

Cheshire East Local Plan

Site Allocations and Development Policies Document

Strategic Green Gap Boundary Definition Review [ED 08]

August 2020

Contents

1. Introduction.....	1
Local Plan Strategy Strategic Green Gap Policies	1
2. Scope of Boundary Review	2
Issues Paper and Responses	2
HS2 Safeguarded Land.....	3
3. Review Methodology	4
4. Strategic Green Gap Boundary Review.....	7
i Willaston/Wistaston/Nantwich/Crewe Strategic Green Gap	7
ii Willaston/Rope/Shavington/Crewe Strategic Green Gap	11
iii Crewe/ Shavington/Basford/ Weston Strategic Green Gap	15
iv Crewe/Haslington Strategic Green Gap.....	17
5. Conclusion.....	19
6. Appendices.....	20
Appendix 1: Extract from LPS Fig 8.3 of the Strategic Green Gaps	20
Appendix 2: SADPD issues paper (Summary of consultation responses)	21
Appendix 3: First Draft SADPD (Summary of consultation responses).....	24
Appendix 4: Publication Draft SADPD (Summary of consultation responses)	27
Appendix 5: Proposed Strategic Green Gap Boundaries.....	29

1. Introduction

- 1.1 This document sets out the methodology to define the detailed boundaries of the Strategic Green Gaps (“SGG”) [ED 08] in Cheshire East through the Revised Publication Draft Site Allocations and Development Policies Document (“SADPD”) [ED 01].
- 1.2 Documents referenced with the ‘ED’ prefix are available to view in the Revised Publication Draft SADPD consultation library.

Local Plan Strategy Strategic Green Gap Policies

- 1.3 Strategic Priority 3 of the Local Plan Strategy (“LPS”) highlights the importance of maintaining and enhancing the character and separate identities of the Borough’s towns and villages. LPS Policy PG 5 defines the areas between Crewe and Nantwich, and between Crewe and its surrounding villages situated to its south and east, as Strategic Green Gaps. These are shown on Figure 8.3 of the LPS (pg. 69), which has been attached to this report in Appendix 1. Point 2 of Policy PG 5 states that *“the detailed boundaries of the Strategic Green Gaps will be defined through the Site Allocations and Development Policies document and shown on the Adopted Policies Map”*.
- 1.4 LPS Policy PG 5 aims to prevent the coalescence of settlements, protect their setting and separate identity and retain the open land between them. It carries forward and refreshes saved Policy NE.4 (Green Gaps) of the Crewe and Nantwich Borough Local Plan.
- 1.5 Evidence to justify the broad extent of Strategic Green Gaps in the LPS was set out in a report entitled ‘New Green Belt and Strategic Open Gap Study’, Envision, 2013¹.
- 1.6 Whilst the principle and broad locations of the Strategic Green Gaps have been confirmed through the LPS, the precise boundaries of these Gaps now need to be identified through the Publication Draft SADPD, in line with Point 2 of LPS Policy PG 5.

¹ https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/research_and_evidence.aspx

2. Scope of Boundary Review

2.1 The LPS Inspector's Report on the Examination of the LPS², expresses support for the identification of the Strategic Green Gaps. The Inspector confirmed that the general extent of the Strategic Green Gaps has been addressed in the LPS supporting evidence and that the purpose and proposed approach to the designation of Strategic Green Gaps within the area to the south, east and west of Crewe was appropriate, fully justified, effective, positively prepared, soundly based and consistent with national policy. He confirmed that the detailed boundaries would be subsequently addressed through the SADPD. The definition of detailed boundaries is therefore a limited exercise that does not involve a review of whether the land shown as broadly comprising the Strategic Green Gap in the LPS should continue to form part of it.

Issues Paper and Responses

2.2 The council invited views on a SADPD Issues Paper³ between February and April 2017. On the matter of Strategic Green Gaps (Issue 7), it suggested that detailed boundaries be drawn so that they follow identifiable, physical features on the ground that are likely to be permanent and also follow, as closely as possible, the extent of the hatched areas identified in Figure 8.3. A wide range of views were received,⁴ including those in Table 1 below, against which a short response has been given:

Summary of response	Council response
A number of responses expressed views about the content and application of the Strategic Green Gap policy. This included the view that the council should consider the establishment of new Green Belt around Crewe.	These representations are seeking to re-open matters that have been settled through the LPS and therefore fall outside the scope of the additional work required through the SADPD which is to define detailed Strategic Green Gap boundaries.
The Strategic Green Gap boundaries should be considered alongside settlement boundary work.	The Council agrees with this point and this is reflected in the approach towards Strategic Green Gap boundary definition set out below.
The Green Gap boundary work should consider the role, function and performance of land in terms of meeting Strategic Green Gap policy objectives.	The general extent of the Strategic Green Gaps has been considered and settled through the LPS process. The extent of work required to define detailed boundaries should be proportionate to that task. It does not open up an opportunity to review the broad extent of the designated areas or necessitate a comprehensive review to determine

² <http://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/celps-inspectors-final-report.pdf>

³ <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sadpd/issues>

⁴ The Issues Paper Report of Consultation (July 2017) is available at https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/site_allocations_and_policies.aspx

	whether the land shown generally falling within the Strategic Green Gaps should be re-assessed and rated against Strategic Green Gap purposes. However, in identifying an appropriate boundary, a check has been undertaken to determine whether it has enclosed land that does not contribute to Strategic Green Gap purposes. This is reflected in the methodology below.
Land should be excluded from the Strategic Green Gap to ensure that future development land is made available.	This is unnecessary and unjustified. The definition of detailed Strategic Green Gap boundaries is not being driven in any way by the need to provide further development sites.

Table 1: Summary of Strategic Green Gap Responses

- 2.3 A more detailed summary of the responses made to the SADPD Issues Paper in relation to the definition of the Strategic Green Gap can be seen in Appendix 2.
- 2.4 The Council carried out the First Draft SADPD consultation between 11 September and 22 October 2018. A summary of the responses on Policy PG 13 'Strategic green gap boundaries' can be seen in Appendix 3.
- 2.5 Consultation then took place on the initial Publication Draft SADPD between 19 August and the 30 September 2019. A summary of the responses on Policy PG 13 'Strategic green gap boundaries' can be seen in Appendix 4
- 2.6 Further details on consultation responses received and how the main issues have been taken into account can be seen in the Consultation Statement [ED 56].

HS2 Safeguarded Land

- 2.7 Some land within the SGG is covered by a HS2 Safeguarding Direction. It is not considered that the existence of this Direction is something that affects the definition of the SGG boundary. The areas covered by HS2 Safeguarding Directions will be shown on the adopted policies map, however the most up to date safeguarding information and maps for HS2 can be found at: <https://www.gov.uk/government/collections/safeguarding-information-and-maps-for-hs2>

3. Review Methodology

- 3.1 For the purposes of carrying out work to define detailed boundaries and to make the description and justification of the proposed boundaries clearer to follow, the broad outer limits of each of the four Strategic Green Gaps was divided into 20 boundary sections. The four Strategic Green Gaps are listed in LPS Policy PG 5 as:
- i. Willaston / Wistaston / Nantwich / Crewe;
 - ii. Willaston / Rope / Shavington / Crewe;
 - iii. Crewe / Shavington / Basford / Weston; and
 - iv. Crewe / Haslington.
- 3.2 The starting point was to review the existing Strategic Green Gap boundaries as defined on the Crewe and Nantwich Borough Local Plan (“CNBLP”) Proposals Map and amended through the removal of the sites illustrated by the purple hatched areas on LPS Figure 8.3. This includes sites that had been allocated through the LPS, sites that had been developed since the adoption of the CNBLP, or had been granted planning permission for 10 or more dwellings/1,000 sq.m. floorspace up to the later part of 2016.
- 3.3 In total there are 11 purple hatched areas on LPS Figure 8.3. Three of the purple hatched areas are strategic allocations in the LPS – LPS 6 Crewe Green, LPS 7 Sydney Road and part of LPS 8 South Cheshire Growth Village. At the base date of 31.03.20, only one strategic site, LPS 7 Sydney Road, received reserved matters approval for 240 residential dwellings (18/4050N). However, as the reserved matters approval only relates to part of the strategic site allocation, and there are no large areas of open space proposed on the boundary, no amendments have been proposed to this part of the Strategic Green Gap boundary. .
- 3.4 The remaining purple hatched areas consist of sites that have been developed or granted permission. Some of those that were granted permission have since reached the detailed stage of “Reserved Matters”, and were therefore reviewed to establish how their developable and proposed open space areas affected the Strategic Green Gap boundary and if adjustments needed to be made. Further details of how the boundary of these purple hatched areas have been amended can be seen within Tables 2-5 of this Report.
- 3.5 Where the broad extent of the Strategic Green Gap coincides with a settlement boundary (as identified through the SADPD Settlement Boundary Reviews) for Crewe [ED 28], Nantwich [ED 38], Shavington [ED 42], Haslington [ED 32], or the settlement boundary for Weston defined in the made Weston and Basford Neighbourhood Plan⁵, the Strategic Green Gap boundary has been amended to follow the proposed settlement boundary.

⁵ <https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-n-z/weston-and-basford-neighbourhood-plan.aspx>

- 3.6 As detailed in the Settlement Boundary Review reports, there are a number of made neighbourhood plans that contain policies relevant to settlement boundaries. Those neighbourhood plans that have settlement boundaries adjacent to the strategic green gap are as follows:

The Willaston Neighbourhood Plan

The Willaston Neighbourhood Plan was made on 7 December 2017. This defines a settlement boundary for Willaston under policy H4, which is effectively an update of the part of the Crewe settlement boundary falling within the parish of Willaston. In the Crewe Settlement Report [ED 28], a review of the proposed settlement boundary as part of the Revised Publication Draft SADPD was made against the existing boundary in the CNBLP and also the made Neighbourhood Plans of Willaston and Wistaston. Further details can be seen in Section 5 of the Crewe Settlement Report [ED 28].

The Wistaston Neighbourhood Plan

The Wistaston Neighbourhood Plan was made on the 7 December 2017. This defines a settlement boundary for Wistaston under policy H4, which is effectively an update of the part of the Crewe settlement boundary falling within the parish of Wistaston. As with Willaston, further details on the proposed settlement boundary can be seen within the Crewe settlement report [ED 28].

The Stapeley and Batherton Neighbourhood Plan

The Stapeley and Batherton Neighbourhood Plan was made on 15 February 2018 and policy H5 considers the settlement boundary to be that part of the Nantwich settlement boundary falling within the Stapeley Parish. The neighbourhood plan does not amend the Nantwich settlement boundary which remains as defined in the Borough of Crewe and Nantwich Local Plan and amended by the LPS.

Weston and Basford Neighbourhood Plan

The Weston and Basford Neighbourhood Plan was made on 16 November 2017 and policy H4 defines a new settlement boundary for Weston which replaces the boundary defined in the Crewe and Nantwich Local Plan.

- 3.7 Haslington and Shavington are other settlements that lie adjacent to the Strategic Green Gap. Haslington NDP area was designated on the 16 February 2016. As the Plan is currently being prepared there is no indication that settlement boundaries will be defined through the Neighbourhood Development Plan. Shavington NDP is currently undergoing its pre-examination consultation (Regulation 16). The Shavington NDP currently states that it will use the settlement boundary defined within the draft SADPD.
- 3.8 Where the general extent of the Strategic Green Gap did not coincide with a settlement boundary, the Strategic Green Gap boundary was considered against completions and commitments as at 31st March 2020.
- 3.9 The proposed boundaries have been defined along logical, identifiable, physical features on the ground that are likely to be permanent. In circumstances where the Strategic Green Gap boundary coincided with a

settlement boundary this requirement would have already been addressed as part of the Settlement Boundary Review. Identifiable, physical features on the ground include:

- railway lines
- roads
- canals and rivers, brooks
- established hedges
- established woodland
- built development with strong established boundaries
- prominent topography
- public footpaths

3.10 Consideration was also given to whether any adjustment to the SGG boundary was necessary to avoid including land within it that did not serve a SGG purpose as listed in LPS Policy PG 5 (3i-ii), namely:

- i. Provide long term protection against coalescence;
- ii. Protect the setting and separate identity of settlements; and
- iii. Retail the existing settlement pattern by maintaining the openness of land.

