

Cheshire East Local Plan

Site Allocations and Development Policies Document

Alderley Edge Settlement Report [ED 21]

August 2020

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1. Introduction

- 1.1 This report is the Alderley Edge Settlement Report [ED 21]. It brings together several aspects of settlement-based work, carried out to inform the development of the Revised Publication Draft Site Allocations and Development Policies Document (“SADPD”) [ED 01]. The report is split into chapters detailing work carried out for Alderley Edge on the site selection process, retail planning, and the consideration of settlement boundaries.
- 1.2 Documents referenced with the ‘ED’ prefix are available to view in the Revised Publication Draft SADPD consultation library.

2. Alderley Edge

Introduction

- 2.1 Alderley Edge is a village with its own settlement and Green Belt inset boundary, outside which lies Green Belt and open countryside, as defined in the Cheshire East Local Plan Strategy (“LPS”), adopted in 2017. It is identified as a local service centre (“LSC”) in the LPS, and has a 2018 mid-year population estimate of 5,600 people.

Neighbourhood Development Plan

- 2.2 Neighbourhood planning was introduced with the Localism Act 2011 and gives communities new powers to write planning policies through Neighbourhood Development Plans (“NDPs”) and grant planning permission through Neighbourhood Development Orders. Neighbourhood planning provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 2.3 The Alderley Edge Neighbourhood Area was designated on 24 June 2016 and the Alderley Edge Neighbourhood Plan is currently being prepared. An informal consultation on a first draft version of the plan was carried out between 01 August and 12 September 2019 and consultation on the pre-submission draft plan took place between 27 January and 09 March 2020. Further information can be found on the council’s website¹.

Strategy for development in Alderley Edge

- 2.4 The focus for Alderley Edge over the LPS period is for some modest growth in housing to meet locally-arising needs and priorities, and to secure its continuing vitality.

¹ www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-a-f/alderley-edge-neighbourhood-plan.aspx

- 2.5 Within the pre-submission draft Alderley Edge Neighbourhood Plan, the vision is:

“To promote the evolution and growth of Alderley Edge, whilst preserving our unique village culture, identity and character and protecting the quality of life and well-being of the residents, employers, employees and other stakeholders.”

3. Development needs at Alderley Edge

- 3.1 The LPS identifies a borough wide requirement for a minimum of 36,000 homes and 380 hectares of employment land over the plan period, 2010 to 2030 (Policy PG 1 ‘Overall development strategy’).
- 3.2 LSCs are expected to accommodate in the order of 3,500 new homes and 7 hectares of employment land (Policy PG 7 ‘Spatial distribution of development’).
- 3.3 The approach to meeting development requirements in LSCs is set out in a separate paper ‘The provision of housing and employment land and the approach to spatial distribution’ [ED 05]. This paper establishes that housing allocations are not necessary at the LSC tier of the settlement hierarchy and the residual LSC employment land should be provided in Holmes Chapel.
- 3.4 LPS Policy PG 4 sets the policy approach to safeguarded land, and notes that it may be necessary to identify further areas of safeguarded land in the SADPD. The ‘Local service centres safeguarded land distribution report’ [ED 53] considers the disaggregation of the remaining 13.6 ha requirement for safeguarded land across the relevant LSCs to meet the total of 200 ha identified and justified through the LPS evidence base. The disaggregated safeguarded land figure for Alderley Edge is 2.29 ha.

4. Site Selection

- 4.1 This chapter documents the implementation of the site selection methodology (“SSM”) for Alderley Edge, and should be read alongside the SADPD site selection methodology report [ED 07], the Revised Publication Draft SADPD Sustainability Appraisal (“SA”) [ED 03], the SADPD Habitats Regulations Assessment (“HRA”) [ED 04], and the Revised Publication Draft SADPD [ED 01]. It documents all seven stages of the SSM², including recommending sites to be included in the Revised Publication Draft SADPD.

² Stage 1 – establishing a pool of sites; Stage 2 – first site sift; Stage 3 – decision point; Stage 4 – site assessment, sustainability appraisal, and Habitats Regulations Assessment; Stage 5 – evaluation and initial recommendations; Stage 6 –inputs from infrastructure providers / statutory consultees; Stage 7 – final site selection.

