 'The Square'. Most of the local services and facilities can be found in this area. The general character of Audlem is of a rural, self contained village. Towards the northern and southern parts the streetscene has a more suburban feel to it with various modern housing developments.

Beyond the Settlement Boundary for Audlem is mainly agricultural land with the Shropshire Union Canal dissecting the settlement along its north/south route. A flood risk zone runs north/south past the eastern side of the village and around the south.

### **2. Key Policy issues/constraints**

The Audlem Conservation Area, as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011, stretches out north west from the village and covers a stretch of the Shropshire Union canal up to Moss Hall Bridge. Further to this, the eastern boundary of Audlem is constrained by an area of flood risk indicated as flood zone 2. There are several Listed Buildings dotted around within the Settlement Boundary as well as Tree Preservation Orders and group Tree Preservation Orders.

The Conservation Area designation does not prevent development unless it is harmful to its setting. It is important to remember that any proposed development should seek to preserve and enhance the character and setting of the Conservation Area and the reasons it was designated.

The Audlem Village Design Statement 2011 and Landscape Assessment is also a material consideration.

Audlem Neighbourhood Plan: current stage – Neighbourhood Area approved.

### **3. Key Findings**

A total of two sites adjacent to the Settlement Boundary of Audlem were assessed. These were split between one Local Plan Representation Site and one Non-Preferred Site, where planning approval has been granted through the appeal process.

### **4. Site Commentary**

The sites all consist of agricultural land.

The site off Moorsfield Avenue lies to the south west of Audlem adjacent to the Settlement Boundary and has been the subject of representations (SUB1882 and 1883) by an interested party to the Local Plan Strategy. Covering approximately 6.03Ha the site could potentially provide 181 dwellings. The site lies approximately 0.5 miles from the services and facilities at in the centre of Audlem giving the site a degree of sustainability. This was touched upon by the Inspector during the examination of the previous Local Plan (Borough of Crewe and Nantwich Replacement Local Plan 2011). However, the Inspector also noted that any development of this site would be 'visually dominant' given the topography of the land and would have an adverse impact on the Canal and Conservation Area, which runs past the eastern edge of the site, as well as increasing visual intrusion into the Open Countryside. Little has changed physically on and around this site since these comments were made, therefore it can be considered that this site is unlikely to be suitable for development within the Local Plan period.

The site west of Audlem Road is a Non-Preferred Site to the north of the Settlement Boundary and consists of agricultural flat land bordered by mature hedges with existing residential development to the south.

An outline application (13/2224N) for up to 120 dwellings has been allowed on appeal (07/01/15) for this site; this is not included in the housing commitments list, as it was granted after 31/12/14, hence it is included in this study. The promoters of this site have stated that the approved development can be delivered within the next 5 years. Therefore, this site does not require further consideration and could potentially contribute to the future housing needs of Audlem.

In terms of commitments there is also a site that lies outside the Audlem settlement boundary, located to the north of Mill Lane, that gained outline

approval (14/3976N) for up to 26 dwellings on 19/12/14; this site is included in the housing commitments list and, a reserved matters application is expected to be submitted shortly. This site has no significant constraints that could prevent the development coming forward; therefore this site could also potentially contribute to the future housing needs of Audlem.

Details are shown on the site pro-formas and summary spreadsheets for Audlem.

The 'Cheshire East Local Plan Strategy Edge of Settlement and Urban Potential Study April 2015 Audlem' map shows all the sites considered in the Study.

## **5. Viability and Deliverability**

Audlem is a village set in a rural location with a range of local services and facilities available within the village including recreational opportunities both within the village and near by. Therefore, Audlem can be seen as an attractive and desirable place to live.

The two sites that have the benefit of outline planning permission show a desire to bring them forward for residential development. Therefore, these sites can be considered as potentially being deliverable during the Local Plan period.

## **6. Conclusion**

Overall, the study of Audlem has shown that there is limited scope for potential development in terms of sites adjacent to the settlement boundary. One possible site, Moorsfield Avenue, has been discounted for the reasons detailed above. The remaining site now has the benefit of outline planning permission (granted on appeal) which could lead to it contributing a further 120 dwellings towards Audlem's future housing needs within the Plan period.

**CHESHIRE EAST LOCAL PLAN STRATEGY: AUDLEM; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION**

Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land west of Audlem Road, Audlem, Crewe, Cheshire, CW3 0HE	The site is agricultural land comprising three pastoral fields, situated on the northern edge of the village of Audlem, approximately 0.5 mile from the village centre. A native hedgerow and a group of mature trees within the hedgerow, define the boundary between the two larger fields. The eastern edge of the site is defined by a low native hedgerow with occasional mature trees, which runs alongside Audlem Road.	SHLAA 4713 Non Preferred Sites Justification Paper [SD016] - site 62 Possible Additional Sites Consultation document [BE104] - site 'D'	5.53	120	0	The appeal (APP/R0660/A/13/2204723) for non determination has been allowed (7/01/2015), subsequently outline approval for up to 120 dwellings has been granted. The site does not have any known constraints that would preclude its development and it lies within a settlement where there are limited development opportunities and is a popular place to live. It is considered therefore that the site will contribute to the future housing needs of Audlem within the Plan period.
<b>TOTALS</b>			<b>5.53</b>	<b>120</b>	<b>0</b>	

**CHESHIRE EAST LOCAL PLAN STRATEGY: AUDLEM; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES NOT CONSIDERED FOR FURTHER CONSIDERATION**

Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
West of Moorsfield Avenue, Audlem, Crewe, Cheshire	The majority of this site is made up of agricultural land, which slopes steeply to the west and down towards the canal in the east, criss-crossed with hedges and mature trees to the southern portion. The southernmost part of the site is a parcel of land bounded by mature hedgerows, which isolate this parcel from the rest of the site.	Local Plan Strategy Submission Representation. (SUB 1882 and 1883) Possible Additional Sites. (AS4720) SHLAA 2930.	6.03	181	0	The site lies adjacent to the existing settlement boundary, which gives it a degree of sustainability. It is considered that the development of the site would have an adverse impact on the Canal and Conservation Area and increase visual intrusion into the Open Countryside.
<b>TOTALS</b>			<b>6.03</b>	<b>181</b>	<b>0</b>	

**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

**Audlem**

<b>Site Address</b>	<b>Land west of Audlem Road, Audlem, Crewe, Cheshire, CW3 0HE</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 4713
<b>Site visit date</b>	December 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	SHLAA 4713 Non Preferred Sites Justification Paper [SD016] - site 62 Possible Additional Sites Consultation document [BE104] - site 'D'.
<b>Site description</b>	<p>The site is agricultural land comprising three pastoral fields, situated on the northern edge of the village of Audlem, approximately 0.5 mile from the village centre. A native hedgerow and a group of mature trees within the hedgerow, define the boundary between the two larger fields. The eastern edge of the site is defined by a low native hedgerow with occasional mature trees, which runs alongside Audlem Road.</p> <p>To the south of the site eight mid-twentieth century red brick semi-detached houses at Daisy Bank Crescent back towards the site at varying orientations. A row of four recently constructed terraced properties at Little Heath Barns, are orientated side on to the site boundary. A combination of garden fences and mature vegetation form the boundary at the south of the site.</p>
<b>Site area and dwelling capacity</b>	Application (13/2224N) – 5.53Ha - 120 dwellings
<b>Constraints</b>	Historic Hedgerows – Historic Hedgerows Assessment
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is beyond the Settlement Boundary of Audlem and is designated as Open Countryside within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No



<b>Background site history &amp; Current apps</b>	<p>13/3746N – outline up to 120 dwellings – refused 5<sup>th</sup> March 2015.</p> <p>13/2224N – outline up to 120 dwellings – Applicant appealed due to non-determination, however Cheshire East Strategic Planning Board were minded to refuse due to 5 year supply, loss of Open Countryside, loss of agricultural land and loss of hedgerows. Public Inquiry has been held and the appeal has been allowed (7/01/2015) and subsequently outline approval for up to 120 dwellings has been granted (ref: APP/R0660/A/13/2204723).</p> <p>Non Preferred Site 62 [SD 016]. This site was included within the Possible Additional Sites consultation as site ‘D’ and subsequently rejected.</p>
<b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b>	<p>Representations (AS 4703) to the Possible Additional Sites Consultation document [BE104] were received from the agent/promoter of the site in favour of the site on the following grounds:</p> <ul style="list-style-type: none"> <li>• No technical constraints</li> <li>• Site is deliverable and sustainable</li> <li>• Site should be assessed and found sustainable and deliverable in any future documentation</li> </ul>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Given the location of the site; the representations made to the Possible Additional Sites Consultation document [BE104] and the appeal decision allowing the proposed development this site is considered to be viable and deliverable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The submitted Planning Statement with planning application 13/2224N states that delivery of the site will be within the next five years.</p>
<b>Infrastructure issues (including highways)</b>	<p>None known</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The Local Plan Strategy Submission Sustainability (Integrated) Appraisal [SD003] states that in relation to this site:</p> <p>The site's development as envisaged was found likely to</p>

	<p>have an overall positive effect in terms of its ability to support local facilities and services (SA Objective 5 (vibrant rural communities). Overall positive effects were also identified for SA Objectives 19 (rural economy) and 20 (education, training, jobs and employment opportunities through the ability of the site to meet the objectives set out in the Rural Proofing Assessment and ability to contribute towards the achievement of the Vision and Objectives of the Local Plan relating to these SA Objectives. The site is also close to existing education facilities.</p> <p>Overall negative effects were identified for SA Objectives: 9 (water quality, quantity and flood risk); 10 (pollution); 11 (biodiversity and geodiversity); and 12 (heritage, landscapes and townscape). The reasons for negative effects are as follows: development of the site would result in an increase in impermeable surfaces; potential increase in, air quality and water pollution (increased vehicle emissions); and also the site would result in the loss of greenfield land and particular landscape and historic landscape characters. The site is also close to a SBI and contains a pond which could provide habitat for designated flora and fauna.</p> <p>For SA Objective 2 (sustainable access to jobs, services and facilities), overall negative effects were identified and this was mainly due to the majority of amenities and services being outside the recommended distances and that the site lies significantly outside recommended distances to public open space.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The appeal (APP/R0660/A/13/2204723) for non determination has been allowed (7/01/2015), subsequently outline approval for up to 120 dwellings has been granted. The site does not have any known constraints that would preclude its development and it lies within a settlement where there are limited development opportunities and is a popular place to live. It is considered therefore that the site will contribute to the future housing needs of Audlem within the Plan period.</p>

<b>Site Address</b>	<b>West of Moorsfield Avenue, Audlem, Crewe, Cheshire</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 2930
<b>Site visit date</b>	December 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Local Plan Strategy Submission Representations: SUB1882 and 1883. 'Possible Additional Sites Proposed by Developer and Land Interests' consultation document [BE104] representation Ref: AS4720
<b>Site description</b>	<p>The site lies adjacent to the south eastern boundary of Audlem, approximately 0.5 miles from the village centre putting it within walking distance of the various services on offer within Audlem. The site is bounded to the east by residential development along Tollgate Drive and Moorsfield Avenue. The Audlem Conservation Area adjoins part of the site, alongside the Shropshire Union canal which forms the site's north eastern boundary. The rest of the site is bounded by open countryside.</p> <p>The majority of this site is made up of agricultural land, which slopes steeply to the west and down towards the canal in the east, criss-crossed with hedges and mature trees to the southern portion. The southernmost part of the site is a parcel of land bounded by mature hedgerows which isolate this parcel from the rest of the site.</p>
<b>Site area and dwelling capacity</b>	SHLAA 6.03Ha – 181 dwellings
<b>Constraints</b>	
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>The site is beyond the Settlement Boundary of Audlem and is designated as Open Countryside within the Borough of Crewe and Nantwich Replacement Local Plan 2011.</p> <p>The Audlem Conservation Area adjoins part of the site, alongside the Shropshire Union canal, which forms the site's north eastern boundary.</p>
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	The site was considered as a possible site for residential development during the production of the Borough of Crewe and Nantwich Replacement Local Plan 2011. The Inquiry Inspector, in his report into objections into the aforementioned Plan (November 2003) concluded that development would be 'visually dominant' and that it would

	<p>have an adverse impact on the Canal and Conservation Area and increase visual intrusion into the Open Countryside. The Inspector also felt that the impact would still be too great on the Conservation Area and its setting if only part of the site was developed. It was accepted that the development would help to support local services and jobs, but this benefit did not outweigh the potential harm that would be caused.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>A representation submitted to the Additional Sites consultation [AS4720] requested that this site be identified as part of a 'broad location' for development in Audlem.</p> <p>It was stated by the site promoters that the site lies in a sustainable location with no access constraints and it represents an ideal opportunity for residential led development in a sustainable location. The site should be identified for housing growth.</p> <p>The representations submitted to the Local Plan Strategy Submission Version by Barton Willmore (SUB1868; 1869; 1871; 1873; 1876-1878; 1881-86) request that land at Audlem is released for housing, as it is a sustainable location with many local facilities.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The site is not available and not currently developable. Information has not been provided as part of the representations submitted to the Local Plan Strategy Submission Version to show that the site would be developable, available and achievable.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>None known</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>The site lies adjacent to the south eastern boundary of Audlem, approximately 0.5 miles from the village centre.</p> <p>During the examination of the Borough of Crewe and Nantwich Replacement Local Plan 2011 the site was accepted as having a high overall sustainability index and is located in a settlement where housing of an appropriate scale and character will be permitted.</p>
<p><b>Conclusions &amp;</b></p>	<p>The site lies adjacent to the existing settlement boundary,</p>

**recommendations**

which gives it a degree of sustainability; this was touched upon by the Inspector during the consideration of this site in the Borough of Crewe and Nantwich Replacement Local Plan 2011 (in November 2003). However, further comments made by the Inspector, in relation to this site stated that he considered that the development of the site would have an adverse impact on the canal and Conservation Area and increase visual intrusion into the Open Countryside. It is considered that these are still valid concerns that are not outweighed by the sustainability of the site.

Approval has recently been granted, on appeal, for up to 120 dwellings to the north of Audlem (13/2224N) as well as approval for a further 26 dwellings approved to the north of Mill Lane (14/3976N; this is included in the housing commitments for Audlem). With this in mind it may transpire that Audlem does not require any further housing sites within the Plan period. If, however, further housing is required then it is considered that this could be achieved through the use of smaller scale sites. Due to the reasons above therefore it is not recommended that this site is given further consideration at Site Allocations stage if there is a need for Audlem to provide additional land for housing during the Plan period.

# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL' OF THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **BOLLINGTON**

### **1. Introduction**

Bollington, a Local Service Centre (LSC), is located on the eastern side of Cheshire East, close to the border of the Peak District National Park. The settlement lies to the north east of Macclesfield, with which it is closely associated, and due east of Prestbury.

Bollington has a population of some 7,600 people (2013 ONS mid year estimate), the largest LSC and essentially lies in the valley of the River Dean. Notable features of the town are the Macclesfield Canal, which passes through the centre of the town, and White Nancy, a monument on Kerridge Hill, which rises above the town to the south. The town essentially rises from some 125m beside the A523 to the west, to some 180m on Shrigley Road in the east.

The town has a strong industrial past associated with cotton, with numerous mill buildings, and associated housing being a prominent local feature. Many of the older buildings, and some of the newer ones, are built in stone.

### **2. Key Policy Issues/Constraints**

The current Local Plan for the town is the Macclesfield Borough Local Plan adopted in 2004, which shows the town tightly constrained by the Green Belt, with the settlement extending close to the Peak Park Boundary on the eastern side and the northern edge of Macclesfield in the south. Of particular note are the number and size of employment allocations (relative to the size of the settlement) and the flood areas along the River Dane, which flows through, and then on the northern boundary of the town. The Middlewood Way, a path and cycle trail runs north south through a central part of the town.

There are three Conservation Areas in the town; the Bollington Conservation Area, Bollington Cross Conservation Area, and the Macclesfield Canal Conservation Area. In addition, the Kerridge Conservation Area encompasses small elements of the southern part of the town. A number of properties are subject to Article 4 Directions.

There is a Supplementary Planning Document for Bollington adopted in 2006, setting out 8 policies specific to the town.

In Bollington, a Neighbourhood Area has been submitted; an early stage in the preparation of a Neighbourhood Plan for the town.

### **3. Development Potential**

The net sum of completions for Bollington for 01/04/10 to 31/12/14 is 19 dwellings.

The total number of commitments at 31/12/14 is 218 (net). These 218 units were split 213 brownfield (98%) 2 greenfield (1%) and 3 mixed (1%). 157 of these units are on two sites, Ingersley Vale Works (66), and The Waterhouse Employment Site (91 units). Of the remaining sites the majority were for no more than 6 units. This reflects the character of the settlement in terms of the development sites coming forward for either large former mill or industrial sites, or much smaller infill sites.

### **4. Key Findings**

Of the 13 sites assessed only 3 were from the SHLAA with 10 subsequently added following a desk based assessment and subsequent site visits of possible sites. These 13 sites could in theory accommodate 218 dwellings based on 30/units/hectare or a higher density on sites in the town centre where the character is of a much higher density comprising stone terraced properties. However three of the sites (amounting to 116 units) were screened out in the study. Of note, 78 dwellings are on two greenfield sites allocated for employment use, one of which, for 33 dwellings, now has the benefit of planning permission following the signing of a Section 106. This is now a commitment, and the adjoining site is the subject of representations and being very similar could come forward in the near future. Other sites of note include Adlington Road and the BC Transport Depot, which would jointly result in 80 dwellings, the former of which should shortly receive planning permission, the other being subject to representations on behalf of the owner. In the town centre the former school and playground could produce 11 units in a mixed conversion/new build development.

Finally, bucking the trend for developing industrial sites (whether allocated greenfield employment sites or redeveloping former industrial sites) are three greenfield sites off Hurst Lane. Two of these sites appear to be former grazing land, and the other an allotment/garden. The latter has to be discounted and screened out as a garden, but the former two are considerations possibly resulting in some 20 dwellings.

The industrial legacy of Bollington has clearly contributed towards the number of industrial sites which are being developed, and could potentially come forward for development in the future.

Bollington has some reasonable areas of open space but these are specifically excluded from the assessment.

Bollington has limited potential with regards to windfall sites in residential areas (over and above those referred to above) as large numbers of the properties are terraced cottages or more modest semi detached or detached houses with smaller gardens.

As ever there are exceptions; overall however, given the size of the village the windfall sites in the residential areas are not likely to be significant.

Details are shown on the site proformas and summary spreadsheets for Bollington.

The 'Cheshire East Local Plan Strategy Urban Potential Study April 2015 Bollington' map shows all the sites considered for the Urban Potential Study in Bollington.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Some of the employment sites will present challenges where housing is proposed, as there will be issues with loss of employment land, and often amenity, where existing employment uses remain alongside. That said Bollington is considered an attractive and popular place to live, and there are unlikely to be any significant viability and deliverability issues with the vast majority of the sites, and as many of these more problematic sites could be developed at higher densities, in character with adjoining areas, this will assist in their viability and deliverability.

## **6. Conclusion**

Bollington has a modest level of completions at the time of writing the report, but a large number of commitments, and the key findings of the urban potential has shown a good number of sites that could potentially come forward in the plan period.

In summary there are commitments of 218 dwellings, and the urban potential study has identified 13 sites, resulting in 218 potential dwellings, although as noted 116 are screened out of the study resulting in 102 units. Interestingly of these 102 units there is a good mix of brown (53) and greenfield (49) sites, which is unusual for a Green Belt settlement. The number of employment sites in the town, many of which are old, and will no longer meet the modern requirements for businesses is likely to result in a steady stream of sites becoming available in the future.



**CHESHIRE EAST LOCAL PLAN STRATEGY: BOLLINGTON; ASSESSMENT OF URBAN POTENTIAL SITES: SUMMARY OF SITES WITH POTENTIAL FOR DEVELOPMENT DURING THE PLAN PERIOD**







Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential dwelling numbers		Comments
				Green	Brown	
Land at Adlington Road, Bollington	3361	Small industrial estate on slope adjacent to river. Former viaduct to rear (west) and houses to the south.	0.33	0	14	Planning permission sought for housing, awaiting decision, but considered to be a good site for housing.
Land at Albert Road, Lower House, Bollington	4036	Grazing land on the northern edge of the settlement, but outside the Green Belt. Adjoins industrial estate to south. Flat site.	1.16	33	0	Planning permission granted for 33 dwellings in January 2015, subject to signing of S106 Legal Agreement.
Depot rear of 109a Wellington Street, Bollington	Bol 2	Council Depot in run down condition consisting of buildings in a yard. Backland site adjacent to car repair business.	0.08	0	8	Site 'surplus declared', and whilst the site has potential, it is a backland site adjacent to a bad neighbour use so needs careful consideration. Site capacity based on typical local densities).
Water Street/John Street, Bollington	Bol 3	Locally listed building in conservation area, currently used as a Youth Centre. Car park to rear	0.11	0	9	Site for sale with potential for conversion into a number of possible uses, including residential. The number of units is based on a conversion.
Land to west of Store Street, adjacent to the River Dean, Bollington	Bol 4	Area of hardstanding accessed over pedestrian bridge from the south, to rear of former school site. Site has no vehicular access and is overlooked.	0.07	0	2	Difficult site to develop, needs to be developed alongside Bol 3 but has some potential.
Land to rear of 24 Hurst Lane, Bollington	Bol 5	Former grazing land on hill top surrounded by residential uses. Currently appears unused. Has limited access.	0.29	8	0	Unusually a greenfield site inside a settlement, with limited access but no known significant constraints. It is considered that it could have potential within the Plan period.
Land adjacent to Quarry Bank, Hurst Lane, Bollington	Bol 6	Similar to Bol 5, Grazing land on hilltop adjoining residential properties. Footpath to southern boundary. Better access.	0.40	12	0	Unusually a greenfield site inside a settlement, with no known significant constraints. If the site was to become available it is considered that it could be developed within the Plan period.
Former Church, between 25 & 27 Wellington Road, Bollington	Bol 7	Former Church now for sale, in prominent location on main road. Building is listed and has a limited curtilage.	0.10	0	9	Conversion is only realistic option, and as a Listed Building this could prove challenging. The number of units is based on a conversion. The building is for sale however and it lies in a sustainable location, so it is considered to have potential within the Plan period.
Former Telephone Exchange, Albert Road, Bollington	Bol 8	Former telephone exchange which now appears vacant. Purpose built single storey building with reasonable site area. Adjoining uses commercial.	0.13	0	4	If the building is surplus to requirement, then it is considered that this site has is a good potential to be developed within the Plan period
Vacant bank site, 1 Ashbrook Road, Bollington	Bol 10	Former bank building and associated car parking to either side. No known constraints.	0.10	0	3	The site is being actively marketed, it is situated in a sustainable location, without any and it is considered it will make a good housing site with no known constraints. It is therefore considered that it has potential to be developed within the Plan period.
<b>Total</b>			<b>2.77</b>	<b>53</b>	<b>49</b>	





**CHESHIRE EAST LOCAL PLAN STRATEGY: BOLLINGTON; ASSESSMENT OF URBAN POTENTIAL SITES: SUMMARY OF SITES NOT CONSIDERED TO HAVE THE POTENTIAL AT THE DATE OF THE STUDY**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential dwelling numbers		Comments
				Green	Brown	
Land adjacent to 39 Hurst Lane, Bollington	Bol 9	Self contained plot surrounded by residential properties. Shares access with adjacent house. Appears to be an allotment garden.	0.16	5	0	As a garden it has to be screened out.
BC Transport Depot, Clough Bank, Bollington	Omission Site SUB 3210/ SHLAA 3847	Established industrial estate, a mix of older and more modern buildings. In mixed use area on south side of settlement.	2.19	0	66	Employment site in Conservation Area, and there are concerns about loss of employment use in what is predominantly a commercial area with amenity concerns if developed for housing. Site is in use and therefore screened out of this study.
Land Adjacent To, Lowerhouse Mill, Albert Road, Bollington	Omission Site SUB 3222/Bol 1	Grazing land on the northern edge of the settlement, but outside the Green Belt. Adjoins industrial estate to south. Flat site.	1.5	45	0	Employment allocation, and PP granted for employment use. The site is therefore screened out.
<b>Total</b>			<b>3.85</b>	<b>50</b>	<b>66</b>	



**Cheshire East Local Plan Strategy  
Edge of Settlement and  
Urban Potential Study  
April 2015 Bollington**

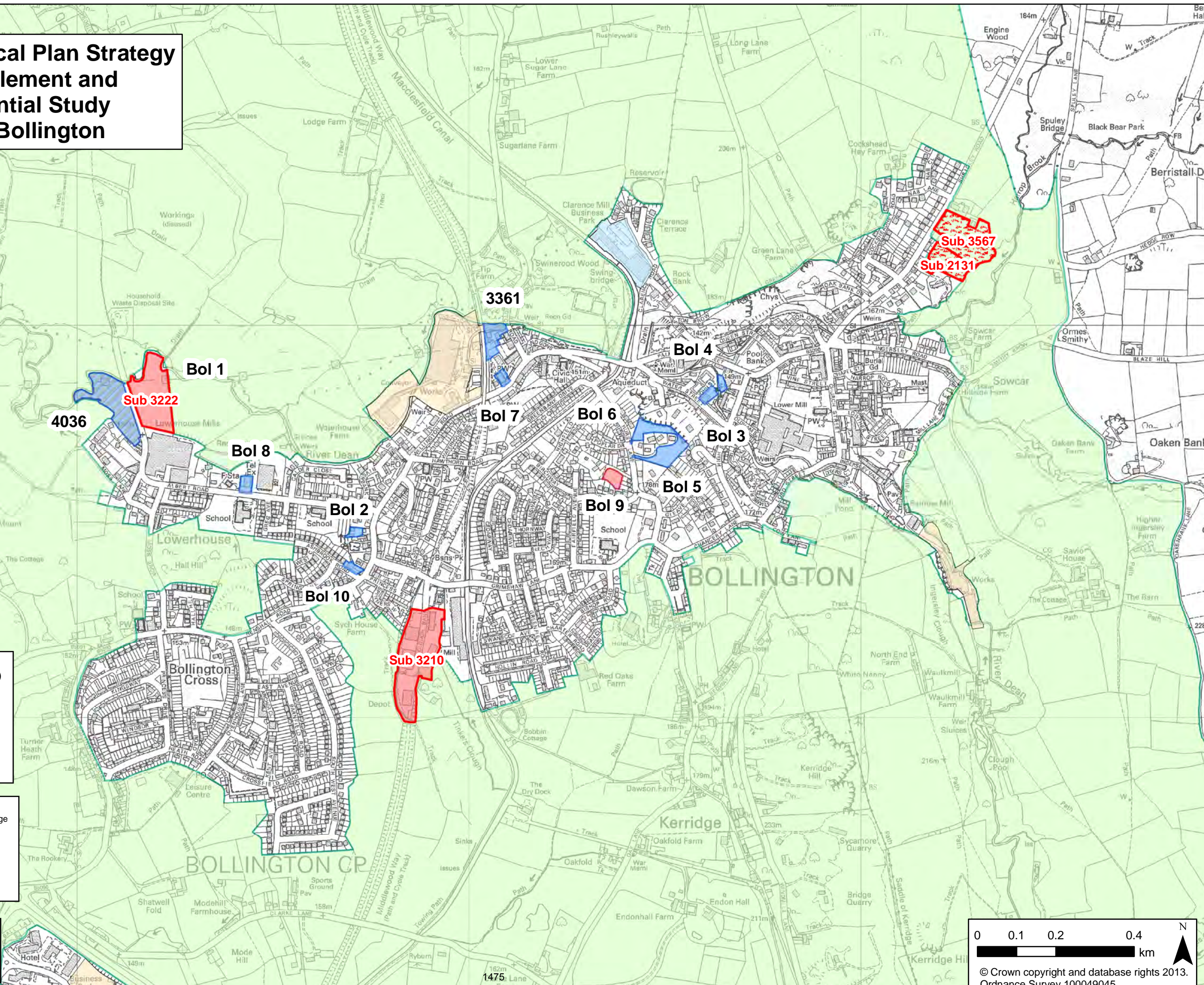
**Housing Commitments  
10+ dwellings (30th June 2015)**

-  Prior Approval
-  Awaiting S106
-  Full Permission
-  Outline Permission
-  Residential Allocation
-  Under Construction

-  Representation Sites to be considered at Site Allocation Stage
-  Representation Sites
-  Non Preferred Sites
-  Green Belt Boundary  
MBC Local Plan

**Sites with Potential**

 no  yes



0 0.1 0.2 0.4 km

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## Cheshire East Local Plan Strategy: Urban Potential Study of the Principal Towns; Key Service Centres and Local Service Centres: Site Assessment Proforma

### Bollington

<b>Site Address</b>	Land at Adlington Road, Bollington
<b>SHLAA Ref/Site Ref number</b>	3361
<b>Site visit date</b>	12 Feb 2015
<b>Site description</b>	Small industrial estate, consisting of two simple industrial buildings, one housing a brewery. The site is on a slope dropping down to a water course to the north. There is housing to the south upslope, and an open site close to new development on other side of viaduct which forms the western boundary.
<b>Site area and dwelling capacity</b>	0.33/14 units (taken from the SHLAA)
<b>Constraints</b>	Taken from the SHLAA: "Part of the site within flood zone 2 -medium risk. Buildings on site. Located on potential contaminated site. Sloping site. Located adjacent to the Middlewood Way. Trees on site". It is considered these constraints can be addressed.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Bollington, which is inset in the Green Belt in the Macclesfield Borough Local Plan. The site is also within a Conservation Area
<b>Previously developed land? (PDL)</b>	YES
<b>Background site history &amp; Current apps</b>	12/4340M Demolition of existing industrial sheds and garages and erection of 6no 3 bed and 1no 4 bed houses Adlington Road Business Park, Adlington Road, Bollington, Sk10 5jt Approved subject to a Section 106 Agreement
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site</b>	<i>-'According to the Draft Core Strategy CIL and Viability</i>

<b>viable/deliverable?</b>	<p><i>Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.'</i></p> <p>Housing is being built on the adjacent site, and there is no reason to believe this site would not be viable/deliverable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The SHLAA says the site is developable in years 1-5 and whilst uses would need to be re-located this is considered realistic.
<b>Infrastructure issues (including highways)</b>	No known issues
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is centrally located within some 600m of the shopping area around Pool Bank
<b>Conclusions &amp; recommendations</b>	Good site with potential as relates well to residential area and would greatly improve the site visually. Approved subject to a Section 106 Agreement.

<b>Site Address</b>	<b>BC Transport Depot, Clough Bank, Bollington</b>
<b>SHLAA Ref/Site Ref number</b>	3847 (taken from the SHLAA) Local Plan Submission Version representation (Omission site) reference SUB 3210
<b>Site visit date</b>	12 Feb 2015
<b>Site description</b>	Industrial estate consisting of a mix or relatively modern (form and function) buildings and more attractive period buildings. Mixture of uses including transport depot. Large areas of parking/hard standing. On the edge of settlement in mixed use area. Site relatively level but slopes in all directions outside site boundaries. Area predominately commercial.
<b>Site area and dwelling capacity</b>	2.19/66 units (SHLAA)
<b>Constraints</b>	Taken from the SHLAA:

	<p>“Buildings on site. Hardstanding on site. Site appears generally flat. Some soft landscaping within the site.” Potentially bad neighbour uses as largely a commercial area</p>
<p><b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b></p>	<p>Site is located within Bollington, which is inset in the Green Belt in the Macclesfield Borough Local Plan. Existing employment area E4. Part of the site is within a conservation area.</p>
<p><b>Previously developed land? (PDL)</b></p>	<p>Yes</p>
<p><b>Background site history &amp; Current apps</b></p>	<p>Numerous applications within site area, but none recent (except tree works) and none relating to residential uses.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised</b></p>	<p>A representation was made to the Local Plan Strategy Submission version reference SUB 3210 AGENT 806326 Emery Planning (ID 742577)</p> <p>“In summary, we would support the identification of Bollington as an LSC capable of supporting a higher level of residential development and that further sites will need to be identified to deliver that residential development. The site at Clough Bank offers an opportunity to deliver residential development without harm to employment policies and to also secure enhancements to the amenity of neighbouring residents.” They believe the re location of the HGV business will bring amenity and highway advantages.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>This matter is not specifically addressed in the representation but it is considered unlikely there will be significant site specific constraints if the policy can be addressed.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The agent states: “The 2012 SHLAA identifies that the site is available and achievable in years 6-10 but that the main constraint is an employment policy designation. We consider that constraint can be addressed to deliver housing without harm to either employment policy or employment land supply.”</p>

<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Whilst the site is on the southern edge of the settlement, it is only some 200m from a local centre on Henshall Road. Pool Bank is some 1.5km away, but many services/facilities are closer.
<b>Conclusions &amp; recommendations</b>	This is an existing employment site; there would be issues with residential use including loss of employment land, and potential bad neighbour uses. The site is in active use so needs to be screened out in this study.

<b>Site Address</b>	<b>Land at Albert Road, Lower House, Bollington</b>
<b>SHLAA Ref/Site Ref number</b>	4036 (taken from the SHLAA)
<b>Site visit date</b>	12 Feb 2015
<b>Site description</b>	The site consists of an area of grazing land on the northern edge of the settlement bordered by a water course. The site is very open with few trees. The site adjoins an industrial estate to the south, including a car repair business immediately adjacent. Further grazing land and a civic amenity site lie beyond. The site is relatively flat.
<b>Site area and dwelling capacity</b>	1.16 ha/35 units (SHLAA) Application is for 33 units so this is used here.
<b>Constraints</b>	From the SHLAA: "Flood zone 2 and 3 - medium to high risk. Stream bounds the north of the site. Power lines and a footpath cross the site. Trees with Tree Preservation Orders on site/overhanging site. There is also a footpath to the eastern border. Hedgerows. Trees along boundary, protected species. Site appears to be flat."
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Bollington, which is inset in the Green Belt in the Macclesfield Borough Local Plan. Employment allocation E4
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	Application No 06/2021P- allowed appeal for 12 business units 28.05.08. 14/3844M Development of 33 new dwellings including 8 apartments, improvements to land levels, amenity, infrastructure and landscaping to suit. Approved subject to a Section 106 Agreement Jan 2015.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an



	<p>area of the Borough where residential development is considered to be viable.</p> <p>Whilst there will be issues with the adjoining uses, at least with regards to perception, a developer certainly feels the site is viable/deliverable having submitted the recent planning application.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The submission of the recent planning application would indicate it is.
<b>Infrastructure issues (including highways)</b>	Road access narrow, but no known issues
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is some 900m from the nearest local centre, but some 1.9km from Pool Bank. Other facilities are closer, including 2 schools on Albert Road.
<b>Conclusions &amp; recommendations</b>	Planning Committee have decided loss of employment use is not a significant issue and granted planning permission subject to a Section 106 Agreement. The site is on the edge of the settlement but relatively sustainable and considered likely to come forward in the plan period.

<b>Site Address</b>	<b>Land Adjacent To, Lowerhouse Mill, Albert Road, Bollington</b>
<b>SHLAA Ref/Site Ref number</b>	Local Plan Submission Version representation (Omission site) reference SUB 3222 Bollington 1
<b>Site visit date</b>	12 Feb 2015
<b>Site description</b>	This site consists of open grazing land on the northern edge of the settlement. Adjacent to SHLAA 4036. There are large mounds of topsoil to one side; it is unclear why they are there. Adjoins industrial estate to the south, including an old mill building. Water course forms northern boundary. Grazing land and civic amenity site lies beyond.
<b>Site area and dwelling capacity</b>	1.5ha/45 units (officer assessment based on 30 dph)
<b>Constraints</b>	Bad neighbour uses
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Bollington, which is inset in the Green Belt in the Macclesfield Borough Local Plan. Employment allocation E4
<b>Previously developed land? (PDL)</b>	No (evidence of earth moving but no previous use)
<b>Background site history &amp; Current apps</b>	09/3836M Erection Of 3 No Detached Industrial Buildings Divided Into 16 No. Small Units With Associated Parking And Landscaping (Renewal Of 06/2355p) - Land Adjacent To Lowerhouse Mill, Albert Road, Bollington, Cheshire approved with conditions 03-Feb-2010. This permission does not appear to have been implemented.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	Local Plan Submission Version representation (Omission site) reference SUB 3222 by Emery Planning (ID 742574 AGENT 806326)  "In summary, we would support the identification of Bollington as an LSC capable of supporting a higher level of residential development and that further sites will need to be identified to deliver that residential development. The site at Albert Road offers an opportunity to deliver residential development, within the existing urban area."
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an

	<p>area of the Borough where residential development is considered to be viable.</p> <p>Whilst there will be issues with the adjoining uses, there is no reason to believe the site would not come forward. The representation statement (SUB 3222) makes no mention of this matter.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	There are no known constraints, but the representation statement (SUB 3222) makes no mention of this matter.
<b>Infrastructure issues (including highways)</b>	No known issues – was approved for industrial units
<b>HRA considerations</b>	
<b>SA considerations</b>	Whilst the site is on the southern edge of the settlement, it is only some 200m from a local centre on Henshall Road. Pool Bank is some 1.5km away, but many services/facilities are closer.
<b>Conclusions &amp; recommendations</b>	Approved for employment uses so the principle of development is established. Although the adjacent site has received planning permission for residential use, this site is allocated for industrial use and as such an application cannot be pre judged. There are no known constraints to its development, but the site would need to be considered further at the site allocations stage. The site is therefore screened out for this study.

<b>Site Address</b>	<b>Depot rear of 109a Wellington Street, Bollington</b>
<b>SHLAA Ref/Site Ref number</b>	Bol 2
<b>Site visit date</b>	12 Feb 2015
<b>Site description</b>	Former Council depot consisting of two-flat roofed brick buildings and yard area. Back-land site, which is semi derelict and very run down. Mixed use area with car repair business on the adjacent site with a shared access.
<b>Site area and dwelling capacity</b>	780 sq m/2 units (based on adjacent densities 4 times the 40 units/hectare, 8 units is realistic)
<b>Constraints</b>	Back land site with restricted access Bad neighbour – garage site adjacent.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Bollington, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site is in an area where the right form of development would be attractive to developers/occupiers, but they may wish to purchase the adjoining site to make a more comprehensive form of development.
<b>Is the site potentially</b>	Timescales are uncertain at this stage, but there are no

<b>developable within the Plan period; available and achievable?</b>	known reasons why it would not be.
<b>Infrastructure issues (including highways)</b>	The access is narrow, and shared with an adjoining business and as such may limit the development potential.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is adjacent to a local centre, and some 1.2km from Pool Bank. The site is considered to be locationally sustainable.
<b>Conclusions &amp; recommendations</b>	The site has potential, being in a mainly residential area, but its back-land nature and the car repair garage on the adjacent site will need careful consideration. It may be worth considering the two sites together, although the car repair garage is currently in use. Could have potential in the plan period.

<b>Site Address</b>	<b>Water Street/John Street, Bollington</b>
<b>SHLAA Ref/Site Ref number</b>	Bol 3
<b>Site visit date</b>	12 Feb 2015
<b>Site description</b>	<p>Attractive, substantial stone built traditional building, two storey, pitched roof. Appears to be a former school, now being used in part as a day nursery.</p> <p>The building fronts the terraced street but with parking/yard area to rear.</p> <p>Also to the rear is a water course, with a pedestrian bridge over to former playground (forming a separate site).</p> <p>Most adjoining uses are residential.</p> <p>The building is for sale therefore it is included in the study.</p>
<b>Site area and dwelling capacity</b>	1135 sq m/3 units (as a conversion however based on a 70 sq m 2b4p unit with a building floor area estimated at 640 sq m it amounts to some 9 units).
<b>Constraints</b>	Locally listed building Conservation Area
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Bollington, which is inset in the Green Belt in the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	<p>28085P Furniture Store Water Street Bollington - Proposed Car Park Approved with conditions 1-Dec-1981</p> <p>40366P Former School Water Street Bollington -Conversion Of Upper Floor To Provide Youth Club Approved 7-Mar-1985</p> <p>99/2134P John Street/Water Street Bollington - Flood Wall Approved with conditions 1-Aug-2000</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

	The site is in an area that would be attractive to developers and occupiers.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is for sale, and there are no known constraints – assuming the building is converted.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is well related to the town centre, within easy walking distance of a range of services and facilities. The Pool Bank car park in the town centre is only some 250m away.
<b>Conclusions &amp; recommendations</b>	The building is considered suitable for conversion, as it is attractive, well located to the town, and being locally listed demolition would be resisted. Whilst the building is at least in part in use, it should be considered as it is for sale, and has potential in the plan period.

<b>Site Address</b>	<b>Land to west of Store Street, adjacent to the River Dean, Bollington</b>
<b>SHLAA Ref/Site Ref number</b>	Bol 4
<b>Site visit date</b>	12 Feb 2015
<b>Site description</b>	Area of hardstanding. On site accessed only by foot bridge over river, to rear of former school (site Bol 3). Retaining wall to east where properties (commercial and residential) overlook the site. Site all hard surface but now somewhat un-kempt in appearance. Clearly unused for some time
<b>Site area and dwelling capacity</b>	675 sq m/ 2 units (officer assessment based on 30 dph)
<b>Constraints</b>	No vehicular access Water course/flooding Possible over looking from adjacent houses Conservation Area
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Bollington, which is inset in the Green Belt in the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site is in an area that has a particular character and is adjacent to a watercourse that would be attractive to developers and purchasers



<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site would have to be developed in connection with the former school site fronting Water Street (Bol 3) otherwise land-locked, as access to this site can only be achieved via the former school site.
<b>Infrastructure issues (including highways)</b>	No vehicular access
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is well related to the town centre, within easy walking distance of a range of services and facilities.
<b>Conclusions &amp; recommendations</b>	Very unusual site, with some challenging constraints, requiring innovative solutions, but has some potential if access can be shared with former school site (Bol 3).

<b>Site Address</b>	<b>Land to rear of 24 Hurst Lane, Bollington</b>
<b>SHLAA Ref/Site Ref number</b>	Bol 5
<b>Site visit date</b>	12 Feb 2015
<b>Site description</b>	This unusual site is in effect on the top of a hill, within the settlement. The irregular shaped land appears to have been used in the past for grazing; however it is unclear if this is still the case. It has houses to all boundaries, with only a small frontage to Hurst Lane where access is afforded. There are some trees/hedges to the boundaries, although it is unclear whether they are in the site or in adjoining gardens in places. The site adjoins and is possibly linked by a narrow gap to Bol 6.
<b>Site area and dwelling capacity</b>	2876 sq m/8 units (officer assessment based on 30 dph)
<b>Constraints</b>	Limited access Overlooking issues with adjoining houses.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Bollington, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within</b>	The intentions of the owner are unknown.

<b>the Plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	Need to check if current access is adequate otherwise the site could be landlocked.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is within some 650m from Pool Bank, closer to other facilities such as a primary School (St John's). The site is considered to be sustainably located.
<b>Conclusions &amp; recommendations</b>	Site does not have any significant known constraints if access can be achieved. Unusual in that it is a greenfield site in the settlement, but if available could be brought forward quickly. It is considered that it could have potential within the Plan period.

<b>Site Address</b>	<b>Land adjacent to Quarry Bank, Hurst Lane, Bollington</b>
<b>SHLAA Ref/Site Ref number</b>	Bol 6
<b>Site visit date</b>	12 Feb 2015
<b>Site description</b>	<p>This unusual site, linked by a narrow gap to Bollington 5, is in effect on the top of a hill, within the settlement. The irregular shaped land is somewhat overgrown, but has houses to all boundaries, with only a small frontage to Hurst Lane where access is afforded. Recent satellite images indicate it has recently been used as a builder's storage area for work on an adjacent new house.</p> <p>There are some trees/hedges to the boundaries, although it is unclear whether they are in the site or in adjoining gardens in places.</p> <p>A Public footpath runs along southern boundary linking Hurst Lane to Gleave Avenue.</p>
<b>Site area and dwelling capacity</b>	4,021 sq m/ 12 units (officer assessment based on 30 dph)
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Bollington, which is inset in the Green Belt in the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	47074PB Land Adjacent To Hilltop Off Hurst Lane Bollington - Private Dwelling Refused 19-Nov-1986
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

	The site is within an area that would be attractive to developers and prospective purchasers.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The intentions of the owner are unknown
<b>Infrastructure issues (including highways)</b>	Careful consideration will need to be given to whether a shared or separate access to the site is the better option.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is within some 650m from Pool Bank, closer to other facilities such as a primary School (St John's). The site is considered to be sustainably located.
<b>Conclusions &amp; recommendations</b>	The site does not appear to be in use; it does not have any significant known constraints and is considered to be sustainably located. Whilst there may not be any site specific obstacles to development, the intentions of the owner are unknown. If the site was to become available it is considered that it could be developed within the Plan period.

<b>Site Address</b>	<b>Former Church, between 25 &amp; 27 Wellington Road, Bollington</b>
<b>SHLAA Ref/Site Ref number</b>	Bol 7
<b>Site visit date</b>	12 Feb 2015
<b>Site description</b>	This site relates to a former church, for sale, in a prominent location on the main Wellington Road in a central area of Bollington. The building appears only to have a limited curtilage. The building is an attractive stone built (Listed) Building. The area is mixed in character with the Town Council Offices opposite and residential properties to the east.
<b>Site area and dwelling capacity</b>	950 sq m/3 units based on 30dph (as a conversion however based on a 70 sq m 2b4p unit, and 661 sq m building area, it amounts to some 9 units).
<b>Constraints</b>	Listed Building in a Conservation Area Limited parking on a tightly constrained site
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Bollington, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	73992P Listed Building Consent Methodist Church Wellington Road Bollington Approved 19-May-1993 32448P The Methodist Church Wellington Road Bollington - Conversion Of Existing Church To Church With Accommodation For Playgroup And Other Community Uses Approved 9-Mar-1983
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site is in an area which would be attractive to developers and purchasers. How easy the building will be to

	convert is unknown and this could restrict its potential market.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is for sale, so it is available and has the potential to be achievable.
<b>Infrastructure issues (including highways)</b>	Limited parking/access on a tightly constrained site
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is in a central location within easy walking distance of a range of services/facilities.
<b>Conclusions &amp; recommendations</b>	As with all Listed Buildings, development will present challenges, and as demolition will be strongly resisted, it is considered conversion is the only realistic option. This could impact on timescales for bringing forward this site. The building is for sale however and it lies in a sustainable location, so it is considered to have potential within the Plan period.

<b>Site Address</b>	<b>Former Telephone Exchange, Albert Road, Bollington</b>
<b>SHLAA Ref/Site Ref number</b>	Bol 8
<b>Site visit date</b>	12 Feb 2015
<b>Site description</b>	<p>Purpose built single storey simple brick built building with a part pitched, part flat roof. There is an area of hard standing to the front and side, with the remaining area laid to grass. The building appears vacant, looking somewhat rundown. There is a fire tower outside the rear boundary of the site in the grounds of the adjacent fire station.</p> <p>The site adjoins commercial premises to the other (east) sides/rear, but is opposite a school and houses.</p>
<b>Site area and dwelling capacity</b>	1320 sq m/ 4 Units (officer assessment based on 30 dph)
<b>Constraints</b>	Noise constraints from adjoining uses (commercial premises)
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Bollington, which is inset in the Green Belt in the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Nothing on the site, but on the adjacent site: 36083P Factory And Offices On Land Adjacent To Telephone Exchange Albert Road Bollington - Extensions And Alterations To Existing Factory Approved 9-Feb-1984
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is in an area which would be attractive to developers and purchasers, but the commercial nature of adjoining uses could restrict the market.</p>



<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Unknown but no known constraints if the issue of noise can be addressed.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is only some 150m from a local centre, and opposite two schools. Pool Bank is somewhat further at 1.5km away.
<b>Conclusions &amp; recommendations</b>	If the building is surplus to requirement, then it is considered that this site has potential to be developed within the Plan period however the issue of noise from the adjoining use will need to be carefully examined.

<b>Site Address</b>	<b>Land adjacent to 39 Hurst Lane, Bollington</b>
<b>SHLAA Ref/Site Ref number</b>	Bol 9
<b>Site visit date</b>	12 Feb 2015
<b>Site description</b>	Large garden/allotment area associated with the adjacent house but appears to be a separate parcel of land. The site shares an access with the house.
<b>Site area and dwelling capacity</b>	1600 sq m/5 dwellings (officer assessment based on 30 dph)
<b>Constraints</b>	Shared access with house, with no road frontage.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Bollington, which is inset in the Green Belt in the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is in an area that would be attractive to developers and potential purchasers.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Unknown. Has to be assumed no.

<b>Infrastructure issues (including highways)</b>	Shared access, need to check visibility splays if 5 properties were to utilize access.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is within some 650m from Pool Bank, closer to other facilities such as a primary School (St John's). The site is considered to be sustainably located.
<b>Conclusions &amp; recommendations</b>	As a garden it has to be screened out.

<b>Site Address</b>	<b>Former Bank, 1 Ashbrook Road, Bollington</b>
<b>SHLAA Ref/Site Ref number</b>	Bol 10
<b>Site visit date</b>	20 March 2015
<b>Site description</b>	Former bank building, now vacant and for sale by DTZ. Single storey purpose built commercial building raised up above the road level on a plinth. Car parking to both sides of the building, one to the main road frontage. Ashbrook Road is a residential street, but there are commercial uses on the main road (Wellington Road).
<b>Site area and dwelling capacity</b>	1038 sq m/3 units (officer assessment based on 30 units/hectare)
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Bollington, which is inset in the Green Belt in the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	There are numerous applications made on this site, but all relate to either signage or minor developments associated with the bank use.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site is in an area that would be attractive to developers and potential purchasers.
<b>Is the site potentially developable within the Plan period;</b>	The site is for sale, the former use having ceased so it has to be assumed it is both available and deliverable.

<b>available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is adjacent to a local centre, and some 1.4km from Pool Bank. The site is considered to be locationally sustainable
<b>Conclusions &amp; recommendations</b>	The site is being actively marketed, it is situated in a sustainable location, and it is considered it will make a good housing site with no known constraints. It is therefore considered that it has potential to be developed within the Plan period.

# **ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS; KEY SERVICE CENTRES AND LOCAL SERVICE CENTRES**

## **BOLLINGTON**

### **1. Introduction**

As discussed in the Assessment of Urban Potential report for Bollington, it is heavily constrained by the Green Belt, and any sites released for development on the edge of the settlement are likely to be in the Green Belt. This of course with the exception of the two sites off Albert Road on the north western edge of the settlement, which are allocated employment sites outside the Green Belt.

### **2. Key Policy issues/constraints**

Full details of the key policy issues/constraints are set out in the Urban Potential summary report. It is important however to highlight that any site outside the settlement boundary is in the Green Belt.

### **3. Key findings**

Two sites were assessed, both omission sites off Shrigley Road on the eastern edge of Bollington. The two sites are adjacent to each other, and consist of Green Belt, greenfield sites currently used for grazing. Both sites are also in an area of Special County Value, which here is a narrow band running from the edge of Bollington to the edge of the Peak District National Park. Harrop Brook (a tributary of the River Dane) lies just beyond both site boundaries but Flood zones 2 and 3 do not impact directly on the sites.

### **4. Site Commentary**

The first site, 59 Shrigley Road is the larger of the two sites, and has a reasonable road frontage, between properties on both sides. The site is relatively flat nearer to the road, but then rises fairly steeply to the rear (south east). There is little vegetation on the site and no known site specific constraints. The site could release some 39 dwellings if developed, and could be developed alongside the adjacent site considered below. Whilst the site is somewhat self contained, (especially the frontage area) it does afford open views from Shrigley Road to the hills to the south and east, and is in a landscape sensitive location.

The second, adjoining site, 41a Shrigley Road is similar in character, but has no road frontage, sitting behind properties on Shrigley Road on a gently rising site, again with an open aspect to the rear (south east). This site however, has a tree belt on the southern boundary, which will influence site layout. This site could release some 20 dwellings and as above could be developed alongside the adjacent site to the north.

Again there are some concerns about the landscape impact of developing this site in this sensitive location.

Details are shown on the site proformas and summary spreadsheets for Bollington.

The 'Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Bollington' map shows all the sites considered in the Study.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Bollington, and in particular this part of the town, is an attractive and desirable place to live and it is considered that both sites considered here, with no known constraints, would be both viable and deliverable. Both are being promoted by agents on behalf of the owners.

## **6. Conclusion**

Strategic Sites are allocated in the Local Plan Strategy. As Bollington is a Local Service Centre, it is not considered to be appropriate for a Strategic Site to be identified within it. If there is a need identified for additional housing to be provided in Bollington, within the Plan period, land will be identified at the Site Allocations stage.

Both sites assessed are similar in character, and despite some landscape concerns with both sites, if additional housing is required for Bollington, they could be given further consideration at the Site Allocation Stage. Combined these two greenfield sites could provide some 59 dwelling units.

**CHESHIRE EAST LOCAL PLAN STRATEGY: BOLLINGTON; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION**

Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
59 Shrigley Road, Bollington	Grazing land on the eastern side of the village. Relatively flat on the frontage, rising steeply to the rear. Adjoins properties on either side on the frontage.	Omission Site SUB 3567	1.29	39	0	Greenfield site, with visual impact considerations, but should be considered further at the site allocation stage.
41a Shrigley Road, Bollington	Grazing land sitting behind frontage properties. Rising gently to the rear where there are distant views. Tree belt on the S/W boundary.	Omission site SUB 2131	0.65	20	0	Greenfield site, with visual impact considerations, but should be considered further at the site allocation stage.
<b>Total</b>			<b>1.94</b>	<b>59</b>	<b>0</b>	



**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

**BOLLINGTON**

<b>Site Address</b>	<b>59 Shrigley Road, Bollington</b>
<b>SHLAA Ref/Site Ref number</b>	SUB 3567
<b>Site visit date</b>	12 Feb 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	A representation was made to the Local Plan Strategy Submission version reference (Omission site) SUB 3567.
<b>Site description</b>	Grazing land, relatively flat adjacent to road, then sloping up significantly towards the rear (south east). Appears poorly drained on flatter area nearer the road. There is no significant vegetation. Whilst the land is open to the rear there are residential properties to either side on the road frontage, although being a deep site it would not be infill. The site lies adjacent to the Bollington settlement boundary on the eastern side. The site adjoins the land that is the subject of Local Plan Submission representation reference SUB 2131.
<b>Site area and dwelling capacity</b>	1.29ha/39 dwellings (officer assessment based on 30 dph)
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located in the Green Belt, as defined in the Macclesfield Borough Local Plan Area of Special County Value.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None

<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Representation to Local Plan submission version by Emery Planning (ID 806326) SUB 3567          “In summary, we would support the identification of Bollington as an LSC capable of supporting a higher level of residential development and that further sites will need to be identified to deliver that residential development. The site at 59 Shrigley Road offers an opportunity to deliver residential development.” On the subject of the Green Belt the agent feels the site will be a “natural infilling and rounding off of the urban area”, and does not, in their view, conflict with any of the 5 purposes of Green Belt.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is in an area that would be attractive to developers and prospective purchasers.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>There are no known constraints, and the agent uses the word ‘deliver’ (as above) however there is no further information on this matter.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>No known issues.</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>The site is some 750m from Pool Bank where there are a range of services/facilities. The route back however would be uphill.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This is a greenfield site, located on the edge of the settlement in an attractive area.          The site is not considered to be as prominent in the landscape as adjacent sites, but it is still open to the rear.          If Bollington is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site is suitable for further consideration.</p>

<b>Site Address</b>	<b>41A Shrigley Road, Bollington</b>
<b>SHLAA Ref/Site Ref number</b>	SUB 2131
<b>Site visit date</b>	12 Feb 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	A representation was made to the Local Plan Strategy Submission version reference Omission Site SUB 2131.
<b>Site description</b>	Grazing land on gently undulating site, very open to rear with extensive views to hills beyond. The site sits behind frontage properties on Shrigley Road. There is a tree belt along the south-western boundary. Site adjacent to Bollington settlement boundary on the eastern side. Adjacent to SUB 3567.
<b>Site area and dwelling capacity</b>	0.65ha/20 dwellings (officer assessment based on 30 dph).
<b>Constraints</b>	Trees (overhanging/ecology) which may have an impact on the layout.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located in the Green Belt, as defined in the Macclesfield Borough Local Plan Area of Special County Value
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	14/3234M Proposed demolition of 41a Shrigley Road and the erection of a new dwelling with dependent relatives annex. - 41A, Shrigley Road, Bollington, SK10 5RD approved with conditions 15-Oct-2014.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	Representation to Local Plan submission version (ID 835003) SUB 2131: "There has been no clear process followed in the selection of sites for development in the Green Belt. The Green Belt assessment report was prepared after the site selection process and only evaluated sites in relation to three of the five main purposes of the Green Belt. The Local Plan proposes that the general extent of the Green Belt should remain unchanged. The strategy is not sound in that it has not considered the requirements for Towns such as Bollington to expand in order to facilitate a future need for housing."