3.11 The findings of the detailed boundary definition work are set out in Tables 2-5 of this report, accompanied by maps (Appendix 5) which show the location of the relevant boundary sections and proposed amendments numbered accordingly.

4. Strategic Green Gap Boundary Review

i Willaston/Wistaston/Nantwich/Crewe Strategic Green Gap

The Willaston / Wistaston / Nantwich / Crewe Strategic Green Gap is set out in LPS Policy PG 5 Strategic Green Gaps. The SGG is situated west of Crewe/Wistaston/Willaston urban area and east of Nantwich urban area. The LPS evidence base demonstrates that this land supports an essential gap which helps to prevent the visual and physical merging of Crewe/Wistaston/Willaston and Nantwich.

The proposed boundary amendments recommended below can be seen in Appendix 5 (Map 2) of this Report.

STAGE 1		STAGE 2	STAGE 3	STAGE 4	STAGE 5
Strategic Green Gap section reference	Location of Strategic Green Gap Boundary Section	SADPD Allocations and NP proposed boundaries and site allocations, Open Space Assessment 2012	Settlement Boundary Review findings, and completions/ commitments as at 31.03.20	Description of the existing SGG boundary using physical features on the ground	RECOMMENDED adjustment to the SGG boundary to ensure all land within it serves one or more SGG purpose as listed in LPS Policy PG5 (3i-iii) and follows physical features that are readily recognisable and likely to be permanent
SGG 01	Middlewich Road/ Nantwich Road to Crewe Road (B5338)	The SGG boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations, or Neighbourhood Plan proposed settlement boundaries and site allocations. The boundary is not impacted by any open space in the Open Space Assessment 2012.	This section is not part of a Settlement Boundary Review. The SGG boundary is not impacted by any completions and commitments as at 31.03.20.	The SGG boundary follows Nantwich Road/Middlewich Road between the settlements of Crewe and Nantwich. It excludes a small number of residential properties located along Nantwich Road. The SGG then cuts across part of Alvaston Roundabout and follows the B5334 until it meets the residential property 'Brooklyn'.	It is proposed that there are no changes to this section of the SGG boundary. It is considered that Nantwich Road, Middlewich Road, Crewe Road and the curtilages of some residential properties form a readily recognisable and defensible northern boundary. This gap will provide long term protection against the coalescence of Crewe and Nantwich and protect the setting and separate identity of the settlements.
SGG 02	Middlewich Road to the Railway Line	The SGG boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations, or Neighbourhood Plan proposed settlement boundaries and site allocations. The SGG currently includes within the Open Space Assessment 2012 – Nantwich Cricket Club (N1.1); Peacock Sports Ground (N6.1); and a playing field (N6.2). It excludes Nantwich Cemetery (N1.2) and Highfield Community School Playing Field (N3.1).	The settlement boundary of Nantwich, where the SGG lies adjacent, is proposed to be amended to: <ul style="list-style-type: none"> Exclude Nantwich Cemetery off Whitehouse Lane (N1.2 in the Open Space Assessment 2012). Include the replacement dwelling (P/07/1669) at 181 Crewe Road. 	The SGG boundary runs along the side boundary of the residential property 'Brooklyn' and continues in a southerly direction along the rear curtilage boundary of properties of Sycamore Close, excluding Nantwich Cemetery (N1.2 in the Open Space Assessment 2012). The SGG continues in a southerly direction along the rear curtilage of White House and those properties located in Willow Court. It then follows Whitehouse Lane for a short distance before going around Highfield Community Primary School and playing field (N3.1 in the Open Space Assessment 2012) and then along the rear/side curtilage boundary of properties along Highfield Drive, Birch Close and Birch Lane. The SGG then continues in an easterly direction along the rear curtilage of properties located on Crewe Road until it meets No. 179 Crewe Road. It then goes along the side boundary of this property and heads back in a westerly direction along Crewe Road until it meets No.146 Crewe Road. The SGG then follows in a southerly direction the side curtilage of No.146 Crewe Road and the rear curtilage of those properties located along Gingerbread Lane, Lewis Close and Brunner Grove. The SGG then goes in a westerly direction along a railway track until it meets Newcastle Crossing.	This section of the SGG boundary follows residential development and infrastructure, which is generally a defensible and recognisable boundary which is likely to be permanent. However, it is proposed that the SGG boundary is amended to: <p>2A – Include Nantwich Cemetery located off Whitehouse Lane (N1.2 in the Open Space Assessment 2012). This area contains limited built form and will help retain the existing settlement pattern by maintaining the openness of land. By including this within the SGG and following Whitehouse Lane this is considered to strengthen the potential boundary of the SGG.</p> <p>2B - Exclude the dwelling No. 181 Crewe Road which is proposed to be included within the settlement boundary for Nantwich. The proposed SGG boundary will instead follow the side and rear curtilage of No. 181 Crewe Road which is considered to be a recognisable and permanent boundary.</p>

SGG 03	Railway Line to the property 'Southlands,' Wybunbury Lane	<p>The SGG boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations, or Neighbourhood Plan site allocations.</p> <p>Part of this section covers the Stapeley and Batherton Neighbourhood Plan settlement boundary. The Neighbourhood Plan settlement boundary currently excludes approved permission for one dwelling on land adjacent to The Cedars (14/0622N and 17/4465N); and another dwelling (16/3711N) adjacent to the Woodlands and nearby curtilages.</p> <p>The SGG currently includes within the Open Space Assessment 2012 amenity greenspace (N10.2) on land to the east of Elwood Way.</p>	<p>This section is part of the settlement boundary review for Nantwich, which is proposed to be amended to include:</p> <ul style="list-style-type: none"> • 1 dwelling (14/0622N and 17/4465N) on land adjacent to the Cedars. • 1 dwelling on land adjacent to The Woodlands (16/3711N) and the rear curtilage of existing properties. <p>The existing SGG boundary currently excludes these applications and also additional land surrounding them.</p>	<p>The SGG boundary goes back in an easterly direction along Newcastle Road before heading in a southerly direction along Elwood Way and then London Road. The SGG excludes farm buildings at The Woodland and Holly Cottage. It also excludes The Cedars and land adjacent to the east. The SGG continues along Wybunbury Lane, excluding Spalton Farm, until it meets the curtilage of 'Southlands' which is formed by Cheer Brook.</p>	<p>This section of the SGG boundary follows residential development and infrastructure, which is generally a defensible and recognisable boundary. However, the SGG boundary is proposed to be amended to:</p> <p>3A – Include an area of land located to the east of the approved dwelling (14/0622N and 17/4465N). This area of land was excluded from the SGG and also the settlement boundary in the Crewe and Nantwich Local Plan. This land contains no built form and will help retain the existing settlement pattern by maintaining the openness of land. By including this area of land within the SGG and following the side curtilage of the approved dwelling (14/0622N and 17/4465N) and Wybunbury Lane this is considered to strengthen the potential boundary of the SGG between Nantwich and Willaston.</p> <p>3B – Include an area of land around The Woodlands. It is proposed that the SGG should follow the curtilage of this property and also that of the approved application for 1 dwelling (16/3711N) which is located adjacent. This will help protect the setting and separate identity of the settlements Nantwich and Willaston where the settlement boundaries are less than 700m away.</p> <p>3C - Include Spalton Farm. This is surrounded by open land either side and is being included to maintain the "underdeveloped character" of the SGG in line with Policy PG 5 point 4 iii. This will also result in a stronger and more permanent SGG boundary along Wybunbury Road.</p>
SGG 4	The property 'Southlands' to the railway line	<p>The SGG boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations, or Neighbourhood Plan site allocations.</p> <p>Part of this section covers the Willaston Neighbourhood Plan settlement boundary. The Neighbourhood Plan settlement boundary already excludes areas that has received planning approvals to the rear of Cheerbrook Road but does not exclude the railway line which is located between the rear boundary of properties along Beech Tree Close and Park Road and that of the application for 100 dwellings (17/0539N).</p> <p>The SGG currently excludes within the Open Space</p>	<p>The settlement boundary for Crewe, where the SGG boundary lies adjacent, is proposed to be amended to:</p> <p>Include land to the rear of Cheerbrook Road which has received approval for 100 dwellings (17/0539N) and 20 dwellings (13/3762N) and part of the railway line. This area of land (apart from the railway line), has already been removed from the SGG as illustrated by the hatched area in Figure 8.3 of the LPS.</p> <ul style="list-style-type: none"> • Include land to the rear of 32 Cheerbrook Road which has received full planning permission for 6 houses (18/1352N) • Include land to the rear of 	<p>The SGG boundary goes around the western and northern curtilage boundary of Southlands which is formed by Cheer Brook and continues to follow the brook in a north and north-westerly direction until it meets Cheerbrook Roundabout. The SGG follows the A51 in a northerly direction for a short distance before heading in an easterly direction along the rear curtilage boundary of properties located on Cheerbrook Road. The SGG then heads in a northerly direction along the boundary line for the full application approval of 20 dwellings (13/3762N) and the approval for 100 dwellings (17/0539N). This area of land is that which is hatched in Figure 8.3 in the LPS. The SGG then heads in an easterly and then westerly direction to include part of the railway line.</p>	<p>This section of the SGG boundary follows Cheer Brook, residential development and infrastructure, which is generally a defensible and recognisable boundary. However, the SGG boundary is proposed to be amended to:</p> <p>4A – Exclude part of the railway line located between the rear boundary of properties along Beech Tree Close and Park Road, and the development site for 100 dwellings (17/0539N). This area of the SGG serves no purpose as listed in LPS Policy PG5 (3i-iii). It is considered that a stronger SGG boundary will be created by continuing the boundary line in a northerly direction along the western boundary of the site for 100 dwellings and the existing settlement boundary.</p> <p>4B –Exclude an area of land that is adjacent to the full permission for 20 dwellings (13/3762N) and the permission for 100 dwellings (17/0359N). This area is no longer open land as it has received permission for 6 dwelling (18/1352N) and 5 dwellings (17/5274N) and are proposed to be included within the revised settlement boundary for Crewe.</p>