Stage 1: Establishing a pool of sites for Alderley Edge

- 4.2 In line with the SSM, a longlist of potential sites was established for Alderley Edge. This pool consists of all sites listed or submitted in the Urban Potential Assessment (August 2015); the Edge of Settlement Assessment (August 2015); the LPS Final Site Selection Reports (July 2016); the LPS examination hearing sessions (October 2016); the Call for Sites (June 2017); the First Draft SADPD consultation (October 2018); and the initial Publication Draft SADPD consultation (September 2019).
- 4.3 A total of 18 sites were identified at stage 1 and this pool of sites is listed and mapped in Appendix 1, with headline figures shown in Table Alderley 1 below

Stage 2: First site sift

- 4.4 The first site sift was carried out to produce a shortlist of sites for further consideration in the site selection process. Sites were removed that:
- cannot accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside (as defined in the LPS) and are not currently compliant with those policies;
 - are not being actively promoted;
 - have planning permission as at 31/03/20;
 - are in use (unless there is clear indication that this will cease);
 - contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield);
 - are LPS safeguarded land; or
 - are allocated in the LPS.
- 4.5 A total of 13 sites were included in stage 2 following the first site sift. These are listed and mapped in Appendix 1, with headline figures shown in Table Alderley 1.

	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
Stage 1	18	1,705	1	0.32
Stage 2	13	997	0	0.00

Table Alderley 1: Alderley Edge sites considered in Stages 1 and 2 of the SSM

Stage 3: Decision point – the need for sites in Alderley Edge

- 4.6 Stage 3 of the SSM is a decision point whereby account was taken of the most up-to-date employment and housing land supply information in LSCs (as at 31 March 2020). As detailed in ¶¶3.1-3.4 of this report, housing allocations are not necessary at the LSC tier of the settlement hierarchy and the residual LSC requirement for employment land is to be met at Holmes Chapel. However,

there is a need to identify sites to meet the remaining requirements for safeguarded land at Alderley Edge.

It is recommended that the site selection process continues in order to identify sufficient sites to meet the 2.29 ha safeguarded land requirement at Alderley Edge.

Stage 4: Site assessment, Sustainability Appraisal and Habitats Regulations Assessment

4.7 Table Alderley 2 shows the remaining sites following the initial site sift (stage 2), which have been considered for safeguarded land in Stage 4 of the SSM, for possible inclusion in the Revised Publication Draft SADPD.

Option ref	Site name	Gross site area (ha)	Number of dwellings	Employment land (ha)	Policy designation ³
CFS130a / FDR1958	Land between Beech Road and Whitehall Brook	5.83	100	0	Green Belt
CFS130b / FDR1958	Land north of Beech Road	3.58	50	0	Green Belt
CFS301 / FDR2235	Land adjacent to Jenny Heyes	0.47	10	0	Green Belt
CFS359 / 400 / FDR1744	Land to the rear of Congleton Road and south of Lydiat Lane	2.43	58	0.3	Green Belt
CFS366 / FDR1747	Land west of Heyes Lane	3.17	78	0	Green Belt
CFS370 / FDR1740	Land east of Heyes Lane	4.87	105	0	Green Belt
CFS394	Land south of Netherfields	2.23	46	0	Green Belt
CFS404 Plot 1	Ryleys Farm, north of Chelford Road	6.67	105	0	Green Belt
CFS404 Plot 2	Ryleys Farm, south of Chelford Road	7.70	121	0	Green Belt
CFS404 Plot 3	Ryleys Farm, west of railway	4.75	74	0	Green Belt
CFS405 / FDR2017	Land at Whitehall Meadow	3.27	90	0	Green Belt
CFS620	Land to the rear of 40 Congleton Road	14.01	200	0	Green Belt
FDR2831	Mayfield, Wilmslow Road	0.35	10	0	Green Belt

Table Alderley 2: Alderley Edge sites considered in Stage 4 of the SSM

³ In the adopted LPS.