<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is in an area that would be attractive to developers and prospective purchasers.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>There is no mention of this matter in the representation, but there are no known constraints on the site.</p>
<b>Infrastructure issues (including highways)</b>	<p>None known</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The site is some 750m from Pool Bank where there are a range of services/facilities.</p> <p>The route back however is steeply uphill.</p>
<b>Conclusions &amp; recommendations</b>	<p>Attractive greenfield edge of settlement site with distant views to the rear. As it sits behind frontage properties it is currently not prominent from the road, but opening up an access would change that.</p> <p>If Bollington is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site is suitable for further consideration.</p>

# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL' OF THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **BUNBURY**

### **1. Introduction**

The village of Bunbury is situated within the Open Countryside approximately 8 miles north west of Nantwich and has a population of approximately 2,200 (2013 mid year ONS population estimate). It is designated as a Local Service Centre within the Cheshire East Local Plan Strategy Submission Version.

The built development of Bunbury is centred around the area to the west of the junction of Vicarage Lane, School Lane and Bunbury Lane. Several of the village facilities, such as school, local shop and pub can be found in this area with others within walking distance, such as the playing fields. Bunbury is made up of the 'Four Bunburys' – Bunbury Commons, Bunbury Heath, Lower Bunbury and Higher Bunbury. This study focuses on the main developed areas of Bunbury Heath and Lower Bunbury.

Beyond the Settlement Boundary Bunbury is surrounded by predominantly agricultural land.

### **2. Key Policy Issues/Constraints**

Bunbury is a village, with a settlement boundary, surrounded by open countryside and is subject to the saved Policies of the Borough of Crewe and Nantwich Replacement Local Plan 2011. The settlement boundary is drawn tightly around the existing development limiting potentially suitable sites.

Within the Settlement Boundary of Bunbury there are 13 Listed Buildings and approximately 33 trees under the protection of Tree Preservation Orders (TPO) with a further 3 group TPO areas. The northern sections of both Higher Bunbury and Lower Bunbury are covered by Conservation Areas; there are also 3 areas of protected Public Open Space. A Conservation Area designation does not prevent development unless it is harmful to its setting. It is important to remember that any proposed development should seek to preserve and enhance the character and setting of the Conservation Area and the reasons it was designated.

Beyond the settlement boundary to the south of Lower Bunbury/Bunbury Heath are 2 bands of group TPOs.

The Bunbury Village Design Statement 2009 is also a material consideration in determining planning applications or assessing future opportunities for

development. It is also important to note that a Neighbourhood Plan is currently being developed and is due to be adopted over the coming months.

### **3. Development Potential**

Between 2010 and 31/12/14 there were 24 completions in Bunbury giving a net gain of 21 dwellings. There are commitments for a total of 4 dwellings (31/12/14), all of which are within the Settlement Boundary.

### **4. Key Findings**

A study of potential housing sites within the Settlement Boundary was carried out to determine the potential scope for future development.

Bunbury has a number of houses with large gardens/residential curtilages, however these have been screened out from the study and it is difficult to assess the availability of these sites as they may never come forward.

The study did not find any sites within the settlement boundary that are available or suitable for development.

### **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Notwithstanding the above, Bunbury is an attractive rural village with a range of accessible local services and facilities for the local population. This makes Bunbury a desirable and sought after place to live.

### **6. Conclusion**

Bunbury is a small settlement, which is located in a desirable part of the borough with public transport links to Nantwich, Crewe and Chester.

Bunbury has a small number of commitments, for 4 dwellings; with three dwellings on mixed (greenfield/brownfield) sites and one on greenfield. The Settlement Boundary is drawn tightly around the existing development of Bunbury, limiting potential development opportunities. The urban potential study has not identified any suitable sites with the potential for future development; the only possible opportunities could be individual residential curtilages which are difficult to assess for availability/deliverability and so have not been included in the study.

Overall, the study has shown that there is very little scope for future residential development within the Settlement Boundary for Bunbury. No suitable sites were found.

# **ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS; KEY SERVICE CENTRES AND LOCAL SERVICE CENTRES**

## **BUNBURY**

### **1. Introduction**

The village of Bunbury is situated within the Open Countryside approximately 8 miles north west of Nantwich and has a population of approximately 2,200 (2013 mid year ONS population estimate). It is designated as a Local Service Centre within the Cheshire East Local Plan Strategy Submission Version.

The built development of Bunbury is centred around the area to the west of the junction of Vicarage Lane, School Lane and Bunbury Lane. Several of the village facilities, such as school, local shop and pub can be found in this area with others within walking distance, such as the playing fields. Bunbury is made up of the 'Four Bunburys' – Bunbury Commons, Bunbury Heath, Lower Bunbury and Higher Bunbury. This study focuses on the main developed areas of Bunbury Heath and Lower Bunbury.

Beyond the Settlement Boundary Bunbury surrounded by predominantly agricultural land.

### **2. Key Policy issues/constraints**

The most significant Policy constraint to development beyond the Settlement Boundary of Bunbury is Open Countryside where there is a general presumption against development unless it is for an agricultural or forestry use. Further to this there are two areas of Protected Public Open Space: the cricket pitch to the north of School Lane and Bunbury Playing Fields to the east of Bunbury Lane. A flood risk zone runs to the north of the village and to the south there are two bands of group TPOs to the south as well as several individual TPOs dotted around the countryside.

### **3. Key Findings**

In total there have been five sites assessed, of these sites one is a site that is subject to a representation to the Local Plan Strategy Submission Version while the other four are the subject of planning applications, with one (off School Lane) being a Non-Preferred Site These sites are included in this study as Bunbury does not lie in the Green Belt, is a Local Service Centre and is the subject of pressure from housing developers and it was considered to be important to illustrate this situation. All five sites lie adjacent to the Settlement Boundary and are greenfield sites.

#### **4. Site Commentary**

The first site is found to the north west of the centre of Lower Bunbury, south of School Lane. Part of this site is currently the subject of a full planning application for 34 dwellings, which is yet to be determined. A previous application for the same number of dwellings has been refused, for reasons of loss of Open Countryside contrary to Local Plan and emerging Local Plan Policy. This decision is currently under appeal.

Notwithstanding the above the promoter of the site has stated that there are no technical reasons that would prevent the development of the site coming forward. Further to this, a representation made to the Local Plan regarding this site suggests that this is an appropriate and sustainable site for development in order to meet the housing needs of Bunbury

The next two sites are found to the south of the existing Settlement Boundary, the two sites lie adjacent to each other to the south of Wakes Meadow and west of Bunbury Lane. Both sites are within the Open Countryside.

The first, and smaller, of the two sites is found south of Wakes Meadow/off Oak Gardens and covers an area of approximately 0.8Ha. This site is the subject of a current outline application for 17 dwellings which is still live and yet to be determined.

The promoter of the site has stated that the site has been made available for development and considers that a viable housing scheme is achievable and deliverable and can come forward in the short term.

The next site is located west of Bunbury Lane and directly adjacent to the south of the Oak Gardens site. A full planning application (14/5255N) for 52 dwellings has been submitted for this site and is currently live and not yet determined. The promoters of the site state that it is able to deliver a significant proportion of the required housing for Bunbury.

The fourth site is located adjacent to the settlement boundary to the east of Hill Close/Queen Street. An outline application for 21 dwellings has been submitted on this site and is currently awaiting determination. The promoter of the site has stated that the planning application demonstrates that the site is available for development and that the proposed housing scheme is both achievable and deliverable in the short term.

The fifth and final site is located to the east of the settlement boundary to the south of Wyche Lane. This site has recently had outline permission granted (subject to a Section 106 agreement) (14/3167N) for a total of 13 dwellings, this will include an apartment block of 5 dwellings. The promoter of this site has stated that it is available, developable and suitable for residential



development and is capable of being brought forward within the next five years.

The five identified sites are in sustainable locations, all within walking distance of the various facilities and services. In total permission is being sought for up to 137 dwellings across the 5 applications.

Details are shown on the site pro-formas and summary spreadsheets for Bunbury.

The sites being actively promoted in the Local Plan process were considered to be suitable for further consideration and were subject to SA and HRA; they can be seen on the 'Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Bunbury' map.

The 'Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Bunbury' map shows all the sites considered in the Study.

## **5. Viability and Deliverability**

Bunbury is set in a rural location with a range of local services and facilities available within the village including recreational opportunities both within the village and nearby. Therefore, Bunbury can be seen as an attractive and desirable place to live. This amount of current planning applications adds further weight to this and shows a strong developer interest in the village.

Only one of the sites identified has planning permission (however this is subject to a Section 106 agreement, however the promoters of each site have stated the availability, viability and deliverability of the sites is likely to see them come forward in the short term.

## **6. Conclusion**

Overall, the study has shown that there is a high level of developer interest in sites around Bunbury. At present the five identified sites are the subject of current planning applications totalling up to 137 dwellings, of this figure 13 dwellings have outline planning permission subject to the signing of a Section 106 agreement.

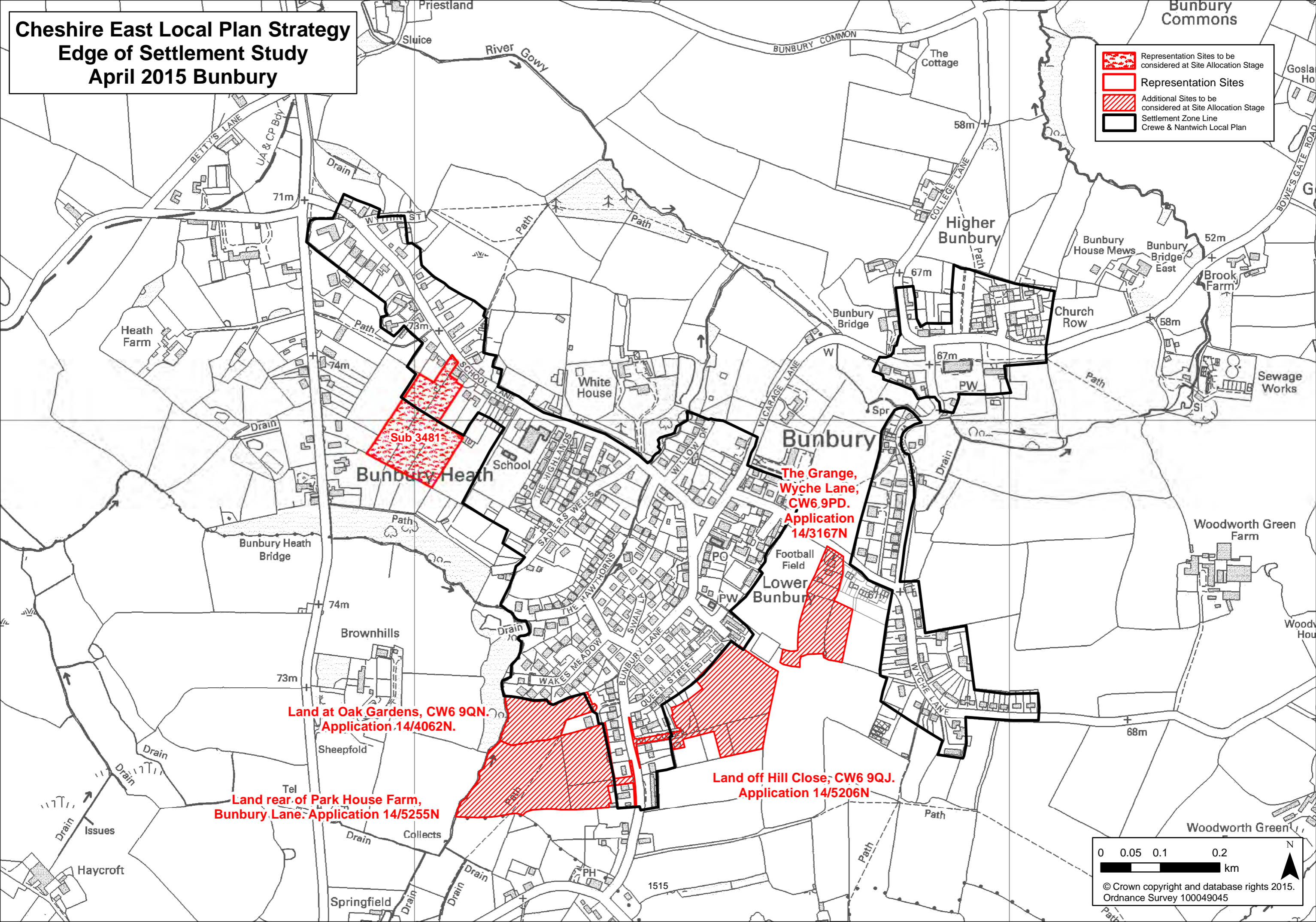
Whilst the Local Plan Strategy will not identify a Strategic Site in Bunbury, as it is a Local Service Centre, the village will be required to provide sufficient land for housing to meet the housing requirement identified for it at the Site Allocations stage; it is possible therefore that some of these sites will need to be given further consideration at that stage in the Plan making process.

**CHESHIRE EAST LOCAL PLAN STRATEGY: BUNBURY; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION**

Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Heath Villa, School Lane, Bunbury	The site lies to the west/south of School Lane, Bunbury with residential development to the north and linear development along the A49 to the west. The northern/east boundary has the linear development of School Lane. To the south is a belt of mature trees covered by a group Tree Preservation Order. The northern most part of the site lies within the Settlement Boundary for Bunbury. The site itself is flat pasture/paddock subdivided by mature hedgerows.	Representation site (SUB 3481). Applications 14/2204N and 14/5533N	2.77	84	0	If planning approval is gained through the appeal process then this site could potentially contribute 34 dwellings to the future housing needs of Bunbury.
Land off Hill Close, Bunbury, CW6 9QJ	The site lies to the south east of Bunbury adjacent to the settlement boundary, approximately 0.3 miles from the centre of Lower Bunbury. It is bordered by residential development to the north and west with agricultural land to the east and south. The site itself is made up of paddock and grazing land with mature hedgerows crossing the site and to the boundaries.	Application 14/5206N	2.14	21	0	Application is still live and yet to be determined. If this is approved then this site could contribute to the future housing needs of Bunbury.
Land off Oak Gardens, Bunbury, CW6 9QN	Agricultural land bordered by mature hedgerows and trees. Existing residential development to the north and east.	Application 14/4062N	0.84	17	0	Application is still live and yet to be determined. If this is approved then this site could contribute to the future housing needs of Bunbury.
Land west of Bunbury Lane (rear of Park House Farm)	Agricultural land bordered by mature hedgerows and trees. Existing residential development to the east. Site of application 14/4062N to the north.	Application 14/5255N	2.9	52	0	Application is still live and yet to be determined. If this is approved then this site could contribute to the future housing needs of Bunbury.
The Grange, Wyche Lane, Bunbury, Cheshire, CW6 9PD	Grazing/paddock with mature hedgerows and trees to the west, north and south. Existing development to the east.	Application 14/3167N	1.14	13	0	Application approved (subject to a S106) 22/04/15.
<b>TOTALS</b>			<b>9.79</b>	<b>187</b>	<b>0</b>	

**Cheshire East Local Plan Strategy  
Edge of Settlement Study  
April 2015 Bunbury**

	Representation Sites to be considered at Site Allocation Stage
	Representation Sites
	Additional Sites to be considered at Site Allocation Stage
	Settlement Zone Line Crewe & Nantwich Local Plan



0 0.05 0.1 0.2 km

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Ordnance Survey 100049045

**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

**Bunbury**

<b>Site Address</b>	<b>Heath Villa, School Lane, Bunbury</b>
<b>SHLAA Ref/Site Ref number</b>	2890
<b>Site visit date</b>	Dec 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Local Plan Strategy Submission Version representation (Omission site) SUB 3481.
<b>Site description</b>	The site lies to the west/south of School Lane, Bunbury with residential development to the north and linear development along the A49 to the west. The northern/east boundary has the linear development of School Lane. To the south is a belt of mature trees covered by a group Tree Preservation Order. The northern most part of the site lies within the Settlement Boundary for Bunbury. The site itself is flat pasture/paddock subdivided by mature hedgerows.
<b>Site area and dwelling capacity</b>	SHLAA: 2.77ha – 84 dwellings
<b>Constraints</b>	None
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Most of the site lies within the open countryside as defined within the Crewe and Nantwich Local Plan 2011. However, the access to the site lies within the settlement boundary of Bunbury.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<b>14/2204N:</b> Full Planning for 34 dwellings (for part of the site) – refused on 28/08/2014 for reasons of unsustainable site located within the open countryside and demonstrable 5 year housing supply; this decision is currently the subject of an appeal, the decision of which is awaited. <b>14/5533N:</b> Full Planning for 34 dwellings (for part of the site). Refused (22/04/2015) due to non conformance with the Bunbury Neighbourhood Plan.

<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>A representation to the Submission version of the Local Plan Strategy (SUB 3481) has been received in support of this site, by the site promoters (Bloor Homes).</p> <p>They support the identification of Bunbury as a Local Service Centre in the settlement hierarchy, and the requirement for new development to be accommodated there.</p> <p>They state that the School Lane site represents an opportunity to deliver a highly sustainable residential development, appropriate in scale, which integrates itself into the existing settlement and can deliver tangible benefits for the local community. Being bounded by residential properties along its northern and western boundaries, Bunbury Aldersey C of E Primary School along its eastern boundary and the Sadlers Wells Community Woodland to the south ensure that the site is entirely enclosed within the village envelope and any wider impact upon the landscape character is minimised. There are no other more appropriate locations within Bunbury for future development that needs to be accommodated; identifying the opportunity that exists in this location now will help to ensure that other sites in more sensitive locations are protected in the future.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Bunbury has been identified as a Local Service Centre with a range of local services and is a desirable place to live with few development opportunities.</p> <p>The submitted Planning Statement, for application 14/5533N, states that there are no technical reasons that could prevent the development of this site.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The submitted Planning Statement states that there are no technical constraints that could prevent the site from coming forward.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>A new car park for the village primary school is included within the application.</p>
<p><b>HRA considerations</b></p>	

<b>SA considerations</b>	The site is located immediately adjacent to the village of Bunbury and is within easy walking distance of the local village centre facilities, approximately 0.3 miles away.
<b>Conclusions &amp; recommendations</b>	<p>A previous refusal (14/2204N) for 34 dwellings is under appeal with the decision currently awaited. A subsequent planning application (14/5533N) also for 34 has been refused (22/04/2015).</p> <p>If this site gains planning approval through the appeal process, from the information that has been provided by the site promoters, it is considered that the site could be developed within the Plan period and would therefore contribute to the future housing requirements of Bunbury village.</p> <p>The outline application has been refused. However, if Bunbury is required to provide land for additional housing at Site Allocations stage; this site could then be given further consideration.</p>

<b>Site Address</b>	<b>Land off Hill Close, Bunbury, CW6 9QJ</b>
<b>SHLAA Ref/Site Ref number</b>	N/A
<b>Site visit date</b>	December 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	This site is included in this study, as it is the subject of a current planning application (14/5206N).
<b>Site description</b>	The site lies to the south east of Bunbury adjacent to the settlement boundary, approximately 0.3 miles from the centre of Lower Bunbury. It is bordered by residential development to the north and west with agricultural land to the east and south. The site itself is made up of paddock and grazing land with mature hedgerows crossing the site and to the boundaries.
<b>Site area and dwelling capacity</b>	2.14 ha – 21 dwellings (site capacity taken from current planning application ref 14/5206N)
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded,</b>	Site is outside of the Settlement Boundary for Bunbury and is designated as Open Countryside within the Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	14/5206N – Outline application for 21 dwellings, new stable block and paddock. Application is still live and yet to be determined.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Bunbury has been identified as a Local Service Centre with

	<p>a range of local services and is a desirable place to live with few development opportunities.</p> <p>The submitted Planning Statement accompanying application reference 14/5206N states that the planning application demonstrates that the site is available for development and that the proposed housing scheme is both achievable and deliverable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The submitted Planning Statement accompanying application reference 14/5206N states that the site represents a deliverable residential opportunity which can come forward in the short-term.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	This site is in a highly sustainable location, in the heart of the village, close to its services and facilities.
<b>Conclusions &amp; recommendations</b>	<p>This site is currently the subject of an outline planning application for 21 dwellings (14/5206N) with access taken off Hill Close. This application is still live and yet to be determined.</p> <p>If this site gains planning approval from the information that is contained in the planning application, it is considered that the site could be developed within the Plan period and would therefore contribute to the future housing requirements of Bunbury village.</p> <p>If the site is not given planning approval and Bunbury is required to provide land for additional housing at Site Allocations stage, this site could then be given further consideration.</p>



<b>Site Address</b>	<b>Land off Oak Gardens, Bunbury, CW6 9QN</b>
<b>SHLAA Ref/Site Ref number</b>	4682 (part of site).
<b>Site visit date</b>	December 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	This SHLAA site is included in this study as it is currently the subject of two planning applications: 14/4062N and 14/5255N. This proforma deals with the land subject of 14/4062N, whilst the land subject of 14/5255N is dealt with on the Pro-forma titled 'Land west of Bunbury Lane'.
<b>Site description</b>	The site lies to the south of the Bunbury settlement boundary with existing residential development to the east and north, approximately 0.3 miles from the centre of Lower Bunbury. To the south of the site there is currently a full application for 52 dwellings (ref 14/5255N). The west of the site is bordered by a belt of trees that are the subject of Tree Preservation Orders (TPOs). The actual site is flat pasture/agricultural land with mature hedgerows cutting across. A public right of way crosses through the middle of the site.
<b>Site area and dwelling capacity</b>	0.84 ha – 17 dwellings (the site capacity reflects that included in the planning application ref 14/4062N).
<b>Constraints</b>	Tree Preservation Orders, both group and individual. The group TPO runs down the northern part of the west boundary, while there are 5 individual TPOs to the northern boundary with one to the south. These may inhibit development to a degree, however they are not likely to prevent the development of the site in their own right. A Public Right of Way crosses the site running north/south.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is outside of the Settlement Boundary for Bunbury and is designated as Open Countryside within the Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	14/4062N: Outline application for 17 dwellings. This is a current application due to be determined by the Southern Planning Committee. Exact committee date and officer recommendation are not known at this time.
<b>Reps received Matter Statement No.'s &amp; summary of</b>	None

<b>issues raised/development proposed</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Furthermore, Bunbury is a village that is a very popular and sought after place to live, with few development opportunities.</p> <p>The submitted Planning Statement (application 14/4062N) states that the site has been made available for development, and the developer considers that a viable housing scheme is achievable and deliverable on the site.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The submitted Planning Statement (application 14/4062N) considers that this site can come forward in the short term.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	This site is situated on the edge of the existing settlement boundary approximately 0.3 miles from the centre of the village. Therefore, it is in a sustainable location close to the existing services of Lower Bunbury.
<b>Conclusions &amp; recommendations</b>	<p>This site is currently the subject of an outline planning application for 17 dwellings (14/4062N) with access taken off Bunbury Lane. There are constraints on the site in the form of TPOs and a public right of way. However, these constraints will be taken into account during the determination of the application.</p> <p>This application is still live and yet to be determined. If the site is not given planning approval and Bunbury is required to provide land for additional housing at Site Allocations stage, this site could then be given further consideration.</p>

<b>Site Address</b>	<b>Land west of Bunbury Lane (rear of Park House Farm)</b>
<b>SHLAA Ref/Site Ref number</b>	4682 (part of site).
<b>Site visit date</b>	December 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	This SHLAA site is included in this study as it is currently the subject of two planning applications: 14/4062N and 14/5255N. This proforma deals with the land that is subject of application 14/5255N. The land that is subject of application 14/4062N is dealt with on the pro-forma titled 'Land off Oak Gardens'.
<b>Site description</b>	The site lies to the south of the Bunbury settlement boundary with existing residential development to the east. To the north of the site are two fields that are currently the subject of a planning application for residential development (14/4062N). Beyond the southern boundary of the site lies agricultural land/paddock. The west of the site is bordered by a belt of trees subject of TPOs. The actual site is flat pasture/paddock/agricultural land with mature hedgerows cutting across. A public right of way crosses through the middle of the site.
<b>Site area and dwelling capacity</b>	2.90 ha – 52 dwellings (application reference 14/5255N)
<b>Constraints</b>	Tree Preservation Orders both group, adjacent to the north west corner and individual to the north east corner. However, given that these lie to the edge and adjacent to the site it is unlikely that they will have a major impact on the proposed development. Public Right of Way crosses through the middle of the site.
<b>Current policy designation i.e. GB/Open space/NPS/ Strategic Site, safeguarded, Town Strategy</b>	Site is outside of the Settlement Boundary for Bunbury and is designated as Open Countryside within the Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	14/5255N: Full Planning for 52 dwellings The application is currently live and yet to be determined.
<b>Reps received Matter Statement</b>	None

<b>No.'s &amp; summary of issues raised/development proposed</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Bunbury has been identified as a Local Service Centre with a range of local services and is a desirable place to live with few development opportunities.</p> <p>The submitted Planning Statement, accompanying application reference 14/5255N states that the site is able to deliver a significant proportion of the required housing for Bunbury.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The submitted Planning Statement, accompanying application reference 14/5255N states that the site is able to deliver a significant proportion of the required housing for Bunbury.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	This site is situated on the edge of the existing settlement boundary approximately 0.4 miles from the centre of the village. Therefore, it is in a sustainable location close to the existing services of Lower Bunbury.
<b>Conclusions &amp; recommendations</b>	<p>This site is currently the subject of a full planning application for 52 dwellings (14/5255N) with public open space and access taken off Bunbury Lane. There are constraints on the site in the form of TPOs and a public right of way. However the submitted plans show that both the TPOs and public right of way will be retained and included within the development.</p> <p>This application is currently live and yet to be determined. If the site is not given planning approval and Bunbury is required to provide land for additional housing at Site Allocations stage, this site could then be given further consideration.</p>

<b>Site Address</b>	<b>The Grange, Wyche Lane, Bunbury, Cheshire, CW6 9PD</b>
<b>SHLAA Ref/Site Ref number</b>	N/A
<b>Site visit date</b>	December 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	This site is included in this study as it is the subject of a planning application – 14/3167N – approved 22/04/15.
<b>Site description</b>	The site lies to the east of Bunbury adjacent to the settlement boundary, approximately 0.2 miles from the centre of Lower Bunbury, with existing residential development to the north and east, playing fields to the west and agricultural land to the south. The site itself is split between residential curtilage to the west and paddock to the east with a mature hedge cutting through the site as well as along the west and south boundaries. Adjacent to the north east corner of the site is a recently approved development of 10 affordable dwellings (rural exception policy, ref P07/0867 approved 24/03/2009, 12/0457N extension of time, development now completed).
<b>Site area and dwelling capacity</b>	1.14 ha – 13 dwellings (application)
<b>Constraints</b>	None
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is outside of the Settlement Boundary for Bunbury and is designated as Open Countryside within the Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	14/3167N: Outline application for 13 dwellings. Approved 22/04/2015.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	None

<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Bunbury has been identified as a Local Service Centre with a range of local services and is a desirable place to live with few development opportunities.</p> <p>The submitted Planning Statement, accompanying application 14/3167N states that the site is available, achievable, developable and suitable for residential development.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The submitted Planning Statement accompanying application 14/3167N states that the site is capable of being developed within the next five years.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>None known</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>The site lies adjacent to existing residential development and is approximately 0.2 miles from the centre of Lower Bunbury and the local facilities found there. Therefore, it is considered that the site is in a sustainable location.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The application was approved on 22/04/2015 (subject to a Section 106). Therefore, if developed, this site will contribute to the future housing needs of Bunbury.</p>

# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL' OF THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **CHELFORD**

### **1. Introduction**

Chelford is classified as a Local Service Centre in the Local Plan Strategy Submission Version. It has a population of some 1,200 people (ONS mid year estimate 2013) and is located in the northern part of Cheshire East, formerly within Macclesfield Borough, prior to the establishment of Cheshire East. The village is a focus for agriculture in the local area.

The settlement has strong links with Greater Manchester and is located close to the A34, which links the Manchester and Potteries conurbations via Congleton. The settlement is located on the Crewe to Manchester branch of the West Coast mainline and the station receives an hourly stopping service in either direction between Manchester Piccadilly and Crewe.

The village centre is located along the A537 Knutsford Road with the majority of the retail and employment uses being located along this road corridor. The main housing areas are to the north of this road accessed from Dixon Drive. This housing area was developed from the mid 20<sup>th</sup> century and is mainly a suburban residential area in character. The railway line forms the eastern boundary of Chelford, a narrow bridge carries Knutsford Road east over the railway line.

### **2. Key Policy Issues/Constraints**

The current Local Plan for Chelford is the Macclesfield Borough Local Plan (Adopted 2004), which shows the settlement tightly constrained by the Green Belt, but has two distinct elements. The first element is the main village to the west of the railway line, and north of the A537. The settlement has a very regular shape/form and the boundary is marked by distinct tree groups protected by Tree Preservation Orders. The second element is centred around the Chelford roundabout, at the junction of the A535 and A537, to the east of the railway line. This much smaller collection of uses, including a garage and post office, and is separated from the main village by a significant open gap of agricultural land.

There are no Conservation Areas in Chelford. A locally listed building is located next to the train station, which represents the only heritage asset within the inset area. A small collection of Listed Buildings is located along Chelford Road outside the settlement boundary.

There are two large employment allocations, inset into the Green Belt (subject to Policy E4 in the Macclesfield Borough Local Plan). The Eddie Stobart depot, which is

located south of Knutsford Road, has planning permission (13/4640M approved July 2014 subject to S106 agreement) for up to 100 dwellings and up to 603 sqm B1a office space. Chelford Market, which is located north of Knutsford Road, has outline planning permission (10/3448M approved December 2010 subject to S106 agreement) for a mixed use development including 86 dwellings. These housing sites are both included in the commitments figure for Chelford.

### **3. Development Potential**

The net completions for Chelford between 01/04/10 and 31/12/14 are 2 dwellings.

The total number of commitments at 31/12/14 is 186. These 186 units are brownfield on two sites, Eddie Stobart Depot (100) and Chelford Market (86).

### **4. Key Findings**

Of the 5 sites assessed only 1 was from the SHLAA and 4 were added following a desk based assessment and site visits. These 5 sites could accommodate 27 dwellings based on 30 dwellings per hectare or a higher density on sites in the village centre. It is considered that 4 dwellings (on 2 sites) have a realistic chance of being developed in the Plan period, although there are possible obstacles including possible conversion issues, and the unknown intentions of the owner. The remaining 3 sites (potential for 23 dwellings) are not currently considered to be suitable and are not likely to come forward in the plan period but some could come forward as potential windfall sites through the planning process.

Whilst the number of commitments in Chelford is high for the settlement size, it is not considered there will be opportunities on this scale in the settlement in the foreseeable future, as the settlement boundary is tightly drawn and is surrounded by Green Belt.

In regards to windfall sites, Chelford has little potential, especially in the development along Dixon Drive as this was a masterplanned development built from the mid 20<sup>th</sup> century onwards using all available developable land. The small size of the village and tightly drawn settlement boundary mean that the number of future windfall sites are not likely to be significant.

Details are shown on the site proformas and summary spreadsheets for Chelford.

The 'Cheshire East Local Plan Strategy Urban Potential Study April 2015 Chelford' map shows all the sites considered for the Urban Potential Study in Chelford.

### **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] Chelford is located within an area of the Borough where residential development is considered



to be viable. The village is located in a desirable area of the Borough with good public transport and road links towards Manchester and Crewe. Chelford is considered a popular place to live and there are unlikely to be any significant viability and deliverability issues with the vast majority of the sites.

## **6. Conclusion**

A small settlement, which is located in a desirable area of the Borough with good public transport links towards Manchester and Crewe.

Chelford has a high number of commitments for the size of the settlement, but once the Eddie Stobart and Chelford Market sites are built out it is unlikely that development on this scale will be released in the foreseeable future. This is because the settlement has a tightly drawn settlement zone boundary and is surrounded by Green Belt.

In summary, there are commitments for 186 dwellings, and although the urban potential study has identified 5 sites, it is considered that 2 have the potential to deliver around 4 units. One of the 2 identified sites is greenfield (with potential for 3 dwellings) and the other is brownfield, being a conversion back to residential use from employment.

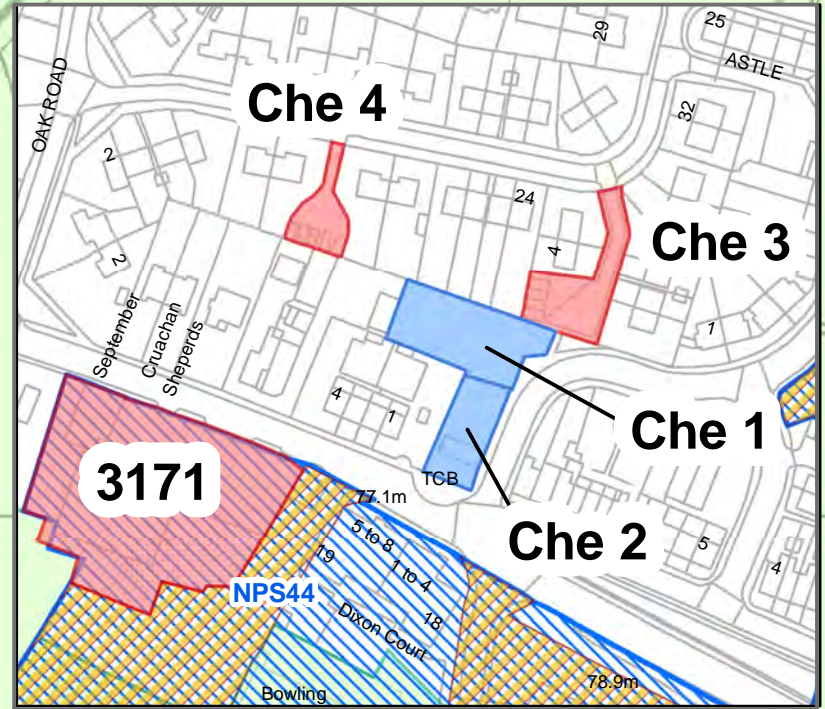
**CHESHIRE EAST LOCAL PLAN STRATEGY: CHELFORD; ASSESSMENT OF URBAN POTENTIAL SITES: SUMMARY OF SITES WITH POTENTIAL FOR DEVELOPMENT DURING THE PLAN PERIOD**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Dixon Drive, Chelford	Che 1	Grassed area at the edge of housing estate. Boundaries of hedges and fences. Overlooked by adjacent houses. Access off Dixon Drive.	0.08	3	0	It is unknown whether the site is available, however there are no known constraints and the site is considered developable in the plan period
Knutsford Road, Chelford	Che 2	Former bank building now vacant and for sale. Previously used as a dwelling, with gardens to front and rear.	0.04	0	1	Site for sale and no known constraints to prevent redevelopment/conversion to residential use in the plan period
<b>TOTALS</b>				<b>3</b>	<b>1</b>	

**CHESHIRE EAST LOCAL PLAN STRATEGY: CHELFORD; ASSESSMENT OF URBAN POTENTIAL SITES; SUMMARY OF SITES NOT CONSIDERED TO HAVE THE POTENTIAL AT THE DATE OF THE STUDY**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Chelford Farm Supplies, Land South of Knutsford Road, Chelford	3171	Farm supplies shop recently redeveloped. In active use. Forms a small part of a much larger site comprising NPS44 on both sides of Knutsford Road.	0.32	0	21	Sustainable site but has to be screened out as in active use.
Robin Close, Chelford	Che 3	Small square site occupied by 4 garages accessed off Robin Close, temporary structures but do appear in active use.	0.02	0	1	Sustainable site in the village with only the loss of parking a constraint. In active use so screened out.
Robin Lane, Chelford	Che 4	Small triangular shaped site occupied by 5 garages, accessed off Robin Lane, temporary structures but do appear in active use.	0.02	0	1	Sustainable site in the village with only the loss of parking a constraint. In active use so screened out.
<b>TOTALS</b>			<b>0.36</b>	<b>0</b>	<b>23</b>	

**Cheshire East Local Plan Strategy  
Edge of Settlement and  
Urban Potential Study  
April 2015 Chelford**



**Housing Commitments  
10+ dwellings (30th June 2015)**

- Prior Approval
- Awaiting S106
- Full Permission
- Outline Permission
- Residential Allocation
- Under Construction

This map should be viewed alongside the Urban Potential Report to which the site reference numbers relate. It does not indicate that parcels of land will be identified for development

**Sites with Potential**

no     yes

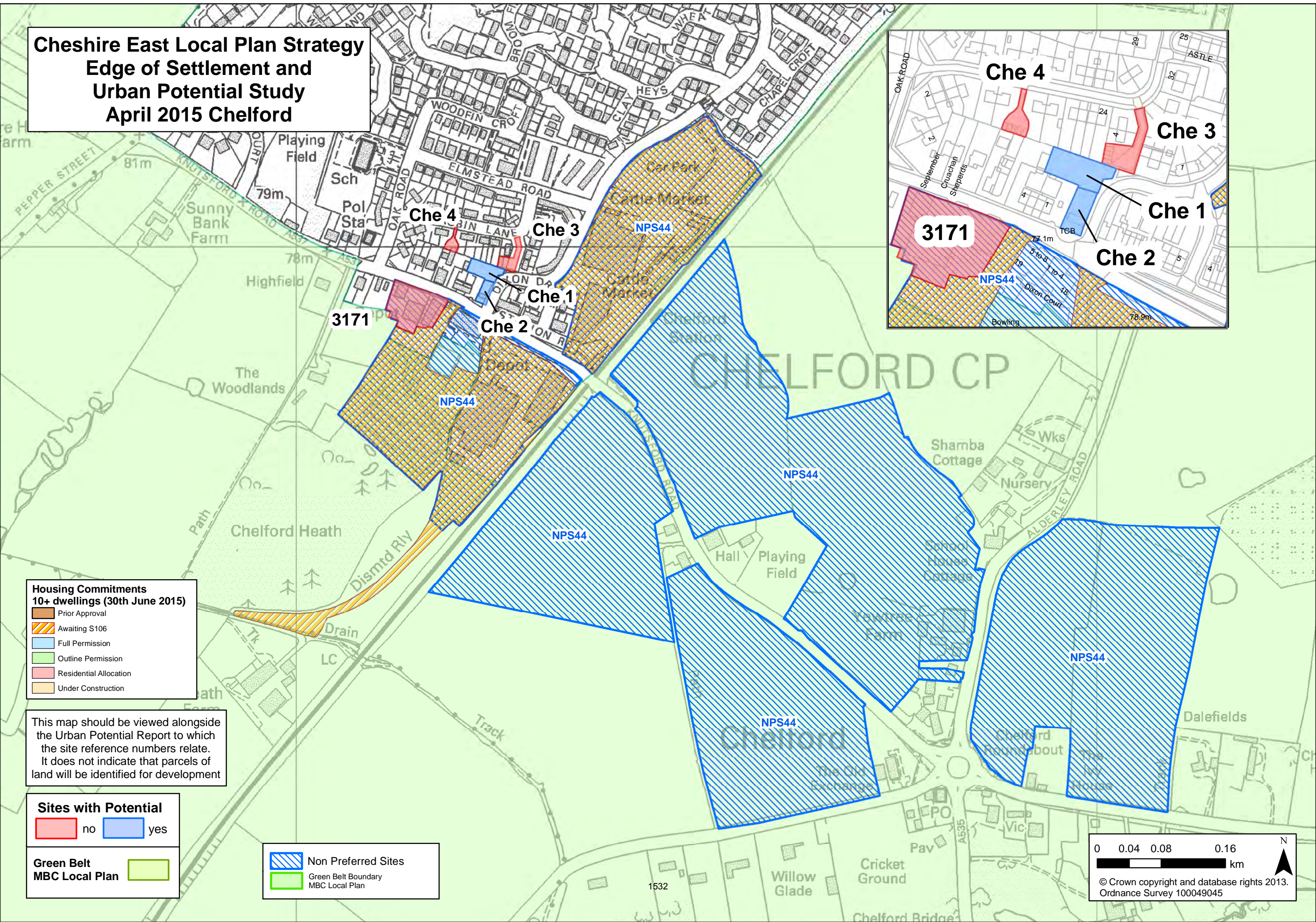
**Green Belt  
MBC Local Plan**

Non Preferred Sites

Green Belt Boundary  
MBC Local Plan

0 0.04 0.08 0.16 km

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Ordnance Survey 100049045



# Cheshire East Local Plan Strategy: Urban Potential Study of the Principal Towns, Key Service Centres, and Local Service Centres: Site Assessment Proforma

## CHELFORD

<b>Site Address</b>	<b>Chelford Farm Supplies, Land South of Knutsford Road, Chelford</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 3171 Non Preferred Sites Justification Paper [SD016] site 44 (Part only: Land South of Knutsford Road and West of the Railway line, a small parcel, in its north western corner)
<b>Site visit date</b>	04/02/15
<b>Site description</b>	<p>This site is SHLAA 3171 and it comprises the north west parcel of this part of NPS44 (Land South of Knutsford Road and West of the Railway line), which itself makes up a larger collection of NPS44 sites within and adjacent to Chelford. Site NPS44 as a whole was included as an alternative new settlement for the Borough in the Development Strategy [BE100]. It is a flat site located within the southern part of the settlement, which contains a farm supplies shop fronting onto Knutsford Road, which is in active use. The shop has recently been modernised and redeveloped. The shop is comprised of a large modern retail shed and older property to the side with a large car park to the front and outdoor sales space to the rear. The site is adjacent to farmland and a residential area. There are bus stops and a small section of shops adjacent to the boundary along Knutsford Road, a narrow bridge with a single footway carries this road over the railway line with a station situated below. A wooded area with mature trees is adjacent to the western and southern site boundaries.</p> <p>The wider parcel of Land South of Knutsford Road and West of the Railway line NPS44 site is comprised of multiple plots that are in different uses. The eastern part of the wider site, SHLAA 3172 contains a haulage depot, which is used by Eddie Stobarts. The depot consists of a modern office block, multiple storage units and hardstanding. There are trees and hedges to the boundaries with a large grouping of mature trees along the bridge embankment screening the site from the road. This part of the site was a former railway goods yard and also contained a railway line, which has since been dismantled and contains a tree belt. The depot has been the subject of an outline application 13/4640M (details set out below), which was approved subject to a S106 agreement (yet to be signed) and is included within the commitments figure for Chelford. An apartment block, Dean Court, with car parking to the rear, which was constructed in the early 2000s, faces onto Knutsford Road and is located between SHLAA sites 3171 and 3172. A</p>

	bowling green is positioned behind the apartment block and is accessed via the building's car park. This access is also used to access a small grassed car boot/overflow car park, which is located behind the farm supplies shop.
<b>Site area and dwelling capacity</b>	0.32 ha 21 dwellings (SHLAA 2012 – Density multiplier applied; sustainable location)
<b>Constraints</b>	Site in active use
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within Chelford, which is a settlement inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history Current apps</b>	<p>SHLAA 3171 Chelford Farm Supplies 09/1069M Planning application to replace building with 2 and 3 storey building whilst retaining existing single storey building approved August 2009 – development complete. 10/2001M Planning application to demolish building approved August 2010 – development complete. 11/1191M Planning application to replace sales area following demolition of existing buildings area approved May 2012 – development complete.</p> <p>The wider NPS44 site contains:</p> <p>SHLAA 3172 Eddie Stobart Depot 13/4640M Outline application for a mixed use site comprising up to 100 dwellings and up to 603 sqm B1a office space approved July 2014 subject to S106 agreement. This housing site is included in the commitments figure for Chelford.</p> <p>SHLAA 3175 Chelford 10/3448M Outline application for a mixed use site incorporating 86 dwellings approved December 2010 subject to S106 agreement. This housing site is included in the commitments figure for Chelford.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Chelford is located within an area of the Borough where residential development is considered to be viable, however the site is in active use and does not appear to be available.
<b>Is the site potentially developable within the Plan period;</b>	Site is in active use and does not appear to be available.

<b>available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	SHLAA 2012 assessment for site 3171: Site is considered sustainable Bus stop within 110m Shops within 100m Post office within 300m Medical facilities within 300m Primary school within 200m Open space within 300m
<b>Conclusions &amp; recommendations</b>	A sustainable village centre location that is close to services. The Chelford farm supplies shop, which makes up SHLAA site 3171, is in active use and has been recently renovated and remodelled. The site is in active use and therefore not considered suitable or available and is screened out of this study.

<b>Site Address</b>	<b>Dixon Drive, Chelford</b>
<b>SHLAA Ref/Site Ref number</b>	Che 1
<b>Site visit date</b>	04/02/15
<b>Site description</b>	A small self contained site that is comprised of a vacant flat grass field. The field does not appear to be in use, however the grass is maintained. The site is situated in a residential area with properties overlooking the site. There is a garage/outbuilding adjacent to the rear boundary of the site. The boundaries consist of fences and hedges with a few trees in adjacent properties. The access to the site off Dixon Drive is taken off a gradual bend. A wooden gate allows access into the site from Dixon Drive. Neighbouring the site on Dixon Drive is a small wedge of informal green space containing a bench and a tree, a footpath leads from this space to Robin Close.
<b>Site area and dwelling capacity</b>	0.08 ha 3 dwellings (30dph)
<b>Constraints</b>	The site is located on a gradual bend on the road, however it is not considered that this would preclude development of the site as adequate vehicular access sight lines are likely to be achievable.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within Chelford, which is a settlement inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Chelford is located within an area of the Borough where residential development is considered to be viable.</p> <p>Chelford is an attractive village where there are very limited development opportunities, as it is inset in the Green Belt, with a very tight boundary. This site does not appear to have any constraints that would preclude its development and is within easy walking distance of local facilities (see below); therefore if it was to become available for development it is considered that it would be viable and</p>



	deliverable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The field is vacant and does not appear to be in use although it is unknown if the site is available.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site lies in a sustainable village centre location, within easy access of local facilities and services in Chelford.
<b>Conclusions &amp; recommendations</b>	A small self contained development site, which appears vacant however, it is unknown if the site is available. A sustainable village centre location, which is close to services. There might be potential overlooking issues from neighbouring properties although this is not considered to be something that would preclude development of the site. This site has potential for development in the Plan period.

<b>Site Address</b>	<b>Knutsford Road, Chelford</b>
<b>SHLAA Ref/Site Ref number</b>	Che 2
<b>Site visit date</b>	04/02/15
<b>Site description</b>	A small single storey former cottage. The building was until very recently the Natwest bank, which has now vacated the property with all signage removed. The site is currently being marketed for rent/sale for either commercial or residential use subject to planning permission. The site sits in a large corner plot with grass gardens to the front and rear with hedges to the boundaries including a tree. A telephone box and a bus shelter are situated to the front of the property.
<b>Site area and dwelling capacity</b>	0.04 ha 1 dwelling (the existing building had previously been a dwelling)
<b>Constraints</b>	Empty commercial unit
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within Chelford, which is a settlement inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Chelford is located within an area of the Borough where residential development is considered to be viable.</p> <p>Chelford is an attractive village where there are very limited development opportunities, as it is inset in the Green Belt, with a very tight boundary. This site is available; it does not appear to have any constraints that would preclude its development and is within easy walking distance of local facilities (see below) therefore it is considered that it would be viable and deliverable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is currently being marketed for commercial or residential use.
<b>Infrastructure issues (including highways)</b>	None known

<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site lies in a sustainable village centre location, within easy access of local facilities and services in Chelford.
<b>Conclusions &amp; recommendations</b>	A vacant former bank which had previously been a dwelling. It is situated in a self contained corner plot, which is located in a sustainable village centre location that is close to services. The property was previously residential and benefits from grassed gardens to the front and rear with hedges to the boundary. The site is currently being marketed for rent/sale for either commercial or residential use subject to planning permission. The site is available, however it is unknown if the site will be brought forward for residential use although it clearly has the potential to be. It is considered therefore that this site has potential for development in the Plan period.

<b>Site Address</b>	<b>Robin Close, Chelford</b>
<b>SHLAA Ref/Site Ref number</b>	Che 3
<b>Site visit date</b>	04/02/15
<b>Site description</b>	A flat small square site which contains 4 garages with a small tarmacked forecourt which leads directly off Robin Close. The garages are of a temporary structure and are in active use. The site is adjacent to residential properties. Neighbouring the site on Dixon Drive is a small wedge of informal green space containing a bench and a tree, a footpath leads from this space to the garage forecourt on Robin Close.
<b>Site area and dwelling capacity</b>	0.02 ha 1 dwelling (30dph)
<b>Constraints</b>	The site is in use, so its development would result in the loss of garages/parking space.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within Chelford, which is a settlement inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Chelford is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is in use and therefore it is not currently available.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site lies in a sustainable village centre location, within easy access of local facilities and services in Chelford.
<b>Conclusions &amp; recommendations</b>	This site has the potential to form a small development site; however it is in active use as garages. Redevelopment at this location would increase on street parking in nearby streets. The site is not considered suitable or available and is screened out of this study.

<b>Site Address</b>	<b>Robin Lane, Chelford</b>
<b>SHLAA Ref/Site Ref number</b>	Che 4
<b>Site visit date</b>	04/02/15
<b>Site description</b>	A small flat triangle shaped site which contains 5 garages accessed by a narrow single traffic access lane, which is taken off Robin Lane. The garages are of a temporary structure and are in active use. The site is adjacent to residential properties and gardens, which overlook the site. The boundaries consist of fences and hedges. There is a neighbouring garage/outbuilding to the rear boundary.
<b>Site area and dwelling capacity</b>	0.02 ha 1 dwelling (30dph)
<b>Constraints</b>	The site is in use, so its development would result in the loss of garages/parking space.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within Chelford, which is a settlement inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Chelford is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is in use and therefore it is not currently available.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None known
<b>SA considerations</b>	The site lies in a sustainable village centre location, within easy access of local facilities and services in Chelford.
<b>Conclusions &amp; recommendations</b>	This site has the potential to form a small development site; however it is in active use as garages. Redevelopment at this location would increase on street parking in nearby streets. The site is not considered suitable or available and is screened out of this study.

# **ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS; KEY SERVICE CENTRES AND LOCAL SERVICE CENTRES**

## **CHELFORD**

### **1. Introduction**

As discussed in the Assessment of Urban Potential report for Chelford, the village is heavily constrained by the Green Belt, and any sites released for development on the edge of the settlement are likely to be in the Green Belt.

### **2. Key findings**

A total of 3 sites were assessed; they all form part of Development Strategy (New Settlement 5 (Alternative)) Non Preferred Sites Justification Paper [SD016] – site 44 (Part) (NPS44). All the three sites are similar in character, consisting of agricultural land to the east of the railway line adjoining the Knutsford/Chelford Road and are located around the roundabout to the east of Chelford. Whilst there are scattered buildings on the road frontages the sites are generally open in character.

### **3. Site Commentary**

Whilst there are three separate sites, they all form part of Non Preferred Site 44, which includes the two sites adjacent to the settlement referred to in the summary report for urban potential sites. As described above, these three sites have a relationship with the limited range of facilities at the Chelford roundabout, which include a petrol station and associated shop; 'Corner Shoppe' and post office, and further towards the village, the village hall. The sites are somewhat divorced from the main settlement, the other side of the railway, and combined make a significantly sized site, or a new settlement as was originally consulted upon. All the sites have the same character, being relatively flat agricultural land with hedges and scattered trees to the boundaries. Chelford has a population of 1,200; the three sites could provide for some 900 houses (at 30 dwellings/hectare).

Details are shown on the site proformas and summary spreadsheets for Chelford.

The 'Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Chelford' map shows all the sites considered in the Study.

### **4. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Chelford is an attractive and desirable place to live and it is considered that all 3 greenfield sites considered here, with no known constraints, would be both viable and deliverable. This is shown by developer interest and commitments on sites across the railway in the main part of the village.

## **5. Conclusions**

Strategic Sites are allocated in the Local Plan Strategy. As Chelford is a Local Service Centre, it is not considered to be appropriate for a Strategic Site to be identified within it. If there is a need identified for additional housing to be provided in Chelford, within the Plan period, land will be identified within the Site Allocations and Development Policies Document.

The three sites were considered as part of a Non Preferred Site on the basis of forming a new settlement. On the assumption that is not being proposed here, there are concerns that none of these sites are appropriate even at the site allocation stage as they are not well related to Chelford village, being on the eastern side of the railway, which does form a barrier both physically and visually. In addition all sites are sizable and out of proportion to the size of the settlement. It is not therefore recommended that any of these sites are taken forward.