		Assessment 2012 Willaston Field (N7.1). This open space is located between the existing settlement boundary and the area of land that has received permission for residential development (13/3762N and 14/5825N).	Cheerbrook Avenue which has received approval for 5 dwellings (17/5274N).		
SGG 5	The railway to Colleys Lane	<p>The SGG boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations, or Neighbourhood Plan site allocations.</p> <p>Part of this section covers the Willaston Neighbourhood Plan settlement boundary. The Neighbourhood Plan settlement boundary follows the existing boundary line in the Crewe and Nantwich Local Plan.</p> <p>The SGG is not impacted by any open space in the Open Space Assessment 2012.</p>	No changes are proposed to the existing settlement boundary for Crewe where the SGG lies adjacent.	The SGG boundary heads in a northerly direction along the rear curtilage boundary of properties of Beech Close. The SGG then follows Park Road in a westerly direction before heading in a northerly direction including within it part of the grounds of Willaston Hall. The SGG follows the curtilage boundary of No's 1, 2 and 3 Willaston Court and continues in a northerly direction along Hall Drive. The SGG cuts across Crewe Road and then heads along the rear curtilage of properties along Colleys Lane and Brassey Court. The SGG continues along this lane until it meets No.67 Colleys Lane to which it then follows the side curtilage.	It is proposed that there are no changes to this section of the SGG boundary. It is considered that residential development and infrastructure form a readily recognisable and defensible eastern boundary for the SGG and that the land continues to fulfil all three purposes of the SGG (as listed in LPS Policy PG5 (3i-iii)).
SGG 6	Colleys Lane to land north of Crewe Road to Nantwich Road.	<p>The SGG boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations, or Neighbourhood Plan site allocations.</p> <p>Part of this section covers the Willaston Neighbourhood Plan settlement boundary.</p> <p>The Neighbourhood Plan settlement boundary, at this section, follows the existing boundary line in the Crewe and Nantwich Local Plan.</p> <p>Part of this section also covers the Wistaston Neighbourhood Plan settlement boundary. The Neighbourhood Plan settlement boundary includes those areas of land that are hatched in Figure 8.3 of the LPS.</p> <p>Within the Open Space Assessment 2012, the SGG boundary currently excludes the Crewe Road Allotments (CR32-9); the open space at Eric Swan Site (CR27-4); Wistaston Church</p>	<p>The settlement boundary for Crewe, where the SGG boundary lies adjacent, is proposed to be amended to:</p> <ul style="list-style-type: none"> Exclude all of the Crewe Road Allotments (CR32-9). Exclude all of the open space at: CR27-4 'Eric Swan site'; Wistaston Church Lane Academy and the Wistaston Memorial Hall - CR27-5 and CR27-6 in the Open Spaces Assessment 2012. Include the planning permission for 300 dwellings (17/6042N) excluding the area of open space as this lies adjacent to open countryside. Exclude all of the open space at: the east of Wistaston Brook - (CR23-3 Joey the Swan/Wistaston brook) and CR18-2 Wistaston brook in the Open 	<p>The SGG boundary cuts across Colleys Lane and then down the side curtilage of No.50 Colleys Lane. The SGG heads in a southerly direction along the rear curtilage of properties along Colleys Lane. It then heads in a north-easterly direction behind the rear curtilage of properties along Crewe Road, excluding the Crewe Road Allotments. It then heads in a easterly direction along Sandylanes Park before continuing in a northerly direction to the rear curtilage of properties along Sandylands Park, Minister Court and Abbey Fields. It then follows the playing field boundary for Wistaston Church Lane Primary School (CR27-4) in a northerly direction and continues along the western boundary line of the permission for 300 dwelling (17/6042N) which is the hatched area shown in Figure 8.3 of the LPS. The SGG then follows Wistaston Brook (CR18-2), before following the boundary line of the approval for 150 dwellings (16/6087N) along Wistaston Green Road. The SGG however includes the dwelling and its curtilage located between the two areas to be developed and a small area of land located to the east of Middlewich Road.</p>	<p>In order to create a logical and defensible eastern and northern boundary, it is proposed that this section of the SGG boundary is amended to:</p> <p>6A- Include the Crewe Road Allotments (CR32-9). This area contains limited built form and is considered to maintain the openness of the land. By including this within the SGG and following the rear curtilage of properties along Crewe Road, Church Lane, and Sandylands Park, this is considered to strengthen the potential boundary.</p> <p>6B - Include all of the open space at Eric Swan site (CR27-4); and Wistaston Church Lane Academy and the Wistaston Memorial Hall (CR27-5 and CR27-6). This area contains limited built form and is considered to maintain the openness of the land. By including this within the SGG and following closely the built form of Wistaston Church Lane Primary School and the Memorial this is considered to strengthen the potential boundary.</p> <p>6C – Reduce the hatched area shown in Figure 8.3 of the LPS as this site has since received reserved matter approval for 300 dwellings (17/6042N). The SGG is now proposed to include the areas of open space to the periphery of the reserved matters application.</p> <p>6D – Include all of the open space to the east of</p>

		<p>Lane Academy and the Wistaston Memorial Hall (CR27-5 and CR27-6); Joey the Swan/Wistaston Brook (CR23-3); and Wistaston Brook (CR18-2). There is a small section of open space at Wistaston Brook (CR18-2) that is included within the SGG.</p>	<p>Spaces Assessment 2012.</p> <ul style="list-style-type: none"> • Include the two areas of land north of Wistaston Green Road that have the benefit of planning approval for 150 dwellings (16/6087N), along with a dwelling and its curtilage that lies between the two areas to be developed. This area of land (apart from the existing dwelling and its curtilage) has already been removed from the SGG as illustrated by the hatched area in Figure 8.3 of the LPS. 		<p>Wistaston brook - (CR23-3 Joey the Swan/Wistaston brook) and Wistaston brook (CR18-2) up to Wistaton Green Road. Also include the area of open space between the reserved matters permission for 300 dwellings (17/6042N) and Wistaston Brook, now under construction. These areas are open land and are proposed to be excluded from the revised settlement boundary of Crewe. By including this area of land within the SGG it will help protect the setting and separate identity of Crewe and Nantwich. A readily recognisable SGG boundary will be created by following the edge of a road (Valley Road); and the curtilage boundary of properties along Field Lane, Elm Close, Willow Crescent, and Beech Drive.</p> <p>6E –Exclude a small area of SGG that is located between the housing development for 150 dwellings (16/6087N) and Wistaston Green Road. This small area of SGG is proposed to be included within the revised settlement boundary of Crewe as a readily recognisable boundary will be created by following Wistaston Green Road.</p> <p>6F – Exclude a small area of SGG that is located between the two areas to be developed (16/6087N). This area of land serves no purpose (as listed in LPS Policy PG5 (3i-iii)). A more defensible boundary would be created by continuing to follow Wistaston Green Road.</p> <p>6G –Exclude a small area of SGG located between the application (16/6087N) and Middlewich Road. This area of land serves no purpose (as listed in LPS Policy PG5 (3i-iii)). A more defensible boundary would be created by continuing to follow Wistaston Green Road until it joins Nantwich Road.</p>
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Table 2: Review and Recommendations for Willaston / Wistaston / Nantwich / Crewe Strategic Green Gap

ii Willaston/Rope/Shavington/Crewe Strategic Green Gap

The Willaston / Rope / Shavington / Crewe Strategic Green Gap is set out in LPS Policy PG 5 Strategic Green Gaps. The SGG is situated to the south of Crewe, east of Rope, west of Willaston, and north of Shavington. The LPS evidence base demonstrates that this land supports an essential gap which helps to prevent the visual and physical merging of Willaston, Rope, Shavington and Crewe.

The proposed boundary amendments can be seen in Appendix 5 (Map 3) of this Report.

STAGE 1		STAGE 2	STAGE 3	STAGE 4	STAGE 5
Strategic Green Gap section reference	Location of SGG Boundary Section	SADPD Allocations and NP proposed boundaries, Open Space Assessment 2012	Settlement Boundary Review findings, and completions/ commitments as at 31.03.20	Description of the existing SGG boundary using physical features on the ground	RECOMMENDED adjustment to the SGG boundary to ensure all land within it serves one or more SGG purpose as listed in LPS Policy PG5 (3i-iii) and follows physical features that are readily recognisable and likely to be permanent
SGG 7	From the A500 north across the railway to land east of Wistaston Road south of Crewe Rd/ A534 and west of Rope Lane.	<p>The SGG boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations, or Neighbourhood Plan site allocations.</p> <p>Part of this section covers the Willaston Neighbourhood Plan settlement boundary. The Neighbourhood Plan settlement boundary already includes land to the rear of 11 Eastern Road that has planning approval for 40 dwellings (the area hatched purple in Figure 8.3 of the LPS) but does not exclude part of the adjacent railway line.</p> <p>Within the Open Space Assessment 2012, the SGG boundary currently includes the outdoor sports facility to the north of Tricketts Lane (CR32-3).</p>	<p>The settlement boundary for Crewe, where the SGG boundary lies adjacent, is proposed to be amended to:</p> <ul style="list-style-type: none"> • Include land to the rear of 11 Eastern Road that has planning approval for 40 dwellings (15/0971N) and the railway line adjacent to it. This area of land (apart from the adjacent railway line and a small part of land near to the existing settlement boundary) has already been removed from the SGG as illustrated by the hatched area in Figure 8.3 of the LPS. • Include land north of Moorfields that has the benefit of planning approval for up to 146 dwellings (18/1193N). 	<p>The SGG boundary heads in a northerly direction and follows the rear curtilage of properties along Wybunbury Road, Meadow Close, Oak Bank Close and Green Lane. It then heads in a westerly direction to the rear curtilage of some of those properties along Eastern Road before heading in a northerly direction along the boundary line for the permission for 40 dwelling (15/0971N), which is the hatched area shown in Figure 8.3 of the LPS. There is a small area of SGG left which is located behind No.39 Eastern Road.</p> <p>The SGG then goes back in a westerly and then easterly direction to include the railway line. It then wraps itself around the industrial units on Tricketts Lane before heading in a northerly direction behind the rear curtilage of properties along Wistaston Road to include within it the outdoor sports facility (CR32-3). The SGG then goes in an easterly and then westerly direction around the rear curtilage of properties along Moorfields. It then follows the rear curtilage of properties along Wistaston Road in a northerly direction, and then heads in an easterly direction around the rear curtilage of properties along Crewe Road and Springfield Drive. The SGG then follows the rear curtilage of properties in a southerly direction along Rope Lane until it meets the railway line.</p>	<p>In order to create a logical and defensible eastern and northern boundary, it is proposed that this section of the SGG is amended to:</p> <p>7A - Exclude an area of land located to the rear of properties along Moorfields from the SGG. This area is no longer open land as it has received planning approval for 146 dwellings (18/1193N) and is proposed to be included within the revised settlement boundary of Crewe.</p> <p>7B - Exclude part of the railway line that is located between the existing settlement boundary defined in the Crewe and Nantwich Local Plan and the application for 40 dwellings (15/0971N) from the SGG. This area of land serves no purpose (as listed in LPS Policy PG5 (3i-iii)) and is proposed to be included within the revised settlement boundary of Crewe.</p> <p>7C – Exclude the small area of land that is located between the approved application for 40 dwellings (15/0971N) and the existing settlement boundary defined in the Crewe and Nantwich Local Plan. This small area of land will be surrounded by built development and will serve no purpose as listed in LPS Policy PG5 (3i-iii). It is also proposed to be included within the revised settlement boundary of Crewe.</p>
SGG 8	From the junction of Rope Lane and the railway east along the railway/	The SGG boundary is not impacted by any or Neighbourhood Plan proposed boundaries and site	The settlement boundary for Crewe, where the SGG boundary lies adjacent, is proposed to be amended to include:	The SGG boundary heads in an easterly direction along the railway line and then to the south of an existing depot located off Gresty Lane. The SGG continues along	In order to create a logical and defensible northern boundary, it is proposed that this section of the SGG is amended to:

	Gresty Lane/ Crewe Road to the A500/ B5071 roundabout.	<p>allocations.</p> <p>The SGG is adjacent to LPS3 Basford West. There is a proposed SADPD site allocation to the north of LPS3 (CFS 594 Gresty Road). This proposed SADPD site allocation however does not impact on the SGG boundary as the site is located between LPS 3 Basford West and the existing settlement boundary of Crewe.</p> <p>Within the Open Space Assessment 2012, the SGG boundary currently includes Gresty Green Road Allotments (CR29-2).</p>	<ul style="list-style-type: none"> The built form of site LPS 3 Basford West; ribbon residential development to the east of Crewe Road and to the west of site LPS 3 Basford West; new residential development to the south of Crewe Road; existing residential development along Crewe Road and Gresty Green Road; new residential development to the west of Gresty Green Road and railway lines and existing employment development north of Gresty Lane. 	Gresty Lane and then in a southerly direction along Crewe Road (B5071) until it meets the end property No.248 Crewe Road. It then goes in a south-easterly direction along a brook until it meets a roundabout.	8A - Include an area of land located to the north of Gresty Green Road Allotments and to the south of the existing railway track. This area of land is outside the proposed settlement boundary for Crewe. It is considered that a stronger SGG boundary will be created by following the proposed settlement boundary line along the railway track and will help protect the setting and separate identity of Crewe and Shavington where the gap is narrow at this point.
SGG 14	Weston Lane/ Shavington Hall/ North of North Way across the B5071 to the junction of Rope Lane and Shavington Bypass	The SGG boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations, or or Neighbourhood Plan proposed boundaries and site allocations.	<p>The settlement boundary for Shavington, where the SGG boundary lies adjacent, is proposed to be amended to include:</p> <ul style="list-style-type: none"> The site currently under construction for 53 dwellings (15/4967N) and the development of 79 houses which has been completed (13/1021N) on land to the east of Rope Lane. This area of land for both applications has already been removed from the SGG as illustrated by the hatched area in Figure 8.3 of the LPS. A detached dwelling known as Rose Cottage which is adjacent to the residential site that has been completed (13/1021N). The extant planning permission for 44 dwellings (17/6487N) on land to the rear of 46 Chestnut Avenue. <p>The settlement boundary for Shavington is proposed to exclude Shavington House and the outbuildings located off Crewe Road. These are set in large grounds and relate better to the open countryside, rather than the built form of the settlement.</p>	The SGG boundary cuts across Crewe Road and along the side curtilage of No.197 Crewe Road. It then heads in a southerly direction along the rear curtilage of properties along Crewe Road before heading in a westerly direction along the rear curtilage of properties off Chestnut Avenue and Northfield Place. It then continues around the site for 53 dwellings (15/4967N) and part of the development for 79 houses which has been completed (13/1021N). The SGG includes the property 'Rose Cottage' which is adjacent to the residential development for 79 dwellings that has been completed.	<p>This section of the SGG boundary follows the boundary of residential development which is a defensible and recognisable boundary. However, the SGG boundary is proposed to be amended to:</p> <p>14A – Exclude an area of land located to the rear of properties along Northfield Place and Chestnut Avenue. This area is no longer open land as it has received planning permission for 44 dwellings (17/6487N) and is proposed to be included within the revised settlement boundary of Shavington.</p> <p>14B - Exclude a detached dwelling known as 'Rose Cottage' which is adjacent to the residential site that has been completed (13/1021N). This dwelling is no longer surrounded by open land and is considered to be part of the built-up area of Shavington. The SGG boundary is instead proposed to follow part of the northern curtilage boundary of Rose Cottage which is considered logical and readily recognisable.</p> <p>14C – To amend the hatched area in Figure 8.3 of the LPS to follow closely the built form in the approved reserved matters layout plan (15/4967N). This will exclude an area of land along the northern and eastern boundary which is proposed as a countryside park.</p>

SGG15	Rope Lane, west to land west of Main Road to the junction of Newcastle Road/ Elephant Pub	The SGG boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations, or Neighbourhood Plan proposed boundaries and site allocations.	<p>The settlement boundary for Shavington, where the SGG boundary lies adjacent, is proposed to be amended to include:</p> <ul style="list-style-type: none"> • The 17 dwellings that have been completed (13/0003N) to the north of Main Road. This area of land has already been removed from the SGG (apart from a small strip of land adjacent to 55 Main Road) as illustrated by the hatched area in Figure 8.3 of the LPS. • The 2 dwellings that have been built (P/05/1619) between 27 and 33 Main Road. • The 3 dwellings on land to the rear of 21 Main Road (16/4787N). • The 45 dwellings that has been approved full planning permission (17/2483N) on land at the Elephant and Castle Inn, and the adjacent Blakelow Business Park. • The 29 dwellings that have received outline permission (17/0295N) on land at Shavington Villa. 	<p>The SGG boundary cuts across Rope Lane to go down the side curtilage of no.81 Rope Lane. The SGG then heads in a southerly direction to the rear boundary line of those properties along Burlea Drive before heading in a westerly direction to follow the rear boundary of properties along Main Road. This includes the rear boundary line of the 17 dwellings that have been completed (13/0003N), which are shown as the hatched area on Figure 8.3 in the LPS. The SGG continues along the rear boundary line of properties and then follows, for a short distance, the edge of Main road between properties No.27 and 33 Main Road. The settlement boundary continues to follow the rear curtilage of properties along Main Road until it meets the rear curtilage of Elephant and Castle public house.</p>	<p>In order to create a stronger southern boundary, it is proposed that this section of the SGG boundary is amended to:</p> <p>15A – Exclude land at Shavington Villa from the SGG. This area of land has received outline planning permission (17/0295N) for up to 29 dwellings. Furthermore, it is proposed that this area of land is included in the revised settlement boundary of Shavington.</p> <p>15B – Exclude a very small strip of land that is located between 55 Main Road and the area that received full planning permission (13/0003N) for 17 dwellings. This small strip of land serves no purpose (as listed in LPS Policy PG5 (3i-iii)) and is proposed to be included within the revised settlement boundary of Shavington.</p> <p>15C - Exclude an area of land between 27 and 33 Main Road from the SGG. This area is no longer open land as it has received permission for 2 dwellings that have been built (P/05/1619). Furthermore, it is proposed that this area of land is to be included within the revised settlement boundary of Shavington.</p> <p>15D - Exclude land to the rear of 21 Main Road from the SGG. This small area is no longer open land as it has received permission for 3 dwellings (16/4787N). Furthermore, it is proposed that this area of land is to be included within the revised settlement boundary of Shavington.</p> <p>15E – Exclude land at Elephant and Castle Inn from the SGG which is adjacent to the land that has received permission for 3 dwellings (16/4787N). This is no longer open land as it has received planning permission for 45 dwellings (17/2483N). Furthermore it is proposed that this area of land is to be included in the revised settlement boundary of Shavington. Blakelow Business Park, which is adjacent to the area of land approved for 45 dwellings, is also proposed to be included within the settlement boundary of Shavington and should therefore be excluded from the SGG.</p>
SGG 16	From the Elephant pub on Newcastle Road to the A500	The SGG boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations, or Neighbourhood Plan proposed boundaries and site allocations.	This section is not part of a Settlement Boundary Review.	<p>The SGG boundary follows the rear curtilage of properties along Newcastle Road in a westerly direction and also part of Newcastle Road (excluding 'Southlands' and 'Blakelow House') until it reaches Horse Shoe public house. It then follows the southern curtilage boundary of the</p>	<p>In order to create a stronger southern boundary, it is proposed that this section of the SGG boundary is amended to:</p> <p>16A –Include No.243, 245 and 255 Newcastle Road within the SGG. These dwellings are surrounded by open land and located away from the built-up area of</p>

				public house until it reaches the A500.	<p>Shavington. They are being included to maintain the “underdeveloped character” of the SGG in line with Policy PG 5 point 4 iii. This will also result in a stronger and more permanent SGG boundary along Newcastle Road.</p> <p>16B – Include Southlands within the SGG. This is surrounded by open land and located away from the built-up area of Shavington. This is being included to maintain the “underdeveloped character” of the SGG in line with Policy PG 5 point 4 iii. This will also result in a stronger and more permanent SGG boundary along Newcastle Road.</p> <p>16C – Include Blakelow House within the SGG. This is surrounded by open land and located away from the built-up area of Shavington and Nantwich. This is being included to maintain the “underdeveloped character” of the SGG in line with Policy PG 5 point 4 iii. This will also result in a stronger and more permanent SGG boundary along Newcastle Road.</p>
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Table 3: Review and Recommendations for Willaston / Rope / Shavington / Crewe Strategic Green Gap

iii Crewe/ Shavington/Basford/ Weston Strategic Green Gap

The Crewe / Shavington / Basford / Weston Strategic Green Gap (SGG) is set out in LPS Policy PG 5 Strategic Green Gaps. The SGG is situated to the south of Crewe, north/north east of Shavington, north of Basford, and north/northeast of Weston. The LPS evidence base demonstrates that this land supports an essential gap which helps to prevent the visual and physical merging of Crewe, Shavington, Basford and Weston.

The proposed boundary amendments can be seen in Appendix 5 (Map 4) of this Report.

STAGE 1		STAGE 2	STAGE 3	STAGE 4	STAGE 5
Strategic Green Gap section reference	Location of SGG Boundary Section	SADPD Allocations and NP proposed boundaries, Open Space Assessment 2012	Settlement Boundary Review findings, and completions/ commitments as at 31.03.20.	Description of the existing SGG boundary using physical features on the ground	RECOMMENDED adjustment to the SGG boundary to ensure all land within it serves one or more SGG purpose as listed in LPS Policy PG5 (3i-iii) and follows physical features that are readily recognisable and likely to be permanent
SGG 9	A500/ B5071 roundabout, south along the Shavington Bypass to the railway	The SGG boundary is not impacted by any SADPD Site Allocations, or Neighbourhood Plan proposed boundaries and site allocations. The SSG boundary follows the A500 located to the south of LPS 3 Basford West.	The settlement boundary for Crewe has already been amended as a result of LPS 3 Basford West. This does not impact on the SGG boundary which follows the boundary of the A500.	The SGG boundary follows the A500 until it meets the railway track.	It is proposed that there are no changes to this section of the SGG boundary. It is considered that the boundary is logical and readily recognisable as it is based on infrastructure boundaries. The area continues to provide long term protection against coalescence, whilst maintaining the openness of the land.
SGG10	From the railway along the Shavington Bypass, north along field boundaries to the railway	The SGG boundary is not impacted by any SADPD Site Allocations, or Neighbourhood Plan site allocations. The SGG boundary follows the A500 located to the south of LPS 2 Basford East.	The settlement boundary for Crewe has been amended to include the railway tracks and associated infrastructure and has already been amended as a result of LPS 2 Basford East. This does not impact on the SGG boundary which follows the boundary of the A500.	The SGG boundary follows the A500 and then heads in a northerly direction along the eastern boundary of LPS 2 Basford East until it meets the railway line.	It is proposed that there are no changes to this section of the SGG boundary. It is considered that the boundary is logical and readily recognisable as it is based on infrastructure boundaries. The area continues to provide long term protection against coalescence whilst maintaining the openness of the land.
SGG 11	From the railway west to the B5472	The SGG boundary is not impacted by any SADPD Site Allocations, or Neighbourhood Plan proposed boundaries and site allocations. The SSG boundary has already been amended (as shown in Figure 8.3 of the LPS) to reflect LPS 8 South Cheshire Growth Village.	There are no changes to the settlement boundary. The settlement boundary and strategic green gap boundary (as illustrated in Figure 8.3 of the LPS) has already been amended to follow LPS 8 South Cheshire Growth Village, South East Crewe.	The SGG boundary follows for a short distance part of the railway line and then along the boundary of LPS 8 South Cheshire Growth Village which partly follows existing field boundaries and Jack Lane.	It is proposed that there are no changes to this section of the SGG. It is considered that the boundary is logical and readily recognisable and that the area continues to maintain the openness of the land. LPS 8 site contains site specific principles in relation to open space which include: <ul style="list-style-type: none"> • “b,(i)” - Provision of sufficient open space to the south and east of Hollyhedge Farmhouse; • “m” - A green buffer will be provided between the site and the village of Weston. The boundary follows the strategic site allocation that was approved through the LPS process. At the base date of the 31.3.20 there was no application approved for LSP 8 South Cheshire Growth Village or LPS 2 Basford East to determine the precise extent of the open space which could amend the SGG boundary.