- 4.8 These sites are considered further detail in this chapter and are all thought to be in conformity with the LPS Vision and Strategic Priorities.
- 4.9 The sites were assessed in a consistent way:
- Site visits to all sites;
 - Green Belt site assessments for those sites in the Green Belt;
 - Red/amber/green traffic light assessments and site commentary, with non-Green Belt sites considered first; then Green Belt sites that have been previously developed and/or are well-served by public transport; followed by those Green Belt sites making the lowest contribution to Green Belt purposes identified in the GBSAs.
 - Sustainability Appraisal and Habitats Regulations Assessment of all sites for which a traffic light assessment was completed. Information on accessibility can be found in the accessibility assessments, which is also included as criterion 14 in the traffic light assessments
- 4.10 The Green Belt site assessments are shown in Appendix 2 and the traffic light assessments are shown in Appendix 3 of this report. The results of the sustainability appraisal can be found in the Revised Publication Draft SADPD Sustainability Appraisal [ED 03] and the results of the Habitats Regulations Assessment can be found in the SADPD Habitats Regulations Assessment [ED 04].

Stages 5 to 7: Evaluation and initial recommendations; input from infrastructure providers/statutory consultees; and final site selection

- 4.11 Using the SSM, and the iterative⁴ assessment approach, the following sections of this chapter evaluate and assess the candidate sites. The work from each of the stages 5 to 7 of the SSM is presented together for each site.
- 4.12 As set out in ¶¶3.1-3.4 of this report, housing allocations are not necessary at the LSC tier of the settlement hierarchy and the residual LSC requirement for employment land is to be met at Holmes Chapel. However, there is a remaining requirement to identify safeguarded land around Alderley Edge. Therefore, work undertaken at stages 5-7 of the SSM considers the suitability of sites for safeguarded land.
- 4.13 All of the potential sites being promoted around Alderley Edge are in the Green Belt. As set out in the SSM, sites are considered iteratively: non-Green Belt brownfield sites first, followed by other non-Green Belt sites; then Green Belt sites with first consideration given to sites that have been previously-developed and/or are well-served by public transport; followed by other Green Belt sites in accordance with the contribution made to Green Belt purposes. All

⁴ Further details on the iterative assessment approach can be found in the SADPD Site Selection Methodology Report.

Green Belt sites have been subject to a Green Belt Site Assessment (“GBSA”) (Appendix 2) to determine the contribution they make to Green Belt purposes.

Non-Green Belt sites

Brownfield sites

- 4.14 As demonstrated through the Urban Potential Assessment, there are no brownfield sites in Alderley Edge that could be considered as potential sites for allocation in the SADPD.
- 4.15 As defined in the LPS and NPPF, safeguarded land is “land between the urban area and the Green Belt”. As all land outside of the existing Alderley Edge settlement boundary is in the Green Belt, safeguarded land can only be found from those sites currently in the Green Belt.
- 4.16 Following the iterative approach, the next category of sites to be considered is non-Green Belt (greenfield) sites.

Greenfield sites

- 4.17 All potential sites at stage 4 of the SSM for Alderley Edge are currently in the Green Belt. As defined in the LPS and NPPF, safeguarded land is “land between the urban area and the Green Belt”. As all land outside of the existing Alderley Edge settlement boundary is in the Green Belt, safeguarded land can only be found from those sites currently in the Green Belt.
- 4.18 It is clear that Alderley Edge’s requirement for safeguarded land cannot be met from land that is currently outside of the Green Belt; and there is a need to consider Green Belt sites through the SSM.

Green Belt sites

- 4.19 As required by NPPF (¶138), “*where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport*”. Whilst the safeguarding of land does not release it for development, it is nevertheless a potentially significant step towards that end. With that in mind, the implications of this national policy requirement have also been assessed in relation to the release of Green Belt land for safeguarding through the SADPD.
- 4.20 The site assessment criteria set out in the SADPD Site Selection Methodology includes consideration of the brownfield/greenfield status of the land, as well as the availability of public transport, enabling these factors to be fully considered in the site selection. Table Alderley 3 below provides assessments of the brownfield/greenfield status and public transport availability for each site under consideration. These assessments have been carried out in accordance with the detailed traffic light criteria set out in Appendix 2 of the Site Selection Methodology.