**CHESHIRE EAST LOCAL PLAN STRATEGY: CHELFORD; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES NOT CONSIDERED FOR FURTHER CONSIDERATION**

Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land South of Knutsford Road and East of the Railway line, Chelford	Two linked agricultural fields south of Knutsford Road, east of the railway line. Trees and hedges to boundaries, some houses on adjoining plots.	Development Strategy (New Settlement 5 (Alternative)) Non Preferred Sites Justification Paper [SD016] – site 44 (Part) (NPS44)	10.77	319	0	Site was considered as part of a new settlement but there are concerns it does not relate well to Chelford village and the quantum of houses appears out of scale with the settlement to be considered at site allocation stage.
Land North of Knutsford Road and East of the Railway line	Two linked agricultural fields north of Knutsford Road, east of the railway line. Trees and hedges to boundaries, Village Hall and Petrol Station/shop on adjoining sites.	Development Strategy (New Settlement 5 (Alternative)) NPS44 (Part)	11.32	341	0	Site was considered as part of a new settlement but there are concerns it does not relate well to Chelford village and the quantum of houses appears out of scale with the settlement to be considered at site allocation stage.
Land North of Chelford Road and East of Alderley Road	Two linked fields on land at Alderley Road/Chelford Road. Trees and hedges to boundaries. Land adjoins sand quarry to north. Limited range of services nearby.	Development Strategy (New Settlement 5 (Alternative)) NPS44 (Part)	8.01	242	0	Site was considered as part of a new settlement but there are concerns it does not relate well to Chelford village and the quantum of houses appears out of scale with the settlement to be considered at site allocation stage.
<b>TOTALS</b>			<b>30.1</b>	<b>902</b>	<b>0</b>	



**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

**CHELFORD**

<b>Site Address</b>	<b>Land South of Knutsford Road and East of the Railway line, Chelford</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 3328 SHLAA 3327 Non Preferred Sites Justification Paper [SD016] site 44 (Part)
<b>Site visit date</b>	04/02/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Development Strategy (New Settlement 5 (Alternative)) Non Preferred Sites Justification Paper [SD016] – site 44 (Part) (NPS44)
<b>Site description</b>	This site is SHLAA 3328 and 3327, which comprises the central southern part of NPS44, which itself makes up a larger collection of NPS44 sites within and adjacent to Chelford. Site NPS44 as a whole was included as an alternative new settlement for the Borough in the Development Strategy [BE100]. A large generally flat site, which is located adjacent to the settlement comprised of two fields that are in agricultural use, with an overhead line crossing the site. The site is adjacent to other farmland and a rural residential area that is separate to Chelford. There are hedgerows and scattered trees along the boundaries; in the western field of the site is crossed by a row of mature trees that are not covered by a Tree Preservation Order (TPO) designation. The site offers open views towards the Edge and the Peaks. The railway line forms the western boundary of the site with a station located adjacent to this boundary. There are bus stops adjacent to the boundary along Knutsford Road. There is a single footway on the opposite side to the site along Knutsford Road; a narrow bridge carries this road over the railway line. The site surrounds two dwellings along the northern boundary with Knutsford Road with Chelford Village Hall and a small playing field opposite. The southern boundary with the eastern fields along Peover Lane has a grouping of detached dwellings and a cricket pitch. At the roundabout beyond the boundary is a small clustering of services including, a petrol station, small shop with post office and a small business premises.
<b>Site area and dwelling capacity</b>	10.77 ha 319 dwellings [SHLAA 2012]
<b>Constraints</b>	Public Right Of Way (PROW) – Between field boundaries

	links Knutsford Road with Peover Lane Overhead line – East-West across the site Noise from railway line adjacent to eastern boundary
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt as defined by the Macclesfield Borough Local Plan 2004.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>The NPS44 site was originally included in the Development Strategy [BE100] as New Settlement 5 (Alternative). It was suggested that the NPS44 site could support the delivery of 800 new homes, 1,000 square metres of local retail, primary school, community facility, health facilities, public house, restaurant and Green Infrastructure [SD016]. The NPS44 site wasn't progressed as a potential alternative new settlement for the Borough, as it was considered there to be other, more appropriate, sites with fewer constraints and better services, transport and facilities that are capable of meeting housing and other development needs [SD016].</p> <p>The 38 ha NPS44 site contains multiple individual sites inside and outside the settlement boundary of Chelford. The sites within the settlement boundary are brownfield and those adjacent to Chelford are greenfield and located within the Green Belt. The two brownfield sites within the settlement boundary Chelford Market [10/3448M] and the Eddie Stobarts Depot [13/4640M] have permission granted for residential and mixed use development subject to a S106 agreement. These two housing sites are included in the commitments figure for Chelford.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The following information has been extracted from the SHLAA 2012: Site 3328 - Available; Achievable; Developable Site 3327 - Available; Achievable; Not currently developable
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None Known

<p><b>SA considerations</b></p>	<p>(SHLAA 2012 site 3328)  Site is located within close proximity to the railway station and is within walking distance of bus stops and a doctors' surgery.  (SHLAA 2012 site 3327)  Site is within walking distance of a railway station and bus stops.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>A large site situated adjacent to the village of Chelford but separate from the settlement due to the railway line, which acts as a strong physical barrier to development. The site is located adjacent to a rural residential area which is detached from the main Chelford settlement, and has its own small collection of services located around the roundabout containing a garage and post office. The identification of the land as a Strategic Site would require a revision to the existing Green Belt. The existing PROW between the field boundaries provides an alternative route for pedestrians between Knutsford Road with Peover Lane, which would need to be maintained and incorporated into any housing layout, if the site were to be developed. The site at present helps to retain a rural entrance into Chelford from the east with open views across to the Edge and the Peaks beyond which would be lost across the site if developed.</p> <p>The site is not being actively promoted within the Local Plan process.</p> <p>As a potential alternative new settlement for the Borough, when included with the other sites which make up NPS44, it was considered that there were other, more appropriate, sites with fewer constraints and better services, facilities and access to the transport network that are capable of meeting housing and other development needs [SD016].</p> <p>Chelford already has two large housing sites that have been granted permission subject to S106 at Chelford Market [10/3448M] 86 dwellings and the Eddie Stobarts Depot [13/4640M] 100 dwellings. They would deliver a total of 186 dwellings during the Plan period.</p> <p>If Chelford is required to provide further land for housing in the Site Allocations and Development Policies Document, it is not considered that this site would be suitable for further consideration in that document. This is because of the scale of development, the fact that the site is distinctly separate being situated beyond the railway line, which acts as a strong defining edge to Chelford.</p>

<b>Site Address</b>	<b>Land North of Knutsford Road and East of the Railway line</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 3329 SHLAA 3326 Non Preferred Sites Justification Paper [SD016] – site 44 (Part) (NPS44)
<b>Site visit date</b>	04/02/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Development Strategy (New Settlement 5 (Alternative)) NPS44 (Part)
<b>Site description</b>	This site is SHLAA 3329 and 3326, which comprises the central northern part of NPS44, which itself makes up a larger collection of NPS44 sites within and adjacent to Chelford. Site NPS44 as a whole was proposed as an alternative new settlement for the Borough in the Development Strategy [BE100]. This is a large gently undulating site that is located adjacent to the settlement, farmland and a rural residential area, which is separate to Chelford. The site is comprised of two fields that are in agricultural use crossed by a minor overhead line with existing properties to the eastern boundary along Alderley Road, which includes one property of a semi detached dwelling, the other property is not included within the site boundary, and Yew Tree Farm. The small self contained farm site contains a farm house, barn, hardstanding and agricultural storage sheds. There are hedgerows and scattered trees along the boundaries with the site offering open views towards the Edge and the Peaks. The railway line forms the western boundary of the site with a station being located adjacent to the site. There are bus stops adjacent to the southern boundary along Knutsford Road. There is a single footpath adjacent to the site along Knutsford Road; a narrow bridge carries this road over the railway line. A public footpath links a part of the northern boundary of the site with Dixon Drive to the west under the railway line. The site surrounds Chelford Village Hall and a small playing field along the southern boundary. At the roundabout beyond the boundary is a small clustering of services including, a petrol station, small shop with post office and a small business premises.
<b>Site area and dwelling capacity</b>	11.32 ha 341 dwellings [SHLAA 2012]
<b>Constraints</b>	Public Right Of Way (PROW) – Along eastern field northern boundary links Alderley Road with Dixon Drive. Tree Preservation Orders (TPO) – within the front garden of neighbouring semi detached property adjacent to the site on Alderley Road; two trees on North East boundary with Alderley Road

	<p>Boundary with Chelford Village Hall on Knutsford Road</p> <p>Existing Dwellings</p> <p>Farm in active use</p> <p>Noise from railway line adjacent to eastern boundary</p> <p>Overhead line - North-South across the western field only</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt as defined by the Macclesfield Borough Local Plan 2004.
<b>Previously developed land? (PDL)</b>	Mainly greenfield with a small part being brownfield (existing dwellings)
<b>Background site history &amp; Current apps</b>	<p>06/2229P - Yew Tree Farm, Alderley Road single storey and two storey extension approved October 2006</p> <p>07/1178P - Yew Tree Farm, Alderley Road amendments to single storey and two storey extension (06/2229P) approved July 2007</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	<p>The NPS44 site was originally proposed in the Development Strategy [BE100] as New Settlement 5 (Alternative). It was suggested that the NPS44 site could support the delivery of 800 new homes, 1,000 square metres of local retail, primary school, community facility, health facilities, public house, restaurant and Green Infrastructure [SD016]. The NPS44 site wasn't progressed as a potential alternative new settlement for the Borough, as it was considered there to be other, more appropriate, sites with fewer constraints and better services, transport and facilities that are capable of meeting housing and other development needs [SD016].</p> <p>The 38 ha NPS44 site contains multiple individual sites inside and outside the settlement boundary of Chelford. The sites within the settlement boundary are brownfield and those adjacent to Chelford are greenfield and located within the Green Belt. The two brownfield sites within the settlement boundary Chelford Market [10/3448M] and the Eddie Stobarts Depot [13/4640M] have permission granted for residential and mixed use development subject to S106 agreement. These two housing sites are included in the commitments figure for Chelford.</p>
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The following information has been extracted from the SHLAA 2012:</p> <p>Site 3329: Available; Achievable; Not currently developable</p> <p>Site 3326: Available; Achievable; Developable</p>
<b>Infrastructure issues</b>	None known

<b>(including highways)</b>	
<b>HRA considerations</b>	None Known
<b>SA considerations</b>	<p>(SHLAA 2012 site 3329) Site is located within close proximity to the railway station and is within walking distance of bus stops and a doctors' surgery.</p> <p>(SHLAA 2012 site 3326) Site is located within walking distance of bus stops and the railway station.</p>
<b>Conclusions &amp; recommendations</b>	<p>A large site situated adjacent to Chelford but separate from the settlement due to the railway line, which acts as a strong physical barrier to development. The site is located adjacent to a rural residential area, which is separate to the main Chelford settlement, which has its own small collection of services located around the roundabout containing a garage and post office. The site is situated within the Green Belt and has environmental constraints within the site such as the TPOs, which would need to be adequately considered and mitigated for if the site were to be developed. The existing PROW along the northern boundary and under the railway line presents an opportunity for alternative pedestrian access to the site from Chelford instead of the narrow footpath across the railway bridge. The site at present helps to retain a rural entrance into Chelford from the East or North with open views across the site to the Edge and the Peaks beyond which would be lost along Knutsford Road and from the site if developed. The site is not being actively promoted within the Local Plan process.</p> <p>As a potential alternative new settlement for the Borough, when included with the other sites that make up NPS44, it was considered that there were other, more appropriate, sites with fewer constraints and better services, facilities and access to the transport network that are capable of meeting housing and other development needs [SD016]. Chelford already has had two large housing sites that have been granted permission subject to S106 at Chelford Market [10/3448M] 86 dwellings and the Eddie Stobarts Depot [13/4640M] 100 dwellings. They would deliver a total of 186 dwellings during the Plan period.</p> <p>If Chelford is required to provide further land for housing in the Site Allocations and Development Policies Document, it is not considered that this site would be suitable for further consideration, in relation to the Site Allocations and Development Policies Document. This is because of the scale of development and the fact that the site is distinctly separate being situated beyond the railway line, which acts as a strong defining edge to Chelford.</p>

<b>Site Address</b>	<b>Land North of Chelford Road and East of Alderley Road</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 3323 SHLAA 3308  Non Preferred Sites Justification Paper [SD016] – site 44 (Part) (NPS44)
<b>Site visit date</b>	04/02/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Development Strategy (New Settlement 5 (Alternative)) NPS44 (Part)
<b>Site description</b>	This site is SHLAA 3323 and 3308, which comprises the north eastern part of NPS44, which itself makes up a larger collection of NPS44 sites within and adjacent to Chelford. Site NPS44 as a whole was proposed as an alternative new settlement for the Borough in the Development Strategy [BE100]. This is a large gently undulating site that is located beyond the settlement, which is comprised of two fields that are in agricultural use. The site is adjacent to farmland and a rural residential area, which is separate to Chelford. There are hedgerows and scattered trees along the boundaries, with a small pond located to the north of the eastern field; the site offers open views towards the Edge and the Peaks beyond. There are bus stops and a single footway adjacent to the boundary along Chelford Road. The site surrounds a detached grade II listed townhouse along the southern boundary with Chelford Road. There is a pond and sand pit adjacent to the northern boundary of the site. At the roundabout beyond the boundary is a small clustering of services including, a petrol station, small shop with post office and a small business premises.
<b>Site area and dwelling capacity</b>	8.01 ha 242 dwellings [SHLA 2012]
<b>Constraints</b>	Public Right Of Way (PROW) – Along the northern boundary of the western field that links Alderley Road with the sand pit/ quarry Pond - Located to the north of the eastern field Pond – adjacent to north eastern boundary Sand Pit/ Quarry - adjacent to northern boundary – still in active use and could cause disturbance to potential residents, if the site was developed. Grade II Listed Building – adjacent to southern boundary
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt as defined by the Macclesfield Borough Local Plan 2004.

<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>The NPS44 site was originally included in the Development Strategy [BE100] as New Settlement 5 (Alternative). It was suggested that the NPS44 site could support the delivery of 800 new homes, 1,000 square metres of local retail, primary school, community facility, health facilities, public house, restaurant and Green Infrastructure [SD016]. The NPS44 site wasn't progressed as a potential alternative new settlement for the Borough, as it was considered there to be other, more appropriate, sites with fewer constraints and better services, transport and facilities that are capable of meeting housing and other development needs [SD016].</p> <p>The 38 ha NPS44 site contains multiple individual sites inside and outside the settlement boundary of Chelford. The sites within the settlement boundary are brownfield and those adjacent to Chelford are greenfield and located within the Green Belt. The two brownfield sites within the settlement boundary Chelford Market [10/3448M] and the Eddie Stobarts Depot [13/4640M] have permission granted for residential and mixed use development subject to S106 agreement (awaiting signing). These two housing sites are included in the commitments figure for Chelford.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The following information has been extracted from the SHLAA 2012: Sites 3323 and 3308: Available; Achievable; Not currently developable
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	None Known
<b>SA considerations</b>	(SHLAA 2012 sites 3323 and 3308) Site is within walking distance of a bus stop, local shop and post office.
<b>Conclusions &amp; recommendations</b>	A large site situated beyond Chelford that has the appearance of being independent to the settlement, due to the railway line, which acts as a strong physical barrier to development and the fields that are situated between the



site and settlement. The site is located adjacent to a rural residential area, which is separate to the main Chelford settlement, which has its own small collection of services located around the roundabout containing a garage and post office. The site is situated within the Green Belt and has environmental and conservation constraints within and neighbouring the site such as the ponds, sand pit and grade II listed building which will need to be adequately considered and mitigated for if the site were to be developed. The site at present helps to retain a rural entrance into Chelford from the East or North with open views across to the Edge and the Peaks beyond which would be lost from Alderley and Chelford Roundabout if developed.

The site is not being actively promoted within the Local Plan process.

As a potential alternative new settlement for the Borough, when included with the other sites which make up NPS44, it was considered that there were other, more appropriate, sites with fewer constraints and better services, facilities and access to the transport network that are capable of meeting housing and other development needs [SD016].

Chelford already has had two large housing sites that have been granted permission subject to S106 (awaiting signing) at Chelford Market [10/3448M] 86 dwellings and the Eddie Stobarts Depot [13/4640M] 100 dwellings. They would deliver a total of 186 dwellings during the Plan period.

If Chelford is required to provide further land for housing in the Site Allocations and Development Policies Document, it is not considered that this site would be suitable for further consideration, in relation to the Site Allocations and Development Policies Document. This is because of the scale of development, the fact that the site is distinctly separate being situated beyond Alderley Road, with fields lying between it and the railway line which acts as a strong defining edge to Chelford.

# **CHESHIRE LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL OF THE PRINCIPAL TOWNS; KEY SERVICE; CENTRES AND LOCAL SERVICE CENTRES**

## **DISLEY**

### **1. Introduction**

Disley, a Local Service Centre, is located in the north eastern corner of Cheshire East, bordering Stockport Borough to the west and north, and High Peak Borough to the East. Whilst in Cheshire East, Lyme Park a sizable National Trust property set in extensive grounds is located to the south, but falling within the Peak District National Park where the Park Authority are responsible for planning functions.

Disley has a population of some 4,400 people (2013 ONS mid year estimate) and has strong links with both Greater Manchester and High Peak/Derbyshire as both the main transportation routes through the village the A6, and the railway line give good links in both directions.

The village centre is in a valley alongside the A6 with the majority of the retail and employment uses being located along the road corridor. The main housing areas are on the hillsides overlooking the centre to the north (off Jackson's Edge Road) and south (off Buxton Old Road). A railway line (and another close by in a tunnel to the north) and canal are closely related to the village.

### **2. Key Policy Issues/Constraints**

The current Local Plan for the town is the Macclesfield Borough Local Plan adopted 2004, which shows the town tightly constrained by the Green Belt, but there are three distinct elements to the village. Firstly there is an area to the west on the edge of the village of High Lane, in Stockport, which is all washed over Green Belt. This area is separated from the main village by a distinct 'gap' dominated by steep wooded valley sides. The second element is the main village described above inset in the Green Belt. Finally is an area to the east on the edge of (and effectively forming part of) the village of Newtown in High Peak/Derbyshire, again inset in the Green Belt. Whilst the village and eastern area are largely linked by ribbon developments on the south side of the A6 the 'gap' is washed over Green Belt.

There are two Conservation Areas in the village, one in the village centre, the other in Higher Disley to the south off Buxton Old Road. The large employment allocation E4, the site of Fibrestar is a current housing site under construction, although there is an adjacent site considered below.

In Disley a steering group has been formed towards progressing a Neighbourhood Plan for the village and consultation on the 'Neighbourhood Area' closed on 10/04/15.

### **3. Development Potential**

The net sum of completions for Disley for 01/04/10 to 31/12/14 is 7 dwellings

The total number of commitments at 31/12/14 is 150. These 150 units were split 147 brownfield (98%) and 3 greenfield (2%). 123 of these units are on three sites, Fibrestar (97), Dysteleg Court (15) and Woodend (11 units). Whilst there are an unusually high number of commitments in Disley, the vast majority are on these three brownfield sites that are being re developed.

### **4. Key Findings**

Of the 9 sites assessed only 2 were from the SHLAA and 7 subsequently added following a desk based assessment and subsequent site visits of possible sites. These 9 sites could accommodate 92 dwellings based on 30/units/hectare or a higher density on sites in the village centre where the character is of a much higher density comprising stone terraced properties. Of note, 42 dwellings are on one site which is awaiting a decision. Of the remaining 50 dwellings, it is considered that 29 (on 3 sites) have a realistic chance of being developed in the Plan period, although there are possible obstacles in some cases. Of the remaining 5 sites (21 units) some could come forward as windfall sites over and above garden sites etc. however they have not been included as sites that are considered to definitely have potential for development during the Plan period.

Whilst the number of commitments in Disley is high for the settlement size, it is not considered that there will be opportunities on this scale in the village in the foreseeable future, as the village is largely residential in character and the Fibrestar site was the only commercial site of any size. The urban potential study did reveal a number of possible future sites, especially along the A6 corridor, which have been screened out as they are still in use, and when and if they become available is unknown, and in any case the number of units they would release is limited, at some 19 dwellings. (The site Dis 4 adjacent to the railway line for 2 units is unlikely to come forward as site constraints make it unsuitable for development).

There are limited areas of open space in the village and these are specifically excluded from the assessment in any event. However there is a modest site in the centre of the village, in part occupied by a car repair garage, which has been considered as a site, as whilst it is adjacent to an area of 'semi natural green spaces' it could make a good housing site should it be available, and could provide 12 dwellings (based on a density 4 times the 30/units per hectare to reflect the higher densities of adjacent sites).

With regards to windfall sites (over and above those referred to above), Disley has some potential, especially in the older housing areas off Jackson's Edge Road, and along Buxton Old Road itself, but the nature of the larger estates, with modest house plots, built largely in the 60's/70's makes them unsuitable. Overall however, given the size of the village the windfall sites are not likely to be significant.

Details are shown on the site proformas and summary spreadsheets for Disley.

The 'Cheshire East Local Plan Strategy Urban Potential Study April 2015 Disley' map shows all the sites considered for the Urban Potential Study in Disley.

### **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Although some of the garage sites may be more problematic to develop, Disley is considered an attractive and popular place to live and there are unlikely to be any significant viability and deliverability issues with the vast majority of the sites, and as many of these more problematic sites are likely to be developed at higher densities this will assist in their viability and deliverability.

### **6. Conclusion**

Disley has an unusually high number of commitments for the size of the settlement, but once the Fibrestar site, and the two smaller sites at Dysteleggh Court and Woodend are built out it is unlikely that development on this scale will be released in the foreseeable future. The smaller garage sites (all appearing in active use) (as identified in the assessment) and other sites identified are likely to release far fewer dwellings than sites in the current list of commitments.

In summary there are commitments of 150 dwellings, and although the urban potential study has identified 9 sites, it is considered that 4 have the potential to deliver about 71 units although 42 of these are on one site. All the sites are brownfield.

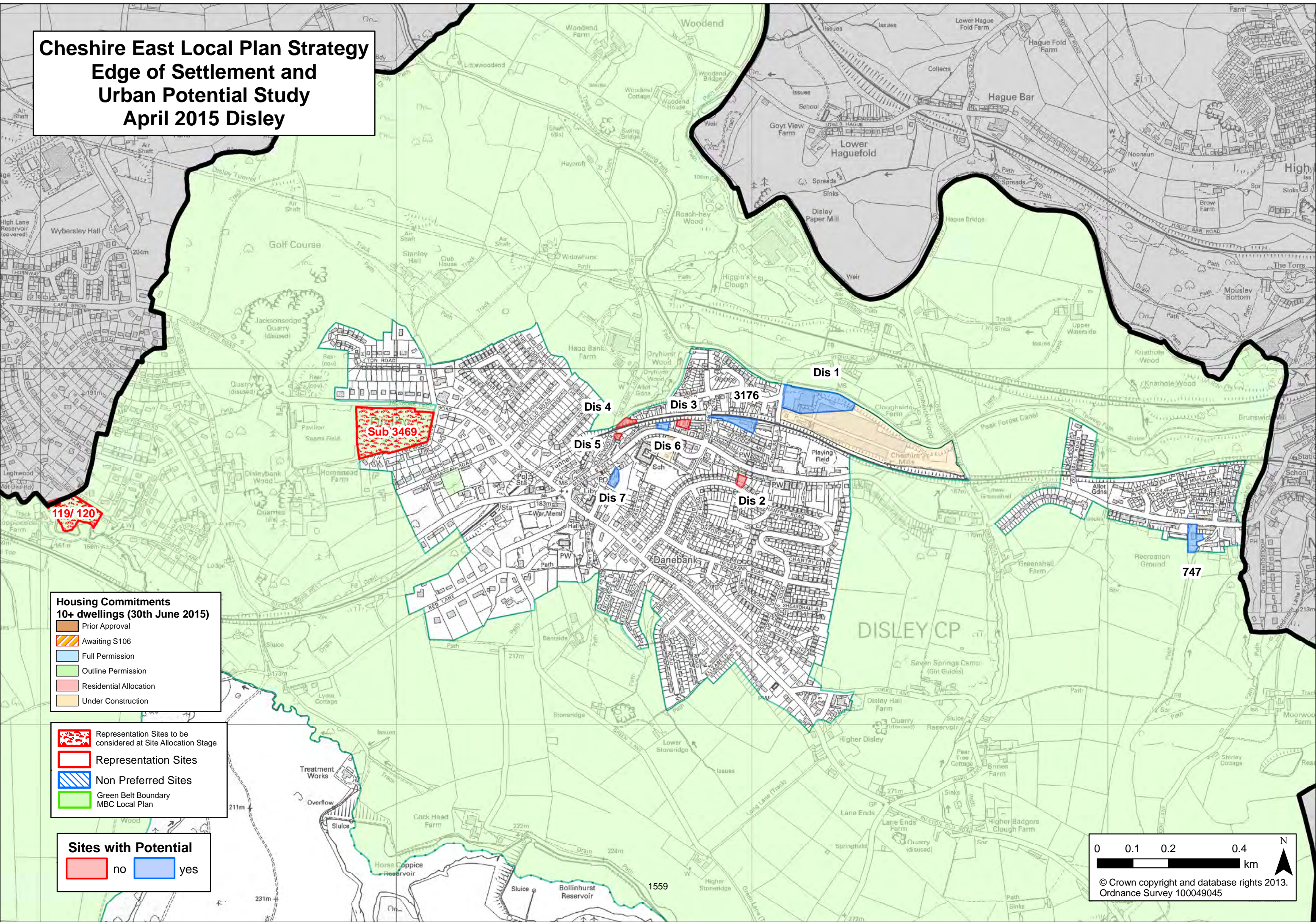
**CHESHIRE EAST LOCAL PLAN STRATEGY: DISLEY; ASSESSMENT OF URBAN POTENTIAL SITES: SUMMARY OF SITES WITH POTENTIAL FOR DEVELOPMENT DURING THE PLAN PERIOD**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Fibrestar Site, Redhouse Lane, Disley	Dis 1	Former industrial site, part being developed for housing, remainder vacant (currently a site compound)	1.12	0	42	Planning permission sought for housing, awaiting decision.
Former PH (The Crescent) 45 Buxton Road, Disley	Dis 6	Vacant PH and car park to the side. Site for sale	630 m sq/0.063	0	8	Site with potential for conversion or new build. Given the character of adjoining dwellings, a cleared site is likely to accommodate about 8 dwellings.
Site of Disley Auto's, Cooperative Street, Disley	Dis 7	Former car garage, now appears vacant. Building and hard standing	950 m sq/0.095	0	12	Possible future site as vacant premises in very accessible location. Given the character of adjoining dwellings the number of units is likely to be about 12 dwellings.
Land to rear of 282/308 Buxton Road Disley	747	Cleared site for sale; formerly a garage site. The land slopes gently away from the road, with open land to the rear and terraced houses to either side.	1300 sq m/0.13	0	9	Site had planning permission for 9 dwellings but has expired. As such this figure used rather than SHLAA assumption. For sale so clearly has potential.
<b>TOTALS</b>			<b>1.41</b>	<b>0</b>	<b>71</b>	

**CHESHIRE EAST LOCAL PLAN STRATEGY: DISLEY; ASSESSMENT OF URBAN POTENTIAL SITES; SUMMARY OF SITES NOT CONSIDERED TO HAVE THE POTENTIAL AT THE DATE OF THE STUDY**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Moortop Garage, Redhouse Lane, Disley	3176	Car repair garage on backland site adjacent to railway. Access via narrow track past apartments.	0.25	0	8	Currently occupied, but would make a reasonable development site similar to the apartment development on the adjacent site. Has to be screened out as still in active use.
Land adjacent to 75 Chantry Road, Disley	Dis 2	Area to side of house, appears to be garden. Some trees.	660 m sq	1	0	Considered to have potential as a windfall site. Unknown if owner has any intentions. Screened out as in use.
Garage site to rear of 61 Buxton Road, Disley	Dis 3	Site occupied by 3 blocks of lock up garages - unclear if used or not.	750 m sq	0	8	Possible future site but cannot be considered at present as not clear if available for development. If developed, given the character of adjoining sites the number of units is likely to be higher than 30 per hectare, hence the number indicated.
Land off Hollinwood Road (adjacent to railway Line), Disley	Dis 4	Steeply sloping site between road and railway line.	600 m sq	2	0	Nature of site (Steeply sloping) makes it unsuitable even if available. Screened out.
Buildings adjacent to 20/22 Hollingwood Road, Disley	Dis 5	Possible site of a former garage, to side and rear of a cottage, with a series of linked outbuildings set back from the road.	180 m sq	0	2	Possible future site but cannot be considered at present as not clear if vacant and available for development.
<b>TOTALS</b>			<b>0.47</b>	<b>3</b>	<b>18</b>	

**Cheshire East Local Plan Strategy  
Edge of Settlement and  
Urban Potential Study  
April 2015 Disley**



**Housing Commitments  
10+ dwellings (30th June 2015)**

- Prior Approval
- Awaiting S106
- Full Permission
- Outline Permission
- Residential Allocation
- Under Construction

- Representation Sites to be considered at Site Allocation Stage
- Representation Sites
- Non Preferred Sites
- Green Belt Boundary  
MBC Local Plan

**Sites with Potential**

- no
- yes

0 0.1 0.2 0.4 km

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## Cheshire East Local Plan Strategy: Urban Potential Study of the Principal Towns; Key Service Centres and Local Service Centres: Site Assessment Proforma

### DISLEY

<b>Site Address</b>	<b>Fibrestar site, Redhouse Lane, Disley</b>
<b>SHLAA Ref/Site Ref number</b>	Dis 1
<b>Site visit date</b>	2 Jan 2015
<b>Site description</b>	<p>The site is part of a former large industrial site, the adjacent part of which is currently being developed for housing (SHLAA site 2420). Residential development lies opposite, with the canal to the north and the railway is located to the south.</p> <p>The remaining part of the larger site, and is yet to receive planning permission, and is the subject of this proforma, is currently being used as a site compound.</p>
<b>Site area and dwelling capacity</b>	1.12 ha/42 units are still under consideration here (see planning application details below).
<b>Constraints</b>	Located between canal and railway line
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Disley, which is inset in the Green Belt; site is located within the employment allocation E4 in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	<p>08/2718P Outline planning application for the demolition of existing buildings and erection of C3 residential; C2/C3 senior/assisted living and B1/B8 employment, Approved with conditions 27-Jun-2011</p> <p>13/2765M Residential development comprising 42 dwellings, access and associated works, Not Decided</p> <p>14/4172M Residential development for the erection of 122 dwellings, access and associated works (amendment to previously approved application 12/0165M), Not Decided</p>
<b>Reps received Matter Statement No.'s &amp; summary of</b>	None



<b>issues raised</b>	
<b>Is the site viable/deliverable?</b>	<p>The adjacent part of the site is currently being developed for housing which would indicate that this site would also be deliverable and viable.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The adjacent part of the site is currently being developed for housing and a planning application has been submitted on the site for residential development that is currently undecided (13/2765M), so it is considered that this site is potentially developable within the Plan period.</p>
<b>Infrastructure issues (including highways)</b>	<p>None known, however, the adjacent highways did accommodate HGV's from the previous use</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Planning permission approved on the adjacent site as the site was considered sustainable. Whilst the site is some 1km from the village centre, there are a range of services/facilities closer, including a school, local shop and bus stops.</p>
<b>Conclusions &amp; recommendations</b>	<p>This site is awaiting a planning decision for 42 units, whilst the adjacent site is currently under construction for 122 dwellings. The site is not known to have any constraints that would preclude its development and it lies within a sustainable location. It is considered therefore that this site has the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Moortop Garage, Redhouse Lane, Disley</b>
<b>SHLAA Ref/Site Ref number</b>	3176
<b>Site visit date</b>	2 Jan 2015
<b>Site description</b>	Garage closed on date of site visit but site appeared in active use. Adapted stone built building with areas of hard-standing around. Narrow access to nearby road. Adjacent to recently constructed terrace of houses (3 storeys)
<b>Site area and dwelling capacity</b>	0.25 ha/ 8 units (SHLAA)
<b>Constraints</b>	Very close to railway line Narrow access
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Disley, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	35559P Restoration Of Old Vehicles Approved 1983 45399p New Access To Warehouse for Vehicle Repairs Approved 1986 96/0984p Single Storey Workshop/Storage Extension To Garage Approved 1996
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	SHLAA says it is developable, with regards to viability; the adjacent site has been developed for housing with all the units occupied, so there is no reason to believe this site would be any less viable.  According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is in active use but it is considered that it could be developed fairly quickly if vacated.
<b>Infrastructure issues (including highways)</b>	Narrow access to the site but it is considered that it would be acceptable for a small development.
<b>HRA considerations</b>	
<b>SA considerations</b>	Taken from the SHLAA: Bus stop within 180m. Post office within 520m. Medical facilities within 720m. Primary school within 400m. Open space within 250m.
<b>Conclusions &amp; recommendations</b>	The site is highly constrained but could produce a limited number of dwellings in the short to medium term subject to occupiers relocating.  The site is however screened out as it is in active use.

<b>Site Address</b>	<b>Land adjacent to 75 Chantry Road, Disley</b>
<b>SHLAA Ref/Site Ref number</b>	Dis 2
<b>Site visit date</b>	2 Jan 2015
<b>Site description</b>	This site lies adjacent to a dwelling and forms its side garden area; there is a footpath to the side. Medium sized trees (birch and larch) are present on the site. The land is flat to the site frontage but drops away to the rear
<b>Site area and dwelling capacity</b>	660 sq m/ 1 unit (officer assessment based on 30 dph)
<b>Constraints</b>	Tree Preservation Order covers trees on adjacent land but not the trees on this site, although there were trees present.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Disley, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	No
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site is located in an area that would be attractive to developers and house purchasers
<b>Is the site potentially developable within the Plan period; available and</b>	None known

<b>achievable?</b>	
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is some 600m from the centre of the village, and closer to a range of other services and facilities. As such the site is considered to be sustainably located.
<b>Conclusions &amp; recommendations</b>	<p>If available this site could form a small site in the short/medium term. There are no known constraints that would preclude the site coming forward.</p> <p>The site is however screened out as it is in active use as a garden.</p>

<b>Site Address</b>	<b>Garage site to rear of 61 Buxton Road, Disley</b>
<b>SHLAA Ref/Site Ref number</b>	Dis 3
<b>Site visit date</b>	2 Jan 2015
<b>Site description</b>	The site is occupied by three blocks of garages, two containing 6 and 5 units, one containing 2 larger units. Access off Dryhurst Lane (Railway Terrace blocked off). The site sits at a lower level than properties fronting Buxton Road
<b>Site area and dwelling capacity</b>	750 sq m/2 units (although higher density could be appropriate given adjacent residential accommodation and similar development carried out nearby). Typically densities for the terraced cottages nearby are 4 times this figure giving 8 units.
<b>Constraints</b>	Narrow access Adjacent railway line
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Disley, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Nothing relevant
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Appropriately designed properties in character with the area, are considered to be viable/deliverable on this site.
<b>Is the site potentially</b>	Unknown – but no obvious constraints if it comes available

<b>developable within the Plan period; available and achievable?</b>	
<b>Infrastructure issues (including highways)</b>	Narrow access but traffic movements would be no different from existing use
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is within easy walking distance of the village centre, which provides a good range of services/facilities.
<b>Conclusions &amp; recommendations</b>	If available the site could form a useful short/medium term site. The site is however screened out as it is not clear that the site is disused.

<b>Site Address</b>	<b>Land off Hollinwood Road adjacent to railway line, Disley</b>
<b>SHLAA Ref/Site Ref number</b>	Dis 4
<b>Site visit date</b>	2 Jan 2015
<b>Site description</b>	This is a steeply sloping site, at the end of a terrace at a road junction with a railway embankment to the rear. The slope contains numerous trees
<b>Site area and dwelling capacity</b>	600 m sq/ 2 units (officer assessment based on 30 dph)
<b>Constraints</b>	Tree Preservation Order (TPO) on site – numerous trees The site is located on a steep slope
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Disley, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Appears to be greenfield
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	Unlikely because of steep slope on the site and numerous trees protected by a TPO.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Unlikely because of the issues identified above.
<b>Infrastructure issues (including highways)</b>	Restricted visibility on access



<b>HRA considerations</b>	
<b>SA considerations</b>	The site is within easy walking distance of the village centre, which provides a good range of services/facilities.
<b>Conclusions &amp; recommendations</b>	The site appeared to have potential, in a desk based assessment however constraints identified on a site visit would severely limit any potential. The site has therefore been screened out due to the constraints on the site.

<b>Site Address</b>	<b>Buildings adjacent to 20/22 Hollingwood Road, Disley</b>
<b>SHLAA Ref/Site Ref number</b>	Dis 5
<b>Site visit date</b>	2 Jan 2015
<b>Site description</b>	Possible site of a former garage, to side and rear of a cottage, with a series of linked outbuildings set back from the road. The land rises steeply to the rear and northern side (railway embankment).
<b>Site area and dwelling capacity</b>	180 sq m /2 units (easily achievable given character of the area, which is high density terraced cottages at a density of 4 times this figure). Given site characteristics and limited access 2 units is realistic.
<b>Constraints</b>	Restricted vehicular visibility/parking Steep sided boundaries/railway line
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Disley, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	12/4011M Change of use from B2 to a mixed use of B2 & A1. Retail of fresh bakery-related products manufactured in the adjacent craft bakery. Provision of craft training courses Approved 2013
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  Appropriately designed properties in character with the area, are considered to be viable/deliverable on this site.
<b>Is the site potentially</b>	It is not known if the site is available however there are not

<b>developable within the Plan period; available and achievable?</b>	considered to be any known constraints that would preclude it being developed.
<b>Infrastructure issues (including highways)</b>	Restricted visibility, but unlikely to be a constraint for 2 units.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is within easy walking distance of the village centre, which provides a good range of services/facilities.
<b>Conclusions &amp; recommendations</b>	This site does have constraints but they are not considered to preclude its development. It is considered that the site could provide 2 units with a good design solution. The site is however screened out as it is not clear if it is vacant and available for development.

<b>Site Address</b>	<b>Former PH (The Crescent) 45 Buxton Road, Disley</b>
<b>SHLAA Ref/Site Ref number</b>	Dis 6
<b>Site visit date</b>	2 Jan 2015
<b>Site description</b>	The site comprises a former Public House now somewhat rundown and vacant. For sale sign outside (Mellor Braggins) A car park is located to the side which currently appears to be being used by residents A canal lies to the rear at a lower level. The site is located in a predominantly residential area.
<b>Site area and dwelling capacity</b>	630 sq m; 8 dwellings (officer assessment based on 30 dph)  As the former Public House is not a Listed Building or on the Local List, it is assumed that the site could be redeveloped. Taking into account the character and density of adjacent residential development, it is considered that the site could accommodate 8 dwellings. (If the building was converted to residential use, it is considered that it could accommodate two dwellings.)
<b>Constraints</b>	There is a level change to the rear, with the canal lying at a lower level to the site, however this does not have a negative impact on the potential redevelopment of the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Disley, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Nothing relevant
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site</b>	According to the Draft Core Strategy CIL and Viability

<b>viable/deliverable?</b>	<p>Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Appropriately designed properties in character with the area, are considered to be viable/deliverable on this site.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is vacant and for sale so it has potential to be developed within the Plan period.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is within easy walking distance of the village centre, which provides a good range of services/facilities.
<b>Conclusions &amp; recommendations</b>	The site is available (for sale); it does not have any known constraints, is considered to be sustainably located and is considered to have potential for development within the Plan period for some 8 units.

<b>Site Address</b>	<b>Site of former Disley Auto's, Cooperative Street, Disley</b>
<b>SHLAA Ref/Site Ref number</b>	Dis 7
<b>Site visit date</b>	2 Jan 2015
<b>Site description</b>	The site comprises a former garage site, which now appears vacant. It is a small building with adjacent hard-standing set above the road, adjacent to an open area of designated (informal) open space. The site is in the centre of the village with a variety of adjoining land uses including sheltered accommodation, a library and shops.
<b>Site area and dwelling capacity</b>	950 sq m/3 units at 30 dwellings per hectare (potentially more given the location and adjacent densities). A figure of 4 times this has been applied elsewhere in Disley and at that density 12 units could be accommodated, and is recommended, on this highly accessible site in the centre of the village.
<b>Constraints</b>	Shared access
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Disley, which is inset in the Green Belt in the Macclesfield Borough Local Plan. Whilst the site is included within the area of Open Space this is a drafting error and it should have been excluded, as it is a developed site consisting of a building and associated hard-standing in private ownership.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	51202p Erection Of Additional Workshop In Connection With The Motor Repair/Serviceing Business Approved 1988
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

	Appropriately designed properties in character with the area, are considered to be viable/deliverable on this site.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site appears to be vacant and is in a sustainable location, being located in the village centre, in a popular residential area
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is highly accessible, being located in the village centre.
<b>Conclusions &amp; recommendations</b>	This site appears to be vacant and lies in a highly sustainable location, being located in the village centre and has potential for development within the Plan period. It is included in the area of open space on the Open Space Survey map, but this is understood to be a drafting error.

<b>Site Address</b>	<b>Land to Rear Of 282/308 Buxton Road Disley</b>
<b>SHLAA Ref/Site Ref number</b>	747
<b>Site visit date</b>	2 Jan 2015
<b>Site description</b>	<p>This is a cleared site for sale by Rowcliffs. It is understood that it was previously used as a garage.</p> <p>The land slopes gently away from the road, with open land to the rear and terraced houses to either side.</p> <p>The site is on the edge of the village of Newtown in Derbyshire to which it is closely related, and is considered to be in a sustainable location but it is not located in Disley.</p>
<b>Site area and dwelling capacity</b>	1322 sq m/9 units (previously granted planning permission – please see below).
<b>Constraints</b>	None known, but as a former garage site there could be contamination issues.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Site is located within Disley, which is inset in the Green Belt in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	<p>44037p Erection Of Detached Dwelling Refused 1986</p> <p>99/0419p 9 Dwellings (Outline Application) Approved With Conditions 22-Jun-1999</p> <p>06/0629p Erection Of 2no. Two Storey And 7no. Three Storey Dwellings - Reserved Matters From Outline Approval 02/2369p Approved With Conditions 3-May-2006</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is for sale so it is considered to be; the site has</p>



	previously had the benefit of planning approval for 9 dwellings however this has lapsed and it is unclear why the site has not been developed. Appropriately designed properties, in character with the area, are considered to be viable/deliverable on this site.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site has been cleared and is for sale. It has previously had the benefit of planning approval for 9 dwellings, so the principle of residential development has been established on the site. The site does not have any known constraints and is considered to be located in a sustainable location.
<b>Infrastructure issues (including highways)</b>	Planning permission granted with highways not considered a significant issue.
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is on the edge of the village of Newtown (not Disley) with easy access to bus/train services, (lying within 500m of Newtown station) and whilst being somewhat further away at some 1.5 km is considered within walking distance of the full range of facilities in New Mills.
<b>Conclusions &amp; recommendations</b>	This site is considered to be suitable for a small residential development, planning permission previously having previously been granted for 9 units which has subsequently expired. The site is not known to have any constraints that would preclude its development and is available, as it is for sale. It is considered therefore that the site has potential for development within the Plan period.

# **ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS; KEY SERVICE CENTRES; AND LOCAL SERVICE CENTRES**

## **DISLEY**

### **1. Introduction**

As discussed in the Assessment of Urban Potential report for Disley, (in its three elements set out under the Key policy Issues/Constraints) is heavily constrained by the Green Belt, and any sites released for development on the edge of the settlement are likely to be in the Green Belt.

### **2. Key Policy Issues/Constraints**

These again are set out in the Key policy Issues/Constraints in the Assessment of Urban Potential report for Disley. All sites considered here are in the Green Belt.

### **3. Key findings**

A total of 3 sites were assessed; all sites subject to representations to the Local Plan Strategy Submission Version (omission sites). Two effectively make one site (but presumably are in different ownership) off Jackson Edge Road and the other is located in the western edge of the village adjoining High Lane village in Stockport Borough. All the sites are greenfield, lie in the Green Belt and are currently used for grazing.

### **4. Site Commentary**

The two adjoining sites off Jackson Edge Road, on Lymewood Drive are treated as one site as they naturally form one parcel of land with no distinct boundaries (with only a wooden fence separating them), and there is no logic to treating them as separate sites given their very close relationship. The sites are relatively flat and open. The sites are well related to the village centre and are very well contained, with houses on three sides, and a sports ground on the western boundary limiting their intrusion into the open countryside beyond. There are no known constraints on the land (Green Belt designation excepted) and the agent states they are available for development. The two sites combined would release some 74 dwelling units (at 30 units/hectare).

The other site off Legh Road is not as straightforward. Firstly the majority of the site – the developable area, sits below Legh Road so houses would need to be built into the slope or elevated to have a good relationship to the road. The lower part of the site is also within flood risk zone 2. The site is also visually prominent from the south. In addition to these restrictions the site is not considered to be in Disley in anything but name. It is on the edge of High Lane, separated from Disley by a sizable 'gap'

and functionally it is part of High Lane, which is closer, in the respect of the provision of services. In conclusion whilst the site could be developed, there are site specific issues to resolve, and the site does not relate well to Disley village.

Details are shown on the site proformas and summary spreadsheets for Disley..

The 'Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Disley' map shows all the sites considered in the Study.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Disley is an attractive and desirable place to live and it is considered that all 3 greenfield sites considered here, with no known constraints, would be both viable and deliverable.

## **6. Conclusion**

Strategic Sites are allocated in the Local Plan Strategy. As Disley is a Local Service Centre, it is not considered to be appropriate for a Strategic Site to be identified within it. If there is a need identified for additional housing to be provided in Disley, within the Plan period, land will be identified within the Site Allocations and Development Policies Document.

Of the three sites assessed, two (Lymewood and Jacksons Edge Road) are treated together; it is recommended that they could be given further consideration at Site Allocation stage, if further land is required to be provided for housing in Disley. The other site off Legh Road does not relate well to the main settlement of Disley and has a number of constraints associated with it, as described above. It is not therefore recommended that this site is given further consideration.

In summary the two sites off Lymewood/Jackson Edge Road are the only sites that it is recommended could be given further consideration, and these greenfield sites could provide for 74 dwelling units, if they were required.

**CHESHIRE EAST LOCAL PLAN STRATEGY: DISLEY; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT ; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION**

Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land off Jacksons Edge Road, Disley	The site is located on the western edge of the village, on a gentle slope and is comprised of open grazing land, some of which is fairly rough.	Part Omission site (ref SUB3469)/part SHLAA Ref 3432	1.75	54	0	Site (including adjoining land) effectively contained by housing developments on 3 sides/sports facility on the other. The site could be combined with adjacent site 3287 or considered on its own. The site is considered to be worthy of further consideration as a site with potential for development, if Disley is required to provide further land for housing in the Site Allocations and Development Policies Document.
Land off Lymewood Drive, Disley	Grazing land with roads to three sides. Open site with fencing to the boundaries.	Omission site reference SUB3469)/SHLAA Ref 3287	0.67	20	0	Site (including adjoining land) effectively contained by housing developments on 3 sides/sports facility on the other. The site could be combined with adjacent SHLAA site 3432. The site is considered to be worthy of further consideration as a site with potential for development, if Disley is required to provide further land for housing in the Site Allocations and Development Policies Document.
Land at Legh Road, Disley	Agricultural land which falls sharply away from road to a level site adjacent to water course.	Omission site (ref SUB 119/120)/SHLAA Ref 3310	0.87	27	0	Site is poorly related to Disley, being in effect an extension to High Lane (in Stockport Borough). There are also issues of visual impact and flooding however to ensure that all reasonable alternatives are considered, the site could be looked at further, as a site with potential for development, if Disley is required to provide further land for housing in the Site Allocations and Development Policies Document.
<b>TOTALS</b>			<b>3.29</b>	<b>101</b>	<b>0</b>	

**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

**DISLEY**

<b>Site Address</b>	<b>Land off Jacksons Edge Road, Disley</b>
<b>SHLAA Ref/Site Ref number</b>	3432 N.B - The site has been included in this study as it is directly referred to within the representation to the Local Plan Strategy Submission Version reference SUB 3469 for SHLAA site 3287
<b>Site visit date</b>	2 Jan 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Part Local Plan Strategy Submission Version representation (omission site – reference SUB 3469) and part SHLAA site.
<b>Site description</b>	The site is located on the western edge of the village, on a gentle slope and is comprised of open grazing land, some of which is fairly rough. A manege and parking area lie to the south. Trees are located mainly along the northern & western boundaries, with a more open fenced boundary to the south and east. The site is some 500/600m from the village centre.
<b>Site area and dwelling capacity</b>	1.75 ha/ 54 units (taken from the SHLAA)
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located in the Green Belt, as defined in the Macclesfield Borough Local Plan
<b>Previously developed land? (PDL)</b>	Greenfield
<b>Background site history &amp; Current apps</b>	08/1563p Formation Of Manege Approved 2008 17011p 3 Residential Units (Detailed) Refused 1979 23118p 3 Residential Dwellings (Detail) Approved 1980 27181p Detached House With Double Garage (Detail) Approved 1981

	Note: The approvals are assumed to be on the adjacent site to the south where there are new dwellings but once formed part of a larger site.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	Referred to in the Representation to Local Plan submission version by Emery Planning (ID: 806326) as in SHLAA ref 3287, representation reference SUB 3469. Points made in the representation include: <ul style="list-style-type: none"> <li>• Disley needs to have a specific housing requirement (disaggregated) and this highly sustainable location, adjoining houses on three sides, can contribute towards that;</li> <li>• Site should be combined with the adjacent site SHLAA 3287 to form a more comprehensive development.</li> </ul>
<b>Is the site viable/deliverable?</b>	The representation states that it is viable and deliverable, and being a relatively flat open site, in an attractive residential area, with impressive distant views it is considered highly likely to be viable/deliverable.  According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The representation states that it is, and there are no known constraints.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	Site has not been subject to Sustainability Appraisal; however it is located adjacent to the settlement and is within walking distance (approximately 500/600m) of the village centre.
<b>Conclusions &amp; recommendations</b>	The site is landlocked by adjacent uses, residential to the north, east and south, and to a sports complex to the west. The site could be combined with adjacent site 3287 or considered on its own. The site is considered to be worthy of further consideration as a site with potential for development. If Disley is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site is suitable for further consideration for inclusion in the Site Allocations and Development Policies Document.

<b>Site Address</b>	<b>Land off Lymewood Drive, Disley</b>
<b>SHLAA Ref/Site Ref number</b>	3287
<b>Site visit date</b>	2 Jan 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Local Plan Strategy Submission Version representation (omission site – reference SUB 3469)
<b>Site description</b>	The site is comprised of open grazing land, with fencing to boundaries and roads to three sides. There is a tree belt to the north of the site.
<b>Site area and dwelling capacity</b>	0.67 ha/ 20 units (taken from the SHLAA)
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/NPS/ Strategic Site, safeguarded, Town Strategy</b>	The site is located in the Green Belt, as defined in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Greenfield
<b>Background site history &amp; Current apps</b>	17011P 3 Residential Units (Detailed) Refused 1979 23118P 3 Residential Dwellings (Detail) Approved 1980 27181P Detached House With Double Garage (Detail) Approved 1981 32169P Residential Development Refused 1983  The development permitted is all south of Lymewood Drive, none on the site being considered here.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	Representation to Local Plan submission version by Emery Planning (ID: 806326) on behalf of Harwill Development Ltd. (ID:742576) representation reference SUB 3469. Points made in the representation include: <ul style="list-style-type: none"> <li>• Disley needs to have a specific housing requirement (disaggregated) and this highly sustainable location, adjoining houses on three sides, with minimal Green</li> </ul>

	<p>Belt impact, can contribute towards that.</p> <ul style="list-style-type: none"> <li>The site should be combined with the adjacent site to form a more comprehensive development.</li> </ul>
<b>Is the site viable/deliverable?</b>	<p>The SHLAA states the site is developable, and the representation states that it is, and being a relatively flat open site, in an attractive residential area, with impressive distant views it is considered highly likely to be viable/deliverable.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The SHLAA states it is developable in 6-10 years. The representation does not refer to the implementation of the development, however this site is being actively promoted for development.</p>
<b>Infrastructure issues (including highways)</b>	<p>None known</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>Taken from the 2012 SHLAA:  Bus stop within 650m. Post office within 790m. Medical facilities within 790m. Primary school within 1000m. Open space within 200m.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is land locked by adjacent uses, with houses on three sides and a sports club to the west. The site could be combined with adjacent SHLAA site 3432. The site is considered to be worthy of further consideration as a site with potential for development.</p> <p>If Disley is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site is suitable for further consideration for inclusion in the Site Allocations and Development Policies Document.</p>



<b>Site Address</b>	<b>Land at Legh Road, Disley</b>
<b>SHLAA Ref/Site Ref number</b>	3310
<b>Site visit date</b>	2 Jan 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Local Plan Strategy Submission Version representation (omission site – reference SUB 119/120)
<b>Site description</b>	The site is comprised of grassland, sloping down to a brook. The site slopes away from Legh Road with most of the developable land at a lower level. Trees and woodland lie adjacent to and on the boundary of the site. A footpath runs through the site. The site does not relate well to the main Disley settlement, as it is located in a separate part of the settlement that lies adjacent to Stockport Borough.
<b>Site area and dwelling capacity</b>	0.87ha/ 27 units (taken from the SHLAA)
<b>Constraints</b>	Taken from the SHLAA: “Flood zones 2 and 3 - medium to high risk. Indicative flood risk area. Overhead lines. Site slopes away from road. Trees and woodland adjacent to / on boundary of the site. Path through site. Sloping site.” It is however considered that development could accommodate these constraints, but it would have an impact on numbers and the layout/form of development.
<b>Current policy designation i.e. GB/Open space/NPS/ Strategic Site, safeguarded, Town Strategy</b>	The site is located in the Green Belt, as defined in the Macclesfield Borough Local Plan.
<b>Previously developed land? (PDL)</b>	Greenfield
<b>Background site history &amp; Current apps</b>	49199P Erection Of Three Dwelling Houses Refused 1987 6/8/0.712 Outline consent for two dwellings Granted 1964 – Not Implemented
<b>Reps received</b>	Representation to Local Plan submission version by HOW

<b>Matter Statement No.'s &amp; summary of issues raised</b>	Planning on behalf of R Birkett (ID: 699301) representation reference SUB 119/120. Points made in the representation include: <ul style="list-style-type: none"> <li>• Well established residential area with previous consent for two houses in 1954 &amp; 1964– now lapsed.</li> <li>• Well located site, an anomaly still being in the Green Belt, which serves no purpose at all to its function.</li> </ul>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is in location that would be attractive to developers and prospective purchasers.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The SHLAA states it is developable in 6-10 years
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is some 1.7km from the centre of Disley (walking alongside the busy A6), or some 1.6km from the centre of High Lane (in Stockport MBC) walking through the housing estate (1.5km walking along the A6).
<b>Conclusions &amp; recommendations</b>	<p>The site is poorly related to Disley, being in effect an extension to High Lane (in Stockport Borough). There could also be issues relating to visual impact and flooding/trees as most of the developable area is low lying. However that said, to ensure all reasonable alternatives are considered it should be given further consideration.</p> <p>If Disley is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site is suitable for further consideration for inclusion in the Site Allocations and Development Policies Document.</p>

# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL' OF THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **GOOSTREY**

### **1. Introduction**

Goostrey is identified as a Local Service Centre in the Local Plan Strategy, formerly within the Borough of Congleton, prior to the establishment of Cheshire East. The 2013 mid-year population estimate for the parish of Goostrey is 3,900. However, this figure includes a scattered rural area including the hamlet of Blackden Heath, and excludes dwellings on the west side of the village within CWAC.

Goostrey is designated as a village in the Open Countryside in the Congleton Borough Local Plan First Review 2005, and has a proposals map, including a settlement boundary.

The village lies in the west of Cheshire East 2.5km north of Holmes Chapel, adjoining the boundary with Cheshire West and Chester (CWaC). Originally a small farming community, it grew slowly with the development of the railway between Manchester and Crewe and then more recently over the last 40 years with the advent of the M6 motorway. The village has a wide range of amenities including two churches, a primary school, community-owned sports facilities, a number of shops and two pubs.

### **2. Key Policy issues/constraints**

Goostrey has a proposals map and settlement boundary in the Congleton Borough Local Plan 2005, and falls within the Jodrell Bank Consultation Zone, where policy PS10 applies.

A Neighbourhood Plan is in preparation by Goostrey Parish Council.

The built-up area of the village extends westwards along Main Road beyond Lea Avenue up to Harrison Lane into Allostock Parish, within Cheshire West and Chester. This land is designated as open countryside in the Vale Royal Local Plan First Review.

There are several Listed Buildings in the parish including the grade II\* St Luke's Church and the Grade I Listed telescope at Jodrell Bank to the east of the village.

### **3. Development Potential**

There are very limited development opportunities within the village, as Goostrey has a very tight settlement boundary to the two main areas of

development. However, there is development beyond the Local Planning Authority boundary to the west, and in this area planning permission has been granted recently by CWaC for 38 dwellings with access off New Platt Lane (13/02468/FUL), and there are further approvals and current applications to develop the road frontage.

There have been four dwellings (net) completed for Goostrey between 01/04/10 and 31/12/14.

As at 31/12/2014 there were commitments for 10 dwellings, split 80% greenfield and 20% brownfield.

#### **4. Key Findings**

The key findings of the 'Urban Potential' study for Goostrey are:

	<b>Size (Ha)</b>	<b>Greenfield</b>	<b>Brownfield</b>
With potential	0.63	15	2
Without potential	1.96	21	9

The sites identified are largely small infill plots that are likely to come forward within the plan period. Details are shown on the summary spreadsheets for Goostrey.

Three sites have been screened out due to the lack of access at present, which could be resolved in the future. There are several areas of land that are in use as open space and have been screened out for this reason.

Details are shown on the site proformas and summary spreadsheets for Goostrey.

The 'Cheshire East Local Plan Strategy Urban Potential Study and Edge of Settlement Study April 2015 Goostrey' map shows all the site considered for Goostrey in the Urban Potential Study.

#### **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Goostrey is an attractive village with a good range of facilities and services, including a Railway Station. It is a Local Service Centre and can be considered appealing to developers and potential occupiers.

There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Chester.

## **6. Conclusion**

Sites for 17 dwellings have been identified split between 15 greenfield and 2 brownfield. There is also a possibility of windfalls to be delivered from a proportion of the sites for a potential 30 dwellings that have been screened out from the study.

As at 31/12/2014 there were commitments for 10 dwellings, split between 8 greenfield and 2 brownfield.

**CHESHIRE EAST LOCAL PLAN STRATEGY: GOOSTREY; ASSESSMENT OF URBAN POTENTIAL SITES: SUMMARY OF SITES WITH POTENTIAL FOR DEVELOPMENT DURING THE PLAN PERIOD**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land off Hermitage Lane, Goostrey	2665	The site consists of a strip of vacant land providing access to the field to east (SHLAA 2689). Hermitage Lane is a narrow country lane in the vicinity with no footways or lighting and is outside the 30mph speed limit area. There are high hedges to both sides.	0.03	1	0	This site is available; it does not appear to have any constraints that would preclude its development and is within easy walking distance of local facilities therefore it is considered that it would be viable and deliverable. The site is within the settlement zone line for Goostrey. It is considered to be suitable for development taking into account the considerations outlined above. The site lies in a sustainable location. It is considered therefore that this site is likely to have the potential to be developed within the Plan period.
Land adjacent to 168 Main Road, Goostrey	2670	An area of vacant land in the village centre, between the Post Office and a surgery. The front part is laid out as an ornamental garden and behind a close boarded fence is a storage area in an unkempt condition in comparison with the surrounding development	0.02	1	0	The site is within the settlement zone line for Goostrey and could make a contribution to meeting local needs but is in use as garden/storage area. The previous planning permission has lapsed but there is no obvious reason why this has not been taken up. It is considered to be suitable for development taking into account the considerations outlined above. The site lies in a sustainable location and the constraints would not preclude development. It is considered therefore that this site is likely to have the potential to be developed within the Plan period.
Rear of Bank View, Main Road, Goostrey	2674	A wedge shaped strip of agricultural land providing access to fields to the south, between a house and a bungalow. There is a brick wall on the east side. The site is in the centre of the village.	0.1	3	0	The site is within the settlement zone line for Goostrey and could make a contribution to meeting local needs. Development would prejudice access to the field to the south, SHLAA site 2687. This site is available; it does not appear to have any constraints that would preclude its development and is within easy walking distance of local facilities therefore it is considered that it would be viable and deliverable. It is considered to be suitable for development taking into account the considerations outlined above. The site lies in a sustainable location. It is considered therefore that this site is likely to have the potential to be developed within the Plan period.
208 Main Road, Goostrey	4467	The site contains a large dwelling in the centre of the site, with a semi-circular drive. The site includes the dwelling, garden and paddock with stables. There are mature trees on the site frontage, and in the rear garden. It is situated in the centre of the village.	0.32	7	1	This site is available; it does not appear to have any constraints that would preclude its development and is within easy walking distance of local facilities, therefore it is considered that it would be viable and deliverable. The site is within the settlement zone line for Goostrey. It is considered to be suitable for development taking into account the considerations outlined above. The site lies in a sustainable location. It is considered therefore that this site is likely to have the potential to be developed within the Plan period.