SGG 12	From the B5472 to the A500/A531 roundabout eastwards along the Shavington Bypass to Main Road.	The SGG boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations, or Neighbourhood Plan proposed boundaries and site allocations.	This section is not part of a Settlement Boundary Review. Permission was granted for an Emergency Standby Electricity Generation Facility (17/5420N).	The SGG boundary follows the A5020 in a south-easterly direction and then the A500 in a north-westerly direction until it meets Main Road.	It is proposed that there are no changes to this section of the SGG. It is considered that the boundary is logical and readily recognisable and should endure. In relation to the Emergency Standby Electricity Generation Facility (17/5420N), this was approved for a temporary 25 year period, after which the site shall be decommissioned and restored to agricultural use. Given the temporary use, new screening around the site and limited built form, it is proposed that this area should remain within the Strategic Green Gap.
SGG 13	Main Road Cemetery Road west along Weston Lane to the junction of Weston Lane/ Shavington Hall	The SGG boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations, or Neighbourhood Plan site allocations. Part of this section of the SGG is affected by the Weston Neighbourhood Plan. The SGG is proposed to follow the northern settlement boundary line of Weston as defined within the Neighbourhood Plan.	The settlement boundary for Shavington, where the SGG boundary lies adjacent, is proposed to be amended to include: <ul style="list-style-type: none"> • Permission (18/2079N) for 64 dwellings on land east of Crewe Road. This area of land has already been removed from the SGG as illustrated by the hatched area in Figure 8.3 of the LPS. 	The SGG boundary follows Main Road in a southerly direction and then goes around the rear curtilage of some residential properties located on Whites Lane. It then heads in a southerly direction along part of the conservation area boundary and then a westerly direction along the rear curtilage of properties along Cemetery Road. The SGG then follows the northern boundary of Cemetery Road until it meets Weston Lane. The SGG follows Weston Lane in a westerly direction. It excludes Dairy House, the eastern section of Larch Farm, Oak Farm, some residential properties along Weston Lane and Larch Avenue. It continues along Weston Lane until it meets the side curtilage boundary of No.37 Weston Lane. The SGG goes along the side curtilage of No.37 Weston Lane which then wraps around the rear curtilage of properties along Weston lane to No. 29 Weston Lane. The settlement boundary then travels in a northerly direction to the rear curtilage of properties along Northway before heading in a westerly direction along the side curtilage of No.20 Northway and the rear curtilage of properties along Westway. The SGG then goes around the permission for 64 dwellings (18/2079N) .	In order to create a stronger boundary, it is proposed that this section of the SGG boundary is amended to: 13A - Include the open land immediately west of Main Road between Cemetery Road and Whites Lane. The SGG boundary is instead proposed to follow Main Road which would create a stronger settlement boundary and would also follow the settlement boundary defined within the Weston Neighbourhood Plan. The land in question would protect the settlement pattern by maintaining the openness of the land. 13B – Include Dairy House, The Coach House and associated land and agricultural buildings within the SGG. It is also proposed to include the railway line and Basford Hall Farm to the west of the railway. This had previously been excluded due to permission 14/0256N to convert a barn into two dwellings and an office. This has now lapsed and the farm continues to retain the settlement pattern and maintain the openness. This whole area is being included to maintain the “underdeveloped character” of the SGG in line with Policy PG 5 point 4 iii. This change will also result in a stronger and more permanent SGG boundary along Weston Lane.

Table 4: Review and Recommendations for Crewe / Shavington / Basford / Weston Strategic Green Gap

iv Crewe/Haslington Strategic Green Gap

The Crewe / Haslington Strategic Green Gap is set out in LPS Policy PG 5 Strategic Green Gaps. The SGG is situated to the east of Crewe and west of Haslington. The LPS evidence base demonstrates that this land supports an essential gap which helps to prevent the visual and physical merging of Crewe and Haslington.

The proposed boundary amendments can be seen in Appendix 5 (Map 5) of this Report.

STAGE 1		STAGE 2	STAGE 3	STAGE 4	STAGE 5
Strategic Green Gap section reference	Location of SGG Boundary Section	SADPD Allocations and NP proposed boundaries, Open Space Assessment 2012	Settlement Boundary Review findings, and completions/ commitments as at 31.03.20.	Description of the existing SGG boundary using physical features on the ground	Is any adjustment to the SGG boundary necessary to avoid including land within it that does not serve a SGG purpose as listed in LPS Policy PG5 (3i-iii) and follows physical features that are readily recognisable and likely to be permanent?
SGG17	Where Maw Green Road crosses the railway south to the Crewe Green Roundabout.	<p>The SGG boundary is not impacted by any SADPD Site Allocations, or or Neighbourhood Plan proposed boundaries and site allocations.</p> <p>The SGG boundary has already been amended by two strategic site allocations - LPS 6 Crewe Green and LPS 7 Sydney Road as shown by the hatched areas in Figure 8.3 of the LPS.</p> <p>LPS 6 Crewe Green, and LPS 7 Sydney Road contains site specific principles regarding boundary treatments as they adjoin the SGG, however the details of such buffers and landscaping are as yet unknown and therefore the existing SGG boundary remains unaltered.</p> <p>Within the Open Space Assessment 2012, the SGG boundary currently includes two bowling greens on land off Sydney Road (CR12-13 and CR12-12).</p>	<p>The settlement boundary for Crewe, where the SGG boundary lies adjacent, is proposed to be amended to:</p> <ul style="list-style-type: none"> • Include the site with planning permission for 21 houses (19/3551N) and the rear gardens of Sydney Road. This small area of land forms part of LPS 7 Sydney Road which has already been removed from the SGG as illustrated by the hatched area in Figure 8.3 of the LPS. • Exclude the area of public open space that was provided as part of the development that is now formed by Foxholme Court. A new, strong boundary would be created by the built form of Foxholme Court. This area of land is already excluded from the SGG boundary. • Include the site with planning permission for 12 dwellings at Sydney Cottage Farm and the rear garden of 53 Herbert Street (18/3477N) to align with the southern boundary of Sydney Cottage Farm. • Include the section of Sydney Road that travels north from the Crewe Green Roundabout that is currently excluded from the settlement boundary. This area of land is already excluded from the SGG boundary. 	<p>The SGG boundary follows Maw Lane in a south-westerly direction and then partly around the strategic site allocation LPS 7 Sydney Road which is the area hatched in Figure 8.3 of the LPS. It continues along the site allocation LPS 7 until it meets the rear of No.154 Sydney Road. Where it then heads in a southerly direction along the rear curtilages of No's 150, 154, 156 and 158 Sydney Road.</p> <p>The SGG then wraps itself partly around the properties along Mayfair Drive before going in an easterly direction along the curtilage boundary of properties along Herbert Street and Foxholme Court.</p> <p>The SGG then continues in a easterly direction along Bradeley Road before heading in a southerly direction along the curtilage of Sydney Arms, Sydney Grange, those properties along Bentley Drive, Hunters Lodge Hotel, Brethren's Meeting House, and the side curtilage of No.336 Sydney Road.</p> <p>The SGG boundary then follows the edge of LPS 6 Crewe Green, which is the area hatched in Figure 8.3 of the LPS until it meets Crewe Green Roundabout.</p>	<p>In order to create a stronger boundary, it is proposed that this section of the SGG boundary is amended to:</p> <p>17A - Include the area of open space that was provided as part of the development that is now formed by Foxholme Court, as this area retains the existing settlement pattern and maintains the openness of land. It is not part of the Settlement Boundary.</p> <p>17B - Exclude the area of land which has received planning permission for 12 dwellings at Sydney Cottage Farm and the rear garden of 53 Herbert Street (18/3477N).</p>

SGG 18	Crewe Green Round east to Slaughter Hill and north to Crewe Road	<p>The SGG boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood Plan site allocations.</p> <p>The boundary partly runs alongside land that is allocated for employment development in the Borough of Crewe and Nantwich Replacement Local Plan, some of which has the benefit of planning approval for development and some of which has already been developed.</p>	<p>The settlement boundary for Crewe is proposed to be amended to include:</p> <ul style="list-style-type: none"> all of Crewe Green Roundabout. When the boundary reaches the junction of Crewe Green Roundabout with the Haslington Bypass, it should then follow the new roundabout boundary, in an anti-clockwise direction, until it meets Crewe Road, where it would re-join the existing settlement boundary. <p>This proposed amendment does not impact on the existing SGG boundary.</p>	<p>The SGG boundary partly runs alongside land that is allocated for employment development in the Borough of Crewe and Nantwich Replacement Local Plan, some of which has the benefit of planning approval for development and some of which has already been developed. It continues along the employment allocation until it meets the edge of Rookery Wood. The SGG then follows the edge of Rookery Wood and then the drive that leads to Park Farm. It then heads in a northerly direction along the B5077 until it meets the curtilage of Crewe Cottage.</p>	<p>It is proposed that there are no changes to this section of the SGG. It is considered that the boundary is logical and readily recognisable and that the area helps to retain the openness of the land .</p>
SGG 19	Crewe Road/ Slaughter Hill junction east to the rear of properties on Cloverfields/ Primrose Ave to the junction of Primrose Ave and The Dingle	<p>The SGG boundary is not impact by any LPS Strategic Site Allocations or Neighbourhood Plan proposed boundaries and site allocations.</p> <p>Within the Open Space Assessment 2012, the SGG boundary currently excludes two separate green corridors (H7 and H5).</p>	<p>The settlement boundary for Haslington, where the SGG boundary lies adjacent, is proposed to be amended to:</p> <ul style="list-style-type: none"> Exclude the green corridors (H7 and H5 in the Open Space Assessment 2012) and Shunkers Farm and its curtilage. 	<p>The SGG boundary cuts across The curtilage of Crewe Cottage to join Crewe Road. It continues along Crewe Road in a westerly direction and then along Crewe Green Avenue. It then heads in a northerly direction along the rear curtilage of properties along Cloverfields; The Brambles; Melbourne Grove; and Shelburne Drive. The SGG then goes around a green corridor (H7 and H5 in the Open Space Assessment 2012). The SGG also follows the boundary of Shukers Farm located between the two areas in the Open Space Assessment.</p>	<p>In order to create a stronger boundary, it is proposed that this section of the SGG boundary is amended to:</p> <p>19A – Include the two separate green corridors (H7 and H5) and Shunkers Farm located in-between. This area fulfils two purposes of the SGG, namely protecting the setting and separate identity of the settlement and retaining the existing settlement pattern by maintaining the openness of the land.</p>
SGG 20	Dingle Ave to Clay Lane, to Maw Lane to the railway	<p>The SGG boundary is not impact by any LPS Strategic Site Allocations, or Neighbourhood Plan proposed boundaries and site allocations.</p> <p>Within the Open Space Assessment 2012, the SGG boundary currently includes a sports field and cricket ground (H9).</p>	<p>The majority of SGG 20 has not been subject to a settlement review. The settlement boundary for Haslington is proposed to be amended to include:</p> <ul style="list-style-type: none"> Residential development with full planning permission (14/0009N) to the east of the Dingle and south of Clay Lane To remove the playing fields at The Dingle Primary School from the settlement boundary. <p>These two proposed amendments do not impact on the current SGG boundary where the boundary is located to the north of Clay Lane.</p>	<p>The SGG boundary follows The Dingle in a northerly direction and then along Clay Lane before going back along Maw Green Road until it reaches Fowle Brook.</p>	<p>It is proposed that there are no changes to this section of the SGG. It is considered that the boundary is logical and readily recognisable and that the area maintains the openness of the land.</p>