Site ref	Site name	Brownfield/greenfield?		Public transport frequency	
		Category	Commentary	Category	Commentary
CFS130a / FDR1958	Land between Beech Road and Whitehall Brook	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Crewe within walking distance.
CFS130b / FDR1958	Land north of Beech Road	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Crewe within walking distance.
CFS301 / FDR2235	Land adjacent to Jenny Heyes	R	The site is greenfield land.	G	There is a commutable rail service to Manchester and Crewe within walking distance.
CFS359 / 400 / FDR1744	Land to the rear of Congleton Road and south of Lydiat Lane	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Crewe within walking distance.
CFS366 / FDR1747	Land west of Heyes Lane	R	The site is greenfield land.	G	There is a commutable rail service to Manchester and Crewe within walking distance.
CFS370 / FDR1740	Land east of Heyes Lane	R	The site is greenfield land.	G	There is a commutable rail service to Manchester and Crewe within walking distance.
CFS394	Land south of Netherfields	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Crewe within walking distance.
CFS404 Plot 1	Ryleys Farm, north of Chelford Road	R	The site is greenfield land.	G	There is a commutable rail service to Manchester and Crewe within walking distance.
CFS404 Plot 2	Ryleys Farm, south of Chelford Road	R	The site is greenfield land.	G	There is a commutable rail service to Manchester and Crewe within walking distance.
CFS404 Plot 3	Ryleys Farm, west of railway	R	The site is greenfield land.	G	There is a commutable rail service to Manchester and Crewe and a commutable bus service to Macclesfield within walking distance.

Site ref	Site name	Brownfield/greenfield?		Public transport frequency	
		Category	Commentary	Category	Commentary
CFS405 / FDR2017	Land at Whitehall Meadow	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Crewe within walking distance.
CFS620	Land to the rear of 40 Congleton Road	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Crewe within walking distance.
FDR2831	Mayfield, Wilmslow Road	A	The site is a mix of brownfield and greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Crewe within walking distance.

Table Alderley 3: Brownfield/greenfield status and public transport availability

- 4.21 All of the available Green Belt sites are well-served by public transport and all except one are greenfield sites. The sites cannot be differentiated based on being well-served by public transport but first consideration is given to site FDR2831 (Mayfield, Wilmslow Road) under NPPF ¶138 by virtue of it being a mixed brownfield/greenfield site.
- 4.22 All Green Belt sites have been subject to a Green Belt Site Assessment (Appendix 2). Following the first consideration of site FDR2831 (as a result of NPPF ¶138), the remaining sites are considered following the iterative approach set out in the site selection methodology. Those making the lowest contribution to the purposes of Green Belt are considered before those making a higher contribution.
- 4.23 Table Alderley 4 below shows the contribution that each site makes to the purposes of Green Belt

Site Ref	Site Name	GBSA contribution to Green Belt purposes
CFS130a	Land between Beech Road and Whitehall Brook	Major contribution
CFS130b	Land north of Beech Road	Significant contribution
CFS301	Land adjacent to Jenny Heyes	Contribution
CFS359 / 400	Land to the rear of Congleton Road and south of Lydiat Lane	Significant contribution
CFS366	Land west of Heyes Lane	Major contribution
CFS370	Land east of Heyes Lane	Significant contribution
CFS394	Land south of Netherfields	Significant contribution
CFS404 Plot 1	Ryleys Farm, north of Chelford Road	Significant contribution
CFS404 Plot 2	Ryleys Farm, south of Chelford Road	Major contribution
CFS404 Plot 3	Ryleys Farm, west of railway	Significant contribution
CFS405	Land at Whitehall Meadow	Major contribution

Site Ref	Site Name	GBSA contribution to Green Belt purposes
CFS620	Land to the rear of 40 Congleton Road	Significant contribution
FDR2831	Mayfield, Wilmslow Road	Significant contribution

Table Alderley 4: Green Belt site assessments summary results

Sites that are previously-developed and/or well served by public transport

4.24 Whilst all of the potential sites in the Green Belt around Alderley Edge are well-served by public transport, there is only one potential site that is a mix of greenfield/brownfield (and none that are predominantly brownfield). This is site FDR2831 (Mayfield, Wilmslow Road) and it is given first consideration as required by NPPF ¶138.

Site FDR2831 Mayfield, Wilmslow Road

Introduction

4.25 This mixed brownfield / greenfield site is 0.35 ha in size and is located to the north of Alderley Edge, north of Horseshoe Lane and east of Wilmslow Road. It is being considered for safeguarded land. The site selection findings are summarised in Table Alderley 5 (stage 4 of the SSM).