Rear of 208/212 Main Road, Goostrey	2675	A semi-derelict single storey stables/building to the rear of a dwelling, and with open fields to the rear.	0.01	0	1	This site is available; it does not appear to have any constraints that would preclude its development and is within easy walking distance of local facilities therefore it is considered that it would be viable and deliverable. The site is within the settlement zone line for Goostrey. It is considered to be suitable for development. The site lies in a sustainable location. It is considered therefore that this site is likely to have the potential to be developed within the Plan period.
Land adjoining 25 Station Road, Goostrey	2682	An area is in use as a private garden and storage land, between two dwellings. There are trees to the rear and a single tree in the south-west corner. There is a fence around the site which has access to Station Road.	0.06	2	0	The site is within the settlement zone line for Goostrey and could make a contribution to meeting local needs but is in use as garden. It is considered to be suitable for development taking into account the considerations outlined above. The site lies in a sustainable location and the constraints would not preclude development. It is considered therefore that this site is likely to have the potential to be developed within the Plan period .
Land adjoining 17 Station Road Goostrey	Goo 2	A wedge shaped piece of land containing a restricted Byway (Goostrey RB1), between two large houses. There are trees to the frontage of 17 (subject to a TPO).	0.09	1	0	Any development would have to take account of the right of way and the adjoining dwellings. This site could be available; it does not appear to have any constraints that would preclude its development and is within easy walking distance of local facilities, therefore it is considered that it would be viable and deliverable. The site is within the settlement zone line for Goostrey. It is considered to be suitable for development taking into account the considerations outlined above. The site lies in a sustainable location. It is considered therefore that this site is likely to have the potential to be developed within the Plan period.
<b>TOTALS</b>			<b>0.63</b>	<b>15</b>	<b>2</b>	

**CHESHIRE EAST LOCAL PLAN STRATEGY: GOOSTREY; ASSESSMENT OF URBAN POTENTIAL SITES; SUMMARY OF SITES NOT CONSIDERED TO HAVE THE POTENTIAL AT THE DATE OF THE STUDY**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land at corner of Booth Bed Lane/Sandy Lane, Goostrey	2667	The site is in use as incidental open space on the corner of two roads. There are houses on all sides with large gardens.	0.02	1	0	The site is within the settlement zone line for Goostrey and could make a contribution to meeting local needs but is in use as open space and would result in the loss of a local area of open space/amenity for the village. It is too small to achieve the required amenity standards for existing and proposed dwellings. The site is not considered appropriate for housing at this time, due to its use as informal open space. It is not considered to be suitable for development taking into account the considerations outlined above. The site lies in a sustainable location. The site is public open space and is therefore screened out of this study.
Land opposite Meadow Avenue, Goostrey	2666	The site is in use as incidental public open space set behind a footpath, in front of a semi-circular group of houses and bungalows on Booth Bed Lane. There are many trees along this section of the lane.	0.1	2	0	The site is within the settlement zone line for Goostrey and could make a contribution to meeting local needs but is in use as open space and would result in the loss of a local area of open space/amenity for the village. It is too small to achieve required amenity standards for existing and proposed dwellings. It is not considered to be suitable for development taking into account the considerations outlined above. The site lies in a sustainable location. The site is public open space and is therefore screened out of this study.
Land off Sandy Lane, Goostrey	2684	The site is in use as incidental open space for a small group of bungalows, with a high level of car ownership. The dwellings face onto the open space.	0	0	0	The site is within the settlement zone line for Goostrey and could make a contribution to meeting local needs but is in use as open space and would result in the loss a local area of open space/amenity for the village. It is too small to achieve required amenity standards for existing and proposed dwellings. It is not considered to be suitable for development taking into account the considerations outlined above. The site lies in a sustainable location. The site is public open space and is therefore screened out of this study
Primrose Chase, Main Road, Goostrey	2668	The majority of the site is in use as incidental public open space for dwellings on the cul-de-sac on the south side of Main Road. The SHLAA site also includes parts of the front gardens of 4 dwellings, which front directly onto the road. The site is overlooked by dwellings fronting the cul-de-sac and contains trees.	0.2	4	0	The site is within the settlement zone line for Goostrey and could make a contribution to meeting local needs but it is in use as open space and would result in the loss a local area of open space/amenity for the village. It is not considered to be suitable for development taking into account the considerations outlined above. The site lies in a sustainable location. The majority of the site is public open space and is therefore screened out of this study, and the remainder is a narrow tapering strip of front gardens of properties which is too small to be suitable for development.
Rear of Main Road/Shearbrook Lane/Willow Lane, Goostrey	2669	The land consists of a private garden area containing a pond and trees, with no direct access to a road. The site may be within the same ownership as 71 Main Road and this plot was to have been used for access in previous applications.	0	0	0	The lack of a vehicular access would prevent development, and the access through 71 Main Road has been judged to be unacceptable. The planning history on the site also indicates that the site is not potentially developable. Therefore the site does not have the potential to provide for additional dwellings within the settlement. The site is within the settlement zone line for Goostrey. It is not considered to be suitable for development taking into account the considerations outlined above. Due to the constraints relating to the lack of suitable access this site is screened out of this study.
Land off Main Road/ Mill Lane, Goostrey	2685	The site is the village green area near centre of village, enclosed on east and north sides by Mill Lane. It contains several trees and planted areas. There are dwellings on all sides overlooking the open space.	0.13	4	0	The site is within the settlement zone line for Goostrey and could make a contribution to meeting local needs but in use as open space and would result in the loss of trees, and a local area of open space/amenity for the village. It is not considered to be suitable for development taking into account the considerations outlined above. The site lies in a sustainable location. The site is therefore screened out of this study due to its status as one of the very few areas of protected open space within the settlement.





Former car park, Main Road, Goostrey	2671	A former car park now laid to lawns, behind a high hedge, within the village centre. There are dwellings to the rear (north) which overlook the site.	0	0	0	The site is within the settlement zone line for Goostrey. The site has now changed its use from a car park to is in use as garden land and is therefore unlikely to come forward for development within the Plan period.
Rear of Methodist Church, Bank View, Goostrey	2672	The site consists of two separate pieces of land in separate ownership: A Church outdoor play area/car park at the rear of the Hall; 11 Lock-up garages belonging to the Council/Housing Association. Both areas are in use. There is a large mature oak tree on the west side of the site adjoining an access to the fields to the east. The site has access from Bank View to the east and also provides rear access to properties in Bank View.	0.07	0	3	The site is in use as garages and as a play area/ car park for the adjoining church. The site is within the settlement zone line for Goostrey. The site lies in a sustainable location. It is not considered to be suitable for development taking into account the considerations outlined above and it is therefore screened out of this study.
Top end of Bank View, Goostrey	2673	The site consists of two areas of public open space and parking spaces at the south end of Bank View. There are trees on site and the land is overlooked by dwellings to the east, west and south.	0	0	0	The site is within the settlement zone line for Goostrey but is in use as open space. It is too small to provide the required standard of amenity and would result in loss of amenity space for the village. The site lies in a sustainable location. Development here would cause an unacceptable loss of amenity for adjoining dwellings. It is not considered to be suitable for development taking into account the considerations outlined above. It is therefore screened out of this study.
Land rear of school/Brookfield Crescent, Goostrey	2677	The site consists of garden land between residential properties and bordering on the school at the south-east corner. The site is within the village centre but is not accessible.	0.05	2	0	The site is within the settlement zone line for Goostrey and could make a contribution to meeting local needs but is in use as garden without direct access. It is not considered to be suitable for development taking into account the considerations outlined above. The site is inaccessible garden land and is therefore screened out of this study.
Land to rear of Brooklands Drive, Goostrey	2676	The site consists of garden land without a direct access. The site borders on the watercourse and includes several parcels of amenity land. There are many trees on the site and a pond. The site is undulating and wet in places.	0.96	3	0	The site is within the settlement zone line for Goostrey and could make a contribution to meeting local needs but is heavily constrained by trees, topography access and flooding. It is therefore unlikely to be deliverable during the plan period. It is not considered to be suitable for development taking into account the considerations outlined above, in particular the planning history of the site. The site lies in a sustainable location. The site is in use as garden land without direct access and is therefore screened out of this study.
Land between Church and Red Lion public house, Main Road, Goostrey	2680	Grazing land and stables. The site frontage is now developed by a new dwelling, SHLAA 2202 and 2422.	0	0	0	This site has now been fully developed or is in other uses and is no longer available to make a contribution towards meeting development needs in the Plan period. The site is within the settlement zone line for Goostrey. It is not considered to be suitable for development taking into account the considerations outlined above. The site lies in a sustainable location and serves an important function as a pond, outbuilding and dwelling. The site is no longer available and is therefore screened out of this study.

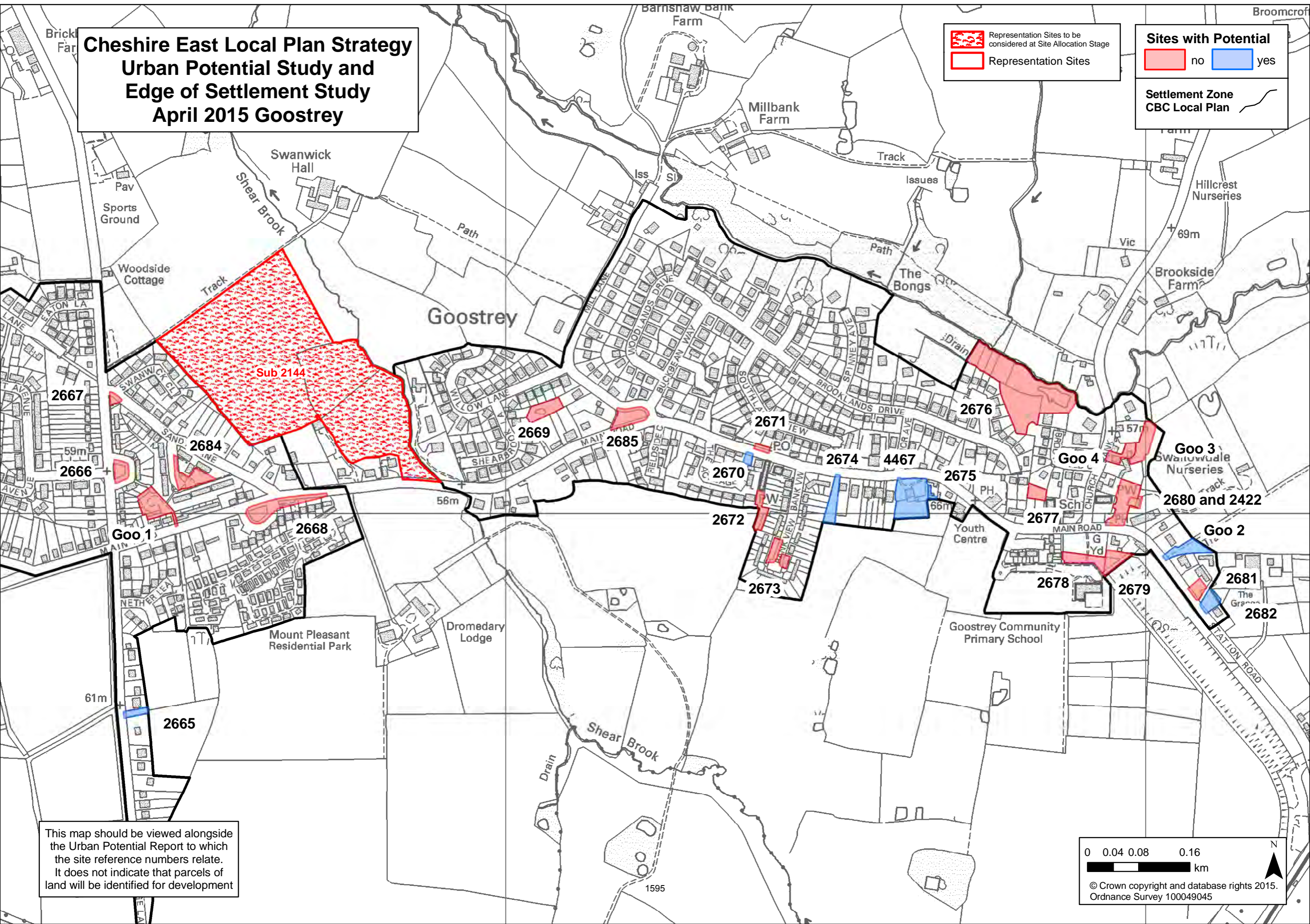
Outbuilding to west of Red Lion public house, Main Road, Goostrey	2422	Outbuilding in car park of public house. There is an area of garden to the rear. The site frontage is now developed by 1 new dwelling, SHLAA 2202 and 2680.	0.01	0	1	This frontage has now been fully developed with a dwelling and a pond. This building remains in use as part of the public house. The site is within the settlement zone line for Goostrey. The site lies in a sustainable location and is in use as part of the public house. It is not considered to be suitable for development taking into account the considerations outlined above. The site is therefore screened out of this study.
Village Hall/graveyard, Main Road, Goostrey	2678	The site is now in use as a Graveyard, and is therefore no longer available for development and is screened out of this study.	0	0	0	The site is within the settlement zone line for Goostrey. The site lies in a sustainable location and serves an important community function. The site is in use as a graveyard and is therefore no longer available for development and is screened out of this study.
Land off Main Road/Station Road, Goostrey	2679	Formerly an area of vacant land adjoining the village hall. It is now in use as a private garden and an extension to the graveyard following two planning permissions. It is therefore no longer available for development and is screened out of this study.	0	0	0	The site is within the settlement zone line for Goostrey. The site lies in a sustainable location. The site is in use as a graveyard and private garden and is therefore no longer available for development and is screened out of this study
Garden of Corn Brook House, Station Road, Goostrey	2681	The site is in use as an access drive and front garden for the adjoining substantial dwelling. It contains several trees and is enclosed by shrubs and a fence.	0.05	2	0	The site is within the settlement zone line for Goostrey and could make a contribution to meeting local needs but is in use as garden. The site lies in a sustainable location and has a viable existing use. Due to the existing use as an access drive and the front garden of a dwelling the site is unlikely to make a contribution towards providing urban dwellings during the plan period.
Garages rear of 27 Main Road Goostrey	Goo 1	Grassed area with 16 garages, in use as a parking area and accessed from Main Road with footpath links to the north-east and north-west. There are houses and a bungalow around the site, bounded by fences.	0.17	0	3	This site does not appear to have any constraints that would preclude its development and is within easy walking distance of local facilities. The site is within the settlement zone line for Goostrey. It could be considered to be suitable for development taking into account the considerations outlined above. The site lies in a sustainable location. However it is in use for parking purposes and is therefore screened out of this study.
Land at rear of Bridge Cottage, Church Bank, Goostrey	Goo 3	A land-locked piece of land to the east of a timber yard, containing several trees. It is undulating and could have access through the timber yard to the south-west.	0.12	3	0	The site is within the settlement zone line for Goostrey. The site lies in a sustainable location. The site is not currently developable due to the lack of suitable access and is therefore screened out of this study.
Timber yard, Church Bank, Goostrey	Goo 4	A timber yard with dwelling behind, on varying levels, within a residential area	0.08	0	2	The site is within the settlement zone line for Goostrey. The site lies in a sustainable location. The site is in use at present and is therefore screened out of this study.
<b>TOTALS</b>			<b>1.96</b>	<b>21</b>	<b>9</b>	

# Cheshire East Local Plan Strategy Urban Potential Study and Edge of Settlement Study April 2015 Goostrey


 Representation Sites to be considered at Site Allocation Stage  
 Representation Sites

**Sites with Potential**  
 no  yes

**Settlement Zone**  
 CBC Local Plan 



This map should be viewed alongside the Urban Potential Report to which the site reference numbers relate. It does not indicate that parcels of land will be identified for development

0 0.04 0.08 0.16 km  
  
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**Cheshire East Local Plan Strategy: Urban Potential Study of the Principal Towns; Key Service Centres and Local Service Centres: Site Assessment Proforma**

**GOOSTREY**

<b>Site Address</b>	Land at corner of Booth Bed Lane/Sandy Lane, Goostrey
<b>SHLAA Ref/Site Ref number</b>	2667
<b>Site visit date</b>	5/5/2015
<b>Site description</b>	The site is in use as incidental open space on the corner of two roads. There are houses on all sides with large gardens.
<b>Site area and dwelling capacity</b>	0.02ha, 1 dwelling
<b>Constraints</b>	The site is generally flat. The area provides incidental open space and seating. The mature tree on the west side is subject to a TPO. Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. The site is not protected open space in the CBLP but is identified as an area of amenity greenspace Goos1 in the Goostrey Open Spaces Survey [BE018ZN]. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.  Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.

	<p>There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The site is within the settlement boundary and could make a contribution to meeting local needs but is in use as open space and would result in the loss of a local area of open space/amenity for the village. It is too small to achieve the required amenity standards for existing and proposed dwellings.</p> <p>The site is not considered appropriate for housing at this time, due to its use as informal open space.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>None known</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>There is a neighbourhood shop 250m to the south, and the majority of village services and amenities are in the eastern part of the village 1km to the east.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The site is within the settlement zone line for Goostrey. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and serves an important function as open space.</p> <p>The site is public open space and is therefore screened out of this study.</p>

<b>Site Address</b>	<b>Land opposite Meadow Avenue, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>2666</b>
<b>Site visit date</b>	5/5/2015
<b>Site description</b>	The site is in use as incidental public open space set behind a footpath, in front of a semi-circular group of houses and bungalows on Booth Bed Lane. There are many trees along this section of the lane.
<b>Site area and dwelling capacity</b>	0.1 ha, the SHLAA refers to 2 dwellings.
<b>Constraints</b>	Site is generally flat. There is a mature oak tree in the northern end of the site. Telegraph pole on site. Area provides open space and seating. Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. The site is not protected open space in the CBLP but is identified as an area of amenity greenspace Goos2 in the Goostrey Open Spaces Survey [BE018ZN]. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.  Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre. There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is within the settlement boundary and could make a contribution to meeting local needs but in use as open space and would result in the loss of a local area of open space/amenity for the village and is too small to achieve required amenity standards for existing and proposed dwellings.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is a neighbourhood shop 100m to the south, and the majority of village services and amenities are in the eastern part of the village 1km to the east.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and serves an important function as open space.</p> <p>The site is public open space and is therefore screened out of this study.</p>

<b>Site Address</b>	<b>Land off Hermitage Lane, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>2665</b>
<b>Site visit date</b>	5/5/2015
<b>Site description</b>	The site consists of a strip of vacant land providing access to the field to east (SHLAA 2689). Hermitage Lane is a narrow country lane in the vicinity with no footways or lighting and is outside the 30mph speed limit area. There are high hedges to both sides.
<b>Site area and dwelling capacity</b>	0.03ha, 1 dwelling
<b>Constraints</b>	Narrow plot with hedges and residential to both sides. Trees in the vicinity. Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	14/1964C Construction of new residential development of up to 26 dwellings (resubmission of planning application reference 14/0081C) refused 13/11/2014. Site includes part of SHLAA 2689 to east).
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.</p> <p>Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.</p> <p>There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.</p>



<b>Is the site potentially developable within the Plan period; available and achievable?</b>	This site is available; it does not appear to have any constraints that would preclude its development and is within easy walking distance of local facilities, therefore it is considered that it would be viable and deliverable.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is a neighbourhood shop 300m to the north, and the majority of village services and amenities are in the eastern part of the village 1km to the east.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and the constraints would not preclude development.</p> <p>It is considered therefore that this site is likely to have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Land off Sandy Lane, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>2684</b>
<b>Site visit date</b>	5/5/2015
<b>Site description</b>	The site is in use as incidental open space for a small group of bungalows, with a high level of car ownership. The dwellings face onto the open space.
<b>Site area and dwelling capacity</b>	0.14ha, the SHLAA refers to 5 dwellings, but this is not achievable due to the relationship with existing dwellings, which look out onto the site and have been designed with the open space as an integral element of the design. The figure is therefore 0.
<b>Constraints</b>	The site is undulating. Trees on site. Site used as open space and seating area. Issues of overlooking. Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. The site is not protected open space in the CBLP and is not identified as an area of amenity greenspace in the Goostrey Open Spaces Survey [BE018ZN].  A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.  Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.  There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two

	main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is within the settlement boundary and could make a contribution to meeting local needs but in use as open space and would result in the loss a local area of open space/amenity for the village and is too small to achieve required amenity standards for existing and proposed dwellings.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is a neighbourhood shop 200m to the south-west, and the majority of village services and amenities are in the eastern part of the village 1km to the east.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and serves an important function as open space.</p> <p>The site is public open space and is therefore screened out of this study.</p>

<b>Site Address</b>	<b>Primrose Chase, Main Road, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>2668</b>
<b>Site visit date</b>	5/5/2015
<b>Site description</b>	The majority of the site is in use as incidental open space for dwellings on the cul-de-sac on the south side of Main Road. The SHLAA site also includes parts of the front gardens of 4 dwellings which front directly onto the road. The site is overlooked by dwellings fronting the cul-de-sac and contains trees.
<b>Site area and dwelling capacity</b>	0.2ha, the SHLAA refers to 6 dwellings but only 4 would be possible due to the shape of the site
<b>Constraints</b>	There are many trees on site. The area provides incidental open space and seating. Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. The site is not protected open space in the CBLP but is identified as an area of amenity greenspace Goos4 in the Goostrey Open Spaces Survey [BE018ZN]. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.  Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.  There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two

	main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is within the settlement boundary and could make a contribution to meeting local needs but is in use as open space and would result in the loss a local area of open space/amenity for the village.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is a neighbourhood shop 250m to the west, and the majority of village services and amenities are in the eastern part of the village 1km to the east.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and serves an important function as open space.</p> <p>The majority of the site is public open space and is therefore screened out of this study, and the remainder is a narrow tapering strip of front gardens of properties, which is too small to be suitable for development.</p>

<b>Site Address</b>	<b>Rear of Main Road/Shearbrook Lane/Willow Lane, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>2669</b>
<b>Site visit date</b>	5/5/2015
<b>Site description</b>	The land consists of a private garden area containing a pond and trees, with no direct access to a road. The site may be within the same ownership as 71 Main Road and this plot was to have been used for access in the previous applications (see below).
<b>Site area and dwelling capacity</b>	0.12ha, the SHLAA refers to 4 dwellings but the constraints would reduce this figure to 0.
<b>Constraints</b>	The site appears to be land locked, and therefore has access issues. There are trees including one in south-east corner with a TPO and a pond. Impact of development on living conditions of adjoining dwellings. Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	19542/1 Dwelling refused and appeal dismissed 26/9/1988. 34722/3 Dwelling refused and appeal dismissed 23/6/2003. The main issue was the effect of the development on the living conditions of the occupiers of adjacent dwellings particularly in respect of privacy and general disturbance.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.  Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.

	There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The lack of a vehicular access would prevent development, and the access through 71 Main Road has been judged to be unacceptable. The planning history on the site detailed above also indicates that the site is not potentially developable. Therefore the site does not have the potential to provide for additional dwellings within the settlement.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is a full range of village services and amenities in the village centre 400-800m to the east.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>Due to the constraints relating to the lack of suitable access this site is screened out of this study.</p>

<b>Site Address</b>	<b>Land off Main Road/ Mill Lane, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>2685</b>
<b>Site visit date</b>	5/5/2015
<b>Site description</b>	The site is the village green area near the centre of village, enclosed on east and north sides by Mill Lane. It contains several trees and planted areas. There are dwellings on all sides overlooking the open space.
<b>Site area and dwelling capacity</b>	0.13ha, SHLAA refers to 4 dwellings.
<b>Constraints</b>	The site is generally flat. There are many trees on site. The site is in use as open space and seating area. Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits and protected open space in Congleton Borough Local Plan 2005. The site is identified as an area of amenity greenspace (site RG3) in the Goostrey Open Spaces Survey [BE018ZN]. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.</p> <p>Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.</p> <p>There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.</p>



<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is within the settlement boundary and could make a contribution to meeting local needs but in use as open space and would result in the loss of trees, and a local area of open space/amenity for the village. It is therefore screened out of this study due to its status as one of the very few areas of protected open space within the settlement.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There are a full range of village services and amenities in the village centre 400-800m to the east.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and serves an important function as open space.</p> <p>The site is public open space and is therefore screened out of this study.</p>

<b>Site Address</b>	<b>Land adjacent to 168 Main Road, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>2670</b>
<b>Site visit date</b>	5/5/2015
<b>Site description</b>	An area of vacant land in the village centre, between the Post Office and a surgery. The front part is laid out as an ornamental garden and behind a close boarded fence is a storage area in an unkempt condition in comparison with the surrounding development.
<b>Site area and dwelling capacity</b>	0.02ha, 1 dwelling.
<b>Constraints</b>	Slight slope to site. Site appears very small. Walls through site. Trees on site. Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	15180/1outline for 1 dwelling, granted 2/8/1983. 15180/A RM for 1 dwelling, granted 31/7/1984.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.</p> <p>Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.</p> <p>There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.</p>

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is within the settlement boundary and could make a contribution to meeting local needs but in use as garden/storage area. The previous planning permission has lapsed but there is no obvious reason why this has not been taken up.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is a full range of village services and amenities in the village centre.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and the constraints would not preclude development.</p> <p>It is considered therefore that this site is likely to have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Former car park , Main Road, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>2671</b>
<b>Site visit date</b>	5/5/2015
<b>Site description</b>	A former car park now laid to lawns, behind a high hedge, within the village centre. There are dwellings to the rear (north), which overlook the site.
<b>Site area and dwelling capacity</b>	0.01ha, the SHLAA refers to 1 dwelling but this is reduced to 0 due to the existing use as garden land.
<b>Constraints</b>	The site is now in use as private garden space by adjacent properties. Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits Congleton Borough Local Plan 2005. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	07/0576/COU Change of use from car park to garden, granted 19/6/2007 – implemented.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.</p> <p>Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.</p> <p>There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.</p>

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site has now changed its use from a car park to garden land and is therefore unlikely to come forward for development within the Plan period.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is a full range of village services and amenities in the village centre.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site has now changed its use from a car park to garden land and is therefore unlikely to come forward for development within the Plan period.</p>

<b>Site Address</b>	<b>Rear of Methodist Church, Bank View, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>2672</b>
<b>Site visit date</b>	6/5/2015
<b>Site description</b>	<p>The site consists of two separate pieces of land in separate ownership:</p> <ul style="list-style-type: none"> <li>• A Church outdoor play area/car park at the rear of the Hall.</li> <li>• 11 Lock-up garages belonging to the Council/Housing Association. Both areas are in use.</li> </ul> <p>There is a large mature oak tree on the west side of the site adjoining an access to the fields to the east. The site has access from Bank View to the east and also provides rear access to properties in Bank View.</p>
<b>Site area and dwelling capacity</b>	0.07ha, the SHLAA refers to 3 dwellings
<b>Constraints</b>	Site currently includes garages and hardstanding used for parking. Some trees on site. Site appears generally flat. Narrow access to site. Existing buildings. Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Applications relating to church use.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.

	<p>Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.</p> <p>There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is in use as garages and as a play area/car park for the adjoining church. It is therefore screened out of this study.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There are a full range of village services and amenities in the village centre a short distance to the north.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and serves important functions as a play area/car park and is in use as garages.</p> <p>The site is in use and is therefore screened out of this study</p>

<b>Site Address</b>	<b>Top end of Bank View, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>2673</b>
<b>Site visit date</b>	6/5/2015
<b>Site description</b>	The site consists of two areas of public open space and parking spaces at the south end of Bank View. There are trees on site and the land is overlooked by dwellings to the east, west and south.
<b>Site area and dwelling capacity</b>	0.08ha, the SHLAA refers to 2 dwellings but this is reduced to 0 due to the use as public open space and the relationship with adjoining dwellings, which face out over the site and are too close to meet separation distances with any new dwellings.
<b>Constraints</b>	The site is flat. There are telephone lines across site. Trees on site. Site includes areas of hardstanding. There would be issues of both overlooking and amenity of adjacent properties. The western area contains a large mature oak tree. Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.  Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.



	<p>There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The site is within the settlement boundary but is in use as open space. It is too small to provide the required standard of amenity and would result in loss of amenity space for the village. It is therefore screened out of this study.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>None</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>There are a full range of village services and amenities in the village centre a short distance to the north.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The site is within the settlement zone line for Goostrey. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and serves an important function as open space. Development here would cause an unacceptable loss of amenity for adjoining dwellings.</p> <p>The site is public open space and is therefore screened out of this study.</p>

<b>Site Address</b>	<b>Rear of Bank View, Main Road, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>2674</b>
<b>Site visit date</b>	5/5/2015
<b>Site description</b>	A wedge shaped strip of agricultural land providing access to fields to the south, between a house and a bungalow. There is a brick wall on the east side. The site is in the centre of the village.
<b>Site area and dwelling capacity</b>	0.1ha, 3 dwellings.
<b>Constraints</b>	The site appears to provide access to adjacent agricultural land. Site is narrow. Site has a slight slope up away from main road. Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.</p> <p>Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.</p> <p>There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming</p>

	the authority boundary with Cheshire West and Chester.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is within the settlement boundary and could make a contribution to meeting local needs. Development would prejudice access to the field to the south, SHLAA site 2687. This site is available; it does not appear to have any constraints that would preclude its development and is within easy walking distance of local facilities, therefore it is considered that it would be viable and deliverable.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is a full range of village services and amenities in the village centre.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and the constraints would not preclude development.</p> <p>It is considered therefore that this site is likely to have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>208 Main Road, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>4467</b>
<b>Site visit date</b>	6/5/2015
<b>Site description</b>	The site contains a large dwelling in the centre of the site, with a semi-circular drive. The site includes the dwelling, garden and paddock with stables. There are mature trees on the site frontage, and in the rear garden. It is situated in the centre of the village.
<b>Site area and dwelling capacity</b>	0.03ha brownfield and 0.29ha greenfield, the SHLAA refers to 9 dwellings (net figure of 8 dwellings) with 1 dwelling lost as a result of demolition.
<b>Constraints</b>	Buildings on site (residential dwelling, stables). Trees on frontage and hedgerow to boundary. Existing development to site boundaries. Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	Majority no, existing dwelling yes.
<b>Background site history &amp; Current apps</b>	3503/1 Residential development refused 14-Jul-1976
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.</p> <p>Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.</p> <p>There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming</p>

	the authority boundary with Cheshire West and Cheshire.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	This site is available; it does not appear to have any constraints that would preclude its development and is within easy walking distance of local facilities therefore it is considered that it would be viable and deliverable.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is full range of village services and amenities in the village centre.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and the constraints would not preclude development.</p> <p>It is considered therefore that this site is likely to have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Rear of 208/212 Main Road, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>2675</b>
<b>Site visit date</b>	6/5/2015
<b>Site description</b>	A semi-derelict single storey stables/building to the rear of a dwelling, and with open fields to the rear.
<b>Site area and dwelling capacity</b>	0.01ha, 1 dwelling.
<b>Constraints</b>	The two storey cottage style property is set behind an existing dwelling alongside a narrow access. Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.</p> <p>Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.</p> <p>There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.</p>

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	This site is available; it does not appear to have any constraints that would preclude its development and is within easy walking distance of local facilities therefore it is considered that it would be viable and deliverable.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is full range of village services and amenities in the village centre.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and the constraints would not preclude development.</p> <p>It is considered therefore that this site is likely to have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Land rear of school/Brookfield Crescent, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>2677</b>
<b>Site visit date</b>	6/5/2015
<b>Site description</b>	The site consists of garden land between residential properties and bordering on the school at the south-east corner. The site is within the village centre but is not accessible.
<b>Site area and dwelling capacity</b>	0.05ha, SHLAA refers to 2 dwellings.
<b>Constraints</b>	Access to the site is limited to through an adjacent property. Trees on site. Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.</p> <p>Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.</p> <p>There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.</p>
<b>Is the site potentially developable within</b>	The site is within the settlement boundary and could make a contribution to meeting local needs but is in use as garden



<b>the Plan period; available and achievable?</b>	without direct access. It is therefore screened out of this study.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is full range of village services and amenities in the village centre.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and is in use as garden land.</p> <p>The site is inaccessible garden land and is therefore screened out of this study.</p>

<b>Site Address</b>	<b>Land to rear of Brooklands Drive, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>2676</b>
<b>Site visit date</b>	6/5/2015
<b>Site description</b>	The site consists of garden land without a direct access. The site borders on the watercourse and includes several parcels of amenity land. There are many trees on the site and a pond. The site is undulating and wet in places.
<b>Site area and dwelling capacity</b>	0.96ha, the SHLAA refers to 26 dwellings but the constraints on the site would mean that only 3 dwellings would be possible on the site.
<b>Constraints</b>	Site appears to include a pond and a significant number of trees (TPOs). If access taken off Brookfield Crescent, the road is unadopted and not of good quality. Flood Zones 2 and 3. Site appears generally flat. Adjoins listed church. Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	33296/3 Erection of 2 no. detached houses, refused 23/7/2001. This application proposed an access from Church Bank to the east through an existing dwelling's garden. It was refused for 4 reasons: 1. Adverse impact on character and appearance of area, 2. detrimental effect on visual amenity, 3. inadequate access and 4. adverse impact on the operation of Jodrell Bank observatory.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.  Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.

	There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is within the settlement boundary and could make a contribution to meeting local needs but is heavily constrained by trees, topography access and flooding. It is therefore unlikely to be deliverable during the plan period.
<b>Infrastructure issues (including highways)</b>	A new access would be required and drainage works to prevent flooding.
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is full range of village services and amenities in the village centre 150 metres to the south.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is not considered to be suitable for development taking into account the considerations outlined above, in particular the planning history of the site.</p> <p>The site lies in a sustainable location.</p> <p>The site is in use as garden land without direct access and is therefore screened out of this study.</p>

<b>Site Address</b>	<b>Land between Church and Red Lion public house, Main Road, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>2680</b>
<b>Site visit date</b>	6/5/2015
<b>Site description</b>	Grazing land and stables. The site frontage is now developed by 1 new dwelling, SHLAA 2202 and 2422.
<b>Site area and dwelling capacity</b>	0.18ha, SHLAA refers to 1 dwelling, but this has now been overtaken by the development of the site as described below.
<b>Constraints</b>	Very steep gradient to site and low point to centre of site. Access to site is downward slope. Impact on setting of a Listed Building. Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	29755/3 New detached house granted and built. The frontage has been laid out as a pond for the adjoining public house and the rear area is a garden for an approved conversion scheme (not developed) for SHLAA site 2422. This building remains in use as part of the public house.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.</p> <p>Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.</p> <p>There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.</p>

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	This site has now been fully developed or is in other uses and is no longer available to make a contribution towards meeting development needs in the Plan period.
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is full range of village services and amenities in the village centre 100 metres to south-west.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and serves an important function as a pond, outbuilding and dwelling. The site is no longer available and is therefore screened out of this study.</p>

<b>Site Address</b>	<b>Outbuilding to west of Red Lion public house, Main Road, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>2422</b>
<b>Site visit date</b>	6/5/2015
<b>Site description</b>	Outbuilding in car park of public house. There is an area of garden to the rear. The site frontage is now developed by 1 new dwelling, SHLAA 2202 and 2680.
<b>Site area and dwelling capacity</b>	0.01ha, 1 dwelling.
<b>Constraints</b>	Steep access to site from pub. Impact on setting of a listed building. Within Jodrell Bank Consultation Zone. Noise and disturbance from pub car park and beer garden may be an issue.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	09/4124C Conversion of building to a dwelling, granted 9/3/2010, expired 9/3/2013.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.</p> <p>Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.</p> <p>There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.</p>

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	This frontage has now been fully developed with a dwelling and a pond. This building remains in use as part of the public house.
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is full range of village services and amenities in the village centre 100 metres to south-west.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and is in use as part of the public house. The site is therefore screened out of this study.</p>

<b>Site Address</b>	<b>Village Hall/graveyard, Main Road, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>2678</b>
<b>Site visit date</b>	6/5/2015
<b>Site description</b>	The site is now in use as a graveyard, and is therefore no longer available for development and is screened out of this study.
<b>Site area and dwelling capacity</b>	0.11ha, 0 dwellings (the site is now in use as a graveyard).
<b>Constraints</b>	Graveyard. Contamination. Trees. Archaeological interest. Church is listed, and may be curtilage listed. Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	24723/3 Extension of burial ground. Granted 10/11/1992
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.</p> <p>Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.</p> <p>There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.</p>



<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is full range of village services and amenities in the village centre 100 metres to south-west.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and serves an important community function.</p> <p>The site is in use as a graveyard and is therefore no longer available for development and is screened out of this study</p>

<b>Site Address</b>	<b>Land off Main Road/Station Road, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>2679</b>
<b>Site visit date</b>	6/5/2015
<b>Site description</b>	Formerly an area of vacant land adjoining the village hall. It is now in use as a private garden and an extension to the graveyard following two planning permissions. It is therefore no longer available for development and is screened out of this study.
<b>Site area and dwelling capacity</b>	0.09ha, 0 dwellings (see above).
<b>Constraints</b>	Church cottages to north listed buildings. Access to the site may be an issue. Tree on site. Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	36386/3 Extension to residential curtilage 34361/3 Extension to existing graveyard
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.</p> <p>Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.</p> <p>There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.</p>

<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is full range of village services and amenities in the village centre 100 metres to south-west.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location.</p> <p>The site is in use as a graveyard and private garden and is therefore no longer available for development and is screened out of this study</p>

<b>Site Address</b>	<b>Garden of Corn Brook House, Station Road, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>2681</b>
<b>Site visit date</b>	6/5/2015
<b>Site description</b>	The site is in use as an access drive and front garden for the adjoining substantial dwelling. It contains several trees and is enclosed by shrubs and a fence.
<b>Site area and dwelling capacity</b>	0.05ha, SHLAA refers to 2 dwellings.
<b>Constraints</b>	Site is included with gardens and appears in use. Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	32788/3 – Amendments to 'Barn B', amendments to The Grange, new access for bridleway off Station Road 31903/3 – Proposed conversion of existing outbuildings to form 2 dwellings, erection of a single storey side extension to existing house, construction of stable building, repositioning of equestrian building and formation of new vehicular access onto Station Road.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.</p> <p>Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.</p> <p>There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming</p>

	the authority boundary with Cheshire West and Cheshire.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is within the settlement boundary and could make a contribution to meeting local needs but is in use as garden.
<b>Infrastructure issues (including highways)</b>	none
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is a full range of village services and amenities in the village centre 200m to the north-west.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 400m to the south-east. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and has a viable existing use.</p> <p>Due to the existing use as an access drive and the front garden of a dwelling the site is unlikely to make a contribution towards providing urban dwellings during the plan period.</p>

<b>Site Address</b>	<b>Land adjoining 25 Station Road, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>2682</b>
<b>Site visit date</b>	6/5/2015
<b>Site description</b>	An area is use as a garden and storage land, between two dwellings. There are trees to the rear and a single tree in the south-west corner. There is a fence around the site which has access to Station Road.
<b>Site area and dwelling capacity</b>	0.06ha, 2 dwellings.
<b>Constraints</b>	Site appears generally flat. Hedge to boundary edge. Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	35226/3 Dwelling refused 20/1/2003 Appeal dismissed 4/11/2003. At that time the site was outside the settlement limits.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.</p> <p>Goostrey is an attractive village with a good range of facilities and services, acting as a Local service centre.</p> <p>There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.</p>
<b>Is the site potentially</b>	The site is within the settlement boundary and could make a

<b>developable within the Plan period; available and achievable?</b>	contribution to meeting local needs but is currently in use as garden. The site is however included in the SHLAA which is an indication of an intention to develop the site.
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is a full range of village services and amenities in the village centre 200m to the north-west.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 400m to the south-east. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and the constraints would not preclude development.</p> <p>It is considered therefore that this site is likely to have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Garages rear of 27 Main Road Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>Goo 1</b>
<b>Site visit date</b>	5/5/2015
<b>Site description</b>	Grassed area with 16 garages, in use as a parking area and accessed from Main Road with footpath links to the north-east and north-west. There are houses and bungalow around the site, bounded by fences.
<b>Site area and dwelling capacity</b>	0.17ha, the site is considered suitable for a maximum of 3 dwellings in view of the restricted access
<b>Constraints</b>	Existing buildings, narrow access, Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.</p> <p>Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.</p> <p>There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.</p>



<b>Is the site potentially developable within the Plan period; available and achievable?</b>	This site does not appear to have any constraints that would preclude its development and is within easy walking distance of local facilities. The site was considered to be a potential site from the officer's desk assessment. However it has an existing use and is therefore screened out of this study.
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is a neighbourhood shop 100m to the west, and the majority of village services and amenities are in the eastern part of the village 1km to the east.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It could be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and the constraints would not preclude development.</p> <p>However it is in use for parking purposes and is therefore screened out of this study.</p>

<b>Site Address</b>	<b>Land adjoining 17 Station Road Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>Goo 2</b>
<b>Site visit date</b>	6/5/2015
<b>Site description</b>	A wedge shaped piece of land containing a restricted Byway (Goostrey RB1), between two large houses. There are trees to the frontage of 17 (subject to a TPO).
<b>Site area and dwelling capacity</b>	0.09ha, 1 dwelling.
<b>Constraints</b>	Public right of way, trees, sloping site, Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.</p> <p>Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.</p> <p>There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.</p>
<b>Is the site potentially developable within</b>	Any development would have to take account of the right of way and the adjoining dwellings. The site was considered

<b>the Plan period; available and achievable?</b>	to be a potential site from the officer's desk assessment. This site could be available; it does not appear to have any constraints that would preclude its development and is within easy walking distance of local facilities therefore it is considered that it would be viable and deliverable.
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is a full range of village services and amenities in the village centre 200m to the north-west.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 400m to the south-east. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location and the constraints would not preclude development.</p> <p>It is considered therefore that this site is likely to have the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Land at rear of Bridge Cottage, Church Bank, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>Goo 3</b>
<b>Site visit date</b>	6/5/2015
<b>Site description</b>	A land-locked piece of land to the east of a timber yard, containing several trees. It is undulating and could have access through the timber yard to the south-west.
<b>Site area and dwelling capacity</b>	0.12ha, 3 dwellings.
<b>Constraints</b>	Trees, levels, existing buildings, access, Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	5289/1 2 dwellings refused 19/7/1977
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.</p> <p>Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.</p> <p>There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.</p>
<b>Is the site potentially</b>	The site was considered to be a potential site from the

<b>developable within the Plan period; available and achievable?</b>	officer's desk assessment. However the site is not currently developable due to access issues
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is a full range of village services and amenities in the village centre 100m to the south-west.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location.</p> <p>The is not currently developable due to the lack of suitable access and is therefore screened out of this study.</p>

<b>Site Address</b>	<b>Timber yard, Church bank, Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	<b>Goo 4</b>
<b>Site visit date</b>	6/5/2015
<b>Site description</b>	A timber yard with dwelling behind, on varying levels, within a residential area.
<b>Site area and dwelling capacity</b>	0.075ha, 2 dwellings.
<b>Constraints</b>	Trees, levels, existing buildings, Jodrell Bank Consultation zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within settlement limits in Congleton Borough Local Plan 2005. A Neighbourhood Plan is in preparation by the Parish Council.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.</p> <p>Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.</p> <p>There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Cheshire.</p>
<b>Is the site potentially developable within</b>	The site was considered to be a potential site from the officer's desk assessment. The site is potentially

<b>the Plan period; available and achievable?</b>	developable within the Plan period but has an existing use at present and is therefore screened out of this study.
<b>Infrastructure issues (including highways)</b>	None
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is a full range of village services and amenities in the village centre 100m to the south-west.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. The station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is within the settlement zone line for Goostrey. It is not considered to be suitable for development taking into account the considerations outlined above.</p> <p>The site lies in a sustainable location.</p> <p>The site is in use at present and is therefore screened out of this study.</p>

# **ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **GOOSTREY**

### **1. Introduction**

As discussed in the Urban Potential report for Goostrey, the village is designated as being in the Open Countryside in the Congleton Borough Local Plan First Review 2005 and has a wide range of amenities.

### **2. Key Policy issues/constraints**

Goostrey has a proposals map and settlement boundary in the Congleton Borough Local Plan 2005, and falls within the Jodrell Bank Consultation Zone, where policy PS10 applies.

A Neighbourhood Plan is in preparation by Goostrey Parish Council.

The built-up area of the village extends westwards along Main Road beyond Lea Avenue up to Harrison Lane into Allostock Parish, within Cheshire West and Chester. This land is designated as open countryside in the Vale Royal Local Plan First Review; according to the Cheshire West and Chester Council Local Plan (Part 1) Strategic Policies document, this policy has been retained until such time as it is replaced by policies within the Local Plan (Part Two) Land Allocations and Details Policies Plan.

There are several Listed Buildings in the parish including the grade II\* St Luke's Church and the Grade I listed telescope at Jodrell Bank to the east of the village.

### **3. Key Findings**

One greenfield omission site of 6.92 hectares has been assessed based on a representation made to the Local Plan Strategy Submission Version (SUB2144), for consideration at the Site Allocations stage. It has the potential to deliver up to 138 dwellings, and is subject to a current application for 119 dwellings. Details are shown on the summary spreadsheet for Goostrey.

### **4. Site Commentary**

Only one greenfield site has been assessed at this time based on a representation to the Local Plan Strategy Submission Version.

The site has the potential to come forward for development based on the current planning application, subject to resolution of serious concerns regarding impact on Jodrell Bank Observatory and sustainable transport.



Strategic Sites are allocated in the Local Plan Strategy. As Goostrey is a Local Service Centre, it is not considered to be appropriate for a Strategic Site to be identified within it. If there is a need identified for additional housing to be provided in Goostrey, within the Plan period, land will be identified at the Site Allocations stage.

Details are shown on the site proformas and summary spreadsheets for Goostrey.

The 'Cheshire East Local Plan Strategy Urban Potential Study and Edge of Settlement Study April 2015 Goostrey' map shows all the sites considered in the Study.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Goostrey is an attractive village with a good range of facilities and services, including a Railway Station. It is a Local Service Centre and can be considered appealing to developers and potential occupiers.

There are very limited development opportunities, as Goostrey has a very tight settlement boundary to the two main areas of development, with the western edge forming the authority boundary with Cheshire West and Chester.

## **6. Conclusion**

The location of the site within the consultation zone for Jodrell Bank Observatory is a major issue that could limit development at this settlement.

One greenfield omission site of 6.92 hectares has been assessed based on a representation made to the Local Plan Strategy Submission Version, for consideration at the Site Allocations stage. It has the potential to deliver up to 138 dwellings, and is subject to a current application for 119 dwellings.

**CHESHIRE EAST LOCAL PLAN STRATEGY: GOOSTREY; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION**

Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land off Main Road Goostrey	The site consists of three fields on the west side of the Shear Brook in the northern open area of farmland between the east and west parts of Goostrey, with a narrow frontage to Main Road. The northern boundary is defined by the track to Swanwick Hall which also serves as a public footpath. To the south-west and south are the rear gardens of dwellings, and the east boundary follows the brook.	Local Plan Strategy Submission Version representation (omission site – reference SUB 2144) M15.016	6.92	138	0	<p>The representation states that the detailed masterplan and vision document submitted with the Local Plan Strategy representations demonstrates that a sustainable residential scheme of up to 138 dwellings could be accommodated on the site. A number of technical reports have been prepared, which demonstrate that there are no technical constraints that would prevent this site from coming forward.</p> <p>The developer accepts that the Council will not be allocating sites in Local Service Centres in the LPS, but consider that the site should be assessed and found suitable and deliverable in any future relevant policy document. The site is located between the two parts of the village; the impact of the development of this area of land would therefore need to be given further consideration. The developer contends, however that the site is deliverable.</p> <p>If Goostrey is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site would be suitable for further consideration in that document.</p>
<b>Totals</b>			<b>6.92</b>	<b>138</b>	<b>0</b>	

**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

**GOOSTREY**

<b>Site Address</b>	<b>Land off Main Road Goostrey</b>
<b>SHLAA Ref/Site Ref number</b>	No SHLAA number
<b>Site visit date</b>	5/5/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Local Plan Strategy Submission Version representation (omission site – reference SUB 2144) M15.016
<b>Site description</b>	The site consists of three fields on the west side of the Shear Brook in the northern open area of farmland between the east and west parts of Goostrey, with a narrow frontage to Main Road. The northern boundary is defined by the track to Swanwick Hall, which also serves as a public footpath. To the south-west and south are the rear gardens of dwellings, and the east boundary follows the brook.
<b>Site area and dwelling capacity</b>	6.92ha, 119 to 138 dwellings.
<b>Constraints</b>	Tree Preservation Orders on east and west sides, flood zones 2 and 3 along Shear Brook on east side. Footpath on north boundary. Trees and hedges. Land is undulating to south and east, flat elsewhere. Within Jodrell Bank Consultation Zone, where policy PS10 applies.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Outside settlement limits in Congleton Borough Local Plan 2005 and is designated as Open Countryside. A Neighbourhood Plan is in preparation by Goostrey Parish Council. The built-up area of the village extends westwards along Main Road beyond Lea Avenue up to Harrison Lane into Allostock Parish within Cheshire West and Cheshire. This land is designated as open countryside in the Vale Royal Local Plan First Review.
<b>Previously developed land? (PDL)</b>	No

<p><b>Background site history &amp; Current apps</b></p>	<p>14/5579C Outline application for residential development comprising of up to 119 dwellings (including a minimum of 30% affordable housing), structural planting and landscaping, informal open space, surface water attenuation, a vehicular access point from Main Road and associated ancillary works. Current application.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Matter Statement submitted to the Examination M15.016 Consultee ID 744683 Gladman.</p> <p>Local Plan Strategy Submission Version representation (omission site – reference SUB 2144).</p> <p>The representation states that the detailed masterplan and vision document submitted with the Local Plan Strategy representations demonstrates that a sustainable residential scheme of up to 138 dwellings could be accommodated on the site. A number of technical reports have been prepared, which demonstrate that there are no technical constraints that would prevent this site from coming forward.</p> <p>The developer accepts that the Council will not be allocating sites in Local Service Centres in the LPS, but consider that the site should be assessed and found suitable and deliverable in any future relevant policy document.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] Goostrey is located within an area of the Borough where residential development is considered to be viable.</p> <p>Goostrey is an attractive village with a good range of facilities and services, acting as a Local Service Centre.</p> <p>There are very limited development opportunities within Goostrey as it has a very tight settlement boundary to the two main areas of development. However there is development beyond the LPA boundary to the west, and in this area planning permission has been granted recently by Cheshire West and Chester for 38 dwellings with access off New Platt Lane (13/02468/FUL), and there are further approvals and current applications to develop the road frontage.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The representation states that the development could be brought forward within the plan period.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>The Highway authority's assessment of the current application states:</p>

	<p>'The access design submitted is of a sufficient standard but the visibility provided is below that required given the vehicle approach speeds on Main Road, it may be that the applicant can address this issue but currently it does form a further reason to refuse the application.'</p> <p>There is also an objection from Jodrell Bank Observatory on radio interference grounds.</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>There is a neighbourhood shop 450m to the west, and the majority of village services and amenities (including primary school, shops, pubs and village hall) are in the eastern part of the village 500m to the east.</p> <p>There is a bus service that runs along Main Road that provides access to Holmes Chapel and Sandbach but this is only a very limited service and there are no services in the morning and evening peaks.</p> <p>Goostrey Station is 650m south-east of the village centre. Goostrey station provides regular services to Sandbach, Crewe, Wilmslow, Stockport and Manchester.</p> <p>The Highway Authority's assessment of the current application states:  'Although, there are existing residential properties along Main Road the site location is not well served by public transport and there is a considerable walking distance to the railway station. It is considered that the site predominately will be car based and therefore not a sustainable development and is a reason to refuse the application.'</p>
<b>Conclusions &amp; recommendations</b>	<p>The site is located between the two parts of the village; the impact of the development of this area of land would therefore need to be given further consideration. The developer contends, however that the site is deliverable.</p> <p>If Goostrey is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site would be suitable for further consideration in that document.</p>

# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL' OF THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **HASLINGTON**

### **1. Introduction**

The settlement of Haslington is designated as a Local Service Centre within the Cheshire East Local Plan Strategy Submission Version and is a village located within the Open Countryside, as defined by the Borough of Crewe and Nantwich Replacement Local Plan 2011. It has a population of approximately 4,800 (2013 mid year ONS population estimate) and is located to the east of Crewe.

Historically, Haslington has grown north and eastwards from Crewe Road, which winds its way through the village and forms the main route for traffic from one side of the village to another.

Haslington is surrounded by predominantly agricultural land.

### **2. Key Policy issues/constraints**

Haslington is a village, with a settlement boundary, surrounded by open countryside and is subject to the saved Policies of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

Within the settlement boundary of Haslington there are several Listed Buildings, individual trees protected by Tree Preservation Orders (TPOs) and TPO regions. There are also areas of Protected Public Open space with the flood risk zone 3 of Fowle Brook running across the northern most part of the settlement boundary.

### **3. Development Potential**

At 31/12/14 a total of 332 dwellings (net) had planning approval in Haslington, 250 are on one greenfield site while one is a brownfield site. Neither of these sites are Strategic or Local Plan Strategy Sites. 51 units are currently under construction. Therefore, 281 dwellings are still awaiting construction; 251 of these are on greenfield sites, 29 on mixed sites and 1 is on a brownfield site.

Between 01/04/2010 and 31/12/2014 there were 7 dwellings (net) completed.

### **4. Key Findings**

Following site visits to Haslington, it would appear that there are a small number of potential sites, mostly existing residential curtilages, which may be suitable, however such sites are screened out in this study and it is difficult to assess the availability of these sites as they may never come forward.

The study did not find any brownfield sites within the settlement boundary that are available or suitable for development.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Overall, despite the fact that there were no sites identified within the Settlement Boundary of Haslington the village can be considered as an attractive and desirable place to live, which benefits from a range of local services and facilities. There are no significant constraints that could potentially prevent future residential development.

In conclusion it can be considered that Haslington represents an attractive proposition for both developers and house buyers should any suitable windfall sites become available.

## **6. Conclusion**

Haslington is a small settlement, which is located in a desirable part of the Borough with public transport links to Crewe and further afield towards Manchester.

The urban potential study has not identified any suitable sites for future development other than residential curtilages which have been screened out of the study.

In summary there are 332 commitments (net): 295 greenfield, 8 brownfield and 29 mixed.

Urban potential: 0

Overall, Haslington has very little scope for development within the existing Settlement Boundary which is drawn tightly around the existing urban area.

# **ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS; KEY SERVICE CENTRES AND LOCAL SERVICE CENTRES**

## **Haslington**

### **1. Introduction**

The settlement of Haslington is designated as a Local Service Centre within the Cheshire East Local Plan Strategy Submission Version and is a village located within the Open Countryside, as defined by the Borough of Crewe and Nantwich Replacement Local Plan 2011. It has a population of approximately 4,800 (2013 mid year ONS population estimate) and is located to the east of Crewe.

Historically, Haslington has grown north and eastwards from Crewe Road which winds its way through the village and forms the main route for traffic from one side of the village to another.

Haslington is surrounded by predominantly agricultural land.

### **2. Key Policy issues/constraints**

The flood risk zone of Fowle Brook runs along the northern boundary of the settlement, there are also several areas of Protect Public Open Space, as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011, in this area as well.

### **3. Key Findings**

A total of three sites have been assessed which lie adjacent to the settlement boundary. All three are classed as greenfield sites.

One site is a Non-Preferred Site (NPS 3) and included as a Possible Additional Site (K), while the other two are from the SHLAA (sites 3028 and 4247/1043) and have been the subject of recent planning applications.

### **4. Site Commentary**

The first site, known as Poole Meadows Road, is found to the west of Haslington between the edge of the existing settlement boundary with the A534 bordering further to the west and Bradeley Hall Road to the north. The site is being promoted to be developed for 120 dwellings. The site consists of agricultural land.

The site lies within the Green Gap between Haslington and Crewe, this forms a major constraint to potential development on this site. It was not included in



the Local Plan Strategy as it was considered that development here would significantly reduce visual separation between Haslington and Crewe. Further to this, recent dismissed appeal decisions on other Green Gap sites around Crewe and Nantwich have added further weight to this. The Inspectors have concluded that development within the designated Green Gaps would lead to an erosion of the physical gap between the various settlements that the Green Gap designation seeks to protect. This would lead to an adverse impact upon the open visual character of the landscape both to a material and harmful effect.

The Sustainability Appraisal found that this site was likely to have an overall positive effect in terms of its ability to deliver SA objectives 5 (vibrant rural communities) and 19 (rural economy). Overall negative effects were identified for SA Objectives 10 (pollution), 12 (heritage, landscapes and townscape) and 2 (sustainable access to jobs, services and facilities).

Overall, the most significant constraint on this site is the Green Gap designation which aims to retain and protect the existing physical gap between settlements. Recent appeal decisions have placed a large amount of weight on this Policy in dismissing the appeals.

The second identified site, known as The View, is a gently sloping paddock/grazing land found to the north of the settlement boundary, off Maw Lane, sandwiched between The Dingle Primary School to the south and a cricket/sports ground to the north. This site has been the subject of a full planning application for 34 dwellings which was refused by the Southern Planning Committee as it was considered to be an unsustainable development and would detract from the open and rural character of the Open Countryside. An appeal against this decision has been lodged with the Planning Inspectorate. A current full planning application for 34 dwellings is also under determination at the present time. The SHLAA indicates a figure of 39 dwellings for this site which is the figure that has been used in this study.

The third site, known as The Print Works, is found to the south of Crewe Road to the east of the existing Settlement Boundary. The site comprises of part paddock and general overgrown land, a previous commercial building that occupied part of the site has been demolished.

This site has been the subject of a two recent outline applications (13/5248N & 14/5411N) for up to 14 dwellings.

13/5248N was refused as it was considered at the time that the Council could demonstrate a 5 year supply of housing land.

14/5411N was refused (16/02/2015) as it was considered that it was an unsustainable location within the Open Countryside, and the proposed

development would exceed the spatial distribution for cumulatively with other committed developments.

The SHLAA indicates a figure of 19 dwellings for this site which is the figure that has been used in this study.

An outline application for 250 dwellings directly to the south of this site has been granted approval at appeal.

Details are shown on the site pro-formas and summary spreadsheets for Haslington.

The sites being actively promoted in the Local Plan process were considered to be suitable for further consideration and were subject to SA and HRA; they can be seen on the 'Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Haslington' map.

SUB 3171 (land off Crewe Road, Haslington) is shown on the map for information as it has permission for 250 dwellings, having been allowed on appeal. This figure is shown in the commitments list.

The 'Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Haslington' map shows all the sites considered in the Study.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. Haslington is a large, self contained village with a wide range of local facilities and services all within walking distance of the identified sites. Set in a semi-rural location Haslington can be seen as an attractive and desirable place to live.