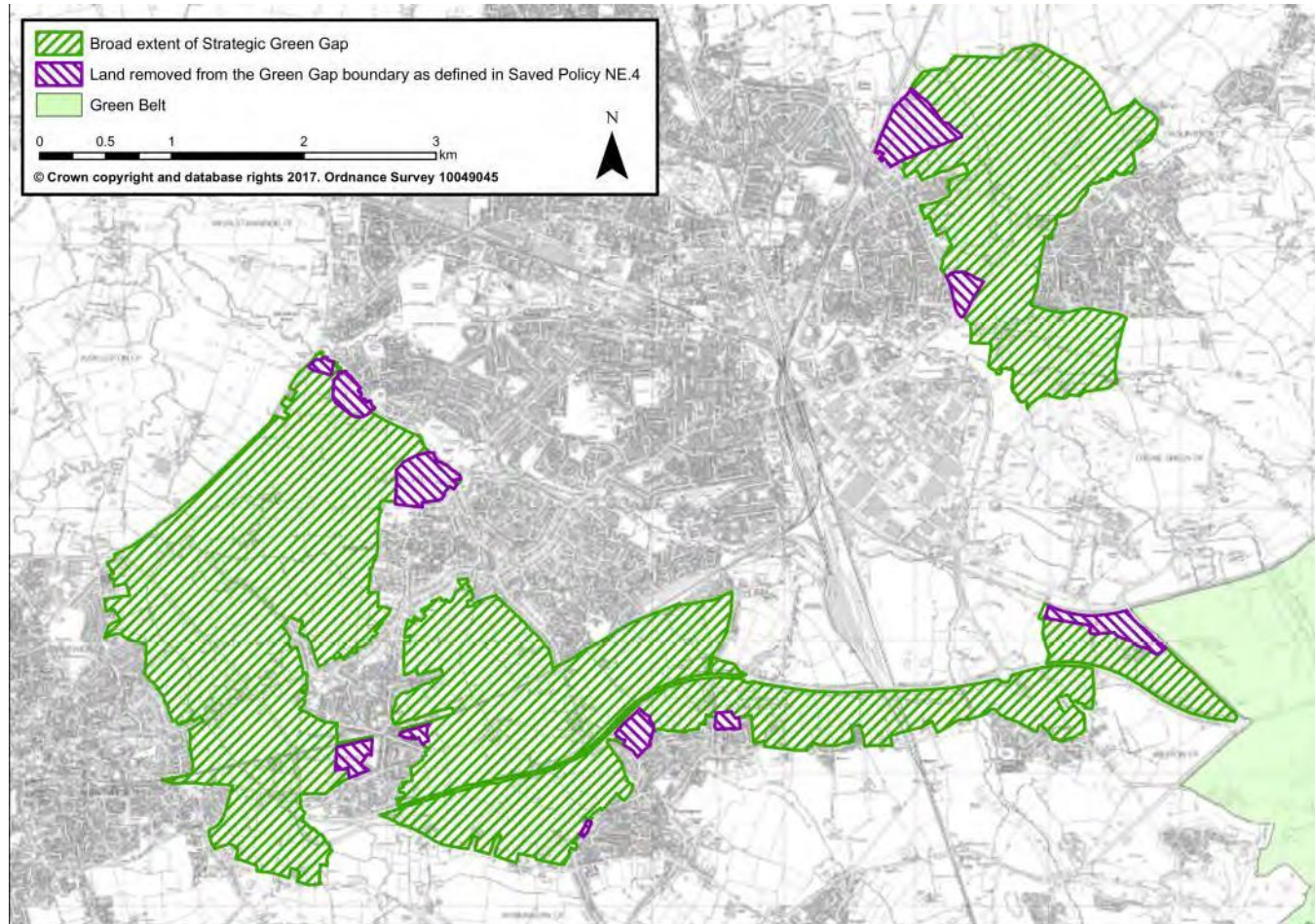
Table 5: Review and Recommendations for Crewe / Haslington Strategic Green Gap

5. Conclusion

- 5.1 This review has sought to establish that all areas included along the boundary of the existing Strategic Green Gaps are justified in fulfilling at least one of the three main functions of the Strategic Green Gaps as set out in Policy PG 5, namely:
- Provide long term protection against coalescence;
 - Protect the setting and separate identity of settlements; and
 - Retain the existing settlement pattern by maintaining the openness of land.
- 5.2 The review has also sought to examine the existing boundaries of the SGG to ensure that in all cases, the boundaries follow clearly recognisable features on the ground that are unlikely to change.
- 5.3 Where it was found that none of the criteria of the SGG were being met, a justification was given and a recommendation was made to remove the area from the Strategic Green Gap and redraw the boundary using the nearest physical features on the ground, namely:
- railway lines
 - roads
 - canals and rivers, brooks
 - established hedges
 - established woodland
 - built development with strong established boundaries
 - prominent topography
 - public footpaths
- 5.4 Similarly where it was found that an area lying adjacent to the SGG did make a contribution to one of the three functions of the SGG, or that an amendment to the boundary would result in a stronger and more permanent boundary, a recommendation to include an area in the SGG was made. The proposed amendments to the precise boundaries are documented in Tables 2-5 of this report and mapped in Appendix 5.
- 5.5 To conclude, the Strategic Green Gaps as set out in LPS Policy PG 5 and mapped in Figure 8.3 of the LPS, have undergone a full and detailed boundary review, taking into account LPS allocations, commitments and completions, settlement boundary reviews, the impact of HS2, Open Spaces Assessment, and made Neighbourhood Plans.
- 5.6 Applying the recommended boundary amendments to the SGG, will ensure that the SGG continues to fulfil the three main purposes and accurately reflects the most recent changes using boundaries that are readily recognisable and likely to be permanent.

6. Appendices

Appendix 1: Extract from LPS Fig 8.3 of the Strategic Green Gaps



Map 1: Strategic Green Gaps in the Local Plan Strategy

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Appendix 2: SADPD issues paper (Summary of consultation responses)

<http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sadpd/issues>

Consultation

An initial consultation on the issues to be addressed through the SADPD was held between 27 February and 10 April 2017. A summary of the responses made to the SADPD Issues Paper relating to the detailed definition of the Strategic Green Gap are set out below.

Question 7: Do you agree that this is an appropriate way forward for defining Strategic Green Gap boundaries and are there any other issues related to Strategic Green Gaps that should be considered?

Key issues raised:

1. The SADPD should refine and define the SGG policy.
2. The SGG policy does not have the policy status of Green Belt and exceptional circumstances test is inappropriate. It is suggested that the definition of the detailed boundaries should be based on recognised and sound planning considerations such as:
 - a. existing and physical characteristics;
 - b. identifying logical and consistent boundaries that follow identifiable features and reflect adjoining development/land-uses;
 - c. recognise sustainable development opportunities (e.g. previously developed land; limited infilling/rounding off; etc);
 - d. reflecting the overall development and spatial strategy of the Local Plan and the requirement for additional land to be available to meet identified development requirements.
3. The definition of the detailed SGG boundaries should not be considered in isolation. Rather, it should be part of an overall exercise which also considers settlement boundaries in the context of the overarching development and spatial strategy
4. The green gap should be reviewed against permissions already granted and that a cumulative assessment is made of the erosion of the Green Gap to date
5. CPRE would recommend CEC considers properly the creation of new Green Belt designation in accordance with Paragraph 82 for these important Green Gaps to be kept permanently open.
6. As a consequence of approved developments there has been a significant reduction in the overall volume of area that was protected under the saved Policy NE4.
7. The Green Gap boundary work should consider the role, function and performance of the land in terms of meeting the objectives of policy PG4a.

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8. The Council should not seek to retain within the Green Gaps (and thus place a restrictive landscape designation upon) land which is not necessary to maintain the strategic gaps between the settlements.

9. Sport England - agrees with the principle of identifying Local Green Gaps as long as they do not prejudice the use of existing sport and recreation areas, or prevent small scale ancillary development that supports the sustainability of that sport/recreation use, or provision of new outdoor sports facilities where they are required to meet an identified need within that community.

10. Neighbourhood Plans should not be provided an opportunity to revisit strategic matters

11. Do not agree that the boundaries should “follow, as closely as possible, the extent of the hatched areas identified in Figure 8.3a that accompanies Policy PG4a in the LPS”. Those boundaries have not been considered or examined by the Inspector in the preparation of the Local Plan Strategy. Therefore it appears that the Council is approaching the strategic gaps from a predetermined starting point, rather than properly considering the detailed boundaries as required.

12. The Nantwich Bypass is a very strong permanent physical boundary

13. CHALC in partnership with Parish Councils in the south of the borough presented alternative Green Gap areas to the Inspector at the Local Plan Inquiry Processes in October 2016. These proposals identify a re-consideration of the Strategic Green Gap including a 'replacement' area that utilises current defined boundaries (A500, Newcastle Road, County Boundaries) to define rural South Cheshire from urban and sub-urban Crewe to both the South and West of Crewe. This offers a robust differentiation of Crewe from Nantwich, of Crewe from Shavington to the South-West of Crewe utilising what remains of the current SGG, and Shavington from Wybunbury and Weston. The SGG is important to ensure important definition between urban and rural village communities, but to also protect important nationally designated areas (NIA: Meres & Mosses, SSSI/RAMSAR site at Wybunbury Moss).

14. A full assessment must be undertaken across the whole of the Green Gap to establish parcels of land that do not perform a Green Gap function. It is critical that a thorough assessment is undertaken to ensure development needs can be achieved without compromising the aims and objectives of Green Gap Policy.

15. It is critical that detailed site surveys (from site visits) are undertaken to establish on the ground the areas that do, and do not perform a Green Gap function.

16. National Trust - There appears to be an overreliance upon physical features in defining the proposed boundaries. A wider understanding of aesthetic and perceptual factors, and how these relate to Spirit of Place, as well as green infrastructure and habitat provision should also inform the Council's approach

17. The boundaries should be considered in the same way that Planning Inspectors – and the Council itself – have considered those areas hatched purple when granting planning permission and allocating sites in terms of whether individual parcels of

land meet the purposes of the Strategic Green Gaps set out in policy PG4a of the LPS.

18. Needs to consider HS2

19. The HBF would anticipate further work is undertaken to justify the extent of the Strategic Green Gap. This study should consider the relative contribution of different parcels of land to maintaining the setting and separate identity of settlements.

20. The purpose of the Green Gap is to ensure that the separation distance between Crewe and its surrounding settlements endures. Therefore, land which comprises logical infill development and which does not erode further the Gap between Crewe and other areas should be excluded.

21. It is also recommended that the mistakes of the past are not repeated and the settlement is not 'shrink wrapped'.

22. The proposed approach is potentially highly restrictive and the LPA has not demonstrated why this policy is necessary.

23. Should the LPA progress with the designation of Strategic Green Gaps we also wish to emphasise that provision must be made to ensure that a sufficient range of development land is available and includes sites suitably located in relation to the existing urban edge of larger centres, such as Crewe, in order to meet future housing requirements. This will require land to be excluded from the Green Gap.

24. The Strategic Green Gap does not need to extend from Sydney Road to Haslington to appropriately prevent coalescence. Following the extent of the hatched area in Policy PG4a will unnecessarily restrain growth to the east of Crewe irrespective of whether the land is wholly necessary for the protection against coalescence and protection of the setting and separation of settlements. With respect to the physical boundary to the east of Crewe, this should be extended to the A34 which acts as a strong physical feature separating the settlements of Haslington and Crewe.

Appendix 3: First Draft SADPD (Summary of consultation responses)

<https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/firstdraft>

Consultation

A consultation on the First Draft SADPD was held between 11 September and 22 October 2018. A summary of the responses made to the First Draft SADPD are set out below.