	FDR2831 site selection findings
Achievability	<ul style="list-style-type: none"> The site falls into charging zone 5 in the CIL Charging Schedule. The site is a mixed brownfield / greenfield.
Suitability	<ul style="list-style-type: none"> The majority of criteria are green in the traffic light assessment. Those that are amber are considered to be matters that can be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> Neighbouring uses; Highways impact; Ecology impact; Minerals interest; Brownfield / greenfield; Agricultural land; and Distance to existing employment areas. There are two red criteria, which are: <ul style="list-style-type: none"> Settlement character and urban form; and Flooding/drainage issues

Table Alderley 5: CFS132 site selection findings

Stage 5: Evaluation and initial recommendations

4.26 Overall, this site performs fairly well through the site selection process in some areas, but there are a number of issues that would require mitigation measures and there are other issues that may prevent development from coming forwards.

- 4.27 The traffic light assessments of this site show that it performs well in relation to a number of the criteria. The site is in a very accessible location and the accessibility assessment shows that it meets the minimum standard on relation to all but one of the required services and facilities. It is outside of the recommended distance for one of the facilities, with access to a secondary school scoring amber and no criteria scoring red in the assessment.
- 4.28 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place. The site is close to an existing residential area and is adjacent to offices and school playing fields which are compatible with residential uses. The site close to the Crewe branch of the West Coast Mainline but any impacts could be mitigated. It is not envisaged that traffic impact issues would arise but pedestrian access will need to be provided as the pavement does not extend to the site boundary on the eastern side of Wilmslow Road.
- 4.29 There is a low risk that great crested newts may be affected by the development of this but considering the distance between the site and the pond any impacts could be mitigated. The existing building may have potential to support a bat roost. It is likely that any impacts on roosting bats could be mitigated and compensated for using established best practice methodologies.
- 4.30 The site close to a known mineral resource area for sand and gravel but given its size it is unlikely to be viable for extraction. The site scores 'amber' for brownfield / greenfield as it is a mixed site, but there are no preferable brownfield sites that could be allocated instead. The agricultural land quality of this area is grade 3, but it is not known whether this is classed as best and most versatile agricultural land (grades 1, 2 and 3a).
- 4.31 There are two criteria that score red in the traffic light assessments. The site scores red for settlement character and urban form impact. It is not directly adjacent to the settlement boundary. It also scores red for flooding as there are significant parts of the site with a high/medium risk of surface water flooding. There is also an ordinary watercourse running through the site which would need appropriate consideration. Given the issues noted and the small size of the site it is considered that these issues would be difficult to overcome.
- 4.32 These assessments do not reveal any significant issues in relation to landscape; highways access; heritage assets; Tree Preservation Orders; air quality; public transport frequency; contamination issues; or loss of employment land.
- 4.33 The HRA does not identify any issues of relevance to this site. It is more than 8km from the nearest European Site and no potential impact pathways were identified regarding any European site.
- 4.34 A GBSA for site FDR2831 is included in Appendix 2 to this document and the summary GBSA is shown in Table Alderley 6 below.

Consideration	Summary
Potential area for Green Belt release	The area between Wilmslow Road and the prominent tree and hedge lined boundary to the playing fields as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a ' significant contribution ' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is not likely to materially alter the function of the wider Green Belt.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

Table Alderley 6: summary GBSA for site FDR2831

- 4.35 Exceptional circumstances are required to release this site from the Green Belt, which could include:
- i) the inability to meet Alderley Edge's requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
 - ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.
- 4.36 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). There are no other suitable sites in Alderley Edge that make a lower contribution to Green Belt purposes than that could be released instead of FDR2831 (other than CFS301 Land adjacent to Jenny Heyes, which is considered later in this report).
- 4.37 The site performs reasonably well in some areas of the site selection process. It is in a highly accessible location and most issues raised could be mitigated. However, the site is not directly adjacent to the settlement boundary and there are significant flooding/drainage issues to overcome.
- 4.38 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors

considered in the SSM and summarised above, it was considered that this site should not go forward to Stage 6 of the SSM.

Stage 6: Input from infrastructure providers / statutory consultees

- 4.39 Following the appraisal and initial recommendations (stage 5), this site was not considered to be suitable for inclusion in the shortlist of sites for potential allocation and was not included in the list of sites for the infrastructure providers consultation at stage 6.