A representation has been received to the Pre Submission Core Strategy from the owners of the Poole Meadows Road site that states that there are no known or technical constraints that would prevent the deliverability of the site.

The promoters of the site at The View have concluded that the site will help to deliver the housing objectives of the NPPF as well as developing a range of benefits for Haslington. Furthermore, the site is deliverable within the Local Plan period.

The promoters of the site at The Print Works have stated that the site is available, achievable and developable.

## **6. Conclusion**

Overall, the study has shown that Haslington has limited scope for potential development in terms of sites adjacent to the Settlement Boundary. The largest of the three sites identified, Poole Meadows Road, lies within the designated Green Gap and would lead to an erosion of the physical gap between Haslington and Crewe. This site would provide an additional 120 dwellings.

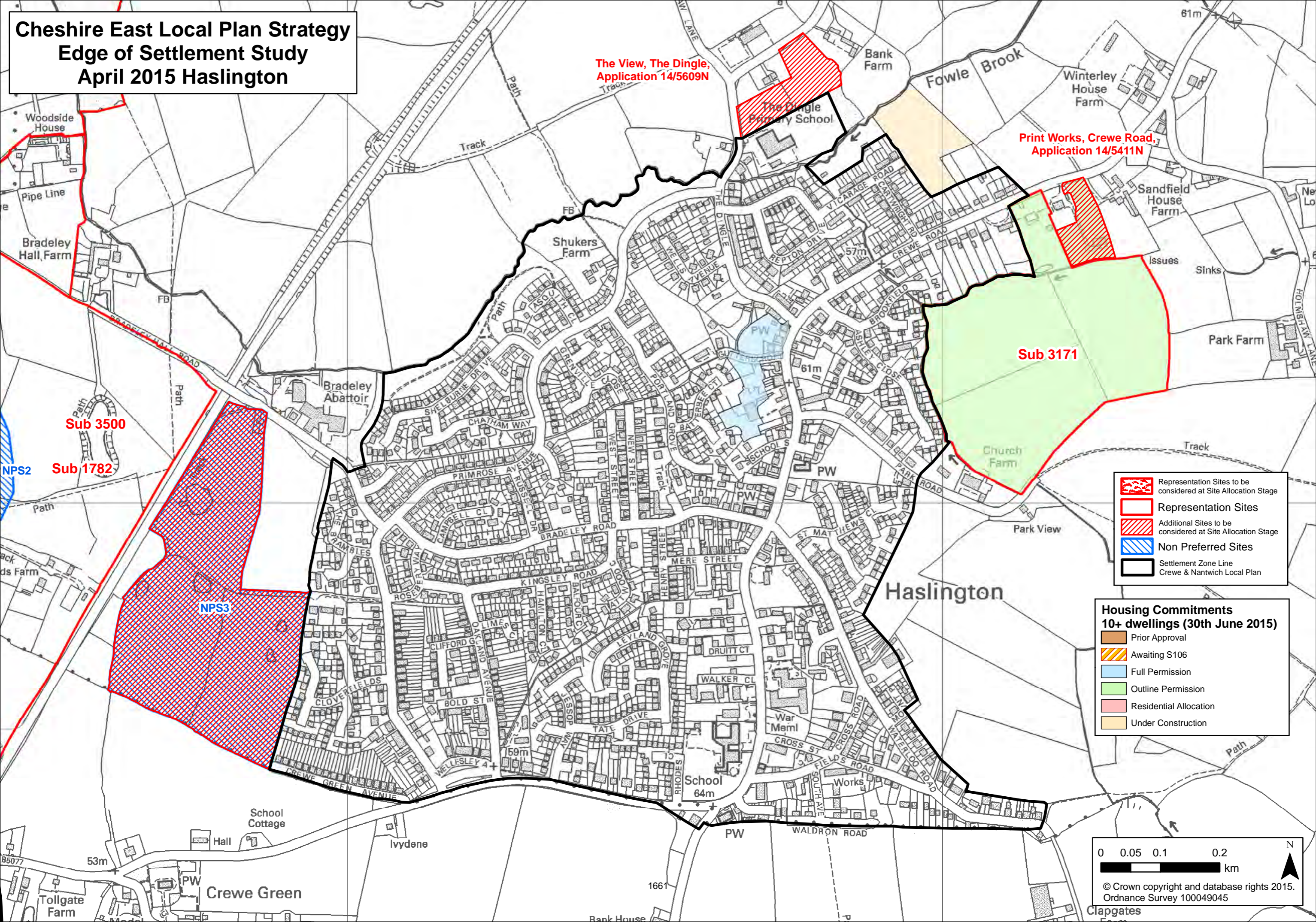
The remaining two sites have been the subject of recent planning applications which have been refused, however both decisions are the subject of appeals. Therefore, these two have the potential to contribute up to 48 dwellings (using the figures included in the applications subject to appeal).

If Haslington is required to provide additional land for housing at Site Allocations stage, all of the above sites could be given further consideration.

**CHESHIRE EAST LOCAL PLAN STRATEGY: HASLINGTON; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION**

Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land adjoining The View, the Dingle, Haslington	It is located to the north of Haslington adjacent to the settlement boundary, approximately 0.5 miles from the centre of the village, and is sandwiched between the Dingle school to the south and a cricket ground to the north. It is bordered to the west by The Dingle and Clay Lane to the north while the east and southern boundaries are made of hedgerows and a low fence.	SHLAA 3028 and application 14/5609N (34 dwellings)	1.28	39	0	The previous refusal, on the grounds of loss of open countryside, (14/0009N) is currently under appeal. while a resubmission (14/5609N) has been submitted and is due to be determined in due course.
Print Works, Crewe Road, CW1 5RT	The site comprises cleared land formerly associated with no. 204 Crewe Road, Haslington, a large detached dwelling and coach house fronting Crewe Road. The dwelling and application site share a vehicular access from Crewe Road, which subdivides within the curtilage of the property. The site was formerly occupied by a commercial building, which was located to the rear of no. 204, approximately 105m back from Crewe Road; this has now been demolished. The boundaries within the site are defined by established planting predominantly with trees throughout the site, although a significant number of trees have been removed as part of recent works. The site falls within the Open Countryside as designated in the Borough of Crewe and Nantwich Replacement Local Plan 2011.	SHLAA 4247	0.61	19	0	Two planning applications (13/5248N and 14/5411N) have been submitted on this site for up to 14 dwellings and both have been refused. The site is too small to be considered as a Strategic Site. It is possible that this site could be given further consideration at Site Allocations stage, if Haslington is required to provide additional housing within the Plan period.
Poole Meadows Road, Bradeley Road, Haslington	The site is bordered to the west by the A534, Haslington Bypass; Bradeley Hall Road to the north; to the east of the site is the existing residential development of Haslington while agricultural land lies to the south. Mature hedgerows and trees line the borders of the site.	Non Preferred Site 3, Possible Additional Site K	11.46	120	0	Development would lead to an erosion of the existing Green Gap between Crewe and Haslington.
<b>TOTALS</b>			<b>13.35</b>	<b>178</b>	<b>0</b>	

**Cheshire East Local Plan Strategy**  
**Edge of Settlement Study**  
**April 2015 Haslington**



The View, The Dingle,  
 Application 14/5609N

Print Works, Crewe Road,  
 Application 14/5411N

Sub 3171

Sub 3500

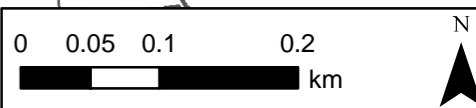
Sub 1782

NPS3

	Representation Sites to be considered at Site Allocation Stage
	Representation Sites
	Additional Sites to be considered at Site Allocation Stage
	Non Preferred Sites
	Settlement Zone Line Crewe & Nantwich Local Plan

**Housing Commitments**  
**10+ dwellings (30th June 2015)**

	Prior Approval
	Awaiting S106
	Full Permission
	Outline Permission
	Residential Allocation
	Under Construction



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 Ordnance Survey 100049045

**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

**HASLINGTON**

<b>Site Address</b>	<b>Land adjoining The View, the Dingle, Haslington</b>
<b>SHLAA Ref/Site Ref number</b>	SLHAA - 3028
<b>Site visit date</b>	February 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	This site has been included in this study as there is a current planning application on the site (ref 14/5609N) and a previous refused application (14/0009N) which is currently under appeal (ref: APP/R0660/A/14/2226935).
<b>Site description</b>	The site gently slopes up to the north east and appears to be grazing land/paddock. It is located to the north of Haslington adjacent to the settlement boundary, approximately 0.5 miles from the centre of the village, and is sandwiched between the Dingle school to the south and a cricket ground to the north. It is bordered to the west by The Dingle and Clay Lane to the north while the east and southern boundaries are made of hedgerows and a low fence. A large tree covered by a Tree Preservation Order stands to the north of the site.
<b>Site area and dwelling capacity</b>	SHLAA 1.28Ha – 39 dwellings Application (ref 14/0009N) 1.28Ha - 34 dwellings
<b>Constraints</b>	Tree Preservation Order (ref 179) Ecology – bats, historic hedgerows. The hedgerows which border the site can be retained. Flood risk zone one
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The application site is outside of the Settlement Boundary of Haslington and is designated as Open Countryside within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	14/0009N – full planning application for 34 dwellings – refused on landscape grounds (27/08/2014) (currently subject of an appeal)

	14/5609N – full planning application for 34 dwellings – yet to be determined.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	
<b>Is the site viable/deliverable?</b>	<p>The submitted Design &amp; Access Statement and Planning Statement conclude that the site will help to deliver the housing objectives of the NPPF as well as delivering a range of benefits for Haslington including soft landscaping, informal and formal play facilities and ecological zones.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Haslington is a village that is a very popular and sought after place to live, currently with few development opportunities.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The submitted information within the planning application states that the site is deliverable within the Local Plan period.
<b>Infrastructure issues (including highways)</b>	A S106 contribution has been offered by the developer for education, affordable housing, open space and LEAP (Locally Equipped Area of Play)
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is located adjacent to a Primary school and opposite to a sports ground; it is also within easy walking distance of the centre of the village of Haslington, with its services and facilities.
<b>Conclusions &amp; recommendations</b>	<p>The previous refusal, on the grounds of loss of open countryside, (14/0009N) is currently under appeal while a resubmission (14/5609N) has currently been submitted and is due to be determined in due course.</p> <p>This site is not of a Strategic Site size, however, if acceptable it is considered that this site could contribute to the housing needs of Haslington within the Plan period. If Haslington is required to provide land for additional housing at the Site Allocations stage then this site could be given further consideration.</p>

<b>Site Address</b>	<b>Poole Meadows Road, Bradeley Road, Haslington</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA - 2945
<b>Site visit date</b>	February 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Site 3 Site K in the Possible Additional Sites document
<b>Site description</b>	The site is bordered to the west by the A534, Haslington Bypass; Bradeley Hall Road to the north; to the east of the site is the existing residential development of Haslington while agricultural land lies to the south. Mature hedgerows and trees line the borders of the site The actual site is relatively flat agricultural land crisscrossed with mature hedgerows and sporadic mature trees. There is a pond to the west.
<b>Site area and dwelling capacity</b>	SHLAA: 3.87Ha – 117 dwellings Possible Additional Site document site K: 11.46Ha – 120 dwellings
<b>Constraints</b>	Pond – possible protected species habitat.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site lies outside of the Settlement Boundary and is designated as Open Countryside and Green Gap within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	The site was included in the Possible Additional Site document as site K, with the potential of 120 dwellings.  This site has not been progressed at this time in the Core Strategy because its location in an area of Green Gap, within an area of search for designation as future Green Belt, presents a significant current and future policy constraint. Development here would significantly reduce visual separation between Crewe and Haslington. There are other, more appropriate sites, with fewer constraints and better access to services, facilities and the transport network that are capable of meeting housing and other development need.



<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>A representation (PRENPS-866) to the Pre-Submission Core Strategy from the owners of the site, objecting to its omission, has been received which makes the following points:</p> <ul style="list-style-type: none"> <li>• Site could provide formal leisure and recreational facilities to address Haslington's needs</li> <li>• Help reinforce ecological value of the Green Gap</li> <li>• Provide carbon off-setting</li> <li>• Sustainable location to deliver housing growth</li> <li>• Logical and appropriate site in Haslington</li> <li>• No technical or land ownership constraints</li> </ul>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>A representation (PRENPS-866) from the potential developer of the site has been received that states there are no known technical or land ownership constraints that would prevent the deliverability of the site.</p> <p>Haslington is a village that is a very popular and sought after place to live, currently with few development opportunities.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>Although the site was included within the consultation on Possible Additional Sites, the site is no longer being actively promoted for inclusion in the Local Plan Strategy and therefore it is not possible to state that the site is available, achievable and potentially developable within the Plan period</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>None known</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>The site's development as envisaged was found likely to have an overall positive effect in terms of its ability to deliver Objectives 5 (vibrant rural communities) and 19 (rural economy) through an increase in the number of people supporting existing facilities and the development is anticipated to meet the objectives set out in the Rural Proofing Assessment and contribute towards the achievement of the Vision and Objectives of the Local Plan relating to this SA Objective.</p>

	<p>Overall negative effects were identified for SA Objectives: 10 (pollution) and 12 (heritage, landscapes and townscape). With regard to pollution, development of the site was considered to result in a potential increase in vehicle emissions (poor access to existing facilities and services) which may reduce air quality and development could affect water quality in the area. With regard to SA Objective 12, the site would result in the loss of a strategic Open Gap and particular landscape and historic landscape characters.</p> <p>In addition, an overall negative effect on the delivery of SA Objective 2 (sustainable access to jobs, services and facilities) was found as all existing services, facilities and open space are outside recommended distances but it benefits from access to bus and public rights of ways.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The site was not included in the submitted Local Plan Strategy because its location in an area of Green Gap and within an area of search for designation as future Green Belt. Development here would significantly reduce visual separation between Crewe and Haslington. There were considered other, more appropriate sites, with fewer constraints and better access to services, facilities and the transport network that are capable of meeting housing and other development need.</p> <p>The site is located in the Green Gap which acts as a buffer between Crewe and Haslington. Development of this site would lead to an erosion of the Green Gap. Further to this, permission for up to 250 dwellings has been allowed at Land off Crewe Road to the east of Haslington (13/4301N) which is included in the commitments list and will provide a substantial amount of housing for Haslington during the Plan period.</p> <p>There have been several dismissed appeal decisions relating to applications within the Green Gap, these include:</p> <ul style="list-style-type: none"> <li>• Hunters Lodge, Sydney Road, Crewe (ref: 12/4494N, appeal: APP/R0660/A/13/2203883) has been dismissed by the Inspector with one of the main issues being the erosion of the physical gap between existing areas (Crewe and Haslington) and the adverse impact upon the open visual character of the landscape both to a material and harmful</li> </ul>

extent.

- Land at Gresty Oaks (ref: 13/2874N, appeal: APP/R0660/A/13/2209335) has been dismissed by the Inspector with one of the main issues being the premature loss of the existing Green Gap between Crewe and Shavington.
- Moorfields: an outline application for up to 170 dwellings was refused (13/3688N) was refused and the subsequent appeal allowed. However, this appeal decision was challenged in the High Court and the Judge found that the Inspector had made an error in the way that Policy NE.4 (Green Gaps) was applied. As a result the appeal is to be considered afresh, an appeal in respect of this judgement has been submitted and is currently being considered by the Court of Appeal.

The Inspectors concluded that allowing the proposed developments would lead to a premature loss of the Green Gap in the case of the application at Gresty Oaks, and would lead to an erosion of the physical gap between the settlements in question.

Therefore, development of this site could lead to an erosion of the physical gap between Haslington and Crewe based on the current Green Gap boundaries as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011. If Haslington is required to provide land for additional housing at the Site Allocations stage then this site could be given further consideration.

<b>Site Address</b>	<b>Print Works, Crewe Road, Haslington, CW1 5RT</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA - 4247 (& 1043)
<b>Site visit date</b>	February 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	This site is included in this study as it lies very close to the Haslington settlement boundary and is the subject of a number of planning applications (13/5248N & 14/5411N)
<b>Site description</b>	<p>The site is a narrow 'L' shaped plot found just outside the settlement boundary of Haslington and is part paddock and overgrown land.</p> <p>The site comprises cleared land formerly associated with no. 204 Crewe Road, Haslington, a large detached dwelling and coach house fronting Crewe Road. The dwelling and application site share a vehicular access from Crewe Road which subdivides within the curtilage of the property. The site was formerly occupied by a commercial building, which was located to the rear of no. 204, approximately 105m back from Crewe Road, this has now been demolished.</p> <p>The boundaries within the site are defined by established planting predominantly with trees throughout the site, although a significant number of trees have been removed as part of recent works. The site falls within the Open Countryside as designated in the Borough of Crewe and Nantwich Replacement Local Plan 2011.</p> <p>The surrounding area is characterised by residential properties set within large gardens.</p> <p>The southern boundary of the site is adjoined by the boundary of the land to the south of Crewe Road that has the benefit of planning approval (13/4301N) for 250 dwellings that was allowed on appeal (APP/R0660/A/14/2213304) 15/08/2014) following non-determination.</p>
<b>Site area and dwelling capacity</b>	SHLAA (4247) 0.61Ha – 19 dwellings SHLAA (1043) 0.19Ha – 1 dwelling Applications (13/5248N and 14/5411N) 0.71 Ha - 14 dwellings
<b>Constraints</b>	TPOs (group and individual) to the northern boundary

<p><b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b></p>	<p>The site is outside of the Settlement Boundary for Haslington and is designated as Open Countryside within the Borough of Crewe and Nantwich Replacement Local Plan 2011.</p>
<p><b>Previously developed land? (PDL)</b></p>	<p>No</p>
<p><b>Background site history &amp; Current apps</b></p>	<p>13/5248N –Outline application for up to 14 dwellings – refused (24/09/2014) as the site is located in Open Countryside and the Council could demonstrate a 5 year supply of housing land.</p> <p>The most recent application on the site (14/5411N – Outline application for up to 14 dwellings) was recommended for approval in light of the lack of a 5 year housing land supply. Permission was refused by the Southern Planning Committee (28/01/2015) for the following reasons:</p> <ul style="list-style-type: none"> <li>• Development within the Open Countryside outside the settlement boundary</li> <li>• Creep encroachment between the settlements</li> <li>• Cumulative development within Haslington Parish</li> <li>• Contrary to Settlement Hierarchy of the Local Plan Submission Version. Premature contrary to the Borough of Crewe and Nantwich Replacement Local Plan Policies NE.2 and RES.5 and Paragraphs 70-80 of the Local Plan Inspector’s Interim View</li> </ul>
<p><b>Reps received Matter Statement No.’s &amp; summary of issues raised/development proposed</b></p>	<p>None</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>The submitted Design and Access statement with the planning applications (13/5248N and 14/5411N) quotes the SHLAA and states that the site is available, achievable and developable.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Haslington is a village that is a very popular and sought</p>

	after place to live, currently with few development opportunities.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The submitted Design and Access statement with the planning applications (13/5248N and 14/5411N) quotes the SHLAA and states that the site is available, achievable and developable.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is located just beyond the existing Settlement Boundary approximately 0.6 miles from the centre of Haslington. Therefore, it is considered that the site is in a sustainable location in terms of its proximity to the range of services within the village.
<b>Conclusions &amp; recommendations</b>	<p>Two planning applications (13/5248N and 14/5411N) have been submitted on this site for up to 14 dwellings and both have been refused.</p> <p>The site is too small to be considered as a Strategic Site. It is possible that this site could be given further consideration at Site Allocations stage if Haslington is required to provide additional housing within the Plan period.</p>

# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL' OF THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **HOLMES CHAPEL**

### **1. Introduction**

The village of Holmes Chapel is situated approximately 10 miles to the north of Crewe and has a population of approximately 5,600 (2013 mid year ONS population estimate). It is designated as a Local Service Centre within the Cheshire East Local Plan Strategy Submission Version.

The built development of Holmes Chapel nucleates from London Road which cuts north-south through the settlement, while a railway line runs through the east of the village in a south west/north east direction. To the east of the railway line is an area of commercial/industrial development; however some of this has recently been brought forward for residential development, such as the former Fisons site, London Road which has approval for 224 dwellings with over 60 already constructed.

Most of the main services and facilities of Holmes Chapel, such as shops, church, library and bank are found along London Road, with residential development beyond this on both sides.

### **2. Key Policy Issues/Constraints**

Holmes Chapel is designated as a 'Village in the Open Countryside and Inset in the Green Belt' in the Congleton Borough Local Plan 2005 First Review.

Within the settlement boundary of Holmes Chapel the constraints to the development take the shape of approximately 100 Tree Preservation Orders, 5 of Listed Buildings, Protected Public Open Space and a small Conservation Area to the south of Middlewich Road at the centre of the village.

A consultation on the Holmes Chapel Neighbourhood Plan consultation has recently taken place (ended 27/02/2015).

### **3. Development Potential**

Between 31/03/10 and 31/12/14 there were 79 completions in Holmes Chapel with a net gain of 77 dwellings. There are commitments for a total of 430 (net) dwellings (as of 31/12/2014). 332 of these commitments are within the settlement boundary.

### **4. Key Findings**

A study of potential housing sites within the Settlement Boundary was carried out to determine the potential scope for future development.

Holmes Chapel has a number of houses with large gardens/residential curtilages however these that are not SHLAA sites have been screened out of the study and it is difficult to assess the availability of these sites as they may

never come forward. These sites assessed are included within the SHLAA, thus giving an indication that they may come forward for development in the future. These sites are a mixture of residential curtilages, garage sites and open spaces.

A site to the north of Strathmore Close was identified as a potential site; however it forms an area of open/amenity land for the surrounding housing development. It is considered that this parcel of land was indeed to be left as open space/amenity land as part of the approved planning application for the site. Therefore, this site would prove to be unsuitable for potential future development.

Three garage sites were found, one off West Way, one off North Way and one off Rees Crescent. These sites are currently occupied by individual garage units which appear to still be in use in the most part. With this in mind it is therefore difficult to ascertain the current availability of the three sites.

Two sites were found to the north of the George and Dragon pub off Middlewich Road, one forms part of the existing car park while the other is a grassed area adjacent to the car park. However, it would appear that these two sites are still in use associated with the pub.

Details are shown on the site pro-formas and summary spreadsheets for Holmes Chapel.

The 'Cheshire East Local Plan Strategy Edge of Settlement and Urban Potential Study April 2015 Holmes Chapel' map shows all the sites considered for the Urban Potential Study in Holmes Chapel.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Overall, only four suitable sites were found within the settlement boundary of Holmes Chapel at this time. The village itself is in an attractive and desirable area to live. It has a range of services and facilities that serve the local, and outlying, population. There are leisure and recreational facilities with local sports grounds/clubs as well as access to the surrounding countryside.

In conclusion it can be concluded that Holmes Chapel represents an attractive proposition for both developers and house buyers should any suitable windfall sites become available.

## **6. Conclusion**

Holmes Chapel is a small settlement which is located in a desirable part of the Borough with public transport links to Crewe, Sandbach and Congleton.

Holmes Chapel has a reasonable number of commitments relative to its size. The urban potential study has identified four sites with the potential for future development; they were all SHLAA sites and consisted of three residential



curtilages (greenfield sites) and one former business park (brownfields site). No further sites were identified.

In summary there are 430 commitments (net): 102 greenfield and 328 brownfield

Urban potential: 142 dwellings on four sites, 69 greenfield and 73 brownfield.

Overall, Holmes Chapel has very little scope for development within the existing settlement boundary which is very tightly drawn.

**CHESHIRE EAST LOCAL PLAN STRATEGY: HOLMES CHAPEL; ASSESSMENT OF URBAN POTENTIAL SITES: SUMMARY OF SITES WITH POTENTIAL FOR DEVELOPMENT DURING THE PLAN PERIOD**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Former Business Park, Manor Lane, Holmes Chapel.	2871	Brownfield site formerly used as a business park now predominantly vacant. Bound along the western boundary by Crewe to Manchester Railway beyond which is the 'Fine arts / Victoria Mills' site. To the east is Manor Lane and to the south the Clock Tower Business Park.	2.4Ha	0	73	Site has been cleared of most of the buildings and is vacant. It is in a sustainable location and is considered to have potential to be developed in the Plan period.
Bank House Farm, Middlewich Road, Holmes Chapel	2704	This site is found to the north of Middlewich Road within the Settlement Boundary for Holmes Chapel, and is surrounded by existing residential development. It is within walking distance of a range of local facilities and services within the village centre, such as shops, schools and a library. The site is currently a residential dwelling and its associated curtilage. It is bordered by mature hedges and trees to all four sides.	0.32Ha	10	0	This site is located in a sustainable position in an existing residential area within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. The site does not have any constraints that would preclude its development. Its submission to the SHLAA indicates an intention to develop the site. It is considered therefore that this site has the potential to be developed within the Plan period.
Land off Macclesfield Road, Holmes Chapel	2699	This site is found to the north of Holmes Chapel village centre and is within the Settlement Boundary. The site itself forms a garden/courtyard area for a row of dwellings. The site is within walking distance of a range of local facilities and services within the village centre, such as shops, schools and a library.	0.06Ha	2	0	This site is located in a sustainable position in an existing residential area within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. Therefore, the principle of residential development of this site is acceptable.
Land off Knutsford Road, Holmes Chapel	2693	This site is found off Knutsford Road, north of the village centre, and lies within the Settlement Boundary of Holmes Chapel. The site is formed of the residential curtilage of a large detached dwelling with associated paddock land. Mature hedges and trees line the boundaries of the site, some of the trees to the north west and south west corners of the site are protected by Tree Preservation Orders.	1.88Ha	57	0	This site is located in a sustainable position within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. The site has been submitted for inclusion within the SHLAA, which indicates an intention to develop the site; it does not have any known constraints that would preclude its development. It is considered therefore that it has the potential to be developed within the Plan period.
<b>TOTALS</b>			<b>0</b>	<b>69</b>	<b>73</b>	

CHESHIRE EAST LOCAL PLAN STRATEGY: HOLMES CHAPEL; ASSESSMENT OF URBAN SITES; SUMMARY OF SITES NOT CONSIDERED TO HAVE THE POTENTIAL AT THE DATE OF THE STUDY						
Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Allotments off Macclesfield Road, Holmes Chapel	2700	This site is a triangular piece of land sandwiched between a row of dwellings and Hermitage Primary School. It is found off Macclesfield Road within the Settlement Boundary for Holmes Chapel and is within walking distance of a range of local facilities and services within the village centre, such as shops, schools and a library. The site is currently used as 'allotment gardens'/paddocks/curtilage extensions.	0.18	6	0	This site is located in a sustainable position within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. However, the site is still occupied and in use, therefore it is screened out of this study
Land at Crofters Court, Holmes Chapel	2697	This site is found off Crofters Court within the Settlement Boundary for Holmes Chapel and to the north of the village centre. The site is a grassed area between a residential dwelling and a pub car park, accessible from the car park. There are several trees protected by Tree Preservation Orders to the eastern boundary of the site . The site seems to be used in conjunction with the adjacent pub	0.06	2	0	This site is located in a sustainable position in an existing residential area within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. However, the site appears to still be in a use associated with the adjacent pub, as such it is not known whether this site can be delivered during the Plan period and it is therefore screened out of this study.
Former Fisons Offices, London Road, Holmes Chapel	4288	This site is found to the south of Holmes Chapel village centre and is within the Settlement Boundary. The site comprises the former offices of Fisons which has now closed and is bordered by a railway track to the west beyond which is existing residential development. To the east is more of the former Fisons site, most of which is due to be redeveloped. The site is within walking distance of a range of local facilities and services within the village centre, such as shops, schools and a library.	2.8	0	84	This site is located in a sustainable position in an existing residential area within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. However, full planning approval has been granted for the erection of an A1 food store. Therefore, it is highly unlikely that this site will become available for residential development .
Former Smithy, Macclesfield Road, Holmes Chapel	2692	This site is found off Macclesfield Road within the Settlement Boundary for Holmes Chapel, is within walking distance of a range of local facilities and services within the village centre, such as shops, schools and a library. The site is currently occupied by an existing business(s).	0.35	0	11	This site is located in a sustainable position within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. However, the site is still occupied and in use, therefore it is screened out of this study
Garage site, Westmoreland Terrace Holmes Chapel	2694	This site is found off Westmorland Way within the Settlement Boundary for Holmes Chapel, and is surrounded by existing residential development. It is within walking distance of a range of local facilities and services within the village centre, such as shops, schools and a library. The site is currently occupied by several garages which appear to still be in use.	0.31	0	4	This site is located in a sustainable position in an existing residential area within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. However, the site is still occupied and in use, therefore it is screened out of this study
Garage site, Rees Crescent, Holmes Chapel	2695	This site is found off West Way within the Settlement Boundary for Holmes Chapel, and is surrounded by existing residential development. It is within walking distance of a range of local facilities and services within the village centre, such as shops, schools and a library. The site is currently occupied by several garages which appear to still be in use.	0.14	0	5	This site is located in a sustainable position within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. However, it is still in use therefore it is screened out of this study

Garage site, West Way, Holmes Chapel	2705	This site is found off West Way within the Settlement Boundary for Holmes Chapel, and is surrounded by existing residential development. It is within walking distance of a range of local facilities and services within the village centre, such as shops, schools and a library. The site is currently occupied by several garages which appear to still be in use.	0.11	0	4	This site is located in a sustainable position in an existing residential area within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. However, the site is still occupied and in use, therefore it is screened out of this study
Land off Middlewich Road, Holmes Chapel	2696	This site is found off Middlewich Road close to the centre of Holmes Chapel and within the Settlement Boundary of the village. As such, it is in a sustainable location close to the services and facilities of Holmes Chapel. The site was a former car park with two outbuildings and has since been developed as a car park for the adjacent Sainsbury's store.	0	0	0	This site is located in a sustainable position in an existing residential area within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. However, the site has been developed since its inclusion in the SHLAA and is no longer available to provide for the future housing needs of Holmes Chapel.
Land off Station Road, Holmes Chapel	2691	The site is found to the east of the village of Holmes Chapel. Roughly triangular in shape a railway line forms the eastern boundary, with Station Road to the north and existing development to the west. The site is relatively flat and forms a set of paddocks.	0.91	11	0	This site is located within the settlement boundary for Holmes Chapel, therefore there is a general presumption in favour of development. As such this site could potential contribute towards the future housing needs of Holmes Chapel. However, the site is still in use and has been screened out of the study.
Land off Station Road, Station Road, Holmes Chapel (sports ground)	2706	This site is found to the south of Station Road with existing residential development to the east and the recently approved residential development to the west which is currently under construction. The site is used as a sports ground with associated buildings. Possibly associated with the former Fisons plant which has since closed and is under redevelopment. The site is within walking distance of a range of local facilities and services within the village centre, such as shops, schools and a library.	2.57	70	0	This site is located in a sustainable position within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. However, the site is still occupied, in use and protected by Local Plan Policy. Therefore it is screened out of this study
Land off Strathmore Close, Holmes Chapel	2701	This site is found off Strathmore Close within the Settlement Boundary for Holmes Chapel, and is surrounded by existing residential development. It is within walking distance of a range of local facilities and services within the village centre, such as shops, schools and a library. The site is currently use as amenity land which would have formed part of the original development and intended to be retained.	0.2	6	0	This site is located in a sustainable position in an existing residential area within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. However, the site is protected by its Local Plan Policy designation and screened out of this study.
The George and Dragon, Crofters Court, Holmes Chapel	2698	This site is forms the car park of the George and Dragon pub and is found off Crofters Court within the Settlement Boundary for Holmes Chapel and to the north of the village centre. There are several trees protected by Tree Preservation Orders to the north eastern boundary of the site.	0.07	0	2	This site is located in a sustainable position in an existing residential area within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. However, the site is still in a use as a pub car park and is therefore screened out of this study
<b>TOTALS</b>			<b>7.7</b>	<b>95</b>	<b>110</b>	



## Cheshire East Local Plan Strategy: Urban Potential Study of the Principal Towns; Key Service Centres and Local Service Centres: Site Assessment Proforma

### HOLMES CHAPEL

<b>Site Address</b>	<b>Allotments off Macclesfield Road, Holmes Chapel</b>
<b>SHLAA Ref/Site Ref number</b>	2700
<b>Site visit date</b>	April 2015
<b>Site description</b>	<p>This site is a triangular piece of land sandwiched between a row of dwellings and Hermitage Primary School. It is found off Macclesfield Road within the Settlement Boundary for Holmes Chapel and is within walking distance of a range of local facilities and services within the village centre, such as shops, schools and a library.</p> <p>The site is currently used as 'allotment gardens'/paddocks/curtilage extensions.</p>
<b>Site area and dwelling capacity</b>	SHLAA: 0.18Ha – 6 dwellings
<b>Constraints</b>	None known.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Settlement Boundary for Holmes Chapel as designated within the Congleton Borough Local Plan 2005 First Review.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within

	<p>an area of the Borough where residential development is considered to be viable.</p> <p>The site is located within the Settlement Zone of Holmes Chapel and close to the local services and facilities of the village centre. The site is located in a desirable and sought after part of the borough making it an attractive area for prospective residents.</p> <p>However, the site is still in use, 'allotment gardens'/paddocks/curtilage extensions, therefore it is screened out of this study.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is still occupied and in use.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is located within the Settlement Boundary of Holmes Chapel within walking distance of local services and facilities.
<b>Conclusions &amp; recommendations</b>	This site is located in a sustainable position within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. However, the site is still occupied and in use, therefore it is screened out of this study.

<b>Site Address</b>	<b>Bank House Farm, Middlewich Road, Holmes Chapel</b>
<b>SHLAA Ref/Site Ref number</b>	2704
<b>Site visit date</b>	April 2015
<b>Site description</b>	<p>This site is found to the north of Middlewich Road within the Settlement Boundary for Holmes Chapel, and is surrounded by existing residential development. It is within walking distance of a range of local facilities and services within the village centre, such as shops, schools and a library.</p> <p>The site is currently a residential dwelling and its associated curtilage. It is bordered by mature hedges and trees to all four sides.</p>
<b>Site area and dwelling capacity</b>	SHLAA: 0.32Ha – 10 dwellings
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Settlement Boundary for Holmes Chapel as designated within the Congleton Borough Local Plan 2005 First Review.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is located towards the eastern edge of the Settlement Zone of Holmes Chapel within walking</p>



	distance of local services and facilities. The site is located in a desirable and sought after part of the borough making it an attractive area for prospective residents.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site does not have any constraints that would preclude its development. Its submission to the SHLAA indicates an intention to develop the site.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is located towards the eastern edge of the Settlement Boundary of Holmes Chapel within walking distance of local services and facilities.
<b>Conclusions &amp; recommendations</b>	<p>This site is located in a sustainable position in an existing residential area within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities.</p> <p>The site does not have any constraints that would preclude its development. Its submission to the SHLAA indicates an intention to develop the site.</p> <p>It is considered therefore that this site has the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Land at Crofters Court, Holmes Chapel</b>
<b>SHLAA Ref/Site Ref number</b>	2697
<b>Site visit date</b>	April 2015
<b>Site description</b>	<p>This site is found off Crofters Court within the Settlement Boundary for Holmes Chapel and to the north of the village centre.</p> <p>The site is a grassed area between a residential dwelling and a pub car park, accessible from the car park. There are several trees protected by Tree Preservation Orders to the eastern boundary of the site. The site seems to be used in conjunction with the adjacent pub.</p>
<b>Site area and dwelling capacity</b>	SHLAA: 0.06Ha – 2 dwellings
<b>Constraints</b>	Tree Preservation Orders. These would possibly inhibit development on part of the site, but would not prevent it.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Settlement Boundary for Holmes Chapel as designate within the Congleton Borough Local Plan 2005 First Review.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

	The site is located within the Settlement Zone of Holmes Chapel and close to the local services and facilities of the village centre. The site is located in a desirable and sought after part of the borough making it an attractive area for prospective residents.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Not Known.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is located towards the eastern edge of the Settlement Boundary of Holmes Chapel within walking distance of local services and facilities.
<b>Conclusions &amp; recommendations</b>	This site is located in a sustainable position in an existing residential area within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. However, the site appears to still be in a use associated with the adjacent pub, as such it is not known whether this site can be delivered during the Plan period and it is therefore screened out of this study.

<b>Site Address</b>	<b>Former Business Park, Manor Lane, Holmes Chapel.</b>
<b>SHLAA Ref/Site Ref number</b>	2871
<b>Site visit date</b>	April 2015
<b>Site description</b>	Brownfield site formerly used as a business park now predominantly vacant. Bound along the western boundary by Crewe to Manchester Railway beyond which is the 'Fine arts / Victoria Mills' site. To the east is Manor Lane and to the south the Clock Tower Business Park.
<b>Site area and dwelling capacity</b>	2.4 ha / up to 73 units
<b>Constraints</b>	Part within Flood Zone 2, Crewe to Manchester Railway Line, Potential contamination
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is within the Settlement Zone Line of Holmes Chapel and the Jodrell Bank Radio Telescope Consultation Zone as designated within the Congleton Borough Local Plan 2005 First Review.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	Recent pre-application discussions taken place for residential development under PRE/1269/13
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is located towards the eastern edge of the Settlement Zone of Holmes Chapel within walking distance of local services and facilities. The site is located in a desirable and sought after part of the borough making it an attractive area for prospective</p>

	<p>residents.</p> <p>Furthermore there are no significant constraints that could prevent the development of this site. The TPOs would influence any proposed development but would not prevent it.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The site is a brownfield, vacant site that is in the SHLAA which indicates an intention to develop it. The site would therefore appear to have the potential to be developable within the Plan period.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>None known</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>The site is located towards the eastern edge of the Settlement Zone of Holmes Chapel within walking distance of local services and facilities.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>Site suitable and capable of delivering up to 73 units over the plan period subject to contamination / remediation.</p> <p>The site is located within the Settlement Zone for Holmes Chapel where there is a presumption in favour of development. The site is not designated as an employment use within the Local Plan.</p> <p>The site is slightly detached from the existing residential areas of Holmes Chapel by the railway line to the west, however it would still have a functional relationship with these areas.</p> <p>Overall, the site is located within the Settlement Zone Line and within walking distance of the local services and facilities.</p> <p>It is therefore considered that the site has the potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Former Fisons Offices, London Road, Holmes Chapel</b>
<b>SHLAA Ref/Site Ref number</b>	4288
<b>Site visit date</b>	April 2015
<b>Site description</b>	<p>This site is found to the south of Holmes Chapel village centre and is within the Settlement Boundary.</p> <p>The site comprises the former offices of Fisons which has now closed and is bordered by a railway track to the west beyond which is existing residential development. To the east is more of the former Fisons site, most of which is due to be redeveloped.</p> <p>The site is within walking distance of a range of local facilities and services within the village centre, such as shops, schools and a library.</p>
<b>Site area and dwelling capacity</b>	SHLAA: 2.8Ha – 84 dwellings
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Settlement Boundary for Holmes Chapel as designated within the Congleton Borough Local Plan 2005 First Review.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	13/3294C: Erection of an A1 foodstore. Approved with conditions 2013. This has not been implemented. 14/5754C: Variation of condition. Approved 2014.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is located within the Settlement Zone of</p>

	<p>Holmes Chapel and close to the local services and facilities of the village centre. The site is located in a desirable and sought after part of the borough making it an attractive area for prospective residents.</p> <p>However, full planning approval has been granted for the erection of an A1 food store on this site. Therefore, this site is not viable or deliverable</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No, the site would appear to be no longer available.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is located within the Settlement Boundary of Holmes Chapel within walking distance of local services and facilities.
<b>Conclusions &amp; recommendations</b>	<p>This site is located in a sustainable position in an existing residential area within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities.</p> <p>However, full planning approval has been granted for the erection of an A1 food store. Therefore, it is highly unlikely that this site will become available for residential development.</p>

<b>Site Address</b>	<b>Former Smithy, Macclesfield Road, Holmes Chapel</b>
<b>SHLAA Ref/Site Ref number</b>	2692
<b>Site visit date</b>	April 2015
<b>Site description</b>	<p>This site is found off Macclesfield Road within the Settlement Boundary for Holmes Chapel, is within walking distance of a range of local facilities and services within the village centre, such as shops, schools and a library.</p> <p>The site is currently occupied by an existing business(s).</p>
<b>Site area and dwelling capacity</b>	SHLAA: 0.35Ha – 11 dwellings
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open Space/Strategic Site, safeguarded</b>	The site is located within the Settlement Boundary for Holmes Chapel as designated within the Congleton Borough Local Plan 2005 First Review.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is located within the Settlement Zone of Holmes Chapel and close to the local services and facilities of the village centre. The site is located in a desirable and sought after part of the borough making</p>



	<p>it an attractive area for prospective residents.</p> <p>However, the site is still occupied and in use, therefore it is screened out of this study</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The site is still occupied and in use.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>None known</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>The site is located within the Settlement Boundary of Holmes Chapel within walking distance of local services and facilities.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This site is located in a sustainable position within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. However, the site is still occupied and in use, therefore it is screened out of this study.</p>

<b>Site Address</b>	<b>Garage site, Westmoreland Terrace Holmes Chapel</b>
<b>SHLAA Ref/Site Ref number</b>	2694
<b>Site visit date</b>	April 2015
<b>Site description</b>	This site is found off Westmorland Way within the Settlement Boundary for Holmes Chapel, and is surrounded by existing residential development. It is within walking distance of a range of local facilities and services within the village centre, such as shops, schools and a library. The site is currently occupied by several garages which appear to still be in use.
<b>Site area and dwelling capacity</b>	SHLAA: 0.13Ha – 4 dwellings
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Settlement Boundary for Holmes Chapel as designated within the Congleton Borough Local Plan 2005 First Review.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.  The site is located within the Settlement Zone of Holmes Chapel within walking distance of local services and facilities. The site is located in a desirable and sought after part of the borough making

	<p>it an attractive area for prospective residents.</p> <p>However, the site is still used as a residential garage site, therefore it is therefore it is screened out of this study .</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is still occupied and in use.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is located towards the eastern edge of the Settlement Boundary of Holmes Chapel within walking distance of local services and facilities.
<b>Conclusions &amp; recommendations</b>	This site is located in a sustainable position in an existing residential area within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. However, the site is still occupied and in use, therefore it is screened out of this study

<b>Site Address</b>	<b>Garage site, Rees Crescent, Holmes Chapel</b>
<b>SHLAA Ref/Site Ref number</b>	2695
<b>Site visit date</b>	April 2015
<b>Site description</b>	<p>This site is found off Westway within the Settlement Boundary for Holmes Chapel, and is surrounded by existing residential development. It is within walking distance of a range of local facilities and services within the village centre, such as shops, schools and a library.</p> <p>The site is currently occupied by several garages which appear to still be in use.</p>
<b>Site area and dwelling capacity</b>	SHLAA: 0.14Ha – 5 dwellings
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Settlement Boundary for Holmes Chapel as designated within the Congleton Borough Local Plan 2005 First Review.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is located within the Settlement Zone of Holmes Chapel and close to the local services and facilities of the village centre. The site is located in a</p>

	<p>desirable and sought after part of the borough making it an attractive area for prospective residents.</p> <p>However, the site is still used as a residential garage site, therefore it is screened out of this study</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is still occupied and in use.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is located within the Settlement Boundary of Holmes Chapel within walking distance of local services and facilities.
<b>Conclusions &amp; recommendations</b>	This site is located in a sustainable position within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. However, it is still in use therefore it is screened out of this study

<b>Site Address</b>	<b>Garage site, West Way, Holmes Chapel</b>
<b>SHLAA Ref/Site Ref number</b>	2705
<b>Site visit date</b>	April 2015
<b>Site description</b>	<p>This site is found off West Way within the Settlement Boundary for Holmes Chapel, and is surrounded by existing residential development. It is within walking distance of a range of local facilities and services within the village centre, such as shops, schools and a library.</p> <p>The site is currently occupied by several garages which appear to still be in use.</p>
<b>Site area and dwelling capacity</b>	SHLAA: 0.11Ha – 4 dwellings
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Settlement Boundary for Holmes Chapel as designate within the Congleton Borough Local Plan 2005 First Review.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is located towards the eastern edge of the Settlement Zone of Holmes Chapel within walking distance of local services and facilities. The site is located in a desirable and sought after part of the</p>

	<p>borough making it an attractive area for prospective residents.</p> <p>However, the site is still used as a residential garage site, therefore it is screened out of this study</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is still occupied and in use.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is located towards the eastern edge of the Settlement Boundary of Holmes Chapel within walking distance of local services and facilities.
<b>Conclusions &amp; recommendations</b>	This site is located in a sustainable position in an existing residential area within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. However, the site is still occupied and in use, therefore it is screened out of this study

<b>Site Address</b>	<b>Land off Macclesfield Road, Holmes Chapel</b>
<b>SHLAA Ref/Site Ref number</b>	2699
<b>Site visit date</b>	April 2015
<b>Site description</b>	<p>This site is found to the north of Holmes Chapel village centre and is within the Settlement Boundary.</p> <p>The site itself forms a garden/courtyard area for a row of dwellings.</p> <p>The site is within walking distance of a range of local facilities and services within the village centre, such as shops, schools and a library.</p>
<b>Site area and dwelling capacity</b>	SHLAA: 0.06Ha – 2 dwellings
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Settlement Boundary for Holmes Chapel as designated within the Congleton Borough Local Plan 2005 First Review.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is located within the Settlement Zone of Holmes Chapel and close to the local services and facilities of the village centre. The site is located in a desirable and sought after part of the borough making</p>



	<p>it an attractive area for prospective residents.</p> <p>The site forms a residential garden and it would appear to be suitable for residential development. The site is included in the SHLAA which is an indication of an intention to develop the site; it does not have any constraints that would preclude its development. It is considered therefore that the site has potential to be viable and deliverable within the Plan period.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	See box above – it is therefore considered to be developable within the Plan period.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is located within the Settlement Boundary of Holmes Chapel within walking distance of local services and facilities.
<b>Conclusions &amp; recommendations</b>	<p>This site is located in a sustainable position in an existing residential area within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. Therefore, the principle of residential development of this site is acceptable.</p> <p>The site forms a residential garden and it would appear to be suitable for residential development; it does not have any constraints that would preclude its development. It is considered therefore that the site has potential to be developed within the Plan period.</p>

<b>Site Address</b>	<b>Land off Knutsford Road, Holmes Chapel</b>
<b>SHLAA Ref/Site Ref number</b>	2693
<b>Site visit date</b>	April 2015
<b>Site description</b>	<p>This site is found off Knutsford Road, north of the village centre, and lies within the Settlement Boundary of Holmes Chapel.</p> <p>The site is formed of the residential curtilage of a large detached dwelling with associated paddock land. Mature hedges and trees line the boundaries of the site, some of the trees to the north west and south west corners of the site are protected by Tree Preservation Orders.</p>
<b>Site area and dwelling capacity</b>	SHLAA: 1.88Ha – 57 dwellings
<b>Constraints</b>	Tree Preservation Orders
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Settlement Boundary for Holmes Chapel as designated within the Congleton Borough Local Plan 2005 First Review.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is located within the Settlement Zone of Holmes Chapel and close to the local services and</p>

	facilities of the village centre. The site is located in a desirable and sought after part of the borough making it an attractive area for prospective residents.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site has been submitted for inclusion within the SHLAA, which indicates an intention to develop the site; it does not have any known constraints that would preclude its development. It is considered therefore that it has the potential to be developed within the Plan period.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is located within the Settlement Boundary of Holmes Chapel within walking distance of local services and facilities.
<b>Conclusions &amp; recommendations</b>	This site is located in a sustainable position within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. The site has been submitted for inclusion within the SHLAA, which indicates an intention to develop the site; it does not have any known constraints that would preclude its development. It is considered therefore that it has the potential to be developed within the Plan period.

<b>Site Address</b>	<b>Land off Middlewich Road, Holmes Chapel</b>
<b>SHLAA Ref/Site Ref number</b>	2696
<b>Site visit date</b>	April 2015
<b>Site description</b>	<p>This site is found off Middlewich Road close to the centre of Holmes Chapel and within the Settlement Boundary of the village. As such, it is in a sustainable location close to the services and facilities of Holmes Chapel.</p> <p>The site was a former car park with two outbuildings and has since been developed as a car park for the adjacent Sainsbury's store.</p>
<b>Site area and dwelling capacity</b>	<p>SHLAA: 0.13Ha – 5 dwellings</p> <p>The site is however no longer available for development (see above).</p>
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Settlement Boundary for Holmes Chapel as designated within the Congleton Borough Local Plan 2005 First Review.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	<p><b>12/3298C:</b> Part demolition of existing buildings and erection of a single storey extension and reconfiguration of car park – approved with conditions 2012.</p> <p>The above permission has been implemented and the site is now occupied by the car park of the adjacent Sainsbury's store.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

	This site has now been redeveloped as the car park for the adjacent Sainsbury's store. Therefore it is no longer a viable site for future housing.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No, the site is no longer available.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is located towards the eastern edge of the Settlement Boundary of Holmes Chapel within walking distance of local services and facilities.
<b>Conclusions &amp; recommendations</b>	This site is located in a sustainable position in an existing residential area within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. However, the site has been developed since its inclusion in the SHLAA and is no longer available to provide for the future housing needs of Holmes Chapel.

<b>Site Address</b>	<b>Land off Station Road, Holmes Chapel</b>
<b>SHLAA Ref/Site Ref number</b>	2691
<b>Site visit date</b>	April 2015
<b>Site description</b>	The site is found to the east of the village of Holmes Chapel. Roughly triangular in shape a railway line forms the eastern boundary, with Station Road to the north and existing development to the west. The site is relatively flat and forms a set of paddocks
<b>Site area and dwelling capacity</b>	SHLAA: 0.91Ha – 11 dwellings.
<b>Constraints</b>	Possibly noise and vibration from the railway.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Settlement Boundary of Holmes Chapel as designated within the Congleton Borough Local Plan 2005 First Review.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<b>33798/1:</b> Outline application for 41 dwellings. Withdrawn 2003. <b>33317/3:</b> Full planning application for 19 dwellings. Refused 2001.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is located within the Settlement Zone of Holmes Chapel and close to the local services and facilities of the village centre. The site is located in a desirable and sought after part of the borough making it an attractive area for prospective residents.</p> <p>However, the site is still in use, therefore it is</p>

	screened out of the study.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is still in use as grazing land for horses.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is located within the Settlement Boundary of Holmes Chapel within walking distance of local services and facilities.
<b>Conclusions &amp; recommendations</b>	<p>This site is located within the settlement boundary for Holmes Chapel, therefore there is a general presumption in favour of development. Further to this the site is not designated as Protected Public Open Space.</p> <p>Overall, the site is located within the Settlement Zone Line and within walking distance of the local services and facilities.</p> <p>However, the site is still in use, therefore it is screened out of the study.</p>

<b>Site Address</b>	<b>Land off Station Road, Station Road, Holmes Chapel (sports ground)</b>
<b>SHLAA Ref/Site Ref number</b>	2706
<b>Site visit date</b>	April 2015
<b>Site description</b>	<p>This site is found to the south of Station Road with existing residential development to the east and the recently approved residential development to the west which is currently under construction.</p> <p>The site is used as a sports ground with associated buildings. Possibly associated with the former Fisons plant which has since closed and is under redevelopment.</p> <p>The site is within walking distance of a range of local facilities and services within the village centre, such as shops, schools and a library.</p>
<b>Site area and dwelling capacity</b>	SHLAA: 2.57Ha – 70 dwellings
<b>Constraints</b>	Protected Open Space
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Settlement Boundary for Holmes Chapel and is designated as a Protected Area of Open Space Recreational Facility within the Congleton Borough Local Plan 2005 First Review.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is located within the Settlement Zone of</p>



	<p>Holmes Chapel and close to the local services and facilities of the village centre. The site is located in a desirable and sought after part of the borough making it an attractive area for prospective residents.</p> <p>However, the site is still in use with the land also being protected by current Local Plan Policy therefore it is screened out of this study.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is still occupied and in use.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is located within the Settlement Boundary of Holmes Chapel within walking distance of local services and facilities.
<b>Conclusions &amp; recommendations</b>	This site is located in a sustainable position within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. However, the site is still occupied, in use and protected by Local Plan Policy. Therefore it is screened out of this study.

<b>Site Address</b>	<b>Land off Strathmore Close, Holmes Chapel</b>
<b>SHLAA Ref/Site Ref number</b>	2701
<b>Site visit date</b>	April 2015
<b>Site description</b>	<p>This site is found off Strathmore Close within the Settlement Boundary for Holmes Chapel, and is surrounded by existing residential development. It is within walking distance of a range of local facilities and services within the village centre, such as shops, schools and a library.</p> <p>The site is currently use as amenity land which would have formed part of the original development and intended to be retained.</p>
<b>Site area and dwelling capacity</b>	SHLAA: 0.2Ha – 6 dwellings
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Settlement Boundary for Holmes Chapel and is Protected Area of Open Space Recreational Facility as designated within the Congleton Borough Local Plan 2005 First Review.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is located towards the eastern edge of the Settlement Zone of Holmes Chapel within walking</p>

	<p>distance of local services and facilities. The site is located in a desirable and sought after part of the borough making it an attractive area for prospective residents.</p> <p>However, the site is designated as an Area of Protected Open Space as amenity land for the surrounding development. Therefore, the site is protected by current Local Plan Policy and screened out of this study.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is protected by current Local Plan Policy.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is located towards the eastern edge of the Settlement Boundary of Holmes Chapel within walking distance of local services and facilities.
<b>Conclusions &amp; recommendations</b>	This site is located in a sustainable position in an existing residential area within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. However, the site is protected by its Local Plan Policy designation and screened out of this study.

<b>Site Address</b>	<b>The George and Dragon, Crofters Court, Holmes Chapel</b>
<b>SHLAA Ref/Site Ref number</b>	2698
<b>Site visit date</b>	April 2015
<b>Site description</b>	<p>This site forms the car park of the George and Dragon pub and is found off Crofters Court within the Settlement Boundary for Holmes Chapel and to the north of the village centre.</p> <p>There are several trees protected by Tree Preservation Orders to the north eastern boundary of the site.</p>
<b>Site area and dwelling capacity</b>	SHLAA: 0.07Ha – 2 dwellings
<b>Constraints</b>	Tree Preservation Orders
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Settlement Boundary for Holmes Chapel as designate within the Congleton Borough Local Plan 2005 First Review.
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	N/A
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is located within the Settlement Zone of Holmes Chapel and close to the local services and facilities of the village centre. The site is located in a desirable and sought after part of the borough making</p>

	it an attractive area for prospective residents however the site is still currently in use as a car park and is therefore screened out of this study .
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is still currently in use as a car park.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is located towards the eastern edge of the Settlement Boundary of Holmes Chapel within walking distance of local services and facilities.
<b>Conclusions &amp; recommendations</b>	This site is located in a sustainable position in an existing residential area within the Holmes Chapel Settlement Boundary within walking distance of local services and facilities. However, the site is still in a use as a pub car park and is therefore screened out of this study.

# **ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **HOLMES CHAPEL**

### **1. Introduction**

The village of Holmes Chapel is situated approximately 10 miles to the north of Crewe and has a population of approximately 5,600 (2013 mid year ONS population estimate). It is designated as a Local Service Centre within the Cheshire East Local Plan Strategy Submission Version.

Further detail about Holmes Chapel can be found in the Urban Potential report.

### **2. Key Policy issues/constraints**

The most significant Policy constraint to development beyond the existing Settlement Boundary is the Open Countryside where there is a general presumption against development unless it is for an agricultural or forestry use.

The protected playing fields of Holmes Chapel lies to the south west, with further protected public open/recreation space adjacent to the north of the settlement boundary. A flood risk zone also runs past the north of the village. There are also several trees protected by Tree Preservation Orders dotted about to the north.

### **3. Key Findings**

In total there have been four sites assessed, of these sites one is a site that is subject to a representation to the Local Plan Strategy Submission Version while the other three are the subject of planning applications. These sites have been included in this study as Holmes Chapel does not lie in the Green Belt, is a Local Service Centre and is the subject of pressure from housing developers and it was important to illustrate this situation. All four of the sites lie adjacent to the settlement boundary and are greenfield sites.

### **4. Site Commentary**

The site at Saltersford Corner is found to the north east of Holmes Chapel, adjacent to the settlement boundary. This site has recently been granted outline approval at appeal for the construction of up to 100 dwellings (14/0132C, appeal APP/R0660/A/14/2221374). Further to this, the promoters of the site have stated that the site represents a deliverable residential opportunity that can come forward in the short term.

The site at The Clocktower, adjacent Manor Lane is found to the east of Holmes Chapel adjacent to the existing settlement boundary, north of Station Road. This site has existing industrial/commercial development to the west and recently constructed housing to the south. Directly to the east is a commercial nursery, beyond this are open fields as well as to the north. The site is bordered with mature trees.

This site is currently the subject of a full planning application for 24 dwellings (14/4130C). The application is currently live and yet to be determined therefore it is not possible to prejudge the decision.

The site at Dunkirk Farm Paddock is found within the open countryside to the south of Holmes Chapel adjacent to the east of the passing railway line. The site appears to be detached from the south of the settlement boundary, however a residential development has recently been granted approval directly to the north which forms a link between the site and the existing development of Holmes Chapel.