Key issues raised:

- Repts received for the release of land off Land off Gresty Lane as it does not function as Green Gap
- This policy to be an unnecessary duplication of LPS Policy PG 5, as it does not provide any new criteria.
- This is contrary to the Revised NPPF: Local Planning Authorities should ensure plans 'serve a clear purpose, avoiding unnecessary duplication
- The proposed policy should be amended to allow for the alteration of the green gap when needed, for example when the supply of houses falls below 5 years.
- Support LPS Policy PG 5 and the retention of the Strategic Green Gaps
- This policy should be expanded to allow a review of the existing strategic green gaps in light of the strategic site allocations in the LPS and particularly where those strategic green gaps have been eroded by planning consents granted at appeal.
- Land West of Crewe Road, Shavington should not be in the Strategic Green Gap.
- The Settlement and Infill Boundaries Review [FD06] and Strategic Green Gap Boundary definition Review [FD08] which have been prepared as part of the Council evidence base to justify alteration to boundaries appear to fail to assess reasonable alternative sites other than those that have been allocated or committed. Therefore no consideration has been made to existing sites and the relationship to the physical form of the built environment.
- Land to the north of Shavington should be excluded from the Strategic Green Gap. The detailed settlement and Strategic Green Gap boundary should be re-drawn with the A500 forming the long term defensible boundary to the north of Shavington.

- Land south of Newcastle Road, Willaston should be entirely excluded from the SGG and the boundary should be altered to follow the A500 rather than Cheer Brook.
- The site known as Land at Rope Lane, Shavington represents a suitable and sustainable location for development now and should be allocated for housing in the SADPD. The site should also be removed from the Green Gap and Open Countryside as defined on the draft allocations policies map.
- Hough and Chorlton Parish Council strongly support these Policies. The Parish would like to see the Strategic Green Gap extended further to the South of Crewe to protect the villages within the Parish. In addition, as part of Wybunbury Combined Parishes Neighbourhood Plan we would wish to see this supplemented by Local Green Gaps. This will ensure effective planning control to prevent the coalescence of development between settlements within the Parishes and Crewe.
- The SGG should include no more land than is necessary to prevent the coalescence of Crewe and Haslington having regard to maintaining their physical and visual separation.
- Land north of Sydney Road and land east of Nantwich Road should be excluded from the proposed SGG as it does not maintain the sense of separation.
- Recommended change to the SGG detailed boundary: To be realigned to follow the north side of A500, to the immediate west of the Basford West Site, as far as Crewe Road, and then follow Crewe Road northwards to join up with the proposed detailed boundary west of Crewe Road the exclusion of the Crewe Road site from the Green Gap would not conflict with the purposes relating to boundary definition of the Strategic Green Gap, and would not set a precedent for making changes to the west of the Crewe Road and elsewhere.
- The Nantwich/Willaston/Crewe Green Gap boundary should follow the A51 Nantwich bypass rather than the proposed boundary as the road is a stronger boundary.
- Development of Land at Park Road would have very minimal impact on the function of the Willaston/Wistaston/Nantwich/Crewe Strategic Green Gap.
- In the Weston and Basford area a key strategic green gap is field D1 between Basford East and the South Cheshire Growth Village. This strategic green gap must be maintained in its entirety between these two strategic allocations, the Crewe to Stoke railway line to the north and the A500 Shavington Bypass to the south. Any erosion of this key green gap will be totally unacceptable to the Parish Council and will undermine the strategic principle of the green gap boundaries and Strategic Policy PG 5 and SADPD Policy PG 13. The same principle applies to the Strategic Green Gap separating Weston Village from the A500 Shavington bypass which is extremely narrow and must be retained in its entirety.

- Object to Policy PG 13 which is considered not to be effective, positively prepared, justified or consistent with national policy.
- The boundary of the SGG south of the SCGV (LPS 8) should be revised and informed either by master planning of the village or alternatively should be aligned to the A500 consistent with land at Basford East.
- The map of the Strategic Green Gap south of Crewe, should be extended to the east to provide additional protection to Weston Village, Wychwood Village and Wychwood Park - all of which will be significantly impacted upon by HS2a construction work over the next 10 years and by the HS2a operations in perpetuity.
- The current document does not completely protect the individual villages within the Haslington Parish boundary. No development should take place at the Winterley to Wheelock boundary, the Winterley to Haslington gap and Haslington to Crewe Green Gap. It is imperative that these villages retain their individuality and the protection of the countryside is maintained. Any development be it small or large house dwellings will have a detrimental impact on environment, highways and transport network along with health and wellbeing of the communities.

Appendix 4: Publication Draft SADPD (Summary of consultation responses)

<https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/pubsadpd>

Consultation

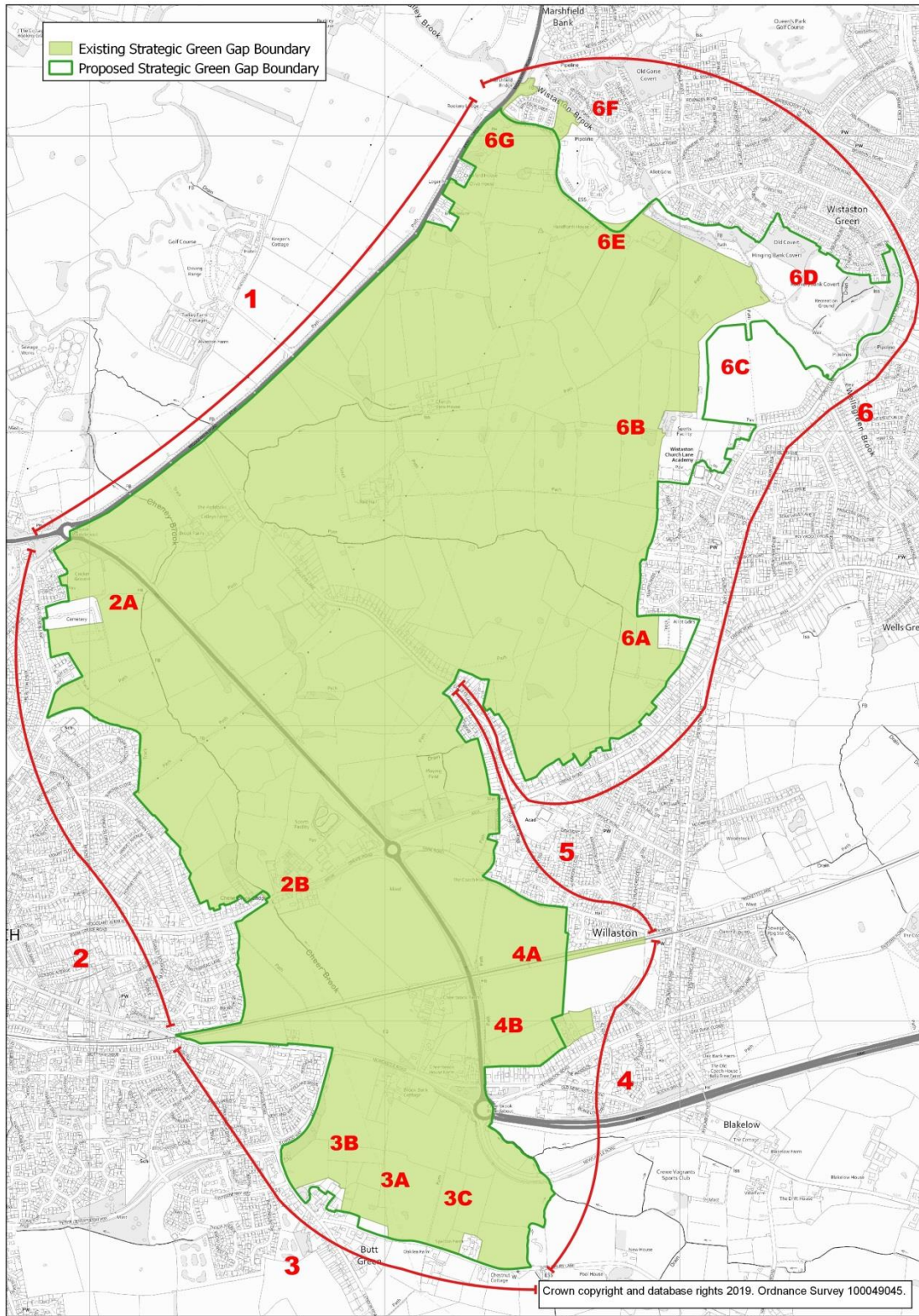
A consultation on the initial Publication Draft SADPD was held between 19 August and 30 September 2019. A summary of the responses made to the initial Publication Draft SADPD are set out below.

Key issues raised:

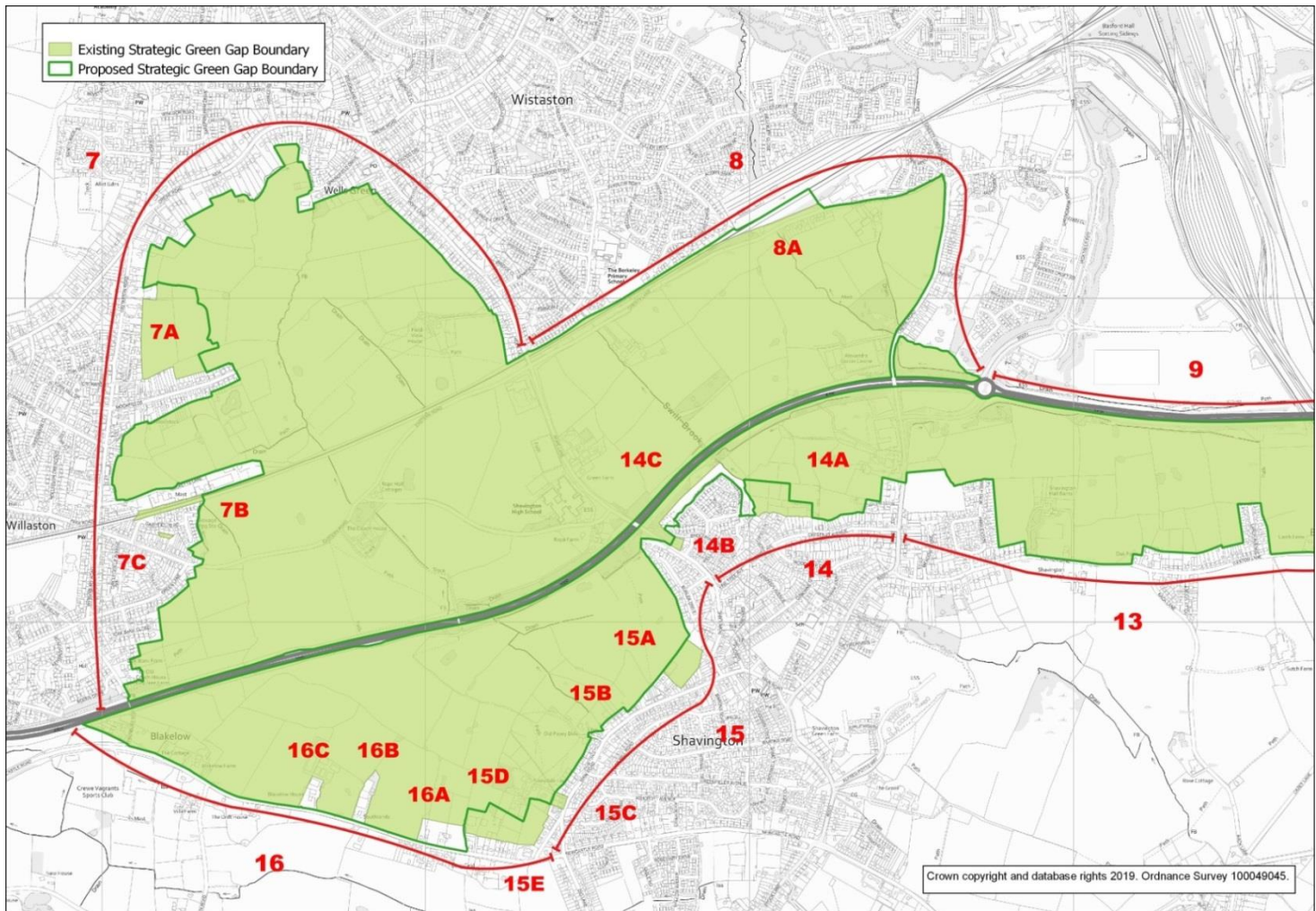
- The Settlement and Infill Boundaries Review (PUB06) and Strategic Green Gap Boundary Definition Review (PUB08) fail to assess reasonable alternative sites other than those that have been allocated or committed. Therefore, no consideration has been made to existing sites and the relationship to the physical form of the built environment. Policy PG13 is therefore considered unsound on this basis.
- The assessment should be reviewing the Green Gap to enable land which does not contribute to the Gap to be excluded.
- The assessment in FD08 does not robustly assess the Green Gap but rather only takes account of permitted schemes.
- The policy is not considered to be effective, positively prepared, justified or consistent with national policy. To make the policy sound, the proposed policy should also be amended to allow for the alteration of the green gap between Crewe and Haslington where needed, for example, when the supply of houses falls below 5 years.
- The Council's approach of following, as closely as possible, the extent of the hatched areas (Figure 8.3 LPS) is fundamentally flawed. Those boundaries were not considered or examined by the Inspector in the preparation of the LPS. It is therefore entirely correct that the detailed boundaries must consider whether the detailed boundaries fulfil the objectives of Policy PG5. The Council's argument against this point is illogical and demonstrates that it has approached the issue incorrectly.
- Any adherence to the boundaries defined in Policy NE4 of the Crewe and Nantwich Local Plan or indicated on Figure 8.3 of the CELPS can only be justified where the objectives of Policy PG5 are fulfilled.
- Unclear of the necessity for Policy PG13 as it appears to just refer to and repeat the policy contained in the LPS.
- On the proposals map, it is suggested a different colour is used to identify these gaps. Certainly when viewed on screen, it is difficult to appreciate the subtly various shades of green, especially given that open countryside, green gap, Green Belt and protected open spaces all overlap.