Stage 7: Recommendation for FDR2831: Mayfield, Wilmslow Road

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

- 4.40 Following the first consideration of site FDR2831 (as a result of NPPF ¶138), the remaining sites are considered following the iterative approach set out in the site selection methodology. Those making the lowest contribution to the purposes of Green Belt are considered before those making a higher contribution.

Sites making ‘no contribution’ to Green Belt purposes

- 4.41 None of the potential sites in the Green Belt around Alderley Edge have been assessed in the Green Belt Site Assessments as making ‘no contribution’ to the purposes of Green Belt.
- 4.42 A review of the Green Belt Assessment Update (“GBAU”) reveals that there are no Green Belt parcels of land around Alderley Edge that make ‘no contribution’ to Green Belt purposes and therefore, there is no potential for any further sites to be found that make ‘no contribution’ to Green Belt purposes.
- 4.43 Alderley Edge’s safeguarded land requirements cannot be met from land that is currently outside of the Green Belt and Green Belt sites making ‘no contribution’ to Green Belt purposes. As a result, there is a need to consider Green Belt sites making a ‘contribution’ to Green Belt purposes.

Sites making a ‘contribution’ to Green Belt purposes

- 4.44 There is one potential site in the Green Belt around Alderley Edge that has been assessed in the Green Belt Site Assessments as making a ‘contribution’ to Green Belt purposes. This is site CFS301 (land adjacent to Jenny Heyes).

Site CFS301 Land adjacent to Jenny Heyes

Introduction

4.45 This greenfield site is 0.47 ha size and is located to the north east of Alderley Edge on Heyes Lane. It is being considered for safeguarded land. The site selection findings are summarised in Table Alderley 7 (stage 4 of the SSM).

	CFS301 site selection findings
Achievability	<ul style="list-style-type: none"> • The site falls into charging zone 5 in the CIL Charging Schedule. The site is greenfield.
Suitability	<ul style="list-style-type: none"> • The majority of traffic light criteria are green. Those that are amber are considered to be matters that could be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> ○ Landscape impact; ○ Highways access; ○ Flooding / drainage issues; ○ Ecology impact; ○ Minerals interest; ○ Agricultural land; and ○ Distance to existing employment areas. • There is one red criterion, which is: <ul style="list-style-type: none"> ○ Brownfield / greenfield.

Table Alderley 7: CFS301 site selection findings

Stage 5: Evaluation and initial recommendations

4.46 Overall, the site performs well through the site selection process, although there are some factors that would require mitigation measures.

4.47 The traffic light assessments of this site show that the site performs well in relation to most of the criteria. It is in an accessible location and the accessibility assessment shows that it meets the minimum standard in relation to most of the required facilities and services. It is outside of the recommended distance for three of the facilities, with access to a primary school, secondary school and child care facility scoring amber in the assessments. None of the facilities score red in the assessments.

4.48 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place. The site is located within a local landscape designation area. However, it is small, not very prominent and is well-screened from the public highway with good boundaries and limited visibility. It does not have a strong visual connection with the surrounding landscape and it is considered that mitigation measures could address any impacts. There is no existing highways access to the site, but an access point could be created to Heyes Lane although very careful consideration would need to be given to visibility given the layout of the highway in this location. The footpath along Heyes Lane crosses Whitehall Brook but then ends immediately afterwards. Heyes Lane is relatively narrow from this point on and provision of an extended footpath as far as the site's vehicular access point

may prove difficult, in which case a pedestrian access point at the far western tip of the site would be required in order to connect with the existing footpath.