The site is currently the subject of a full planning application for ten dwellings (14/5834C), which is currently live and yet to be determined. Therefore it is not possible to prejudice the decision.

A previous application for ten dwellings was submitted and subsequently withdrawn.

The site off Holmes Chapel Road is the largest of the sites adjacent to Holmes Chapel and is found to the south of the existing settlement. The land is agricultural and generally flat with mature trees and hedgerows.

This site was the subject of a representation (SUB 2143) to the Local Plan Strategy and a subsequent outline planning application (14/5921C) for 190 dwellings. This was recently refused by the Strategic Planning Board on 22/04/2015.

Details are shown on the site pro-formas and summary spreadsheets for Holmes Chapel.

The 'Cheshire East Local Plan Strategy Urban Potential and Edge of Settlement Study April 2015 Holmes Chapel' map shows all the sites considered in the Study.

## **5. Viability and Deliverability**

Holmes Chapel is set in a rural location with a range of local services and facilities available within the village including shops, a library, primary and secondary schools. These facilities and services help to make Holmes Chapel

an attractive and desirable place to live. The amount of current applications gives an indication that there is a strong developer interest in the village.

Of the four identified sites one has the benefit of planning permission, two are yet to be determined and one has been refused.

## **6. Conclusion**

Overall, the study has shown that there is developer interest in sites around Holmes Chapel. At present two sites are the subject of current planning applications totalling up to 34 dwellings, the recently allowed application provides up to 100 dwellings.

Whilst the Local Plan Strategy will not identify a Strategic Site in Holmes Chapel, as it is a Local Service Centre, the village will be required to provide sufficient land for housing to meet the housing requirement identified for it at the Site Allocations stage; it is possible therefore that some of these sites will need to be given further consideration at that stage in the Plan making process.



**CHESHIRE EAST LOCAL PLAN STRATEGY: HOLMES CHAPEL; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION**

Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Dunkirk Farm Paddock, Off London Road, Brereton, Holmes Chapel	Vacant field set back from the A50 London Road. Site is bound to west by the Crewe to Manchester Railway Line, the south by Dunkirk Farmhouse and residential barn conversions, to the east by an access track to Dunkirk Farm and fields and to the north by a site previously approved for 18 affordable dwellings. The site is situated to the south of the existing settlement zone and would appear to be detached; however residential development has been approved to the north of the site. Therefore, the site will be linked to the existing residential development.	Full planning application - 14/5834C: Full planning application for Construction of 10 dwellings. Awaiting determination. SHLAA 4121.	1.69	10	0	This application is yet to be determined, therefore it is not possible to prejudge the decision. Should residential development be approved then this site could potentially contribute to the future housing needs of Holmes Chapel. Alternatively, if Holmes Chapel is required to provide additional housing, then it could be given further consideration at the Site Allocations stage.
Land off London Road, Holmes Chapel. <b>(SUB 2143)</b>	The site is found within the Open Countryside to the south of the village of Holmes Chapel. Roughly triangular the site is bound by London Road to the east, with matures hedgerows to the west and south. The land is agricultural in nature and generally flat with criss-crossed with mature hedges and trees.	Representation to the Local Plan Strategy Submission version, reference <b>SUB 2143</b> . Outline application 14/5921C.	16.02	190	0	The site lies to the south of Holmes Chapel and is somewhat detached from the existing residential development of the village. However, recent planning approvals to the north of the site have the potential to bridge this gap. The site lies within the consultation zone for the Jodrell Bank Radio Telescope, however there were no objections raised during the determination of the application. Planning permission for this site has been refused. If Holmes chapel is required to provide additional housing, this site could be given further rconsideration at Site Allocations stage
Saltersford Corner, Macclesfield Road, Holmes Chapel	Agricultural field of some 3.6 hectares located in a triangular shaped site which is sandwiched between Macclesfield Road to the south and east and the railway line to the north and west. The site is located within designated open countryside although it adjoins the settlement boundary. Manor Road is located opposite Macclesfield Road and the site is circa 700m to the east. The site is relatively flat but the site elevates in northerly direction as surrounding land falls away towards Twemlow	Outline planning approval 14/0132C: Outline application for erection of up to 100 dwellings. Refused (29/05/2014). Allowed at appeal on 10/02/2015. SHLAA 2710.	3.6	100	0	Site suitable and capable of delivering 100 units over the plan period. Outline approval has been granted for up to 100 dwellings on this site, therefore it is considered that this site will could contribute to the future needs of Holmes Chapel over the Plan period. This site is included in this study as planning approval was granted after 31/12/14 and the site is therefore not included in the housing commitments list.

The Clocktower / Land adj to Manor Lane, Holmes Chapel	The application site comprises of 1.15ha of greenfield land, located on the eastern side of the Holmes Chapel Village. The site is broadly rectangular in shape and is bound along the south-western boundary by Marsh Lane and the western boundary by Manor Lane. On the opposite side of Manor Lane to the west, there is a small commercial / trading estate and to the south is the recently established residential development which occupies part of the former Fison's site. There is an agricultural field to the north of the site. To the west there are 2 residential properties beyond which there are fields.	Full planning application 14/4130C: Full application for erection of 24 units resolved to approve s106 yet to be signed. SHLAA 2713.	1.15	24	0	The site has the benefit of a resolution to grant planning approval and is awaiting the signing of a S106 Legal agreement; it does not have any constraints that would preclude its development. The site is therefore considered to be suitable and capable of delivering 24 units over the plan period. This site is included in this study, as it has the benefit of a resolution to grant planning approval and is awaiting the signing of a S106 Legal agreement
<b>TOTALS</b>			<b>22.46</b>	<b>324</b>	<b>0</b>	

**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns, Key Service Centres, and Local Service Centres to explore their development potential: Site Proforma**

**HOLMES CHAPEL**

<b>Site Address</b>	<b>Dunkirk Farm Paddock, Off London Road, Brereton, Holmes Chapel</b>
<b>SHLAA Ref/Site Ref number</b>	4121
<b>Site visit date</b>	April 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Full planning application
<b>Site description</b>	<p>Vacant field set back from the A50 London Road. Site is bound to west by the Crewe to Manchester Railway Line, the south by Dunkirk Farmhouse and residential barn conversions, to the east by an access track to Dunkirk Farm and fields and to the north by a site previously approved for 18 affordable dwellings.</p> <p>The site is situated to the south of the existing settlement zone and would appear to be detached; however residential development has been approved to the north of the site. Therefore, the site will be linked to the existing residential development.</p>
<b>Site area and dwelling capacity</b>	1.69 ha / 10 units
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is situated within the Open Countryside and Jodrell Bank Radio Telescope Consultation Zone as designated within the Borough of Congleton Local Plan 2005 First Review.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<b>14/5834C:</b> Full planning application for Construction of 10 dwellings. Awaiting determination. <b>14/0057C:</b> Full planning application for 10 dwellings.

	Withdrawn 2014.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>Supporting information has not been submitted with the planning application however if it were to be approved, it is considered that that, as it lies in a popular village; does not have any known constraints and there is clear developer interest, that it would be viable and deliverable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Supporting information has not been submitted with the planning application however if it were to be approved, it is considered that that, as it lies in a popular village; does not have any known constraints and there is clear developer interest, that it would be available and achievable.
<b>Infrastructure issues (including highways)</b>	No
<b>HRA considerations</b>	
<b>SA considerations</b>	The submitted Planning Statement states that the site is within suitable walking distance of shops, services and facilities.
<b>Conclusions &amp; recommendations</b>	This application is yet to be determined, therefore it is not possible to prejudge the decision. Should residential development be approved then this site could potentially contribute to the future housing needs of Holmes Chapel. Alternatively, if Holmes Chapel is required to provide additional housing, then it could be given further consideration at the Site Allocations stage.

<b>Site Address</b>	<b>Land off London Road, Holmes Chapel</b>
<b>SHLAA Ref/Site Ref number</b>	Local Plan Strategy Representation site SUB 2143
<b>Site visit date</b>	April 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Representation to the Local Plan Strategy Submission version, reference SUB 2143.
<b>Site description</b>	<p>The site is found within the Open Countryside to the south of the village of Holmes Chapel. Roughly triangular the site is bound by London Road to the east, with matures hedgerows to the west and south.</p> <p>The land is agricultural in nature and generally flat with criss-crossed with mature hedges and trees.</p>
<b>Site area and dwelling capacity</b>	16.02Ha - 190 dwellings
<b>Constraints</b>	Jodrell Bank Consultation Zone.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Open Countryside and Jodrell Bank Consultation Zone as designated within the Congleton Borough Local Plan 2005 First Review.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<b>14/5921C:</b> Outline planning for a mixed use development for commercial and 190 residential dwellings. Refused 23/04/2015 for reasons of it's unsustainable location, encroachment into the open countryside, insufficient information on traffic impacts, prematurity to Neighbourhood Plan and contrary to emerging Local Plan policy.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	<p>A representation (SUB 2143) has been received from the promoter of the site:</p> <ul style="list-style-type: none"> <li>• Holmes Chapel has been wrongly considered as a Local Service Centre and should be a Key Service Centre.</li> <li>• Development of this site would be deliverable</li> </ul>

	and sustainable.
<b>Is the site viable/deliverable?</b>	The submitted representation states that the site is deliverable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The submitted representation indicates that the site is available as it is being actively promoted in the Local Plan process.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The submitted Planning Statement states that the site is within an acceptable walking distance of a range of shops and community facilities in Holmes Chapel.
<b>Conclusions &amp; recommendations</b>	<p>The site lies to the south of Holmes Chapel and is somewhat detached from the existing residential development of the village. However, recent planning approvals to the north of the site have the potential to bridge this gap.</p> <p>The site lies within the consultation zone for the Jodrell Bank Radio Telescope, however there were no objections raised during the determination of the application.</p> <p>Planning permission for this site has been refused for several reasons as described above. If Holmes chapel is required to provide additional housing, this site could be given further reconsideration at Site Allocations stage.</p>

<b>Site Address</b>	<b>Saltersford Corner, Macclesfield Road, Holmes Chapel</b>
<b>SHLAA Ref/Site Ref number</b>	2710
<b>Site visit date</b>	May 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Outline planning application. This site is included in this study as planning approval was granted after 31/12/14 and the site is therefore not included in the housing commitments list
<b>Site description</b>	Agricultural field of some 3.6 hectares located in a triangular shaped site which is sandwiched between Macclesfield Road to the south and east and the railway line to the north and west. The site is located within designated open countryside although it adjoins the settlement boundary. Manor Road is located opposite Macclesfield Road and the site is circa 700m to the east. The site is relatively flat but the site elevates in northerly direction as surrounding land falls away towards Twemlow.
<b>Site area and dwelling capacity</b>	3.6 ha/up to 100 units
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is situated within the Open Countryside and Jodrell Bank Radio Telescope Consultation Zone as designated within the Congleton Borough Local Plan 2005 First Review.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<b>14/0132C:</b> Outline application for erection of up to 100 dwellings. Refused (29/05/2014). Allowed at appeal on 10/02/2015 Appeal Ref: APP/R0660/A/14/2221374. <b>14/3034C:</b> Outline application for up to 100 dwellings. Refused 28/10/2014.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development</b>	

<b>proposed</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is situated in a desirable and sought after part of the borough with rail links to Crewe and Manchester.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>Yes, the submitted planning statement concludes that the site represents a deliverable residential opportunity which can come forward in the short term.</p>
<b>Infrastructure issues (including highways)</b>	<p>None known</p>
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The submitted Planning Statement states that the site is in a sustainable location well connected to shops, services and public transport.</p>
<b>Conclusions &amp; recommendations</b>	<p>Site suitable and capable of delivering 100 units over the plan period.</p> <p>Outline approval has been granted for up to 100 dwellings on this site, therefore it is considered that this site will contribute to the future needs of Holmes Chapel over the Plan period.</p>



<b>Site Address</b>	<b>The Clocktower / Land adj to Manor Lane, Holmes Chapel</b>
<b>SHLAA Ref/Site Ref number</b>	2713
<b>Site visit date</b>	April 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Full planning application This site is included in this study, as it has the benefit of a resolution to grant planning approval and is awaiting the signing of a S106 Legal agreement
<b>Site description</b>	<p>The application site comprises of 1.15ha of greenfield land, located on the eastern side of the Holmes Chapel Village. The site is broadly rectangular in shape and is bound along the south-western boundary by Marsh Lane and the western boundary by Manor Lane. On the opposite side of Manor Lane to the west, there is a small commercial / trading estate and to the south is the recently established residential development which occupies part of the former Fison's site. There is an agricultural field to the north of the site. To the west there are 2 residential properties beyond which there are fields.</p> <p>One of the said properties to the west (Marsh Hall) is Grade II listed and abuts the south-western corner of the site.</p>
<b>Site area and dwelling capacity</b>	1.15 Ha - up to 24 units
<b>Constraints</b>	Affects setting of Grade II Listed Marsh Hall
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is situated within the Open Countryside and Jodrell Bank Radio Telescope Consultation Zone as designated in the Congleton Borough Local Plan 2005 First Review.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<b>14/4130C:</b> Application for full planning permission for 24 dwellings. Approved with conditions (01/04/2015) subject to a Section 106 agreement.
<b>Reps received</b>	

<b>Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The submitted Planning Statement states that the site is deliverable in the short term.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site would appear to be available, as it has developer interest in it, in the form of a planning application.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The submitted Design and Access Statement states that the site is in a sustainable location on the edge of the existing settlement.
<b>Conclusions &amp; recommendations</b>	The site has the benefit of a resolution to grant planning approval and is awaiting the signing of a S106 Legal agreement; it does not have any constraints that would preclude its development. The site is therefore considered to be suitable and capable of delivering 24 units over the plan period.

# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL' SITES WITHIN THE PRINCIPAL TOWNS, KEY SERVICE CENTRES AND LOCAL SERVICE CENTRES**

## **MOBBERLEY**

### **1. Introduction**

Mobberley is a Local Service Centre, with a population of 3,000 (2013 mid year population estimates), situated between Wilmslow and Knutsford. Mobberley railway station lies on the Manchester to Northwich and Chester line and is located to the north of the village. There is an hourly service westbound to Chester and eastbound to Manchester Piccadilly Monday to Saturday.

Manchester Airport is located to the north, although part of Runway 2 is within the parish boundaries.

Mobberley has seen a lot of change demographically in recent years, first the opening of the nearby M56 from Manchester to Chester and then the second runway at Manchester airport. This has led to Mobberley becoming largely a dormitory village of Manchester. Prior to 2010, there was significant development, for the size of settlement, which took place on two brownfield sites.

1) In 2006 and 2007, 90 dwellings were permitted [Application 05/0394P] under very special circumstances on the then Ilford's employment site, in order to try and maintain the employment opportunity. The company were in financial difficulty and the planning conditions ensured that proceeds from the housing were reinvested in the company. Additional planning gain, included the provision of a community hall, shops and 50% (rather than 25%) affordable housing on site. The company still fell into liquidation, but a management buy out meant that the site is still an employment site, Harmon Technology. However, once again this site is currently subject to a planning appeal for 375 dwellings [planning application reference 14/0114M] on the 22.9 hectare site.

2) In 2004/2005 43 dwellings were also allowed on appeal [02/1949] on the adjacent brownfield site east of Ilford's.

### **2. Key Policy Issues/Constraints**

The current Local Plan for the village is the Macclesfield Borough Local Plan Adopted 2004, which shows the village is tightly constrained by the Green Belt. The built form of the village is generally along Hall Lane, with several out lying properties to the edges of the village. Over two thirds of the village is covered by an extensive Conservation Area. This covers all but the most westerly extent of the village and excludes the former Ilford's site and the housing to the south of Town Lane.

Two major constraints to development in Mobberley are its proximity to Knutsford to the west and the need to maintain the division between the two settlements and Manchester Airport's second runway to the north west, which requires noise mitigation for any planned development.

Residents Against Mobberley Sprawl (RAMS) is a residents of Mobberley group who objected to the two major proposed housing developments in the Mobberley Parish.

### **3. Development Potential**

The net sum of completions for Mobberley between 1.04.10 and 31.12.14 is 5 dwellings. The total number of commitments at 31.12.14 was 2 dwellings: Rycroft Rycroft Lane (brownfield), 1 dwelling; and Lindow End Farm, Knutsford Road (mixed brown and green), 1 dwelling.

### **4. Key Findings**

One major urban potential housing site was assessed in Mobberley;

- 1) Ilford's (Harman Technology), Ilford Way, SHLAA 3166  
Brownfield  
Non Preferred Sites 54  
Site O in Possible Additional Sites Consultation document [BE104]  
Not considered to have potential in the Plan period, although may become a windfall site.

#### Ilford's (Harman Technology), Ilford Way

A recent application on this employment site (14/0114M) covered 22.9 ha (larger than the SHLAA site). It sought approval for 375 dwellings and 0.14 ha of employment land. It was refused permission, due to the inability to mitigate for aircraft noise, for outside living, which contravenes paragraph 123 of the National Planning Policy Framework and policy T18 in the Macclesfield Borough Local Plan.

Despite the recent refusal an appeal has been lodged (2.4.15), for the purposes of this urban potential study this site is not considered to have potential to be developed within the Plan period.

If the current appeal is successful this site could potentially contribute to the number of windfall sites within Mobberley during the Plan period.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. Categorized as one of the smaller centres with a limited range of employment, retail and education opportunities and services, with a lower level of access to public transport.

## **6. Conclusion**

Development in Mobberley during the Plan period, i.e. since 2010, has been very limited due to the constraints of Green Belt and the Conservation Area. The major development that took place prior to 2010 on the Ilford's site was allowed as an exception to try and maintain the employment opportunity.

Potential urban development has been proposed on only one major site, namely the former Ilford's site, (Harman Technology, suggested for 375 dwellings).

Maintaining employment opportunities remains an issue. If the current housing appeal is allowed on the former Ilford's site employment opportunity will be significantly scaled down.

### Summary of commitments

The total number of commitments at 31.12.14 was 2 dwellings;  
Ryecroft Ryecroft Lane (brownfield), 1 dwelling  
Lindow End Farm Knutsford Road (mixed brown and green), 1 dwelling.

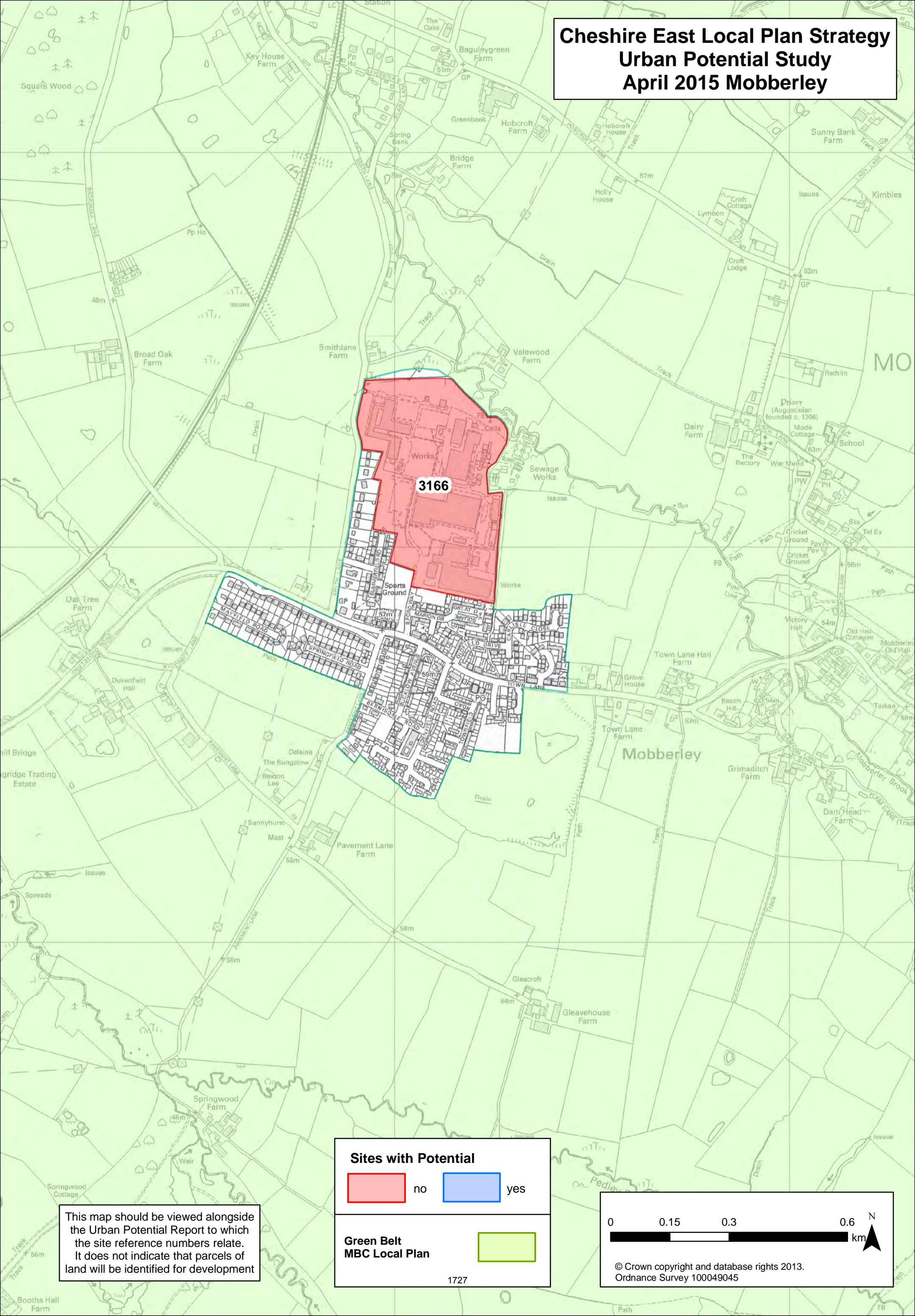
There appears to be no urban potential within Mobberley, within the Plan period, although the outcome of the current appeal on the former Ilford's site is as yet unknown.

All sites for the urban and edge of settlement sites have been mapped for all the Local Service Centres including Mobberley.

**CHESHIRE EAST LOCAL PLAN STRATEGY: MOBBERLEY; ASSESSMENT OF URBAN POTENTIAL SITES; SUMMARY OF SITES NOT CONSIDERED TO HAVE THE POTENTIAL AT THE DATE OF THE STUDY**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Ilford's, Ilford Way, Mobberley, Harman Technology	3166	Existing employment area (Harman Technology - formerly Ilfords). The site comprises industrial units and car parking as well as a substantial area of open space in the centre. The site is generally flat with some landscaping towards the boundaries and protected trees to the boundary. Some buildings on the site are vacant and partly under utilised. The SHLAA suggests that the site could accommodate 237, however a recent application 14/0114M proposes a larger mixed use site, comprising 22.9ha for 375 dwellings and 0.14 ha of employment land. The site is adjacent to Mobberley Conservation Area and Mobberley centre. Facilities are locally accessible and this is a sustainable location.	15.7	0	375	A recent application (14/0114M) covering 22.9 ha (larger than the SHLAA site) for a 375 residential development and 0.14 ha of employment land was refused permission, due to the inability to mitigate for aircraft noise, for outside living, which contravenes paragraph 123 of the National Planning Policy Framework and policy T18 in the Macclesfield Borough Local Plan. Despite the recent refusal of 14/0114M, this site could be worthy of further consideration if additional housing numbers are required to be provided in Mobberley and if noise mitigation could be achieved. An appeal has been lodged (2.4.15). It is considered that this site is suitable for further consideration for inclusion in the Site Allocations and Development Policies Document. For the purposes of this urban potential study this site is not considered to have potential to be developed within the Plan period.
<b>TOTALS</b>			<b>15.7</b>	<b>0</b>	<b>375</b>	

# Cheshire East Local Plan Strategy Urban Potential Study April 2015 Mobberley



This map should be viewed alongside the Urban Potential Report to which the site reference numbers relate. It does not indicate that parcels of land will be identified for development

**Sites with Potential**

no
  yes

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**Green Belt  
MBC Local Plan**

1727

0      0.15      0.3      0.6

km

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Ordnance Survey 100049045

## Cheshire East Local Plan Strategy: Urban Potential Study of the Principal Towns; Key Service Centres and Local Service Centres in the Green Belt: Site Assessment Proforma

### Mobberley

<b>Site Address</b>	<b>Ilford's, Ilford Way, Mobberley</b>
<b>SHLAA Ref/Site Ref number</b>	3166 Non Preferred Sites Justification Paper [SD016] – site 54 Site O - in Possible Additional Sites Consultation document [BE104]
<b>Site visit date</b>	10.2.15
<b>Site description</b>	Existing employment area (Harman Technology - formerly Ilfords). The site comprises industrial units and car parking as well as a substantial area of open space in the centre. The site is generally flat with some landscaping towards the boundaries and protected trees to the boundary. Some buildings on the site are vacant and partly under utilised. The site is adjacent to Mobberley Conservation Area and Mobberley centre. Facilities are locally accessible and this is a sustainable location.
<b>Site area and dwelling capacity</b>	Site size 15.70 hectares Potential capacity 237 houses (SHLAA) 375 dwellings (planning application reference 14/0114M – on a 22.9 hectare site see details below)
<b>Constraints</b>	Macclesfield Borough Local Plan Policy T18 applies restrictions to noise sensitive development in the vicinity of the Airport. The site is within Manchester Airport's Sound Insulation Grant Scheme Area (pays up to £2,000 per property towards sound insulation). Within Zone 1 of Manchester Airport Vortex Repair Scheme (compensates home owners for damage caused by air currents created by landing aircraft). The site is currently in use for employment. It is within Flood Risk Zone 2 and 3 Public Right Of Way crosses site Adjacent to Sewage works, the main incoming sewer runs through the site and has an easement. Located within 250m of a former landfill site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	Within the Macclesfield Borough Local Plan (2004), the whole site is allocated under Policies E3 and E4. These policies allow for offices (Class B1(a)), research and development (Class B1(b)), and light industrial (Class B1(c)), general industry (Class B2), warehousing (Class B8), high technology (Class B1(b)), and light industry (Class B1(c)) usage.



	<p>Adjacent to a Conservation Area in the Macclesfield Borough Local Plan.</p> <p>Macclesfield Borough Local Plan Policy T18 restrictions applying to noise sensitive development in the vicinity of the Airport.</p> <p>Tree Preservation Orders on site.</p>
<b>Previously developed land? (PDL)</b>	Yes
<b>Background site history &amp; Current apps</b>	<p>Site O - in Possible Additional Sites Consultation document [BE104] – Ilford’s, Ilford Way, Mobberley, which included an indicative mixed-use proposal for 237 homes.</p> <p>The Summary of Consultation Responses [BE105] to the above document shows that 72 people made representations about this site, 19 supported the site, 35 objected and 19 commented.</p> <p>The main issues raised were that, brownfield redevelopment was generally considered preferable to greenfield development; however there were concerns at the loss of employment opportunities. There were widely held concerns about traffic and the impact on the highways network and concerns about Knutsford’s and Mobberley’s infrastructure not being able to cope with increased housing numbers. Concerns were also expressed about the impact on Mobberley Conservation Area and the need for any development to be sympathetic and that no loss of identity should for Mobberley should result.</p> <p><b>Non Preferred Sites Justification Paper [SD016] – site 54</b> - The site was not taken forward as a strategic site as the Local Plan Strategy focus is on sites in and around Key Service Centres and Principal Towns. The site was recommended for further consideration at site allocations stage.</p> <p>14/0114M - hybrid application for mixed use redevelopment (outline) comprising A. Full planning permission for alterations to existing employment buildings, construction of new employment buildings and installation of new over ground services, piping and ducting; and</p> <p>B. Outline planning permission for construction of up to 375 dwellings, associated infrastructure, landscaping and other associated works (means of access); on a 22.9 hectare site and</p> <p>C. An optional outline planning permission for construction of two storey office development comprising approximately 1,431m<sup>2</sup> /15,403ft<sup>2</sup> gross floorspace, with space for approximately 34 parking spaces.</p> <p>The application was recommended for approval but was deferred 10.07.14 for public health assessment, which</p>

	<p>concluded that the site was not suitable for residential development due to the inability to mitigate for noise from overhead aircraft, to a satisfactory level (in accordance with the NPPF) for outside living.</p> <p>The proposal was also deemed harmful to the character of Mobberley contrary to policies BE1, H12 and DC1 within the Macclesfield Borough Local Plan 2004, and guidance within the National Planning Policy Framework, which states that permission should be refused for development that fails to take the opportunities available for improving the character and quality of an area and the way it functions. These adverse impacts would significantly and demonstrably outweigh the benefits of the proposal and would therefore be contrary to the National Planning Policy Framework.</p> <p>The application was also considered to have an insufficient affordable housing component.</p> <p>Refused 29.11.14</p> <p>An appeal has been lodged 2.4.15</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	None
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The application 14/011M suggests that the site is viable. Letters of support for 14/0114M were received, to support the principle of affordable housing on the site and from Harman's employees whose jobs would be safeguarded by a move to new purpose built on-site facilities.</p> <p>In the planning statement supporting the application 14/0114M, consultants Savills suggested that "Given the abnormal costs, the proposals will not be viable if affordable housing is provided at the Local Plan level of 25%. To ensure that the development remains deliverable and viable, the proposed Heads of Terms for a S106 agreement were therefore:</p> <ol style="list-style-type: none"> <li>1. Education contribution - £737,548</li> <li>2. Future management and maintenance of open space</li> <li>3. Affordable housing provision at 5% of total</li> </ol>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Savills Planning Statement in support of 14/0114M suggested that the site could be developed within the plan period.
<b>Infrastructure issues (including highways)</b>	Savills Planning Statement in support of 14/0114M suggested that the site has no insurmountable infrastructure

	impediments.
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	<p>[SD003] - Local Plan Strategy Submission Sustainability (Integrated) Appraisal.</p> <p>The site's development as envisaged (NPS54) was found likely to have an overall positive effect in terms of its ability to deliver SA Objectives 5 (vibrant rural communities) and 19 (rural economy), Objectives 10 (pollution), 12 (heritage, landscapes and townscape) and 16 (natural resources, green infrastructure and previously developed land) as the site consists of brownfield land that could be remediated and its development would not result in the loss of the best quality agricultural land, open countryside or landscape character.</p> <p>Overall negative effects were recorded on SA Objectives: 2 (sustainable access to jobs services and facilities); 8 (cause and effect of climate change); and 9 (water quality, quantity and flood risk). This is largely because the development of the site was considered to result in a potential increase in vehicle emissions as most services, facilities and open space are outside of recommended distances, which may reduce air quality and affect water quality in the area. Also the site could result in the loss of a small amount of existing employment land and the North East border of the site is in an area at risk from flooding.</p> <p>The site lies immediately adjacent to the existing residential built form of the village, where there are services and facilities including a number of shops; a railway station lies to the north of the village.</p>
<b>Conclusions &amp; recommendations</b>	<p>A recent application (14/0114M) covering 22.9 ha (larger than the SHLAA site) for a 375 residential development and 0.14 ha of employment land was refused permission, due to the inability to mitigate for aircraft noise, for outside living, which contravenes paragraph 123 of the National Planning Policy Framework and policy T18 in the Macclesfield Borough Local Plan.</p> <p>Despite the recent refusal of 14/0114M, an appeal has been lodged (2.4.15).</p> <p>For the purposes of this urban potential study this site is not considered to have potential to be developed within the Plan period.</p>

# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF THE POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS, KEY SERVICE CENTRES AND LOCAL SERVICE CENTRES**

## **MOBBERLEY**

### **1. Introduction**

Mobberley is a Local Service Centre, with a population of 3,000 (2013 mid year population estimates), situated between Wilmslow and Knutsford. Mobberley railway station lies on the Manchester to Northwich and Chester line and is located to the north of the village. There is an hourly service westbound to Chester and eastbound to Manchester Piccadilly Monday to Saturday.

Manchester Airport is located to the north, although part of Runway 2 is within the parish boundaries.

Mobberley has seen a lot of change demographically in recent years, first the opening of the nearby M56 from Manchester to Chester and then the second runway at Manchester airport. This has led to Mobberley becoming largely a dormitory village of Manchester. Prior to 2010, there was significant development, for the size of settlement, which took place on two brownfield sites.

1) In 2006 and 2007, 90 dwellings were permitted [Application 05/0394P] under very special circumstances on the then Ilford's employment site, in order to try and maintain the employment opportunity. The company were in financial difficulty and the planning conditions ensured that proceeds from the housing were reinvested in the company. Additional planning gain, included the provision of a community hall, shops and 50% (rather than 25%) affordable housing on site. The company still fell into liquidation, but a management buy out meant that the site is still an employment site, Harmon Technology. However, once again this site is currently subject to a planning appeal for 375 dwellings [planning application reference 14/0114M] on the 22.9 hectare site.

2) In 2004/2005 43 dwellings were allowed on appeal [02/1949] on the adjacent brownfield site east of Ilford's.

### **2. Key Policy Issues/Constraints**

The current Local Plan for the village is the Macclesfield Borough Local Plan Adopted 2004, which shows the village is tightly constrained by the Green Belt. The built form of the village is generally along Hall Lane, with several out lying properties to the edges of the village. Over two thirds of the village is covered by an extensive Conservation Area. This covers all but the most westerly extent of the village and excludes the former Ilford's site and the housing to the south of Town Lane.

Two major constraints to development in Mobberley are its proximity to Knutsford to the west and the need to maintain the division between the two settlements and Manchester Airport's second runway to the north west, which requires noise mitigation for any planned development.

Residents Against Mobberley Sprawl (RAMS) is a residents of Mobberley group who objected to the two major proposed housing developments in the Mobberley Parish.

### **3. Development Potential**

The net sum of completions for Mobberley between 1.04.10 and 31.12.14 is 5 dwellings. The total number of commitments at 31.12.14 was 2 dwellings: Rycroft Rycroft Lane (brownfield), 1 dwelling; and Lindow End Farm, Knutsford Road (mixed brown and green), 1 dwelling.

### **4. Key Findings**

Two potential housing sites were assessed adjacent to Mobberley; both greenfield sites. The first site was in the SHLAA and is the subject of a representation to the Local Plan Strategy (an 'omission site') has been considered previously as part of the Local Plan process, the second is a newly proposed site, put forward as an 'omission site' suggested for consideration as part of the Local Plan process.

- 1) Land between Town Lane, Smith Lane and the railway line  
SHLAA 4117 (200 dwellings)  
Non Preferred Sites 53  
Omission site SUB 3051.
- 2) Land to the north of Pavement Lane Farm, Mobberley  
Omission site SUB 3140

#### Land between Town Lane, Smith Lane and the railway line

This 11.75 hectare Green Belt site has a suggested capacity in the SHLAA of 200 dwellings at 17.02 dwellings per hectare to reflect the character and scale of the settlement. It is a Non Preferred Site, NPS53 in the Local Plan Strategy. In the Possible Additional Sites consultation document [BE 104], it was Site P, which suggested that the site could support housing or mixed use with small scale retail. However development of the site would lead to a large amount of frontage development and be very prominent on the approach to Mobberley. It would significantly elongate what is already a very long and narrow settlement.

This site plays an important role in maintaining the openness between Mobberley and Knutsford and the need for noise mitigation (see constraints) is likely to be a constraint to residential development. Barton Wilmore [SUB 3051] request that if not allocated during the Plan period the site should be considered for safeguarding.

If Mobberley is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site could be suitable for further consideration for inclusion in that document.

#### Land to the north of Pavement Lane Farm, Mobberley

This site is located in the Green Belt to the south of Mobberley, to the east of Pavement Lane and adjoining the defined settlement boundary. It comprises flat agricultural land between the defined residential area of the village and Pavement Lane Farm. Pavement Lane Farm is no longer a working farm and some traditional barns have undergone conversion to residential dwellings. Pavement Lane Farm House is a Grade II listed building.

The land west of Mobberley forms part of the narrow section of Green Belt between Mobberley and Knutsford and is important in maintaining the openness between the two settlements. This is particularly important given the potential for linear development to spread along the B5085, which connects the settlements.

The site measures 1.5 hectares, which would give a capacity of approximately 45 houses. If Mobberley is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site is suitable for further consideration for inclusion in the that document. However the site lies between Mobberley and Knutsford where it is important to retain the distinction/openness between the two settlements. Noise mitigation on the site is also likely to be a constraint.

### **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable. Categorized as one of the smaller centres with a limited range of employment, retail and education opportunities and services, with a lower level of access to public transport.

### **6. Conclusion**

Development in Mobberley during the Plan period, i.e. since 2010, has been very limited due to the constraints of Green Belt and the Conservation Area.

The major development that took place prior to 2010 on the Ilford's site was allowed as an exception to try and maintain the employment opportunity.

Maintaining employment opportunities remains an issue. If the current housing appeal is allowed on the former Ilford's site employment will be significantly scaled down.

Potential development has been proposed on only two sites adjacent to Mobberley, namely the Town Lane/ Smith Lane site, suggested for 200 dwellings, and the site north of Pavement Lane Farm for approximately 45 dwellings. Neither of these sites has been the subject of a planning application and are speculative. Town/ Smith Lane has been suggested for inclusion in the Local Plan either as a strategic site or as Safeguarded land. The likelihood is that if Mobberley is required to find more housing capacity this site could be considered at the site allocations stage.

Pavement Lane Farm omission site does not include any indication of timescales or viability; therefore this site would need to be considered at the Site Allocations stage.

#### Summary of commitments

The total number of commitments at 31.12.14 was 2 dwellings;  
Ryecroft Ryecroft Lane (brownfield), 1 dwelling  
Lindow End Farm Knutsford Road (mixed brown and green), 1 dwelling

There appears to be some potential for development adjacent to Mobberley, within the Plan period at the Town/ Smith Lane site for 200 houses and the Pavement Lane site for 45 houses which could be considered at the site allocations stage.

This summary Report should be read in conjunction with the Summary Report for the Urban Potential for Mobberley which documents the current plans and appeal for 375 houses on the Ilford's (Harman Technology), Ilford Way.

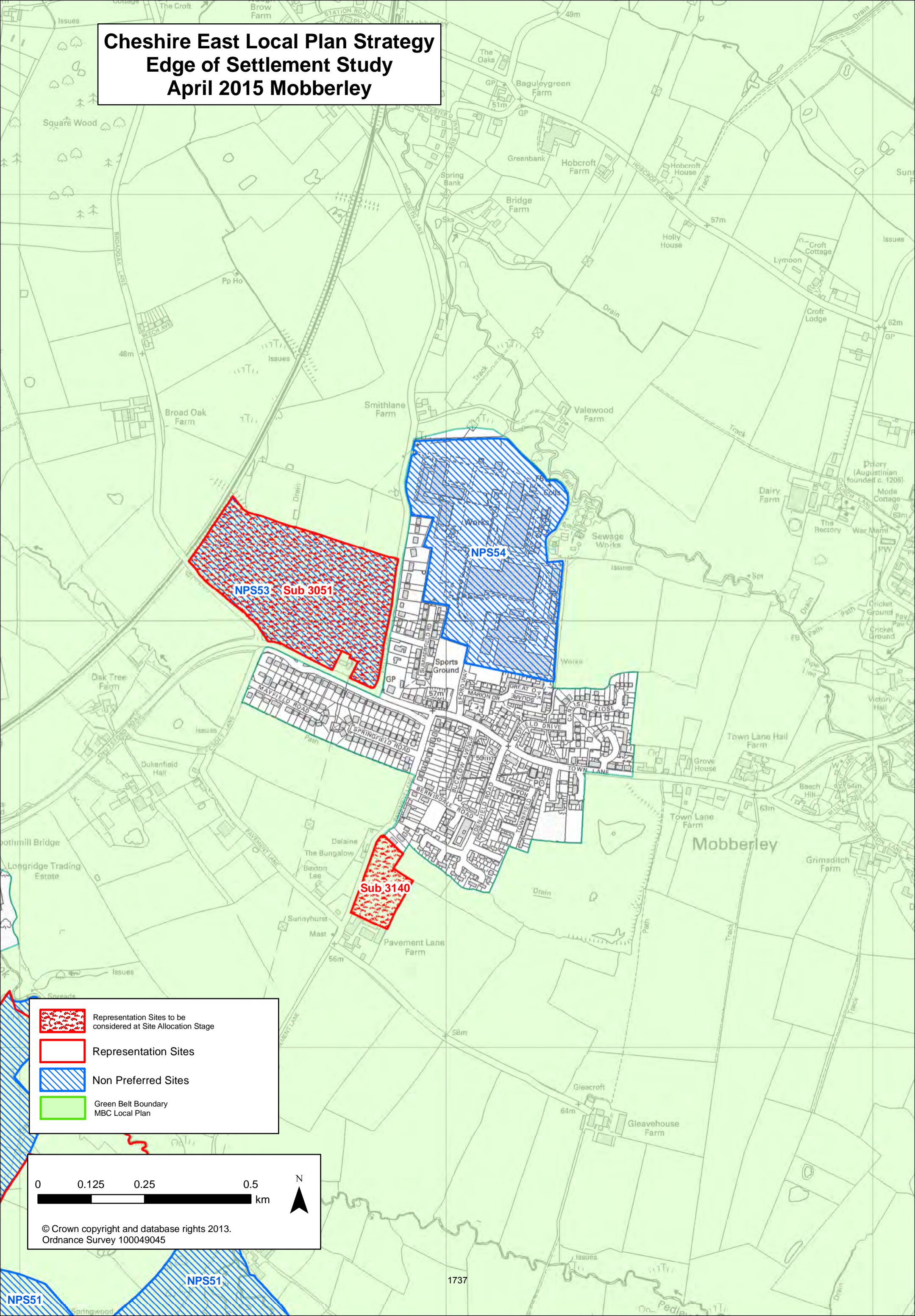
All sites for the urban and edge of settlement sites have been mapped for all the Local Service Centre including Mobberley.

**CHESHIRE EAST LOCAL PLAN STRATEGY: MOBBERLEY; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION**

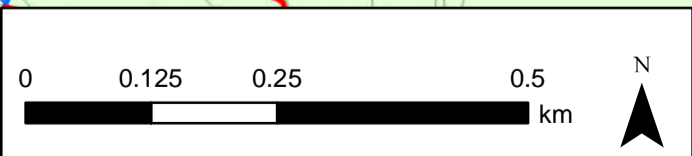
Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land between Town Lane, Smith Lane and the railway line, Mobberley	<p>The site is comprised of two flat fields in agricultural use with mature trees and hedges on the site and to the borders with infilled ponds in the vicinity. It lies immediately adjacent to the boundary of Mobberley village, with existing residential development along its eastern boundary; Town Lane to the south, a railway line to the west and open fields to the north. Although the site relates well to the existing settlement, services and facilities are limited in Mobberley.</p> <p>This site plays an important role in maintaining the narrow gap between Mobberley and Knutsford. The site is important in preventing frontage development along the B5085.</p>	Non Preferred Sites Justification Paper [SD016] –NPS 53 Site P from Possible Additional Sites consultation document [BE104] Local Plan Strategy Submission Version [SD001] representation site (Omission site) SUB 3051 Barton Wilmore ID 644371	11.75	200	0	If Mobberley is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site could be suitable for further consideration for inclusion in that document, however this site plays an important role in maintaining the openness between Mobberley and Knutsford and the need for noise mitigation (see constraints) is likely to be a constraint to residential development. SUB 3051 suggests a number of uses, Housing (C2 and/or C3); Employment (small-scale B1 and/or B2); Small-scale convenience and comparison retail; Education (new primary school); Local facilities (i.e. village hall); and Play space (informal and formal).
Land to the north of Pavement Lane Farm, Mobberley	<p>This site is located in the Green Belt to the south of Mobberley, to the east of Pavement Lane and adjoining the defined settlement boundary. It comprises flat agricultural land between the defined residential area of the village and Pavement Lane Farm.</p> <p>Pavement Lane Farm is no longer a working farm and some traditional barns have undergone conversion to residential dwellings. Pavement Lane Farm House is a Grade II Listed Building.</p> <p>The land west of Mobberley forms part of the narrow gap between Mobberley and Knutsford and is important in maintaining the openness between the two settlements. This is particularly important given the potential for linear development to spread along the B5085, which connects the settlements.</p>	Site is the subject of a representation to the Submission Version of the Local Plan Strategy reference SUB3140 Emery Planning ID 806408 Local Plan Strategy Submission Version [SD001] representation site (Omission site)	1.5	45	0	If Mobberley is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site is suitable for further consideration for inclusion in the Site Allocations and Development Policies Document. However, the site lies within a gap between Mobberley and Knutsford, which it is important to retain and noise mitigation on the site is likely to be a constraint.
<b>TOTALS</b>			<b>13.25</b>	<b>245</b>	<b>0</b>	



**Cheshire East Local Plan Strategy  
Edge of Settlement Study  
April 2015 Mobberley**



	Representation Sites to be considered at Site Allocation Stage
	Representation Sites
	Non Preferred Sites
	Green Belt Boundary MBC Local Plan



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**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

**Mobberley**

<b>Site Address</b>	<b>Land between Town Lane, Smith Lane and the railway line, Mobberley</b>
<b>SHLAA Ref/Site Ref number</b>	4117
<b>Site visit date</b>	10.02.15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Sites Justification Paper [SD016] –NPS 53 Site P from Possible Additional Sites consultation document [BE104] Local Plan Strategy Submission Version [SD001] representation site (Omission site) reference SUB 3051 Barton Wilmore (ID 644371); AS4696 Leech Family (ID 737534) Additional Sites (P) Consultation 30/05/13
<b>Site description</b>	<p>The site is comprised of two flat fields in agricultural use with mature trees and hedges on the site and to the borders with infilled ponds in the vicinity. It lies immediately adjacent to the boundary of Mobberley village, with existing residential development along its eastern boundary; Town Lane to the south, a railway line to the west and open fields to the north. Although the site relates well to the existing settlement, services and facilities are limited in Mobberley.</p> <p>This site plays an important role in maintaining the narrow gap between Mobberley and Knutsford. The site is important in preventing frontage development along the B5085.</p>
<b>Site area and dwelling capacity</b>	<p>11.75 hectares</p> <p>Suggested capacity in the SHLAA is 200 dwellings at 17.02dph to reflect the character and scale of the settlement.</p> <p>Site P from the Possible Additional Sites consultation document [BE 104] suggested that the site could support housing or mixed use with small scale retail. Development of the site would lead to a large amount of frontage development and be very prominent on the approach to Mobberley. It would significantly elongate what is already a very long and narrow settlement.</p>
<b>Constraints</b>	Potential aircraft noise was cited as a reason for refusal on

	<p>a recent application 14/0114M on the adjacent site at Ilfords. This is likely to be a major constraint on this site, which would require mitigation. Noise from the adjacent railway to the west may also require mitigation. Power/telephone lines cross the site from north to south and there are protected trees adjacent to the site on the east side of Smith Lane. There are no heritage assets within the site. The site contains former ponds that have been infilled. The main constraint is that the site helps to maintain the openness between Mobberley and Knutsford.</p>
<p><b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b></p>	<p>The site is located in the Green Belt, as defined in the Macclesfield Borough Local Plan.</p> <p>Macclesfield Borough Local Plan Policy T18 restrictions applying to noise sensitive development in the vicinity of the Airport.</p> <p>Macclesfield Borough Local Plan Policy T19 restrictions applying to development/ redevelopment within Public Safety Zones in the vicinity of the Airport at either end of the runways.</p>
<p><b>Previously developed land? (PDL)</b></p>	<p>No</p>
<p><b>Background site history &amp; Current apps</b></p>	<p>[SD016] Non-Preferred Sites Justification Paper.</p> <p>QUOTE</p> <p><i>“This site plays an important role in maintaining the narrow gap between Mobberley and Knutsford.”</i></p> <p>Site P from the Possible Additional Sites Document [BE 104], and Non Preferred Site NPS 53.</p> <p>Summary of Comments and the Council's Responses to Possible Additional Sites Consultation [BE105]</p> <p>73 respondents objected to the possible inclusion of this site, 9 supported its possible inclusion and 9 commented.</p> <ul style="list-style-type: none"> <li>• This would make an excellent site, if linked to Ilfords site for housing and mixed use development. Site is deliverable; well contained; will deliver community benefits.</li> <li>• Potential contamination from former ponds; railway noise; aircraft noise (on fringe of Airport Public Safety Zone); AQA required. Requires FRA if over 1ha in size.</li> <li>• Infrastructure cannot support further development, facilities do not support the existing population. School full. Drainage, power supply, medical facilities and roads could not cope. Foul drainage system grossly overloaded.</li> <li>• Site serves Green Belt function – separates Knutsford from Mobberley; would destroy the openness of the Green Belt; would materially</li> </ul>

	<p>change the boundary of the village and lead to threats of further release of land</p> <p>AS4696 Leech Family ( ID 737534) Additional Sites Consultation 30/05/13- Quote  <i>“Given the absence of any alternative sites within the settlement, Sites P and O ( NPS 54/Ilfords) represent the best-placed options for growth in Mobberley. It is therefore considered that the identification of at least one “strategic” site in Mobberley is entirely justified</i></p> <p><i>“(Site P) has the potential to make a two-fold contribution towards the spatial objectives of Cheshire East, delivering (a) new housing (with ancillary uses), and/or (b) new employment space alongside an element of residential and ancillary uses (in the event that Ilfords is redeveloped for housing in the future and to offset this loss of employment). Either way, Site P has “strategic” credentials in view of its potential contribution towards the Council’s growth aspirations. Its “strategic” allocation would offer clarity regarding the potential for growth within Mobberley. The Council needs to be certain that all its “strategic” sites are deliverable during the plan period, and in respect of Site P this is the case.</i></p> <p><i>The alternative approach at this stage would be for the Council to identify a “Broad Location” for growth in Mobberley (within the Core Strategy), thus allowing for the precise site boundaries to be defined as part of the subsequent Site Allocations DPD consultation process”</i></p> <p>There are no known planning applications on the site.</p>
<p><b>Reps received  Matter Statement  No.’s &amp; summary of  issues  raised/development  proposed</b></p>	<p>SUB 3051 Barton Wilmore Paragraph 11.3  <i>“Our Client’s land is suitable, available and achievable for residential and/or mixed-use development, deliverable during the first five years of the plan period (and beyond). Its release, either full or partial, would represent a natural rounding off of Mobberley settlement.”</i></p> <p><i>Paragraph 11.8 “As a very minimum, it is considered that our Client’s land should be identified as Safeguarded Land to meet the longer-term development needs of the Borough, as encouraged within paragraph 85 of the NPPF and Policy PG4 of the SSV.”</i></p> <p><i>Paragraph “11.11 Accordingly, we consider that our Client’s land has the potential to accommodate one or more of the following:</i></p> <ul style="list-style-type: none"> <li>• <i>Housing (C2 and/or C3);</i></li> <li>• <i>Employment (small-scale B1 and/or B2);</i></li> <li>• <i>Small-scale convenience and comparison retail;</i></li> <li>• <i>Education (new primary school);</i></li> </ul>

	<ul style="list-style-type: none"> <li>• <i>Local facilities (i.e. village hall); and</i></li> <li>• <i>Play space (informal and formal)."</i></li> </ul>
<b>Is the site viable/deliverable?</b>	This site is being actively promoted for inclusion within the Local Plan Strategy. According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	This site is being actively promoted (SUB 3051) for inclusion within the Local Plan Strategy. However, the promoter includes the suggestion that the site could be safeguarded if not allocated within the Plan period.
<b>Infrastructure issues (including highways)</b>	(SUB 3051) suggests that transport is not a constraint and that there are no major constraints.
<b>HRA considerations</b>	None known
<b>SA considerations</b>	<p>[SD 003] Local Plan Strategy Submission Sustainability (Integrated) Appraisal Site P - Land at junction of Town Lane and Smith Lane, Mobberley</p> <p>QUOTE</p> <p><i>"The site has not been progressed because there are other, more appropriate sites, which are deliverable and have fewer constraints and better access to Mobberley services, facilities and the transport network that are capable of meeting housing and other development need".</i></p> <p>The indicative proposal envisaged for this site was for the delivery of housing or mixed use with small scale retail. The site's development was found likely to have an overall positive effect in terms of its ability to deliver SA Objectives: 5 (vibrant rural communities); 19 (rural economy); and 20 (education, training, jobs and employment opportunities). The site's development as envisaged was considered likely to have overall negative effects on SA Objectives: 2 (sustainable access to jobs services and facilities); 10 (pollution); 12 (heritage, landscapes and townscape) and 16 (natural resources, green infrastructure and previously developed land).</p>
<b>Conclusions &amp; recommendations</b>	If Mobberley is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site could be suitable for further consideration for inclusion in that document. SUB 3051 requests that if not allocated during the Plan period the site should be considered for safeguarding. This site plays an important role in maintaining the openness between Mobberley and Knutsford and the need for noise mitigation (see constraints) is likely to be a constraint to residential development.

<b>Site Address</b>	<b>Land to the north of Pavement Lane Farm, Mobberley</b>
<b>SHLAA Ref/Site Ref number</b>	Not in the SHLAA
<b>Site visit date</b>	10.02.15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Local Plan Strategy Submission Version [SD001] representation site (Omission site) reference SUB3140 Emery Planning ID 806408
<b>Site description</b>	<p>This site is located in the Green Belt to the south of Mobberley, to the east of Pavement Lane and adjoining the defined settlement boundary. It comprises flat agricultural land between the defined residential area of the village and Pavement Lane Farm.</p> <p>Pavement Lane Farm is no longer a working farm and some traditional barns have undergone conversion to residential dwellings. Pavement Lane Farm House is a Grade II Listed Building.</p> <p>The land west of Mobberley forms part of the narrow gap between Mobberley and Knutsford and is important in maintaining the openness between the two settlements. This is particularly important given the potential for linear development to spread along the B5085, which connects the settlements.</p>
<b>Site area and dwelling capacity</b>	Using officer map based assessment the site measures 1.5 hectares, which would give a capacity of 45 dwellings at the standard 30 dph. No suggestion of capacity has been suggested in SUB3140 by the developers. Emery Planning ID 806408.
<b>Constraints</b>	Grade II Listed Building Pavement Lane Farmhouse lies adjacent to the site, power lines across the site. The development of this site would narrow the important divide between the southern edge of Mobberley and the north eastern edge of Knutsford.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located in the Green Belt, as defined in the Macclesfield Borough Local Plan. Macclesfield Borough Local Plan Policy T18 restrictions applying to noise sensitive development in the vicinity of the Airport.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	Pre submission Repls3-8032-BP Emery Planning Dec 2013 ID 806408

<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	Emery Planning have submitted representations to the Pre Submission Local Plan Strategy (PRE 6024) and the Submission Version of the Local Plan Strategy (SUB3140), suggesting that the site would be suitable for housing given that more housing is likely to be required in Mobberley. They do not specify how many houses they think the site could support.
<b>Is the site viable/deliverable?</b>	No details about viability have been submitted in representation SUB3140 to support the inclusion of this site, although Pavement Lane is described as a farm no longer in use. According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	No details have been included in representation SUB3140 to suggest that this site could be developed within the plan period.
<b>Infrastructure issues (including highways)</b>	The existence of good local infrastructure for the site is suggested by Emery Planning as a positive reason to develop it for residential purposes i.e. the site is within walking distance from local facilities such as medical centre, a takeaway, pharmacy, shop and bakery.
<b>HRA considerations</b>	N/A
<b>SA considerations</b>	Existing infrastructure near the site included local facilities such as a pharmacy, medical centre, takeaway, bakery and shop approximately 500 metres away, as well as Mobberley Station within 2.5 miles.
<b>Conclusions &amp; recommendations</b>	If Mobberley is required to provide further land for housing in the Site Allocations and Development Policies Document, it is considered that this site is suitable for further consideration for inclusion in the Site Allocations and Development Policies Document. However the site lies within a gap between Mobberley and Knutsford, which it is important to retain and noise mitigation on the site is likely to be a constraint.

# **CHESHIRE LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL' OF THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **PRESTBURY**

### **1. Introduction**

Prestbury, a Local Service Centre, has a population of some 3,400 people and is located in the north eastern part of Cheshire East, formerly within Macclesfield Borough prior to the establishment of Cheshire East.

The settlement has strong links with Greater Manchester due to its proximity to good north-south links. The settlement is located close to the A523 which links Manchester with Macclesfield. The settlement is located on the Stoke-on-Trent to Manchester branch of the West Coast mainline and the station receives an hourly stopping service in either direction between Manchester Piccadilly and Stoke-on-Trent.

The village centre is located along the A538 New Road with the majority of the retail and employment uses being located along this road corridor. The railway line runs through the eastern side of Prestbury, a narrow bridge carries Prestbury Lane east over the railway line.

### **2. Key Policy Issues/Constraints**

The current Local Plan for Prestbury is the Macclesfield Borough Local Plan, adopted 2004, which shows the settlement tightly constrained by the Green Belt.

There is a Conservation Area in the centre of Prestbury. There are a large number of Listed Buildings located in the Conservation Area.

A steering group has been formed towards progressing a Neighbourhood Plan for Prestbury.

### **3. Development Potential**

The net sum of completions for Prestbury between 01/04/10 and 31/12/14 is 6 dwellings.

The total number of commitments at 31/12/14 is 25, split 12 brownfield (48%), 1 greenfield (4%), and 12 mixed (48%). Of these 25 units the majority were single dwellings.