- Recent appeal decisions concluded that harm would be limited, therefore it is justifiable to release further sites from the Strategic Green Gap
- Remove the following sites from the Strategic Green Gap and allocate them as suitable for housing:
 - Land off Oakleaf Close, Shavington
 - as it no longer meets the purposes of including land within the strategic gap, Allocate for housing in Shavington
 - Land south of Bradeley Hall Farm which represents a suitable and sustainable location for development and will not result in the coalescence of Crewe and Shavington nor impact on the function of the green gap in this area. To make the policy sound, the proposed policy should also be amended to allow for the alteration of the green gap between Crewe and Haslington where needed, for example, when the supply of houses falls below 5 years.
 - Land at Hunters Lodge, Crewe represents a suitable and sustainable location for development and will not result in the coalescence of Crewe and Shavington nor impact on the function of the green gap in this area.
 - Land north of Cheerbrook Road, Willaston (Site 210 in PUB45)
 - Land east of the Nantwich Bypass
 - Two adjoining sites west of Crewe Road, north of the settlement of Shavington.
 - Land south of LPS 8 South Cheshire Growth Village
 - Land at Newcastle Road, Willaston
 - Land to the north of Sydney Road, Crewe
 - Land east of Crewe Road and immediately north of the A500 should be allocated
 - Land associated with Shukers Farm, would form a logical extension of Haslington close to the sustainable facilities of the village, such as the school and cricket club.
 - Land south of Park Road Willaston

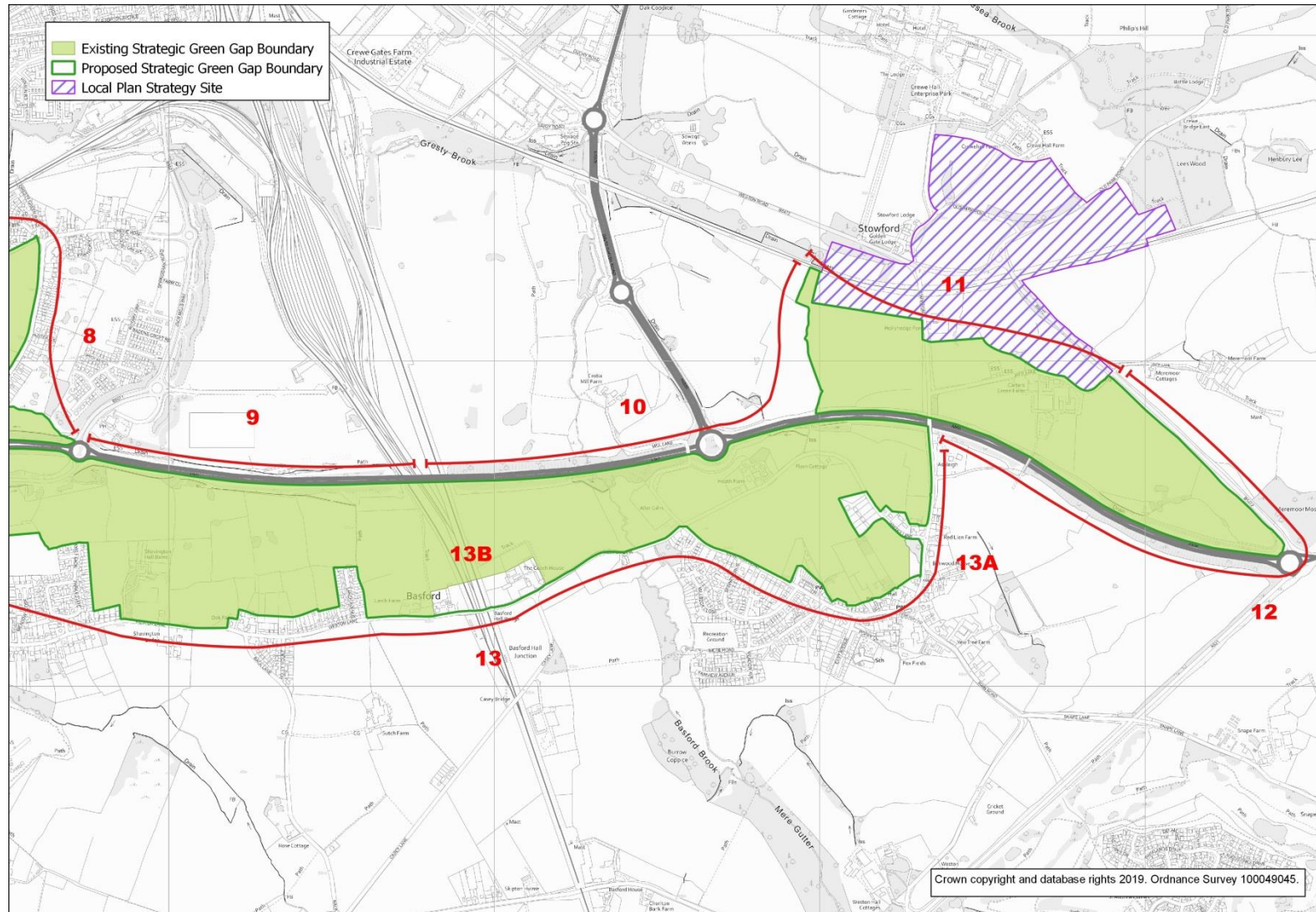
Appendix 5: Proposed Strategic Green Gap Boundaries



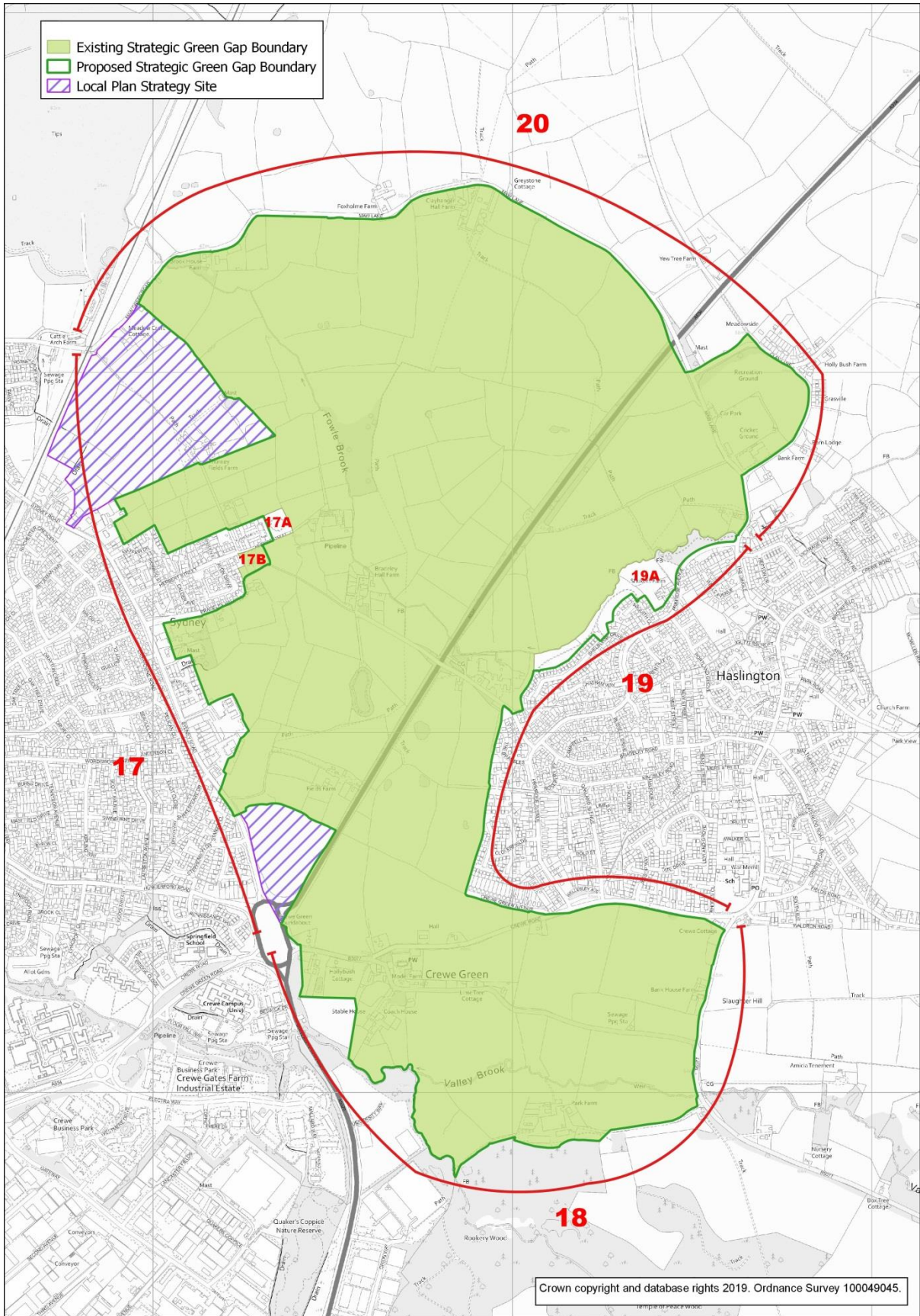
Map 2: Proposed Boundary Amendments i. Willaston/Wistaston/Nantwich/Crewe Strategic Green Gap (Sections 1-6)



Map 3: Proposed Boundary Amendments ii. Willaston/Rope/Shavington/Crewe Strategic Green Gap (Sections 7-8, 14-16)



Map 4: Proposed Boundary Amendments iii. Crewe/Shavington/Basford/Weston Strategic Green Gap (Sections 9-13)



Map 5: Proposed Boundary Amendments to iv. Crewe/Haslington Strategic Green Gap (Sections 17-20)

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