#### **4. Key Findings**

Prestbury does not contain any sites that are included in the SHLAA. The desk based urban potential study showed that there were a number of sites worthy of consideration however subsequent site visits screened out all the sites as they were still in active use, mainly as private gardens, and whilst some may come forward as windfall sites in the future, the study methodology screens out such sites, therefore the urban potential for Prestbury was nil.

The small size of the village and tightly drawn settlement boundary means the number of windfall sites is likely to be low, as reflected in the past figures shown in the commitments above, even if there are a number of properties with larger gardens in the village.

#### **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] Prestbury is located within an area of the Borough where residential development is considered to be viable. The village is located in a highly desirable area of the borough with good public transport and road links towards Manchester, Macclesfield and Stoke. Prestbury is considered a highly popular place to live and there are unlikely to be any significant viability and deliverability issues with the vast majority of the sites.

#### **6. Conclusion**

A small settlement which is located in a desirable area of the borough with good public transport links towards Manchester, Macclesfield and Stoke.

The net sum of completions for Prestbury between 01/04/10 and 31/12/14 is 6 dwellings.

The total number of commitments at 31/12/14 is 25, split 12 brownfield (48%), 1 greenfield (4%), and 12 mixed (48%). Of these 25 units the majority were single dwellings.

It is unlikely that development on a large scale will be released in the foreseeable future. This is because the settlement has a tightly drawn settlement zone boundary and is surrounded by Green Belt.

In summary the urban potential of Prestbury is nil.

# **ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS, KEY SERVICE CENTRES, AND LOCAL SERVICE CENTRES**

## **PRESTBURY**

### **1. Introduction**

As discussed in the Assessment of Urban Potential report for Prestbury, the village is heavily constrained by the Green Belt, and any sites released for development on the edge of the settlement are likely to be in the Green Belt.

### **2. Key Policy issues/constraints**

The current Local Plan for Prestbury is the Macclesfield Borough Local Plan Adopted 2004, which shows the settlement tightly constrained by the Green Belt.

Other issues are picked up in the urban summary report.

### **3. Key findings**

Only one site is being promoted, therefore only one was assessed, that is the land off Withinlee Road; two adjacent fields on the north western side of Prestbury - Representation to Local Plan Submission Version (Omission Site) reference SUB3188. The site is being promoted for residential development of 104 dwellings.

The site consists of agricultural land in the Green Belt.

### **4. Site Commentary**

The site is in a prominent location on the approach from the west where the settlement, certainly on the northern side of the road, is marked by a distinct wooded edge, with some of the trees protected by a TPO. There is an area of woodland to the rear, and several ponds in adjacent fields, and these features, together with trees and hedgerows to the boundaries, are likely to result in some need to assess the ecological impact of any development on the site, and in all likelihood appropriate ecological mitigation.

In addition the site is on the extreme edge of the village, with no footpaths on the relatively narrow roads, until you get much closer towards the village centre. Access to the village is therefore likely to be dependent on the use of the private car and as such the site is not considered to be sustainably located.

Details are shown on the site proforma and summary spreadsheet for Prestbury.

The 'Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Prestbury' map shows the site considered in the Study.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Prestbury is an attractive and desirable place to live and it is considered that the site considered here, with no known significant constraints (assuming nothing comes from ecological investigations), would be both viable and deliverable. The site is being promoted for residential use by the agent on behalf of the owners as one of the options being considered for the land.

## **6. Conclusions**

Strategic Sites are allocated in the Local Plan Strategy. As Prestbury is a Local Service Centre, it is not considered to be appropriate for a Strategic Site to be identified within it. If there is a need identified for additional housing to be provided in Prestbury, within the Plan period, land will be identified at the Site Allocations stage.

Whilst there are concerns about the site in terms of its landscape impact and accessibility to the village centre it could be given further consideration at the Site Allocations Stage. This greenfield site could potentially, provide some 104 dwelling units, although in reality a lower density is likely to be proposed as the surrounding residential properties are built at a low density.

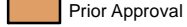
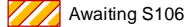



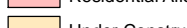
**CHESHIRE EAST LOCAL PLAN STRATEGY: PRESTBURY; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land at Withinlee Road, Prestbury	SUB 3188	Two adjoining fields with hedgerows and trees. On the NW extreme of the village. Footpath on E boundary.	3.4	104	0	Prominent site on the edge of the village, and not very sustainably located some distance to facilities with no footpaths near the site. However still could be considered at site allocation stage.
<b>TOTALS</b>			<b>3.4</b>	<b>104</b>	<b>0</b>	

**Cheshire East Local Plan Strategy  
Edge of Settlement Study  
April 2015 Prestbury**

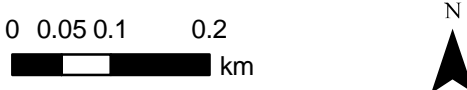
**Sub 3188**

**Housing Commitments  
10+ dwellings (30th June 2015)**

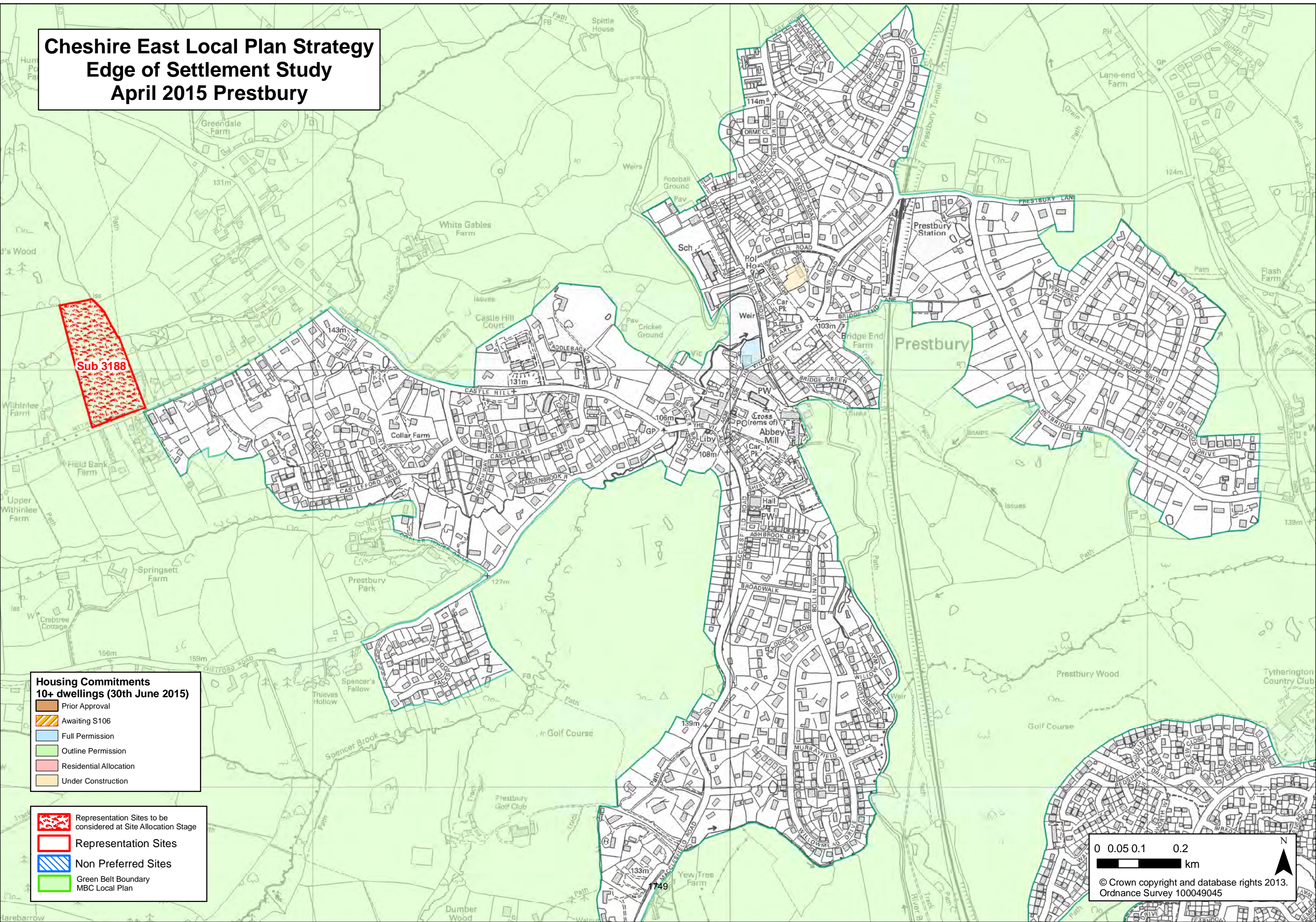
-  Prior Approval
-  Awaiting S106
-  Full Permission
-  Outline Permission
-  Residential Allocation
-  Under Construction

-  Representation Sites to be considered at Site Allocation Stage
-  Representation Sites
-  Non Preferred Sites
-  Green Belt Boundary  
MBC Local Plan

0 0.05 0.1 0.2 km



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**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

**PRESTBURY**

<b>Site Address</b>	<b>Land at Withinlee Road, Prestbury</b>
<b>SHLAA Ref/Site Ref number</b>	806407 Prima Hotels Ltd SSAS -
<b>Site visit date</b>	13/02/15
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Representation to Local Plan Submission Version (Omission Site) reference SUB3188
<b>Site description</b>	<p>The site consists of two fields, separated by a hedgerow and trees. This agricultural land has trees and hedges to the boundaries, and is gently undulating in form, falling away from the road.</p> <p>The site adjoins the settlement (a detached house) to the east, agricultural land to the west, and an area of woodland to the north.</p> <p>The site is on the extreme north western side of the village.</p>
<b>Site area and dwelling capacity</b>	3.46 ha/104 units (officer assessment based on 30dph)
<b>Constraints</b>	<p>PROW adjacent to eastern boundary running north from Withinlee Road</p> <p>There are several ponds on adjoining sites</p> <p>There is a group TPO on trees along the eastern boundary.</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located within the Green Belt as defined by the Macclesfield Borough Local Plan 2004.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	14/5927M – new stable block and yard, change of land to agricultural and equestrian use.

<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	SUB 3188 Emery Planning on behalf of Prima Hotels Ltd SSAS who are “considering their development options. One option is to promote the site for residential development”. In summary they believe Prestbury needs to contribute to the housing requirements for the Borough and this in Prestbury will need to be in the green belt. A green belt assessment is required which they feel will release land in the west – where their site lies.
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] Prestbury is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	There is no evidence on this matter in the representation
<b>Infrastructure issues (including highways)</b>	No known issues
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is on the western edge of Prestbury, some 1.6km from the centre of the village (junction of Macclesfield Road and The Village), and there are no footpaths until much closer to the village centre. The site is not considered very sustainable with regards to location.
<b>Conclusions &amp; recommendations</b>	The site is located on the extreme north western side of the village, and does not have a good relationship with the settlement, and as noted above is not within reasonable walking distance of the village centre. The site is prominent when approaching the village from the west which is marked to a distinct wooded edge to the settlement. If Prestbury is required to provide further land for housing in the Site Allocations and Development Policies Document, the site could be given further consideration.

# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL' OF THE PRINCIPAL TOWNS; KEY SERVICE CENTRES; AND LOCAL SERVICE CENTRES**

## **SHAVINGTON**

### **1. Introduction**

Shavington is a village located within the Open Countryside, as defined by the Borough of Crewe and Nantwich Replacement Local Plan 2011, to the south of Crewe and is classed as a Local Service Centre in the Local Plan Strategy Submission Version. It has a population of approximately 3,800 (2013 mid year ONS population estimate.)

The village has a range of local services and facilities, including Primary and secondary schools, post office, local shops and recreational facilities. Beyond the Settlement Boundary for Shavington is mainly agricultural land with the A500 running past to the north. The general character of Shavington is a suburban village.

### **2. Key Policies/Constraints**

Shavington is a village, with a settlement boundary, surrounded by open countryside and is subject to the saved Policies of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

The flood risk zone 3 runs through the village to the north, there are several trees protected by Tree Preservation Orders dotted around the settlement as well as these there are a handful of areas of Protected Public Open space.

### **3. Development Potential**

At 31/12/2014, a total of 146 (net) dwellings had planning approval in Shavington; in addition there are two Strategic Sites of Shavington Triangle (CS6) – 360 dwellings and Shavington East (CS7) – 275 dwellings however due to the close proximity and strong links of Shavington to Crewe, the housing figures for these two Strategic Housing sites are included within the housing figures for Crewe.

Further to this 21 dwellings were completed between 2010 and 2014 with a net gain of 20 dwellings.

### **4. Key Findings**

Following site visits to Shavington, it would appear that there are a small number of further potential sites, however such sites, mostly existing residential curtilages, are screened out in this study and it is difficult to assess the availability of these sites as they may never come forward.



The study did not find any brownfield sites within the settlement boundary that are available or suitable for development other than SHLAA site 3026, Shavington Villa, Rope Lane which is shown in the SHLAA as having the potential for a capacity of 11 dwellings. However, there are several trees on the site that are protected by Tree Preservation Orders which will reduce the potential capacity of the site down to around 4 dwellings, on a greenfield area of the site.

Details are shown on the site pro-formas and summary spreadsheets for Shavington.

The 'Cheshire East Local Plan Strategy Urban Potential Study April 2015 Shavington' map shows all the sites considered for the Urban Potential Study in Shavington.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Overall, there was only one suitable site identified; the village itself is an attractive and desirable area to live. It has a range of local services and facilities which serve the local population. There are also leisure and recreational opportunities and the surrounding Open Countryside. Further to this, there is interest in the village from a number of developers. This can be seen with the recent approval of large developments at the Shavington Triangle site (12/1161N) and Shavington East site (13/2069N). There have also been few completions since 2010, due to a limited number of development opportunities.

In conclusion it can be considered that Shavington represents an attractive proposition for both developers and house buyers should any suitable windfall sites become available.

## **6. Conclusion**

Shavington is a village with a close connection to Crewe in the north, and is a desirable and attractive part of the borough with public transport links to both Nantwich and Crewe, and further afield towards Manchester.

In summary there are 146 (net) commitments on eight sites in Shavington.






The urban potential study has only identified one site within the settlement boundary which could have the potential for future development.

Therefore, Shavington has very little scope for additional development within the existing settlement boundary which is very tightly drawn.



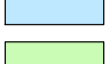
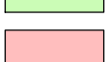
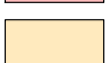
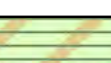
**CHESHIRE EAST LOCAL PLAN STRATEGY: SHAVLINGTON; ASSESSMENT OF URBAN POTENTIAL SITES: SUMMARY OF SITES WITH POTENTIAL FOR DEVELOPMENT DURING THE PLAN PERIOD**

Site Address	SHLAA/Other ref	Site details	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Shavington Villa, Rope Lane, Shavington, Crewe	SHLAA 3026	The site is found to the western edge of Shavington within the settlement boundary. The site is currently occupied by a residential dwelling and ancillary outbuilding with mature hedgerows to the boundaries. Most importantly the site is home to around 10 trees protected by Tree Preservation Orders (TPO), 2 to the west boundary and 8 to the south and east.	0.34	4	0	The site is situated within the settlement boundary for Shavington, therefore there is a general presumption in favour of residential development. However, the presence of trees protected by Tree Preservation Orders will limit the overall capacity of the site. The principle of residential development on this site would be generally supported provided that there were no harm to the protected trees. It is considered therefore that the site has the potential to be developed within the Plan period. Given the constraints of the site (TPOs) the actual capacity is only likely to be approximately 4 dwellings.
<b>TOTALS</b>			<b>0.34</b>	<b>4</b>	<b>0</b>	


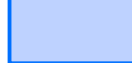
# Cheshire East Local Plan Strategy Edge of Settlement and Urban Potential Study April 2015 Shavington

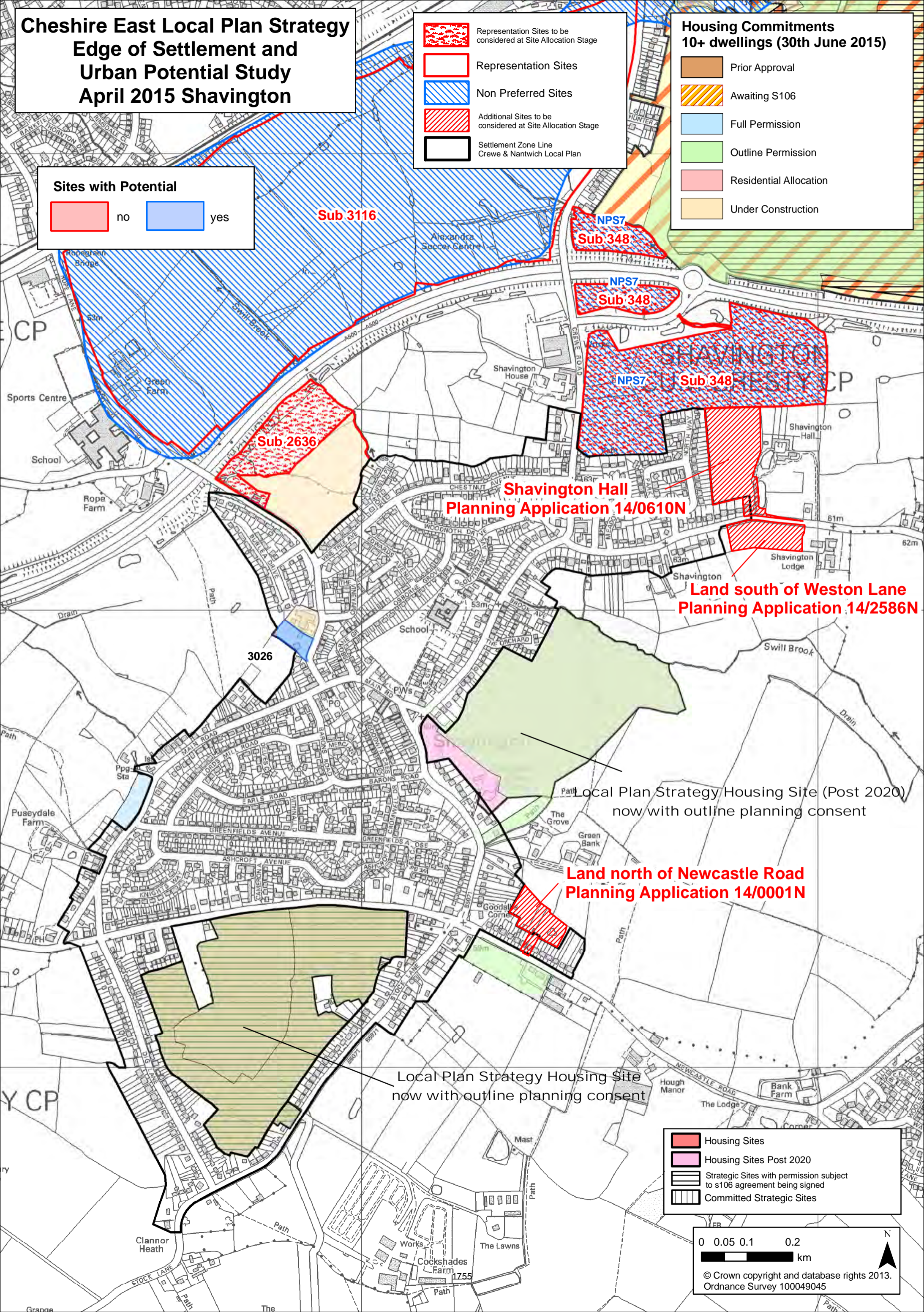
-  Representation Sites to be considered at Site Allocation Stage
-  Representation Sites
-  Non Preferred Sites
-  Additional Sites to be considered at Site Allocation Stage
-  Settlement Zone Line  
Crewe & Nantwich Local Plan

### Housing Commitments 10+ dwellings (30th June 2015)

-  Prior Approval
-  Awaiting S106
-  Full Permission
-  Outline Permission
-  Residential Allocation
-  Under Construction

### Sites with Potential

-  no
-  yes



-  Housing Sites
-  Housing Sites Post 2020
-  Strategic Sites with permission subject to s106 agreement being signed
-  Committed Strategic Sites

0 0.05 0.1 0.2 km

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Ordnance Survey 100049045

**Cheshire East Local Plan Strategy: Urban Potential Study of the Principal Towns; Key Service Centres and Local Service Centres: Site Assessment Proforma**

**SHAVINGTON**

<b>Site Address</b>	<b>Shavington Villa, Rope Lane, Shavington, Crewe</b>
<b>SHLAA Ref/Site Ref number</b>	SHLAA 3026
<b>Site visit date</b>	April 2015
<b>Site description</b>	The site is found to the western edge of Shavington within the settlement boundary. The site is currently occupied by a residential dwelling and ancillary outbuilding with mature hedgerows to the boundaries. Most importantly the site is home to around 10 trees protected by Tree Preservation Orders (TPO), 2 to the west boundary and 8 to the south and east.
<b>Site area and dwelling capacity</b>	SHLAA: 0.34Ha – 11 dwellings. However, this figure will most probably be reduced as the TPO trees will prevent the development of the site to its full capacity. The actual capacity is likely to be around 4 dwellings, these would occupy the greenfield part of the site.
<b>Constraints</b>	Tree Preservation Orders (approximately 10)
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is situated within the settlement boundary for Shavington as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	Mixed however the area considered to have capacity is on greenfield land
<b>Background site history &amp; Current apps</b>	None
<b>Reps received Matter Statement No.'s &amp; summary of issues raised</b>	
<b>Is the site viable/deliverable?</b>	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is

	<p>considered to be viable.</p> <p>The site lies within village of Shavington which is an attractive location for both those seeking to build and purchase residential property. In addition, it does not have any known constraints to development.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The site is considered to be developable, should the owners wish to do so. The site has been submitted to the SHLAA which is an indication that there is an intention to develop the site.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site lies on the edge of the village, however it is within walking distance of local facilities and services.
<b>Conclusions &amp; recommendations</b>	<p>The site is situated within the settlement boundary for Shavington, therefore there is a general presumption in favour of residential development. However, the presence of trees protected by Tree Preservation Orders will limit the overall capacity of the site.</p> <p>The principle of residential development on this site would be generally supported provided that there were no harm to the protected trees.</p> <p>It is considered therefore that the site has the potential to be developed within the Plan period.</p>

# **ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS; KEY SERVICE CENTRES; AND LOCAL SERVICE CENTRES**

## **SHAVINGTON**

### **1. Introduction**

Shavington is a village located within the Open Countryside, as defined by the Borough of Crewe and Nantwich Replacement Local Plan 2011, to the south of Crewe and is classed as a Local Service Centre in the Local Plan Strategy Submission Version. It has a population of approximately 3,800 (2013 mid year ONS population estimate.)

The village has a range of local services and facilities, including Primary and secondary schools, post office, local shops and recreational facilities.

Beyond the Settlement Boundary for Shavington is mainly agricultural land with the A500 running past to the north. The general character of Shavington is a suburban village.

### **2. Key Policy issues/constraints**

Shavington is a village, with a settlement boundary, surrounded by open countryside and is subject to the saved Policies of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

The flood risk zone 3 runs through the village to the north, there are several trees protected by Tree Preservation Orders dotted around the settlement as well as these there are a handful of areas of Protected Public Open space.

### **3. Key Findings**

A total of five sites have been assessed which lie adjacent to the settlement boundary; all five are classed as greenfield sites.

One is a Non Preferred sites (NPS7) and included in the Possible Additional Sites consultation as site T.

### **4. Site Commentary**

The first site, land along Crewe Road, is found to the east of Crewe Road and split into three parcels. Two smaller parcels straddle the A500 while the large third parcel lies to the south of this adjacent to the existing settlement.

This site lies within the Green Gap between Crewe and Shavington, this forms a major constraint to potential development of this site. It was not included in the Local Plan Strategy as it was considered that development here would significantly reduce visual separation between Shavington and Crewe. Further to this, recent dismissed appeal decisions on other Green Gap sites around

Crewe and Nantwich have added further weight to this. The Inspectors have concluded that development within the designated Green Gaps would lead to an erosion of the physical gap between the various settlements that the Green Gap designation seeks to protect. This would lead to an adverse impact upon the open visual character of the landscape both to a material and harmful effect.

Overall, the most significant constraint on this site is the Green Gap designation which aims to retain and protect the existing physical gap between settlements. Recent appeal decisions have placed a large amount of weight on this Policy in dismissing the appeals.

The second site is found to the east of Rope Lane; it is included in this study as a planning application has been made on the site (ref 14/3267N) for 53 dwellings which was refused on 24/09/14 and is currently the subject of an appeal. This site is also located in the Green Gap between Crewe and Shavington.

The next site lies to the north of Newcastle Road; it is also included in this study as it has a long planning history and has been the subject of a planning application (14/0001N) for 28 dwellings which was refused on 4/06/14. This site does not lie in the Green Gap but is subject to the open countryside policy of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

The next two sites are found to the north and south of Weston Lane; they are subject of planning applications (reference 14/0610N and 14/2586N respectively).

Application reference 14/0610N seeks full planning permission for 56 dwellings, while 14/2586N seeks outline approval for 12 dwellings. A third application, 15/0876N, seeks full planning permission for 28 dwellings. All three of these applications are yet to be determined.

The sites being actively promoted in the Local Plan process were considered to be suitable for further consideration and were subject to SA and HRA; they can be seen on the 'Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Shavington' map.

The 'Cheshire East Local Plan Strategy Edge of Settlement Study April 2015 Shavington' map shows all the sites considered in the Study.

## **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

## **6. Conclusion**

Shavington is a small settlement which is located in a desirable part of the borough with public transport links to Crewe and further afield towards Manchester. Further to this there is a substantial amount of developer interest shown by the recently approved/allowed applications as well as the applications that are yet to be determined, this is in addition to the two Local Plan Strategy sites. There is potential of 300 dwellings being added to the village of Shavington, if all of the sites that are proposed by site promoters are taken into consideration.



**CHESHIRE EAST LOCAL PLAN STRATEGY: SHAVINGTON; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION**

Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Land to the south of Weston Lane (Shavington Lodge)	The site is located to the east of the existing settlement boundary of Shavington. To the west lies the Shavington Lodge which is a Listed Building. The site itself is grazing and parkland which several trees which are the subject to Tree Preservation Orders dotted around the site.	Planning application 14/2586N	0.9	12	0	The current application is still live and yet to be determined. However, there are significant constraints on site with regards to the TPOs and Listed Building.
Land along Crewe Road, Along A500 Linking to Park Estate, Shavington <b>SUB 348</b>	This site comprises 3 areas of land, to the north of Shavington - one small area to the north of the Shavington bypass and to the east of the Basford West proposed mixed use site; a further small portion to the south of Shavington bypass and a larger area, to the north of Shavington, with the Shavington bypass forming its northern boundary and Crewe Road forming the western boundary. To the south of the larger area lies the Listed Shavington Hall. Hedgerows and trees border all four sides of the site with several TPOs to the north boundary of the north parcel. The land is relatively flat and is currently open fields, in an agricultural use.	Non Preferred Site 7. Possible Additional Site T; representation site <b>SUB 348</b>	13.47	150	0	Development of this site would lead to an erosion of the Green Gap. The Non-Preferred Sites document states that development of this site would lead to an erosion of the Green Gap and significantly reduce the visual separation between Crewe and Shavington. The representation is made on the southern part of the NPS site for 150 dwellings
Land east of Rope Lane <b>SUB 2636</b>	The site is defined by the A500 to the north and west. A small tree lined brook runs along the eastern boundary with the land beyond in equine and agricultural use. The site is bounded by existing hedgerows, some of which contain trees. In addition, there are two hedgerows which project into the site.	Planning application 14/3267N. <b>SUB 2636</b>	3.13	53	0	The site lies within the Green Gap, development here would lead to a further erosion of the physical gap between Crewe and Shavington. The application (14/3267N) is currently under appeal.
Land to the north of Weston Lane (Shavington Hall)	The site comprises primarily of flat, undulating ungrazed grassland which is bounded by high density trees along the eastern boundary to Weston Lane and by low density shrubbery and trees along the north and northwest boundary. The residential properties are separated from the site by fencing and low density sporadic hedging. The site is predominately level across its entirety. However, there is a slight rise towards the east and Shavington Hall.	Application 14/0610N	2.31	57	0	Development of this site would lead to an erosion of the Green Gap. Furthermore there may also be a harmful effect upon the Listed Building and the loss/damage to the TPOs that are present on site.
Land north of Newcastle Road, Shavington	The site extends to 0.9 ha and is located to the north of Newcastle Road. The site is T-shaped and includes the residential properties at 447 & 449 Newcastle Road. The rear portion of the site appears to include a paddock, ancillary buildings including sheds and pigeon lofts and the remains of a former orchard. There are a number of trees and hedgerows to the boundaries of the site. To the south of the site is residential development which fronts Newcastle Road. To the west of the site are residential properties fronting Crewe Road. To the north of the site is open countryside and to the east of the site is curtilage to dwellings which front Newcastle Road.	Application 14/0001N	0.9	28	0	Outline approval has been granted on a site to the south of Newcastle Road for 39 dwellings (13/3675N). This site is similar to the site north of Newcastle Road. Therefore, if the reasons for refusal can be overcome then this site could contribute to the housing needs of Shavington within the Plan period. A resubmission application is expected for this site.
<b>TOTALS</b>			<b>20.71</b>	<b>300</b>	<b>0</b>	

**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

**SHAVINGTON**

<b>Site Address</b>	<b>Land along Crewe Road, Along A500 Linking to Park Estate, Shavington</b>
<b>SHLAA Ref/Site Ref number</b>	2909, 3381, 2911 and 2905
<b>Site visit date</b>	
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Non Preferred Sites Justification Paper [SD016] - Site 7; Possible Additional Sites Consultation document [BE104] - site T A representation has been received (SUB 348), for the northern section of the site
<b>Site description</b>	This site comprises 3 areas of land, to the north of Shavington - one small area to the north of the Shavington bypass and to the east of the Basford West proposed mixed use site; a further small portion to the south of Shavington bypass and a larger area, to the north of Shavington, with the Shavington bypass forming its northern boundary and Crewe Road forming the western boundary. To the south of the larger area lies the Listed Shavington Hall.  Hedgerows and trees border all four sides of the site with several TPOs to the north boundary of the north parcel. The land is relatively flat and is currently open fields, in an agricultural use.
<b>Site area and dwelling capacity</b>	Approximately 13.47Ha.  The Possible Additional Sites Proposed by Developer and Land Interests document suggested that the site could support about 850 homes. A representation has been received (SUB 348), for the northern section of the site, in support of the site being included in the Local Plan Strategy which states that this figure should be 150 dwellings. However, the whole site could provide around 404 dwellings.
<b>Constraints</b>	TPOs Protected species – newts, ponds on site

	A cycle/pedestrian link to the Basford West site is to be provided through the northern section of this site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is designated as being within the Open Countryside and Green Gap as designated by the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	<p>The Possible Additional Sites Proposed by Developer and Land Interests document suggested that the site could support about 850 homes. This may be an error as the capacity for the site would be 404 dwellings based on 30 per hectare. This site was not progressed for inclusion in the Local Plan Strategy because the site is located in the Green Gap proposed for designation as Green Belt, in a location where development would undermine the separation of settlements in this area. Furthermore there are other, more appropriate sites, with fewer constraints and better access to services and facilities which are capable of meeting housing and other development needs.</p> <p>15/1210N: Outline application for 68 dwellings, application is yet to be determined. This application relates to a parcel of land to the southern most part of the site.</p>
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	<p>A representation has been received (SUB 348) in support of the northern parcel of the overall site being included in the Local Plan Strategy for the following reasons:</p> <ul style="list-style-type: none"> <li>• This site is more appropriate than Core Strategy Site 7</li> <li>• The part of the site could provide around 150 dwellings.</li> </ul>
<b>Is the site viable/deliverable?</b>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The submitted representation (SUB 1547) states that the site is deliverable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The submitted representation (SUB 1547) states that the site is available.

<b>Infrastructure issues (including highways)</b>	None known
<b>Contribution of site to Green Belt (if appropriate)</b>	N/A
<b>HRA considerations</b>	
<b>SA considerations</b>	The outline application has submitted information which demonstrates that the site (southern parcel relating to the current application) meets 16 of 20 sustainability criteria as recommended within the Sustainability Toolkit developed by the North West Regional Agency.
<b>Conclusions &amp; recommendations</b>	<p>The site is located in Open Countryside and Green Gap, as defined in the Borough of Crewe and Nantwich Replacement Local Plan 2011. The Green Gap acts to preserve the physical gap between existing settlements, in this case Crewe and Shavington. This acts as a major constraint to development on this site.</p> <p>Development of this site could lead to an erosion of the Green Gap. The Non-Preferred Sites document states that development of this site would lead to an erosion of the Green Gap and significantly reduce the visual separation between Crewe and Shavington.</p> <p>There have been several dismissed appeal decisions relating to applications within the Green Gap, these include:</p> <ul style="list-style-type: none"> <li>• Hunters Lodge, Sydney Road, Crewe (ref: 12/4494N, appeal: APP/R0660/A/13/2203883) has been dismissed by the Inspector with one of the main issues being the erosion of the physical gap between existing areas (Crewe and Haslington) and the adverse impact upon the open visual character of the landscape both to a material and harmful extent.</li> <li>• Land at Gresty Oaks (ref: 13/2874N, appeal: APP/R0660/A/13/2209335) has been dismissed by the Inspector with one of the main issues being the premature loss of the existing Green Gap between Crewe and Shavington.</li> <li>• Moorfields: an outline application for up to 170 dwellings was refused (13/3688N) was refused and the subsequent appeal allowed. However, this</li> </ul>

appeal decision was challenged in the High Court and the Judge found that the Inspector had made an error in the way that Policy NE.4 (Green Gaps) was applied. As a result the appeal is to be considered afresh, an appeal in respect of this judgement has been submitted and is currently being consider by the Court of Appeal.

The Inspectors concluded that allowing the proposed developments would lead to a premature loss of the Green Gap in the case of the application at Gresty Oaks, and would lead to an erosion of the physical gap between the settlements in question.

Therefore, development of this site could lead to an erosion of the physical gap between Shavington and Crewe based on the current Green Gap boundaries as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011. If Shavington is required to provide land for additional housing at the Site Allocations stage then this site could be given further consideration.

The Local Plan Strategy includes a proposal to create a new area of Green Belt to replace the existing Green Gaps and a Green Belt 'Area of Search' is included in the Local Plan Strategy in relation to Policy PG3 'Green Belt'. The Local Plan Inspector has, however, asked Cheshire East Council to look at this again, as he does not consider that there is sufficient justification for the creation of a new Green belt.

Depending upon the outcome of this, the detailed boundaries of the Green Belt/Green Gap/other Local Policy designation will be defined through the Site Allocations and Development Policies.

If Shavington is required to provide land for additional housing at the Site Allocations stage then this site could be given further consideration.

<b>Site Address</b>	<b>Land east of Rope Lane, Shavington</b>
<b>SHLAA Ref/Site Ref number</b>	3379 & 4434 (part of for access)
<b>Site visit date</b>	March 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	<p>This site has been included in this study as a planning application has been made on the site (ref 14/3267N) which is now the subject of an appeal (see below).</p> <p>The site has also been the subject of a representation by Emery Planning on behalf of Wainhomes.</p>
<b>Site description</b>	<p>The site comprises 3.13ha of gently undulating undeveloped agricultural land located on the north western edge of Shavington. The site is described as Phase 2 of a wider development by Wain Homes (phase 1 lying to the south has been allowed at appeal and is currently under construction).</p> <p>The site is defined by the A500 to the north and west. A small tree lined brook runs along the eastern boundary with the land beyond in equine and agricultural use. The site is bounded by existing hedgerows, some of which contain trees. In addition, there are two hedgerows which project into the site.</p> <p>Several Tree Preservation Orders (TPOs) are present to the southern boundary.</p> <p>Existing residential development lies to the south of the site fronting Rope Lane, Vine Tree Avenue and Northfield Place. Further west lies Shavington high school and leisure centre and Rope Green Medical Centre.</p>
<b>Site area and dwelling capacity</b>	Application (ref 14/3267N): 3.13Ha – 53 dwellings.
<b>Constraints</b>	TPOs (refs 101-232 and 101-245)
<b>Current policy designation i.e. GB/ NPS/ Strategic Site, safeguarded</b>	The site is designated as Open Countryside and Green Gap in the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp;</b>	Phase 1, on the adjacent land, was granted following the appeal decisions as part of applications 11/4549N

<b>Current apps</b>	(28/11/2012) and 13/1021N (22/01/2014) Phase 1 lies directly to the south of this site and is currently under construction.  14/3267N – Outline for up to 53 dwellings – refused (24/09/2014). Application is currently under appeal.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	A representation (SUB 2636) has been submitted in support of the site and states that the site meets the criteria in NPPF and would be a sustainable form of development. On this basis, it should be considered for allocation as the emerging Local Plan progresses.
<b>Is the site viable/deliverable?</b>	The submitted Design and Access Statement (with application 14/3267N) quotes the SHLAA and states that the site is available and achievable and will contribute (with Phase 1) to the Council's five Year Housing Land Supply.  According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	As above, and given that phase one to the south is currently under construction, if this site was given permission at appeal, this site can be considered as achievable within the Local Plan period.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The submitted Design and Access Statement concludes that the accessibility of the site to services and facilities is more than adequate.
<b>Conclusions &amp; recommendations</b>	The application (14/3267N – detailed above) relating to this site is currently under appeal. If this is allowed then the proposed development could contribute to the future housing needs of Shavington, within the Plan period.  However, the site is situated within the Green Gap between Crewe and Shavington. There have been several recent dismissals of appeals within the Green Gap since 11/4549N was allowed.  Hunters Lodge, Sydney Road, Crewe (ref: 12/4494N, appeal: APP/R0660/A/13/2203883) has been dismissed by the Inspector with one of the main issues being the erosion of the physical gap between existing areas (Crewe and Haslington) and the adverse impact upon

	<p>the open visual character of the landscape both to a material and harmful extent.</p> <p>Further to this another recent appeal decision relating to land at Gresty Oaks (ref: 13/2874N, appeal: APP/R0660/A/13/2209335) has been dismissed by the Inspector with one of the main issues being the premature loss of the existing Green Gap between Crewe and Shavington.</p> <p>With the above in mind it is considered that development of the site in question would lead to an erosion of the physical gap between Crewe and Shavington, based on the current Green Gap boundaries as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.</p> <p>The Local Plan Strategy includes a proposal to create a new area of Green Belt to replace the existing Green Gaps and a Green Belt 'Area of Search' is included in the Local Plan Strategy in relation to Policy PG3 'Green Belt'. The Local Plan Inspector has, however, asked Cheshire East Council to look at this again, as he does not consider that there is sufficient justification for the creation of a new Green belt.</p> <p>Depending upon the outcome of this, the detailed boundaries of the Green Belt/Green Gap/other Local Policy designation will be defined through the Site Allocations and Development Policies.</p> <p>If Shavington is required to provide land for additional housing at the Site Allocations stage then this site could be given further consideration.</p>
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<b>Site Address</b>	<b>Land north of Newcastle Road, Shavington</b>
<b>SHLAA Ref/Site Ref number</b>	2931
<b>Site visit date</b>	March 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	The site is included in this study as it has been the subject of a recent planning application (14/0001N – detailed below)
<b>Site description</b>	<p>The site extends to 0.9 ha and is located to the north of Newcastle Road. The site is T-shaped and includes the residential properties at 447 &amp; 449 Newcastle Road. The large majority of the site is within the open countryside as defined by the Crewe and Nantwich Replacement Local Plan although the residential properties at 447 &amp; 449 Newcastle Road and their immediate curtilage are located within the Shavington Settlement Boundary.</p> <p>The rear portion of the site appears to include a paddock, ancillary buildings including sheds and pigeon lofts and the remains of a former orchard. There are a number of trees and hedgerows to the boundaries of the site.</p> <p>To the south of the site is residential development which fronts Newcastle Road. To the west of the site are residential properties fronting Crewe Road. To the north of the site is open countryside and to the east of the site is curtilage to dwellings which front Newcastle Road.</p>
<b>Site area and dwelling capacity</b>	Application (14/0001N): 0.90Ha – 28 dwellings SHLAA: 0.93Ha – 28 dwellings
<b>Constraints</b>	None known
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located outside the Settlement Boundary of Shavington and is designated as Open Countryside within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp;</b>	This site has a long history of applications for residential development and refusals or withdrawals. The latest

<p><b>Current apps</b></p>	<p>application for the construction of 28 dwellings (14/0001N) was refused (04/06/2014) for the following reasons:</p> <ul style="list-style-type: none"> <li>• Unsustainable location</li> <li>• Insufficient affordable housing information</li> <li>• Highway safety</li> <li>• Insufficient flood risk information</li> </ul> <p>A summary of the planning history of the site is included below:</p> <p><b>P04/1179:</b> Full planning for 9 dwellings – withdrawn 2004</p> <p><b>P03/1282:</b> Full planning for 18 dwellings – refused 2004 (appeal dismissed)</p> <p><b>P03/0884:</b> Full permission for 22 dwellings – refused 2004 (appeal dismissed)</p> <p><b>P02/0806:</b> Full planning for 24 dwellings – refused 2002 (appeal withdrawn)</p> <p>15/0876N: Full planning application for 28 dwellings. Application is yet to be determined.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site is in an attractive area on the edge of the adjacent within walking distance of the nearby services of Shavington.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>Not known.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>Access</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>The submitted Design and Access Statement states that the site is within walking distance of amenities within Shavington, such as:</p> <ul style="list-style-type: none"> <li>• Shops</li> <li>• Post Office</li> </ul>

	<ul style="list-style-type: none"> <li>• Primary and secondary schools</li> <li>• Medical centre</li> <li>• Pub</li> <li>• Pharmacy</li> <li>• Leisure centre</li> </ul>
<p><b>Conclusions &amp; recommendations</b></p>	<p>Outline approval has been granted on a site to the south of Newcastle Road for 39 dwellings (13/3675N). The current application relating to this site is yet to be determined therefore it is not possible to prejudge the decision. However, if approved then this site could contribute to the future housing needs of Shavington. Depending on the outcome of the above planning application, the site could be given further consideration at Site Allocations stage, if Shavington is required to provide additional housing.</p>

<b>Site Address</b>	<b>Land to the north of Weston Lane (Shavington Hall)</b>
<b>SHLAA Ref/Site Ref number</b>	4025
<b>Site visit date</b>	March 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	This site is included in this study, as it has a current planning application on the site (14/0610N) and a recent appeal decision 12/3300N. The site also lies immediately to the south of site NPS 7 (Land along Crewe Road, Along A500 Linking to Park Estate, Shavington) which is dealt with separately.
<b>Site description</b>	<p>The site is set back from Weston Lane on the north side and extends to an area of approximately 2.31 hectares. It is located to the north of Weston Lane, and to its west by Park Estate and North Way, an area of late 20th century residential development which backs onto the site. To the north of the site, the land is predominately a rural agricultural landscape consisting of green fields, with the exception of the A500 dual carriageway situated nearby. To the south of the site is a row of 20th century houses facing Weston Lane. This forms part of the larger housing estate to the west.</p> <p>To the east of the site (although separated by a belt of mature trees) is Shavington Hall, a Grade II Listed property.</p> <p>The site comprises primarily of flat, undulating ungrazed grassland which is bounded by high density trees along the eastern boundary to Weston Lane and by low density shrubbery and trees along the north and northwest boundary. The residential properties are separated from the site by fencing and low density sporadic hedging. The site is predominately level across its entirety. However, there is a slight rise towards the east and Shavington Hall.</p> <p>The existing access to the site is a single track access road which currently provides access to the adjacent Shavington Hall and residential properties. The access road is bounded by high density trees on both sides and provides a sheltered and scenic approach to the site.</p>
<b>Site area and dwelling capacity</b>	Application ref 12/3300N: 2.31Ha – 57 dwellings
<b>Constraints</b>	TPOs

	Listed Building Protected Species - newts (ponds within 250m of site)
<b>Current policy designation i.e. GB/Open space/NPS/Strategic Site, safeguarded, Town Strategy</b>	The site is located outside the Settlement Boundary of Shavington and is designated as Green Gap and Open Countryside within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	12/3300N – Erection of 57 dwellings refused 22/05/13. Appeal (APP/R0660/A/13/2200462) dismissed 9/01/2015 – Effect on Listed Building, TPOs and loss of Green Gap. 14/0610N – erection of 56 dwellings – yet to be determined.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	
<b>Is the site viable/deliverable?</b>	Submitted viability report within the current application (14/0610N) suggests that the site is viable.  According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	Submitted Planning Statement states that the development can be delivered in a single phase in the short-term, i.e. within five years.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site lies adjacent to the existing settlement boundary approximately 0.7 miles from the centre of Shavington. Therefore, it is considered to be within walking distance of the various facilities and services available within the village.
<b>Conclusions &amp; recommendations</b>	The appeal relating to the non determination of application 12/3300N has recently been dismissed (09/01/2015) for reasons:

- Failure to preserve special architectural and historic interest of gateway to Shavington Hall and Shavington Hall itself (Listed Buildings), and harm to the setting.
- Loss of TPOs
- Narrowing of the existing Green Gap

The recent appeal decision would suggest that the overriding constraint on the site is Shavington Hall and its gateway, both of which are Listed Buildings, and the loss/damage of TPOs which contribute to the setting of the Hall as well as the narrowing/loss of the existing designated Green Gap.

However, the present application (14/0610N) proposes a revised scheme which seeks to address concerns that were raised during the determination of the last application. This Planning Application (14/0610N) has yet to be determined therefore it is not possible to prejudge the decision.

There have been several dismissed appeal decisions relating to applications within the Green Gap, these include:

- Hunters Lodge, Sydney Road, Crewe (ref: 12/4494N, appeal: APP/R0660/A/13/2203883) has been dismissed by the Inspector with one of the main issues being the erosion of the physical gap between existing areas (Crewe and Haslington) and the adverse impact upon the open visual character of the landscape both to a material and harmful extent.
- Land at Gresty Oaks (ref: 13/2874N, appeal: APP/R0660/A/13/2209335) has been dismissed by the Inspector with one of the main issues being the premature loss of the existing Green Gap between Crewe and Shavington.
- Moorfields: an outline application for up to 170 dwellings was refused (13/3688N) was refused and the subsequent appeal allowed. However, this appeal decision was challenged in the High Court and the Judge found that the Inspector had made an error in the way that Policy NE.4 (Green Gaps) was applied. As a result the appeal is to be considered afresh, an appeal in respect of this judgement has been submitted and is currently being consider by the Court of Appeal.

	<p>The Inspectors concluded that allowing the proposed developments would lead to a premature loss of the Green Gap in the case of the application at Gresty Oaks, and both would lead to an erosion of the physical gap between the settlements in question.</p> <p>Therefore, development of this site would lead to an erosion of the physical gap between Shavington and Crewe based on the current Green Gap boundaries as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011.</p> <p>The Local Plan Strategy includes a proposal to create a new area of Green Belt to replace the existing Green Gaps and a Green Belt 'Area of Search' is included in the Local Plan Strategy in relation to Policy PG3 'Green Belt'. The Local Plan Inspector has, however, asked Cheshire East Council to look at this again, as he does not consider that there is sufficient justification for the creation of a new Green Belt.</p> <p>Depending upon the outcome of this, the detailed boundaries of the Green Belt/Green Gap/other Local Policy designation will be defined through the Site Allocations and Development Policies.</p> <p>If Shavington is required to provide land for additional housing at the Site Allocations stage then this site could be given further consideration.</p>
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<b>Site Address</b>	<b>Land to the south of Weston Lane (Shavington Lodge)</b>
<b>SHLAA Ref/Site Ref number</b>	2951
<b>Site visit date</b>	March 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	This site is included in the study as a planning application (ref 14/2586N) has been submitted on the site and is awaiting a decision.
<b>Site description</b>	<p>The site is located to the east of the existing settlement boundary of Shavington. To the west lies the Shavington Lodge which is a Listed Building.</p> <p>The site itself is grazing and parkland with several trees which are the subject to Tree Preservation Orders (TPOs) dotted around the site.</p>
<b>Site area and dwelling capacity</b>	Application (ref 14/2586N) : 0.90Ha – 12 dwellings SHLAA: 0.44Ha – 12 dwellings
<b>Constraints</b>	TPOs Listed Building located in close proximity to the site Protected Species - newts (ponds within 250m of site)
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located outside the Settlement Boundary of Shavington and is designated as Open Countryside within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	14/2586N – Outline application for 12 dwellings – yet to be determined.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	
<b>Is the site viable/deliverable?</b>	The SHLAA states that the site is deliverable. The information included in the current application (14/2586N) also states that this is the case.



	According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The submitted Design and Access Statement concludes that the site is available and achievable within the Local Plan period.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site lies adjacent to the existing settlement boundary approximately 0.7 miles from the centre of Shavington. Therefore, it is considered to be within walking distance of the various facilities and services available within the village.
<b>Conclusions &amp; recommendations</b>	<p>The appeal decision relating to Shavington Hall (14/0610N - dealt with as a separate site) will have a bearing on this application as the Listed Shavington Lodge lies adjacent to the east of the site. There are also numerous TPOS across the site which are also an important factor in the determination of this application.</p> <p>However, if the significant constraints can be overcome then this site represents a sustainable location which would contribute to the future housing needs of Shavington.</p> <p>This application is yet to be determined, therefore it is not possible to prejudge the decision.</p> <p>If Shavington is required to provide land for additional housing at the Site Allocations stage then this site could be given further consideration.</p>

# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF THE 'URBAN POTENTIAL' OF THE PRINCIPAL TOWNS; KEY SERVICE CENTRES AND LOCAL SERVICE CENTRES**

## **WRENBURY**

### **1. Introduction**

Wrenbury is classified as a Local Service Centre within the Cheshire East Local Plan Strategy Submission Version and has a population of approximately 2,000 (2013 mid year ONS population estimate). The village is situated about five miles to the south of Nantwich.

Located in Open Countryside, Wrenbury is surrounded by predominantly agricultural land. The village has a wide range of local facilities and services, including a railway station which lies to the south of the village and several recreational opportunities such the various activities on offer at Wrenbury Sports Club (tennis, football, bowls, etc...). The existing development is in a general linear form along Nantwich Road which runs through the centre, with the general character being of a rural, self contained village.

Beyond the Settlement Boundary the Shropshire Union Canal runs past Wrenbury from the north down through to the west.

### **2. Key Policy Issues/Constraints**

Wrenbury is a village, with a settlement boundary, surrounded by open countryside and is subject to the saved Policies of the Borough of Crewe and Nantwich Replacement Local Plan 2011. The settlement boundary is drawn tightly around the existing development limiting potentially suitable sites.

There are four Listed Buildings within the Settlement Boundary of Wrenbury as well as around twelve individual trees protected by Tree Preservation Orders and four Group Tree Preservation Orders. There are also three areas of Protected Public Open Space.

However, the most significant constraint to development within the village is the Wrenbury Conservation Area which covers the western half of the village and further out in the Open Countryside to just beyond the canal. All above constraints are as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011

The Settlement Boundary is drawn tightly around the existing development which limits the potential scope for development within it.

### **3. Development Potential**

Within the Settlement Boundary of Wrenbury there are no commitments, Local Plan Strategy sites, Omission sites or Non-Preferred sites.

Between 2010 and 2014 there were 26 dwellings completed with a net gain of 14 dwellings in Wrenbury. None of these sites were Local Plan Strategy Sites. There are 17 commitments as at 31/12/14, with 16 dwellings proposed on one site, which is situated to the south east of the settlement boundary – ref 11/1165N, Station Yard, Station Road, Wrenbury; this application was for affordable housing.

### **4. Key Findings**

Within the Wrenbury Settlement Boundary there are very few opportunities in terms of sites for potential future development.

There are a small number of potential sites, mostly existing residential curtilages and paddocks, which may be suitable, however such sites are in use and screened out in this study and it is difficult to assess the availability of these sites as they may never come forward. Therefore, there could be a limited number of potential windfall sites, however, as mentioned above, these have not been included in the study as the methodology screens them out.

The study did not find any brownfield sites within the Settlement Boundary that are available or suitable for development.

### **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Notwithstanding the above, Wrenbury is an attractive village which has a wide range of services and facilities available for the local population. Set in a rural local within open countryside the village represents an attractive and desirable place to live, this in turn makes Wrenbury an area where developers would like to build

### **6. Conclusion**

Wrenbury is a small settlement which is located in a desirable part of the borough with public transport links to Nantwich and Crewe, and then further afield towards Manchester. The village also has a wide range of local services and facilities, including a railway station.

Wrenbury has a small number of commitments relative to its size. The urban potential study has not identified any suitable sites with the potential for future

development, other than residential curtilages which are difficult to assess for availability/deliverability and are screened out of this study.

In summary there are no commitments within the Wrenbury Settlement Boundary, there are however a small number of commitments outside the settlement boundary that will help to provide for the housing need of the village.

Overall the study has shown that there is very little scope for future residential development within the Settlement Boundary of Wrenbury. No suitable sites were found.

# **ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS; KEY SERVICE CENTRES AND LOCAL SERVICE CENTRES**

## **WRENBURY**

### **1. Introduction**

Wrenbury is designated as a Local Service Centre within the Cheshire East Local Plan Strategy Submission Version and has a population of approximately 2,000 (2013 mid year ONS population estimate). The village is situated about five miles to the south of Nantwich.

Located in Open Countryside to the south, Wrenbury is surrounded by predominantly agricultural land. The village has a wide range of local facilities and services within the village, including a railway station to the south and several recreational opportunities on offer at Wrenbury Sports Club (tennis, football, bowls, etc...). The existing development is in a general linear form along Nantwich Road which runs through the centre.

Beyond the Settlement Boundary the Shropshire Union Canal runs past Wrenbury from the north down through to the west.

### **2. Key Policy issues/constraints**

Wrenbury is a village, with a settlement boundary, surrounded by open countryside and is subject to the saved Policies of the Borough of Crewe and Nantwich Replacement Local Plan 2011. The settlement boundary is drawn tightly around the existing development limiting potentially suitable sites.

The western half of Wrenbury is covered by a Conservation Area, as designated within the Borough of Crewe and Nantwich Replacement Local Plan 2011, this extends beyond the Settlement Boundary into the Open Countryside towards the passing canal. The Conservation Area designation does not prevent development unless it is harmful to its setting. It is important to remember that any proposed development should seek to preserve and enhance the character and setting of the Conservation Area and the reasons it was designated.

There are also several areas of Formal Protected Public Open Space both within the Settlement Boundary and beyond. The most significant of these is found adjacent to the north of the village and comprises the playing fields of Wrenbury Primary School and Wrenbury Sports and Social Club.

A flood risk zone runs from the west through to the east to the south of the village.

There are also several Listed Buildings dotted throughout the settlement.

### **3. Key Findings**

A total of three sites have been assessed which lie adjacent to the Settlement Boundary of Wrenbury. All three are classed as greenfield.

One site is a Local Plan Representation Site, while the other two have been the subject of recent planning applications. These sites are included in this study as Wrenbury does not lie in the Green Belt, is a Local Service Centre, and is the subject of pressure from housing developers and therefore it is important to illustrate this situation.

### **4. Site Commentary**

The three sites that have been identified and assessed are adjacent to the Settlement Boundary of Wrenbury, one of which lies partially within the settlement boundary (see below). They consist of agricultural land, grazing/paddock land and partial curtilage/paddock.

The first is found to the south east of Wrenbury off Station Road. This site is relatively flat grazing land/pasture with mature hedges to the southern boundary and existing residential development to the north. Station Road passes by the east of the site; there are also three trees to the northern boundary which are the subject of Tree Preservation Orders.

An outline planning application (14/5260N) for up to 18 dwellings has been made on this site. The promoters of the site have stated that the site is available for development, furthermore there are no significant physical constraints or known land ownership issues that would delay the proposed development.

However, the application for outline permission has been refused (27/2/2015) for reasons of unsustainable, premature development in the open countryside, which would result in urban creep into the open countryside.

The second site is situated off Nantwich Road in a sustainable location within the Open Countryside adjacent to the north of the existing Settlement Boundary. It is a mixture of residential curtilage and paddock with existing development to the south and open fields to the north. Approximately 25% of this site lies within the Wrenbury Conservation Area, with the access for the site lying within the settlement boundary. This site has also been the subject of a full planning application (13/3620N) for 14 detached dwellings which was withdrawn prior to determination due to design concerns and potential detrimental impact on the setting of the Conservation Area. However, it is possible that these issues may be overcome with a future application.

The third site is located within the Open Countryside to the south of Cholmondeley Road, in a sustainable location adjacent to the western edge of the Settlement Boundary and has been the subject of a representation (reference SUB 2542) to the Local Plan Strategy. An outline application (14/5615N) for up to 85 dwellings has been submitted for the site and is yet to be determined. The land is agricultural in nature with mature hedgerows running around the boundaries of the site as well as mature trees dotted both within and around the edges of the site.

The site is heavily constrained by the flood risk zone (3) of the River Weaver which runs along the western and southern boundaries which means that a large part of the site cannot be developed. This is demonstrated by the SHLAA which gives the site a capacity of 241 dwellings whereas the application is for up to 85 dwellings, at present it is yet to be determined.

### **5. Viability and Deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.

Wrenbury is an attractive village which has a wide range of services and facilities available for the local population. Set in a rural local within open countryside the village represents an attractive and desirable place to live, this in turn makes Wrenbury an area where there is a strong developer interest.

The three sites have been/or are the subject of planning applications all three of which have submitted statements to the effect that the sites are in a position to be delivered during the Local Plan period. This would suggest that, if approved, these sites could be capable of contributing to the future housing needs of Wrenbury. Further to this the sites in question are situated in sustainable locations on the edge of the Wrenbury Settlement Boundary and offer easy access to the facilities and services on offer within the village.

### **6. Conclusion**

Wrenbury has three sites that could have the potential to be considered to fulfil the future housing needs of the village. All three sites lie beyond the existing Settlement Boundary within the Open Countryside; however they are all adjacent to the existing residential development of the village.

Outline planning permission for the site at Sandfield House, Station Road has been refused, however it is likely that decision will be challenged at appeal.

The application relating to Smithy Lodge, Nantwich Road was withdrawn following concerns regarding the proposed design and its relation to the Conservation Area. It is possible that this issue could be overcome with a

future application; therefore this site could potentially contribute around 14 dwellings to the future needs of Wrenbury.

The outline application for 85 dwellings on land south of Cholmondeley Road is yet to be determined.

Whilst the Local Plan Strategy will not identify a Strategic Site in Wrenbury, as it is a Local Service Centre, the village will be required to provide sufficient land for housing to meet the housing requirement identified for it at the Site Allocations stage; it is possible therefore that some of these sites will need to be given further consideration at that stage in the Plan making process.



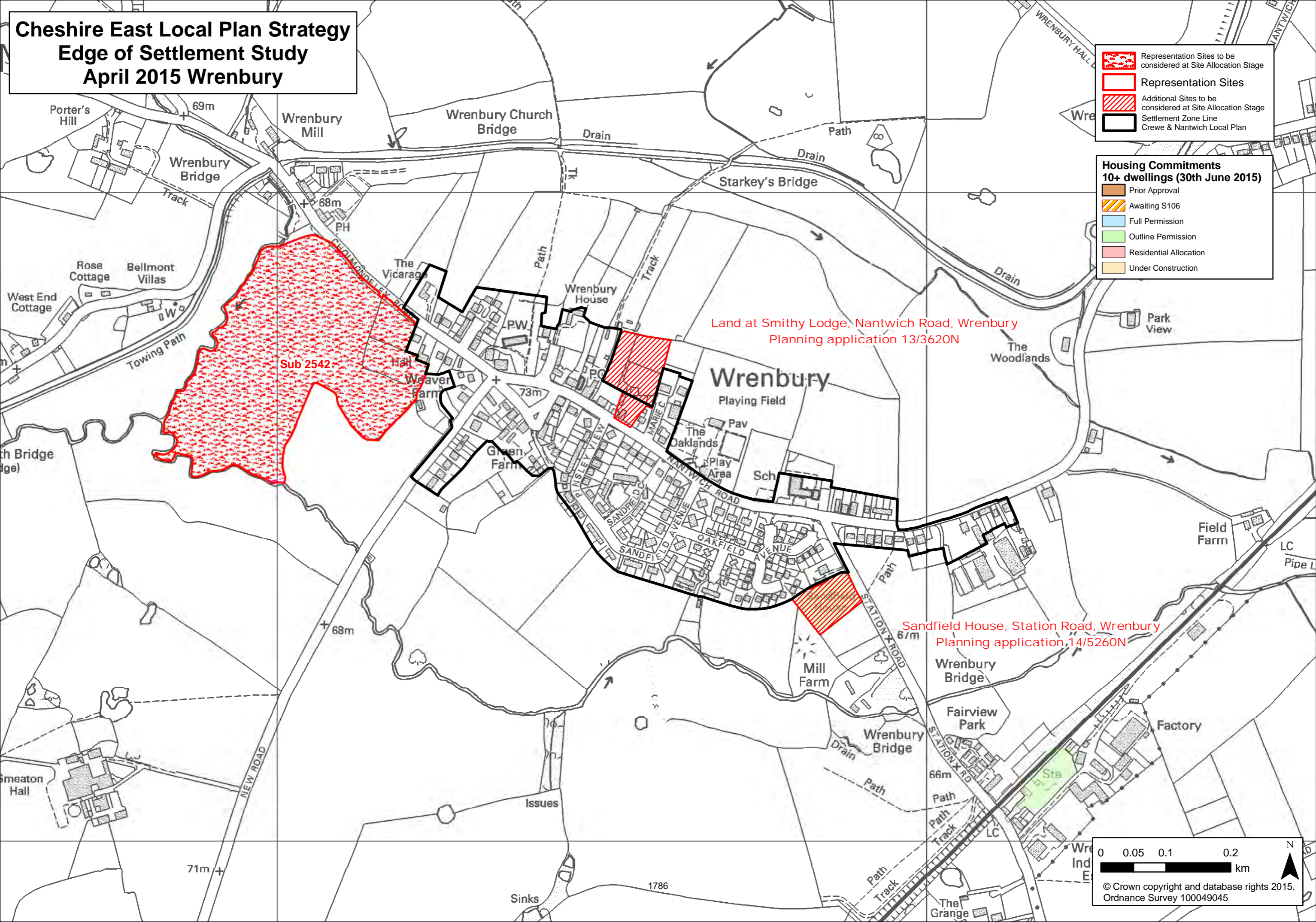
**CHESHIRE EAST LOCAL PLAN STRATEGY: WRENBURY; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION**

Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Adj Sandfield House, Station Road, Wrenbury, CW5 8ER	The site is relatively flat grazing/pasture with mature hedges to the south and existing residential development to the north. Station Road passes by the east of the site. Hedgerows run around the edges of the site with three TPOs to the north boundary.	SHLAA 2923, and application 14/5206N.	0.55	18	0	This application has been refused, however an appeal is expected. Should permission be allowed then this site could potentially contribute to the future housing needs of Wrenbury.
Smithy Lodge, North of Nantwich Road, Wrenbury, CW5 8EW	The site is a mixture of residential curtilage and paddock. Existing residential development lies to the east, west and south with open fields to the north. The site lies to the north of the centre of the village of Wrenbury, within very close proximity of its services and facilities.	SHLAA 2935 and application 13/3620N.	0.82	14	0	Sustainable site. If Conservation Area/design issues can be addressed then this site could potentially contribute to the future housing needs of Wrenbury.
South of Cholmondeley Road, Wrenbury	The site is comprised of open farmland, located adjacent to the north west edge of the village of Wrenbury. The northern boundary is formed by Cholmondeley Road, with a river along the western and southern boundaries. Existing residential development lies to the north east. Mature hedgerows run along the boundaries of the site. The land within the site is relatively flat with several mature trees within the actual site as well as within the boundary hedgerows.	Local Plan Strategy Representation Site and planning application 14/5615N.	8.03	85	0	The flood risk zone to the west and south of the site reduces the potential developable area of this site; the current application does not propose developing the whole site for this reason. Application not yet determined. If approved this site could contribute to the future housing needs of Wrenbury.
<b>TOTALS</b>			<b>9.4</b>	<b>117</b>	<b>0</b>	

**Cheshire East Local Plan Strategy**  
**Edge of Settlement Study**  
**April 2015 Wrenbury**

	Representation Sites to be considered at Site Allocation Stage
	Representation Sites
	Additional Sites to be considered at Site Allocation Stage
	Settlement Zone Line Crewe & Nantwich Local Plan

Housing Commitments 10+ dwellings (30th June 2015)	
	Prior Approval
	Awaiting S106
	Full Permission
	Outline Permission
	Residential Allocation
	Under Construction



0 0.05 0.1 0.2 km

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 Ordnance Survey 100049045

**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

**WRENBURY**

<b>Site Address</b>	<b>Adj Sandfield House, Station Road, Wrenbury, CW5 8ER</b>
<b>SHLAA Ref/Site Ref number</b>	2923
<b>Site visit date</b>	
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	This site is included in this study as it is the subject of a planning application and lies immediately adjacent to the settlement boundary for Wrenbury (ref 14/5260N - see below for details)
<b>Site description</b>	The site is relatively flat grazing/pasture with mature hedges to the south and existing residential development to the north. Station Road passes by the east of the site. Hedgerows run around the edges of the site with three Tree Preservation Orders (TPOs) to the north boundary.
<b>Site area and dwelling capacity</b>	SHLAA: 0.55ha – 18 dwellings Application(14/5260N) : 0.56Ha – up to 20 dwellings
<b>Constraints</b>	TPOs to north east corner
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is beyond the Settlement Boundary of Wrenbury and is designated as Open Countryside within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	14/5260N – outline application for up to 20 dwellings. Refused (27/02/2015) for reasons of unsustainable, premature development in the open countryside and would result in urban creep into the open countryside.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	None

<p><b>Is the site viable/deliverable?</b></p>	<p>Submitted Design &amp; Access Statement with planning application 14/5260N states that there are no known land ownership, or any other constraints, that would delay development of this site.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>Submitted Design &amp; Access Statement with planning application 14/5260N states that the site is available for development.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>None known</p>
<p><b>HRA considerations</b></p>	
<p><b>SA considerations</b></p>	<p>The site is located on the edge of the village, approximately 0.2 miles from the range of facilities in the centre of Wrenbury and a short walk from Wrenbury's railway station. Therefore, it is considered that this site is in a sustainable location.</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>This application has been refused, however an appeal is expected. Should permission be allowed then this site could potentially contribute to the future housing needs of Wrenbury. It is possible that this site could be given further consideration at Site Allocations stage if Wrenbury is required to provide additional housing within the Plan period.</p>

<b>Site Address</b>	<b>Smithy Lodge, North of Nantwich Road, Wrenbury, CW5 8EW</b>
<b>SHLAA Ref/Site Ref number</b>	2935
<b>Site visit date</b>	December 2014
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	This site is included in this study as a small part of the site lies within the Wrenbury settlement boundary and the site has a planning history (ref 13/3620N - see below)
<b>Site description</b>	<p>The site is a mixture of residential curtilage and paddock. Existing residential development lies to the east, west and south with open fields to the north.</p> <p>The site lies to the north of the centre of the village of Wrenbury, within very close proximity of its services and facilities.</p>
<b>Site area and dwelling capacity</b>	SHLAA - 0.91Ha – 28 dwellings Application – 0.82Ha – 14 dwellings
<b>Constraints</b>	Part Conservation Area – western part of the site, approximately 25%. Open Countryside
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The southern part of the site lies within the Settlement Boundary of Wrenbury, whilst most of it lies outside of that boundary and is designated as Open Countryside within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	13/3620N – Full application for 14 detached dwellings – withdrawn (11/11/2013) due to design issues regarding the impact of the development on the Conservation Area.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	None
<b>Is the site viable/deliverable?</b>	The submitted Design & Access Statement (with planning application 13/3620N) states that the site is deliverable.

	<p>The site lies adjacent to the village of Wrenbury which is a popular and desirable place to live, with limited development opportunities at present.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	The submitted Design & Access Statement (with planning application 13/3620N) states that the site is developable, available and achievable within the Plan period.
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	The site is located on the edge of the settlement boundary for Wrenbury within easy walking distance of a range of services available within the village. Therefore, it is considered that this is a sustainable site.
<b>Conclusions &amp; recommendations</b>	It is considered that this is a sustainable site. If the design concerns regarding the Conservation Area can be overcome the site has the potential to contribute to the housing needs of Wrenbury within the Plan period. However, due to the design concerns, the capacity indicated within the SHLAA may not be achievable. It is possible that this site could be given further consideration at Site Allocations stage if Wrenbury is required to provide additional housing within the Plan period.

<b>Site Address</b>	<b>South of Cholmondeley Road, Wrenbury</b>
<b>SHLAA Ref/Site Ref number</b>	2939
<b>Site visit date</b>	January 2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Local Plan Strategy representation site and planning application ref 14/5615N (see below representation reference SUB 2542)
<b>Site description</b>	The site is comprised of open farmland, located adjacent to the north west edge of the village of Wrenbury. The northern boundary is formed by Cholmondeley Road, with a river along the western and southern boundaries. Existing residential development lies to the north east. Mature hedgerows run along the boundaries of the site. The land within the site is relatively flat with several mature trees within the actual site as well as within the boundary hedgerows.
<b>Site area and dwelling capacity</b>	SHLAA: 8.03 ha – 241 dwellings Planning application (reference 14/5615N see below) was for 85 dwellings. The site areas and potential capacities differ as the flood risk zone to the west and south precludes the development of a significant proportion of the site.
<b>Constraints</b>	Adjacent to Conservation Area Flood risk zone – this acts to reduce the potentially developable area of the site.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	The site is located beyond the Settlement Boundary of Wrenbury and is designated as Open Countryside within the Borough of Crewe and Nantwich Replacement Local Plan 2011.
<b>Previously developed land? (PDL)</b>	No
<b>Background site history &amp; Current apps</b>	14/5615N – Outline application, submitted on 01/12/2014, for up to 85 dwellings. A decision has yet to be made on this application.
<b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b>	A representation (SUB 2542) has been received relating to this site with the main points raised as follows: <ul style="list-style-type: none"> <li>• Wrenbury is a designated Local Service Centre</li> <li>• No significant tree loss</li> </ul>

	<ul style="list-style-type: none"> <li>• Landscaping scheme would mitigate any losses</li> <li>• Key local facilities can be accessed by walking and cycling</li> <li>• Development would not increase risk in flooding</li> <li>• Development essential to ensure future sustainability of Wrenbury</li> <li>• Site is sustainable, available and deliverable</li> </ul>
<b>Is the site viable/deliverable?</b>	<p>The representation to the Local Plan Strategy states that the site is deliverable.</p> <p>The site lies within the village of Wrenbury which is a popular and desirable place to live, with limited development opportunities at present.</p> <p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this settlement is located within an area of the Borough where residential development is considered to be viable.</p>
<b>Is the site potentially developable within the Plan period; available and achievable?</b>	<p>The submitted representation states that the site should be considered as deliverable as the land owner has expressed an interest to develop for housing now.</p> <p>The present planning application on the site adds further weight to this.</p>
<b>Infrastructure issues (including highways)</b>	None known
<b>HRA considerations</b>	
<b>SA considerations</b>	<p>The site is located adjacent to the existing settlement boundary, approximately 0.5 miles from the centre of Wrenbury, where there are a range of services and facilities. Therefore, it can be considered as a sustainable location.</p>
<b>Conclusions &amp; recommendations</b>	<p>The site lies in a sustainable location, adjacent to the settlement boundary of Wrenbury village.</p> <p>This site is the subject of a current planning application (reference 14/5615N) for 85 dwellings which has not yet been determined. It is stated, in the planning application, that it is viable and deliverable and that it does not have any major constraints that would preclude its development, other than the flood risk zone which has been taken into account within the application</p> <p>If the planning application is approved this site could contribute to the future housing needs of Wrenbury. It is possible that this site could be given further consideration at Site Allocations stage if Wrenbury is required to provide additional housing within the Plan period.</p>



# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS, KEY SERVICE CENTRES AND LOCAL SERVICE CENTRES**

## **CHESHIRE GATEWAY**

### **1. Introduction**

The Cheshire Gateway site consists of two parcels of land, east and west of the A556 at junctions 7 and 8 of the M56, north of Knutsford. The site is not adjacent to a settlement; however it is a large, freestanding proposal being actively promoted in the Local Plan process. Therefore it was considered appropriate to consider it in this study, to ensure a comprehensive picture was produced of all 'reasonable alternative' development proposals.

### **2. Key policy issues/constraints**

The site lies in the Green Belt as identified in the Macclesfield Borough Local Plan.

### **3. Key findings**

One greenfield site of 87.5ha, with a developable area of 34.6ha has been assessed based on a representation made to the Local Plan Strategy Submission Version (SUB3197). It has the potential to deliver B1, B2 and B8 uses with a Science Park, and could incorporate landscaping, attenuation ponds, and new and relocated public rights of way.

### **4. Site commentary**

This greenfield site has been assessed based on a representation to the Local Plan Strategy Submission Version.

Further investigation and clarification of the issues and constraints affecting this site is required, with the benefit of responses from consultees. Justification of the need for the various components of the proposed development will be required, which will also require the involvement of adjoining authorities and statutory consultees.

Details are shown on the site proforma and summary spreadsheet for Cheshire Gateway.

The site being actively promoted in the Local Plan process was considered to be suitable for further consideration and was subject to SA and HRA; it can be seen on the 'Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Cheshire Gateway' map.

## **5. Viability and deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] the site is located in an area of the Borough where residential development is considered to be viable.

The matter statement [M15.022] and related representations contain documentation to indicate that the development is viable and deliverable.

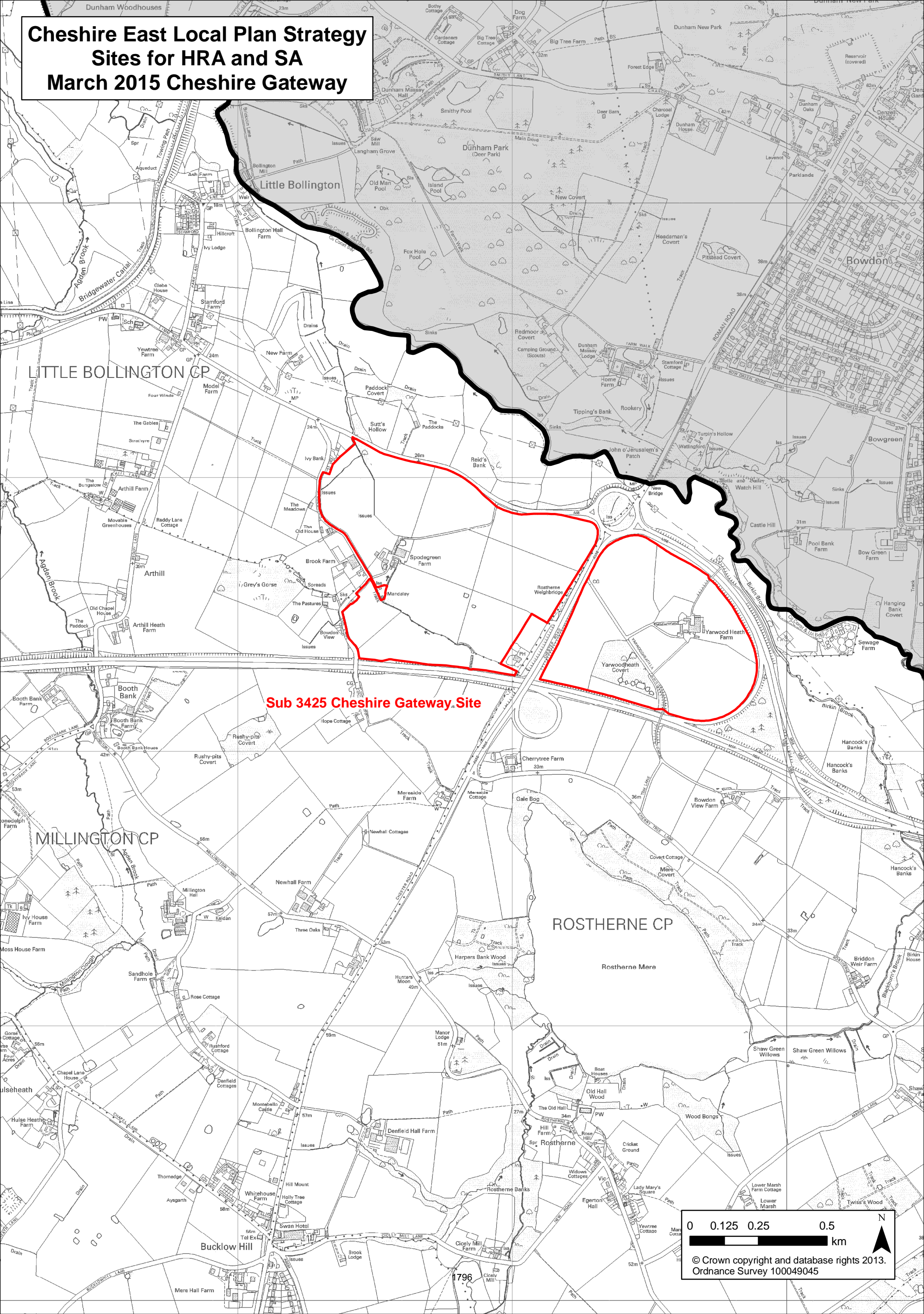
## **6. Conclusion**

If there is a requirement to provide further land for employment in the Local Plan Strategy, it is considered that this site should be given further consideration for inclusion in the Local Plan Strategy as an employment site.

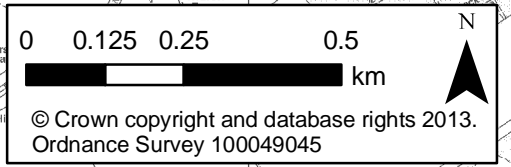
CHESHIRE EAST LOCAL PLAN STRATEGY: LARGE OMISSION SITES - Cheshire Gateway; ASSESSMENT OF SITES ADJACENT TO SETTLEMENT; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION

Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
			Green	Brown	
<p>The site consists of two areas of land, east and west of the A556 at junctions 7 and 8 of the M56, north of Knutsford. The Western Sector is 52.9 hectares and is bounded by the A556 and the Nags Head Public House and Rostherne Weighbridge to the east, the M56 to the south, Spode Green Lane and Coe Lane to the west and the A56 to the north. It includes a farmhouse, Spode Green farm, and several agricultural buildings, which has access from Spode Green Lane and the A56.</p> <p>The site excludes the Nags Head Public House (currently closed) and adjoining open market area, Rostherne Weighbridge and a dwelling known as Mandalay. It is crossed by footpaths Little Bollington 1 and 11. The site includes 10 fields enclosed by hedges, the farmstead at Spode Green farm and minor watercourses. There are several private dwellings on the western edge of the proposed site on Spode Green Lane and Coe Lane. It is undulating within a generally flat landscape. The lanes on the west side are sunken between high hedges. The land in the south-east corner is some 3 to 4 metres below the A556.</p> <p>The Eastern Sector is 34.6 hectares, but reduced to 22 hectares by the A556 road scheme. It is bounded by the slip road at junction 7 of the M56 to the east and north, the M56 to the south and the A556 to the west. It contains a dwelling and agricultural buildings at Yarwood Heath farm, which have access from the A556 via Yarwood Heath Lane. It is crossed by footpaths Rostherne 9 and 13. The site includes 7 fields enclosed by hedges, the farmstead at Yarwood Heath Farm and an area of woodland known as Yarwood Heath Covert. It also includes the approaches to two bridges carrying footpaths and farm traffic over the motorways; one over the M56 to the south and one over the M56 slip road to the north. This site is undulating.</p> <p>The works to construct the A556 Knutsford to Bowden Road scheme commenced in November 2014 and affect land within both sectors.</p>	Local Plan Strategy Submission Version representation (Omission Site) SUB3197 and SUB 3425. Matter Statement M15.022	Total site area 87.5 hectares including land required for the A556 road scheme, 75 hectares excluding this land; the developable area represents a total of 34.6 hectares.	0	0	<p>The representation proposes:</p> <p><b>Western Sector (Spode Green Lane)</b> A singular access point from the A56 to the north of the site; Approximately 25.6 ha (63.25 acres) of developable employment land consisting in the main of major distribution units and also including office and roadside uses (Zones A to E). Approximately 110,000 sq m major distribution units (Zones A to C); Approximately 2,600 sq m of ancillary office space to create a head quarters environment or B2 units (Zone D); and Approximately 1.95 acres for a range of other appropriate road side or ancillary uses that would generate additional employment (Zone E). Spode Green Farmstead would be retained.</p> <p><b>Eastern Sector (Yarwood Heath Farm)</b> Access via the proposed Highway Agency improvements for the A556/Bowdon Roundabout; At least 9 ha (22 acres) of developable employment land allowing for the retention of Yarwood Heath Covert (SBI Woodland); Approximately 35,000 sq m of employment floor space capable of accommodating a Science &amp; Technology Park facility accommodating B1a, B1b and B1c uses or other suitable roadside or employment uses. Yarwood Heath Farmstead will be demolished</p> <p>Further investigation and clarification of the issues and constraints affecting this site is required, with the benefit of responses from consultees. Justification of the need for the various components of the proposed development will be required, which will also require the involvement of adjoining authorities and statutory consultees. There has been no formal public consultation on this proposal as part of the Local Plan Strategy. The developer is preparing a formal planning application for the proposal which is further ahead in the consideration and consultation process than the Local Plan Strategy representation.</p>
<b>TOTALS</b>		<b>34.6</b>	<b>0</b>	<b>0</b>	

**Cheshire East Local Plan Strategy  
Sites for HRA and SA  
March 2015 Cheshire Gateway**



**Sub 3425 Cheshire Gateway Site**



**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

<b>Site Address</b>	<b>Cheshire Gateway</b>
<b>SHLAA Ref/Site Ref number</b>	None
<b>Site visit date</b>	24/3/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	Local Plan Strategy Submission Version representation (Omission Site) SUB3197 and SUB 3425.
<b>Site description</b>	<p>The site consists of two areas of land, east and west of the A556 at junctions 7 and 8 of the M56, north of Knutsford.</p> <p>The <u>Western Sector</u> is 52.9 hectares and is bounded by the A556 and the Nags Head Public House and Rostherne Weighbridge to the east, the M56 to the south, Spode Green Lane and Coe Lane to the west and the A56 to the north. It includes a farmhouse, Spode Green farm, and several agricultural buildings, which has access from Spode Green Lane and the A56.</p> <p>The site excludes the Nags Head Public House (currently closed) and adjoining open market area, Rostherne Weighbridge and a dwelling known as Mandalay.</p> <p>It is crossed by footpaths Little Bollington 1 and 11.</p> <p>The site includes 10 fields enclosed by hedges, the farmstead at Spode Green farm and minor watercourses.</p> <p>There are several private dwellings on the western edge of the proposed site on Spode Green Lane and Coe Lane.</p> <p>It is undulating within a generally flat landscape. The lanes on the west side are sunken between high hedges. The land in the south-east corner is some 3 to 4 metres below the A556.</p> <p>The <u>Eastern Sector</u> is 34.6 hectares in total, but reduced to 22 hectares by the A556 road scheme. It is bounded by the slip road at junction 7 of the M56 to the east and north,</p>

	<p>the M56 to the south and the A556 to the west. It contains a dwelling and agricultural buildings at Yarwood Heath farm, which have access from the A556 via Yarwood Heath Lane.</p> <p>It is crossed by footpaths Rostherne 9 and 13.</p> <p>The site includes 7 fields enclosed by hedges, the farmstead at Yarwood Heath Farm and an area of woodland known as Yarwood Heath Covert. It also includes the approaches to two bridges carrying footpaths and farm traffic over the motorways; one over the M56 to the south and one over the M56 slip road to the north.</p> <p>This site is undulating.</p> <p>The works to construct the A556 Knutsford to Bowden Road scheme commenced in November 2014 and affect land within both sectors.</p>
<p><b>Site area and dwelling capacity</b></p>	<p>Total site area 87.5 hectares including land required for the A556 road scheme, 75 hectares excluding this land; the developable area represents a total of 34.6 hectares. Residential development is not proposed on this site.</p> <p>The development is split into two sectors:</p> <p><u>Western Sector (Spode Green Lane)</u>  A singular access point from the A56 to the north of the site;  Approximately 25.6 ha (63.25 acres) of developable employment land consisting in the main of major distribution units and also including office and roadside uses (Zones A to E);  Approximately of 110,000 sq m major distribution units (Zones A to C);  Approximately 2,600 sq m of ancillary office space to create a head quarters environment or B2 units (Zone D);  and  Approximately 1.95 acres for a range of other appropriate road side or ancillary uses that would generate additional employment (Zone E).  Spode Green Farmstead would be retained.</p> <p><u>Eastern Sector (Yarwood Heath Farm)</u>  Access via the proposed Highway Agency improvements for the A556/Bowdon Roundabout;  At least 9 ha (22 acres) of developable employment land allowing for the retention of Yarwood Heath Covert (SBI Woodland);  Approximately 35,000 sq m of employment floor space capable of accommodating a Science &amp; Technology Park</p>

	<p>facility accommodating B1a, B1b and B1c uses or other suitable roadside or employment uses. Yarwood Heath Farmstead will be demolished.</p>
<b>Constraints</b>	<p>90% of site (68 hectares) is best and most versatile land. The representation does not state which grade but it is 1 to 3a (para 4.4.2 of Environmental Compendium). It states that a detailed Agricultural Land Quality investigation is required to determine the grading. An approved National Infrastructure road scheme affects site, public rights of way, Tree Preservation Order, small flood risk area, close to SSSI and Ramsar site, adjoins motorway and trunk road, landfill, Yarwood Heath Covert Local Wildlife Site and SBI, Manchester Airport consultation zone, close to HS2 route, overhead electricity lines.</p> <p>The dwellings in Spode Green Lane and Coe Lane, and others nearby including Spode Green farmhouse, would be significantly affected by the proposals in terms of visual amenity, noise, air quality, lighting and construction impacts from a major development likely to involve 24 hour operation.</p>
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>Green Belt in the Macclesfield Borough Local Plan 2004, policies GC1 and GC4 apply, eastern part is within Area of Special County Value where policy NE1 applies.</p> <p>The A556 road scheme does not feature in the Infrastructure Delivery Plan Schedule [SD 012] because it is an established commitment of wide network significance rather than a directly development related scheme.</p>
<b>Previously developed land? (PDL)</b>	Greenfield
<b>Background site history &amp; Current apps</b>	<p>Nationally Significant Infrastructure Project for Knutsford to Bowden A556 road scheme. Development Consent Order (DCO) granted by Secretary of State for Transport 28/8/2014 following examination by Planning Inspectorate. <a href="http://infrastructure.planningportal.gov.uk/projects/north-west/a556-knutsford-to-bowdon-scheme/">http://infrastructure.planningportal.gov.uk/projects/north-west/a556-knutsford-to-bowdon-scheme/</a></p> <p>The approved road scheme affects both parcels of land.</p> <p>The western parcel will be affected by a new access road to the Nags Head public house running parallel to the A556 and joining the A56 Lymm Road west of the Bowdon Roundabout. A significant area of the site south-west of the Bowden roundabout will be required for temporary use to implement the works.</p> <p>The eastern parcel is more significantly affected and three new sections of motorway/A road will be constructed</p>

	<p>through the site. Firstly the existing west bound slip road from the M56 to the A556 southbound (to join the M6 southbound) will be replaced by a new slip road south of the Bowden Roundabout, enabling continuous access to the new A556 road. Secondly, a new slip road for eastbound M56 traffic will be constructed between the Bowden Roundabout and the new eastbound M56 slip road, linking to a new M56 J7/8 roundabout west of Yarwood Heath Farm. A further section of road will run south-west from this new roundabout to join the A556 south. Thirdly a new dual carriageway known as the Bowden Roundabout Link will join the new roundabout to the existing Bowden Roundabout to the north. As part of the scheme a temporary area will be used south of the Bowden Roundabout. Yarwood Heath farmstead and fields to the south are excluded from the DCO boundary.</p> <p>The scheme also allows for attenuation ponds and local highway and footpath diversions.</p> <p>A pre-application enquiry has been submitted to Cheshire East Council for the same development PRE/1561/14. This is to be discussed at a meeting at the Council offices in Macclesfield on 2 April 2015.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>The Local Plan Strategy Submission Version representation SUB3197 and SUB 3425, made by Pegasus Planning (ID reference 836576 &amp; 701344; Matter Statement M15.022):</p> <p>The representation to the Local Plan Strategy dated April 2014 includes representations on employment and Green Belt policies of the LPS. It also puts this site forward for development, and includes two sets of plans for the site, one with the A556 road scheme and one without it.</p> <p>The hearing statement to matter 15 (alternative/omission sites) was dated September 2014 and takes into account the Secretary of State's decision to approve the A556 road scheme, and therefore <b>the plan for the representation is the "With Highways Agency Scheme" version of the proposed Indicative Masterplan submitted with the matter 15 representation.</b></p> <p>The representation states that Cheshire Gateway is uniquely capable of providing a significant employment and investment opportunity. The representation requests the amendment of the Green Belt boundary and allocation of the site for employment use.</p> <p>The Cheshire Gateway masterplan shows:</p>



Western Sector (Spode Green Lane)

A singular access point from the A56 to the north of the site;

Approximately 25.6 ha (63.25 acres) of developable employment land (Zones A to E);

Approximately of 110,000 sq m major distribution units (Zones A to C);

Approximately 2,600 sq m of ancillary office space to create a head quarters environment or B2 units (Zone D); and

Approximately 1.95 acres for a range of other appropriate road side or ancillary uses that would generate additional employment (Zone E).

Spode Green Farmstead would be retained.

Eastern Sector (Yarwood Heath Farm)

Access via the proposed Highway Agency improvements for the A556/Bowdon Roundabout;

At least 9 ha (22 acres) of developable employment land allowing for the retention of Yarwood Heath Covert (SBI Woodland);

Approximately 35,000 sq m of employment floor space capable of accommodating a Science & Technology Park facility accommodating B1a, B1b and B1c uses or other suitable roadside or employment uses.

Yarwood Heath Farmstead will be demolished.

The April 2014 Local Plan Strategy representation includes the following:

Regeneris report on Employment Land Requirements and Distribution.

The conclusions are:

The overall scale of employment land provision is too low as the underpinning forecasts were produced in 2011 and were constrained by housing growth assumptions. They were for an average growth of 800 jobs per annum but latest evidence points to potential growth of 1,600 jobs per annum, the employment land loss is also under-estimated.

There has been a significant shift in the distribution of employment land allocations from the northern sub area from the proposals in the 2012 Arup Employment Land Review, and this area is now 63 hectares short of the requirement.

CBRE letter on demand of logistic employment space

The conclusions are:

The Local Plan Strategy fails to provide for the very high demand and growth trend for key B1, B2 and B8 uses.

The limited supply put forward is in the wrong place as it is too far from the M56/M62 corridor and too far from the motorway. Two sites with deliverability issues account for more than 40% of the supply.

Cheshire Gateway is the best-located site in the Borough and will attract occupiers of significant scale that will create major job opportunities. It is in a prime location on junction 7/8 of the M56, close to the M6 and the Manchester conurbation.

The proximity to Manchester International Airport as well as Liverpool John Lennon airport and growing passenger and freight networks will make the Cheshire gateway increasingly attractive to global occupiers.

An Environmental Compendium including assessments of planning policy, agricultural issues, ecology, flood risk, landscape, archaeological and cultural impacts, utilities, air quality, and transportation has also been submitted.

The September 2015 matter 15 representation includes a report referring to the approval of the A556 road scheme. The representations include the following statement regarding the approved A556 road scheme at 1.19:

“The compulsory acquisition and use of land for the purposes of the project fundamentally alters this part of the Green Belt.”

This was not the view of the Local Planning Authority in their representations on the Infrastructure Scheme, and the Statement of Common Ground between the Highways Agency and CEC (available on the PINS website for the scheme set out above) states:

“5.1 CEC have no outstanding issues with regard to planning associated with the scheme.

5.2 The proposals are consistent with current local and national planning policies.

5.3 It is agreed that there are no outstanding planning issues as outlined above.”

The report of the Examining Authority, which has not been submitted as part of the representation, states at 5.173:

“The wording of the NPPF might allow local transport infrastructure that can demonstrate a requirement for a Green Belt location to be considered as an exception...but

	<p>this is a strategic proposal and the scale of development is such that it must be considered to have some effect on the openness of the Green belt.”</p> <p>And at 5.174 “Following mitigation and maturing of the proposed planting, the road and related structures would generally be absorbed into the landscape.”</p> <p>And at 5.177 “Taking all considerations into account, in my judgement, the material considerations weighing in favour of the proposed development clearly outweigh the potential harm to the Green Belt...such that very special circumstances exist to justify the development within the Green Belt.”</p> <p>The conclusions of the Examining Authority relating to the impact of the A556 Knutsford to Bowden Road scheme on this part of the Green Belt should be given precedent over the statement included in the representation on this issue.</p> <p>The September 2014 representation also includes:</p> <ol style="list-style-type: none"> <li>1. A site location plan, including all of the site and areas required for the A556 road scheme now deemed to be Crown Land.</li> <li>2. Cheshire Gateway Summary Document.</li> <li>3. Selected documents from the A556 Knutsford to Bowden Improvement development Consent Order.</li> <li>4. Letter to the Inspector dated 9/9/2014.</li> <li>5. Logistics report dated August 2014. It concludes that key players in the retail and manufacturing sectors have begun a process of strategic realignment and network rationalisation. The logistics sector contributes 8% of all jobs and demands a high skills base. Logistics parks have a key role to play in enabling the development of cost effective and efficient distribution networks, and bring substantial benefits to the communities they work with. The key to securing and delivering this economic growth potential is ready access to development land in suitable new locations.</li> </ol>
<p><b>Is the site viable/deliverable?</b></p>	<p>The matter statement and related submission plan representations, detailed above, contain significant documentation to indicate that the development is viable and deliverable. Further consultation is required with adjoining authorities and statutory consultees to verify these views.</p>
<p><b>Is the site potentially</b></p>	<p>The representation, made the site promoter, states that</p>

<b>developable within the Plan period; available and achievable?</b>	Cheshire Gateway is deliverable, in single ownership, can be serviced, and has access solutions.
<b>Infrastructure issues (including highways)</b>	<p>Consultation with Highways Agency will be required to determine acceptability of access proposals and compliance with approved A556 road scheme.</p> <p>Consultation with Natural England will be required regarding proximity and impacts on SSSI and Ramsar site following ecological reports and assessments.</p> <p>Consultation with Environment Agency will be required to determine acceptability of drainage proposals.</p> <p>Consultation with Manchester Airport will be required to determine impact of development on air safety.</p> <p>Consultation with adjoining Local Planning Authorities will be carried out to determine cross-boundary issues.</p>
<b>HRA considerations</b>	Full HRA will be required
<b>SA considerations</b>	<p>The site has not yet been the subject of formal Sustainability Appraisal by Cheshire East Council.</p> <p>The site is, however remote from existing settlements and transport hubs, and from other Science Park developments. Travel to work and journeys associated with the operation of a Science Park are likely to be by car due to the location partly within a motorway junction and the lack of public transport in the locality.</p> <p>The need for further road-based services associated with the M56 has not been proven in terms of DfT Circular 02/2013 The Strategic Road Network and the Delivery of Sustainable Development and Annex B: Roadside facilities for road users on motorways and all-purpose trunk roads in England.</p> <p>In view of the scale of the proposal a full SA is required.</p>
<b>Conclusions &amp; recommendations</b>	<p>Further investigation and clarification of the issues and constraints affecting this site is required, with the benefit of responses from consultees. Justification of the need for the various components of the proposed development will be required, which will also require the involvement of adjoining authorities and statutory consultees.</p> <p>There has been no formal public consultation on this proposal as part of the Local Plan Strategy. The developer</p>

	<p>is preparing a formal planning application for the proposal, which is further ahead in the consideration and consultation process than the Local Plan Strategy representation.</p> <p>If there is a requirement to provide further land for employment in the Local Plan Strategy, it is considered that this site should be given further consideration for inclusion in the Local Plan Strategy as an employment site. The site is being actively promoted in the Local Plan process therefore it should be subject to SA to demonstrate that all reasonable alternatives have been assessed.</p>
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# **CHESHIRE EAST LOCAL PLAN STRATEGY: ASSESSMENT OF POSSIBLE DEVELOPMENT SITES ADJACENT TO THE PRINCIPAL TOWNS, KEY SERVICE CENTRES AND LOCAL SERVICE CENTRES**

## **GORSTY HILL**

### **1. Introduction**

The Gorsty Hill site is a former golf course located about 6km to the south-east of Crewe and south of the village of Weston. The site is not adjacent to a settlement; however it is a large, freestanding proposal being actively promoted in the Local Plan process. Therefore it was considered appropriate to consider it in this study, to ensure a comprehensive picture was produced of all 'reasonable alternative' development proposals.

### **2. Key policy issues/constraints**

The site lies in the open countryside as identified in the Borough of Crewe and Nantwich Replacement Local Plan 2011.

### **3. Key findings**

One greenfield site of 64ha, has been assessed based on a representation made to the Local Plan Strategy Submission Version (SUB1134). It has the potential to provide up to 900 dwellings and community facilities.

### **4. Site commentary**

This greenfield site has been assessed based on a representation to the Local Plan Strategy Submission Version. The site is also subject to a planning application (14/5671N) for 900 dwellings, employment development, primary school, recreation facilities, supporting retail development, and landscaped open space to complement the new development and the existing Country Park.

The golf course was first established as part of an overall development scheme for Wychwood Village, and it was not envisaged that the course would become a housing area.

Details are shown on the site proforma and summary spreadsheet for Gorsty Hill.

The site being actively promoted in the Local Plan process was considered to be suitable for further consideration and was subject to SA and HRA; it can be seen on the 'Cheshire East Local Plan Strategy Sites for HRA and SA March 2015 Gorsty Hill' map.

## **5. Viability and deliverability**

According to the Draft Core Strategy CIL and Viability Assessment [BE042] the site is located in an area of the Borough where residential development is considered to be viable.

## **6. Conclusion**

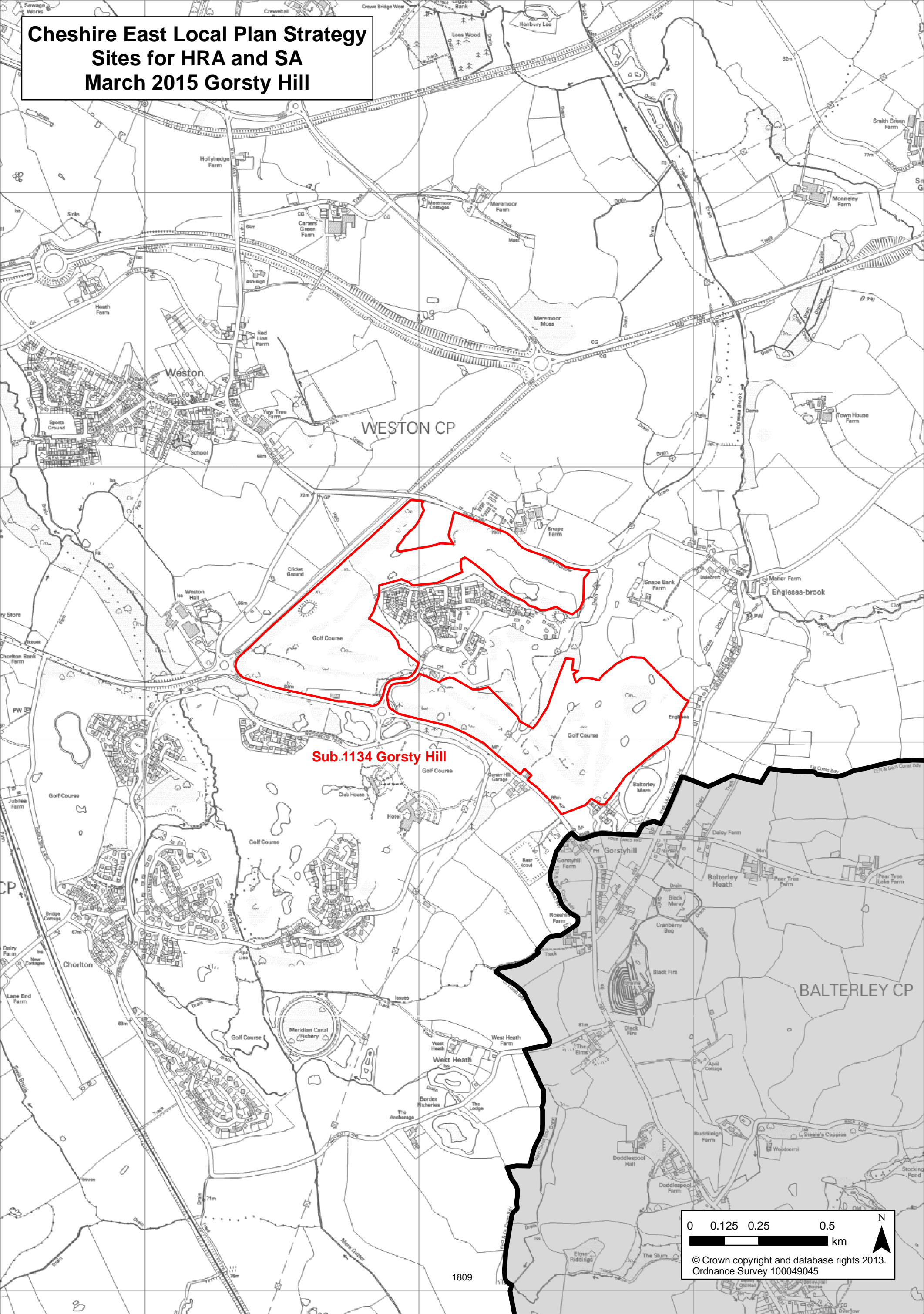
If there is a requirement to provide further land for housing in the Local Plan Strategy it is considered that this site should be given further consideration for inclusion in the Local Plan Strategy for housing.

**CHESHIRE EAST LOCAL PLAN STRATEGY: LARGE OMISSION SITES- Gorsty Hill; ASSESSMENT OF SITES; SUMMARY OF SITES WITH POTENTIAL FOR FURTHER CONSIDERATION**

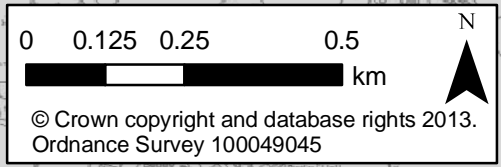
Site Address	Site details	Site Origin	Site Size Ha	Potential Dwelling Numbers		Comments
				Green	Brown	
Gorsty Hill/ Wychwood Villlage Extension	<p>This greenfield site is a former golf course, which was in active use until early in 2013. Prior to the construction of the golf course it was in agricultural use and contains several former sand pits, some of which survive as ponds.</p> <p>It is about 64 hectares in size and lies in open countryside 6km south-east of Crewe.</p>	<p>Site J in Possible Additional Sites Suggested by Developers and Land Interests [BE 104]; SHLAA 4027; Non Preferred Site – Site NPS5 in Local Plan Strategy [SD 16]. Local Plan Strategy Submission Version representation SUB1134 (Omission site).</p>	64	900	0	<p>The representation proposes the development of up to 900 dwellings and community facilities. The site promoter states that there is a compelling justification for developing the Gorstyhill lands in preference to the proposed South Cheshire Growth Village CS37 at Crewe Hall.</p> <p>The representation seeks the deletion of Site CS 37 (South Cheshire Growth Village); and the addition of a new policy designating the Gorstyhill Lands as a new local plan strategy site, to make the existing communities at Wychwood Park and Wychwood Village more sustainable.</p> <p>The site adjoins an established residential area at Wychwood Village but is remote from services and facilities. The nearest primary school is in Weston 1.7 km to the north west and the nearest secondary school is in Crewe. There are only limited retail facilities in Weston and the nearest facilities are available in Crewe, 6km to the north-west. Further investigation and clarification of the issues and constraints affecting this site will emerge in consideration of the current planning application.</p> <p>If this locality is required to provide further land for housing and local facilities in the Local Plan Strategy, it is considered that this site should be given further consideration for inclusion in the Local Plan Strategy</p>
<b>TOTALS</b>			<b>64</b>	<b>900</b>	<b>0</b>	



**Cheshire East Local Plan Strategy  
Sites for HRA and SA  
March 2015 Gorsty Hill**



**Sub.1134 Gorsty Hill**



**Cheshire East Local Plan Strategy: Initial Evaluation of Sites adjacent to the Green Belt/settlement boundaries of the Principal Towns; Key Service Centres and Local Service Centres to explore their development potential: Site Proforma**

<b>Site Address</b>	<b>Gorsty Hill/ Wychwood Villlage Extension</b>
<b>SHLAA Ref/Site Ref number</b>	4027
<b>Site visit date</b>	12/3/2015
<b>Origin of site (Town Strategy/Non-Preferred site/Omission site)</b>	<p>Site J in Possible Additional Sites Suggested by Developers and Land Interests [BE 104].</p> <p>Non Preferred Site – Site NPS5 in Local Plan Strategy [SD 16].</p> <p>Local Plan Strategy Submission Version representation SUB1134 (Omission site).</p>
<b>Site description</b>	<p>This greenfield site is a former golf course, which was in active use until early in 2013. Prior to the construction of the golf course it was in agricultural use and contains several former sand pits, some of which survive as ponds.</p> <p>It is about 64 hectares in size and lies in open countryside 6km south-east of Crewe. The site envelopes the north, west and south sides of Wychwood Village (a development of some 315 dwellings and includes a Village Hall, a former Golf Clubhouse and a Country Park), and is located south of the village of Weston. It is bounded by the A531 on its south and north-west sides, Snape Hollow and Snape Bank Farm to the north and to the south east is Balterley Mere and the settlement of Gorsty Hill (which is mainly within the Borough of Newcastle under Lyme, Staffordshire).</p> <p>The land is undulating and bordered by trees, hedges and fencing. The landscaping works carried out for the golf course have created, by their nature, a series of linear features enclosed by new planting and minor landforms. Particular features are the roadside planting areas and the retained and replanted hedge on the north-west side of Wychwood Village.</p>
<b>Site area and dwelling capacity</b>	64 hectares; up to 900 dwellings and community facilities, as proposed by the site promoter (see below).
<b>Constraints</b>	Land included in Cheshire East Open Space Assessment as golf course. Ponds, trees, public rights of way (FP

	Weston 4 and 5), major overhead power lines, gas pipeline consultation zones.
<b>Current policy designation i.e. GB/Open space/ Strategic Site, safeguarded</b>	<p>Housing commitment in Crewe and Nantwich Replacement Local Plan 2005 policy RES1. Item 14 in appendix 7.1 identifies that there were 474 dwellings remaining to be built at that time, but these have now been built or are under construction. The site adjoins open countryside and Green Belt.</p> <p>In the Cheshire East Local Plan Strategy Submission Version [SD 001] the site is within the Proposed Green Belt Broad Area of Search under policy PG3 (7). Paragraph 8.52 states:  “The identification of Crewe as a spatial priority for growth brings significant opportunities, but also some threats. As Crewe grows to fulfil its potential it will become increasingly important to maintain the distinctive identity of the other settlements within the area of search and to prevent them merging into a Greater Crewe urban area.”</p>
<b>Previously developed land? (PDL)</b>	Greenfield
<b>Background site history &amp; Current apps</b>	<p>The golf course was constructed at the same time as Wychwood Village, as part of the overall development scheme. Wychwood Park, located on the opposite side of the road, also had a golf course built with it; the original proposal was for the two housing areas and two golf courses to be built. It was never envisaged that the golf course would become a housing area.</p> <p>14/5671N - Current application for 900 dwellings, employment development, primary school, recreation facilities, supporting retail development, and landscaped open space to complement the new development and the existing Country Park. The application is supported by an environmental statement.</p> <p>Site J in the Possible Additional Sites Consultation Document [BE104].  The site received the following representations in the consultation carried out on the alternative sites [BE105]:  620 representations by 601 people, 9 Support, 601 Object, 10 Comment.  The representations include the following points:</p> <ul style="list-style-type: none"> <li>• Gorstyhill Golf Club was part of the original design brief for the area and part of the planning permission for Wychwood Village and Wychwood Park. It was intended to centre housing within a country park, lessening the impact, offering a sense of open countryside.</li> </ul>

	<ul style="list-style-type: none"> <li>• Section 106 Agreement and restrictive covenants state that across both sides of Wychwood (Village and Park), no more than 725 dwellings can be built, i.e. only 9 remain.</li> <li>• Works resulting in loss of light are prohibited on the golf course.</li> <li>• Road infrastructure already strained especially on the A531 and A500 – village roads are already rat runs. Queues will worsen. Significant traffic noise.</li> <li>• Site is not sustainable – limited bus service, bus stop is not accessible via any public footpath; local roads unsafe for pedestrians; would encourage car use;</li> <li>• No services on site; limited services proposed; does not easily link with existing settlements.</li> </ul> <p>Non Preferred Site 5 in Local Plan Strategy [SD 16]. The site was not progressed because there are other, more appropriate sites, with fewer constraints and better access to services, facilities and the transport network that are capable of meeting housing and other development needs. In addition, the development of the site would result in the permanent loss of a recreational area, in the form of a golf course.</p>
<p><b>Reps received Matter Statement No.'s &amp; summary of issues raised/development proposed</b></p>	<p>Local Plan Strategy Submission Version representation SUB1134 made by Freeths LLP (ID reference 799940; Matter Statement M15.014) :</p> <p>The representation states that there is a compelling justification for developing the Gorstyhill lands in preference to the proposed South Cheshire Growth Village CS37 at Crewe Hall. It is stated that the Gorstyhill development provides a unique opportunity to provide a highly sustainable new settlement, in a manner that will render the two existing communities at Wychwood Park and Wychwood village significantly more sustainable.</p> <p>The representation seeks the deletion of Site CS 37 (South Cheshire Growth Village); and the addition of a new policy designating the Gorstyhill Lands as a new Local Plan Strategy site.</p> <p>The site promoters state that the new policy would identify the Gorstyhill Lands as the 'South Cheshire Growth Village', being a new sustainable settlement forming a 'garden village', which would deliver around 900 new homes, country park enhancement and expansion /open space/playing pitches/green infrastructure, employment/commercial uses, retail, education, community and other complementary land uses over the Local Plan Strategy Period.</p>

	<p>The site promoters also state that the site specific principles of development would include a number of housing clusters each comprising a mix of affordable housing and market housing, the expansion/enhancement of the country park space, the enhancement of public transport links with Crewe (Railway Station/centre) to benefit the garden village itself and pre-existing settlement(s), respect for amenity of pre-existing village core, and high quality landscape design.</p>
<p><b>Is the site viable/deliverable?</b></p>	<p>According to the Draft Core Strategy CIL and Viability Assessment [BE042] this site is located within an area of the Borough where residential development is considered to be viable.</p> <p>The site adjoins an established residential area at Wychwood Village but is remote from services and facilities. The nearest primary school is in Weston 1.7 km to the north west and the nearest secondary school is in Crewe. There are only limited retail facilities in Weston and the nearest facilities are available in Crewe, 6km to the north-west. Houses in this area are popular with both housing developers and new house buyers, but the lack of facilities would deter purchasers. The development could be large enough to provide some facilities for existing and proposed residents, as stated by the site promoters.</p>
<p><b>Is the site potentially developable within the Plan period; available and achievable?</b></p>	<p>The representation states that the site is pre-landscaped and engineered and lacks constraints to development. Comparison is made to the South Cheshire Growth Village CS37 in the representation.</p>
<p><b>Infrastructure issues (including highways)</b></p>	<p>Road access would be from the existing roundabout junction on the A531. Consultation is taking place with the highway authority on the planning application (14/5671N). There is a formal objection to the planning application from Sport England based on the loss of recreation facilities.</p>
<p><b>HRA considerations</b></p>	<p>The site has not yet been subject to a HRA.</p>
<p><b>SA considerations</b></p>	<p>The Local Plan Strategy Submission Sustainability (Integrated) Appraisal [SD003] (SA) contains information relating to this site as follows:</p> <p>In relation to Site J in Possible Additional Sites Suggested by Developers and Land Interests [BE 104, page 157]:  'This greenfield site, of about 64 ha, envelopes the north, west and south sides of the Wychwood Park Development, between the village of Weston to the northwest and around 4km from junction 16 of the M6 to the northeast. The indicative proposal envisaged for this site was for the</p>

	<p>delivery of around 1,000 homes.</p> <p>The site's development as envisaged was found likely to have an overall positive effect in terms of its ability to deliver SA Objective 20 (education, training, jobs and employment opportunities as the development is anticipated to meet the objectives set out in the Rural Proofing Assessment and contribute towards the achievement of the Vision and Objectives of the Local Plan relating to this SA Objective. The site is also within recommended distances to some education facilities.</p> <p>Overall negative effects were identified for SA Objectives: 10 (pollution); 11 (biodiversity and geodiversity); 12 (heritage, landscapes and townscape); and 15 (minerals provision).</p> <p>With regard to pollution, development of the site was considered to result in a potential increase in vehicle emissions which may reduce air quality and development could affect water quality in the area. With regard to SA Objectives 11 and 12, the site would result in the loss of: greenfield land; particular landscape and historic landscape characters; potentially designated flora and fauna housed in a pond on-site. The site is also close to a Site of Biological Importance (SBI). With regard to SA Objective 15, the site lies partly within an Area of Search for minerals.</p> <p>In addition, an overall very negative effect on the delivery of SA Objective 2 (sustainable access to jobs services and facilities) was found as the site significantly fails to meet accessibility standards for existing services, facilities, open space and jobs.</p> <p>(Extracted from page 160 Table 6.1):</p> <p>'Site J - Gorsty Hill Golf Course The site has not been progressed because there are other, more appropriate sites, with fewer constraints and better access to services, facilities and the transport network that are capable of meeting housing and other development need.'</p>
<p><b>Conclusions &amp; recommendations</b></p>	<p>The proposal is for 900 dwellings and community facilities. The site is located in the open countryside, as identified in the Borough of Crewe and Nantwich Replacement Local Plan 2011. The golf course was first established as part of an overall development scheme for Wychwood Village, and it was not envisaged that the course would become a housing area.</p> <p>If there is a requirement to provide further land for housing in the Local Plan Strategy it is considered that this site should be given further consideration for inclusion in the</p>

	<p>Local Plan Strategy for housing.</p> <p>The site is being actively promoted in the Local Plan Process therefore it should be subject to Sustainability Appraisal to demonstrate that all reasonable alternatives have been assessed.</p>
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