- 4.49 Around 40% of the site is within Flood Zones 2 and 3. Within these areas, the sequential test for development would apply, the Environment Agency would need to be consulted and a stage 2 flood risk assessment would be required. In addition, there needs to be an 8m undeveloped buffer to Whitehall Brook which is classed as a main river. The site area in Flood Zone 1 is around 0.28 ha and in the absence of evidence to show that development in Flood Zones 2 & 3 would be appropriate, any development should be restricted to the area in Flood Zone 1. The 8m undeveloped buffer could be provided within the undeveloped part of the site in Flood Zones 2 and 3. If the site were to come forward in the future, a surface water management plan would be required at the planning application stage.
- 4.50 In terms of ecology, any future planning application would require a habitats survey and mitigation measures may be required, particularly the provision of a buffer of semi-natural habitat to Whitehall Brook. As with the Environment Agency's required 8m undeveloped buffer, this ecology buffer could be provided outside of the site area in Flood Zone 1, so would not necessarily reduce the developable area further.
- 4.51 The site is close to a known mineral resources area for sand and gravel but given its size it is unlikely to be viable for extraction. The agricultural land quality of this area is grade 3, but it is not known whether this is classed as best and most versatile agricultural land (grades 1, 2 and 3a). It also scores amber for distance to existing employment areas but this is not unexpected given the nature of Alderley Edge and there are employment opportunities in reasonable proximity which are accessible by public transport.
- 4.52 The site scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead.
- 4.53 The traffic light form assessments do not reveal any significant issues in relation to settlement character and urban form; neighbouring uses; highways impact; heritage assets; TPO trees; air quality; public transport frequency; contamination issues; or employment land loss.
- 4.54 The HRA does not identify any issues of relevance to this site. It is more than 8km from the nearest European Site and no potential impact pathways were identified regarding any European site.
- 4.55 A GBSA for site CFS301 is included in Appendix 2 to this document and the summary GBSA is shown in Table Alderley 8 below.

Consideration	Summary
Potential area for Green Belt release	The area between Heyes Lane, Whitehall Brook, the curtilage boundary to Jenny Heyes and the prominent hedge-lined field boundary as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a 'contribution' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this is unlikely to result in any material impacts for the function of the surrounding Green Belt.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" to Green Belt purposes.

Table Alderley 8: summary GBSA for site CFS301

- 4.56 Exceptional circumstances are required to release this site from the Green Belt, which could include:
- i) the inability to meet Alderley Edge's requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
 - ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.
- 4.57 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). There are no other suitable sites in Alderley Edge that make a lower contribution to Green Belt purposes than that could be released instead of CFS301.
- 4.58 Overall, the site performs relatively well through the site selection process. It is achievable, in a sustainable location and although in the Green Belt, there are no other sites that make a lower or equal contribution to Green Belt purposes that could be released as an alternative. There are some factors identified that would require mitigation (particularly in relation to flooding and ecology), and the developable area of the site would be reduced to enable mitigation to be provided and for any future built development to avoid Flood Zones 2 and 3. Whilst the site could be suitable for safeguarded land, the whole site would need to be released from the Green Belt in order to provide 0.28 ha safeguarded land. The 2.29 ha safeguarded land requirement for Alderley

Edge is significantly larger than this site and as set out later in this report, there is another site (CFS404 plot 1) that is recommended for identification as safeguarded land that is capable of accommodating the entire 2.29 ha requirement for Alderley Edge. Therefore, the release of this site in addition to CFS404 plot 1 would lead to an over-provision against the requirement.

- 4.59 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should go forward to Stage 6 of the SSM.

Stage 6: Input from infrastructure providers / statutory consultees

- 4.60 The consultation responses are summarised below, with a full list also provided in Appendix 5 of this Report.

- CEC public rights of way - all sites should have the requirement for provision of high quality walking and cycling routes where possible.
- Environment Agency – part of the site is within Flood Zones 2 & 3 and any proposed allocation should investigate the issue by a level 2 strategic flood risk assessment. Unobstructed access to the watercourse is required and an 8m undeveloped buffer zone is needed for maintenance and emergency purposes.
- Natural England – no issues noted.
- Network Rail – need to consider the impacts on Alderley Edge Railway Station.
- NHS CCG – The area is serviced by one GP practice and an increase in the number of dwellings would put pressure on the practice.

- 4.61 The Environment Agency's issue with flooding could be dealt with by the restriction of development to the area outside of Flood Zones 2 and 3 as set out in this report. The NHS Clinical Commissioning Group highlight that there is only one GP practice in the area but given the scale of development envisaged at this site, this would not preclude development. Network Rail highlight that there may be a need for contributions to enhance the railway station but this would not preclude development and is appropriate to consider at any future planning application stage.

Stage 7: Recommendation for site CFS301: Land adjacent to Jenny Heyes

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site not be identified for safeguarded land and should remain in the Green Belt.

Other potential sites making a ‘contribution’ to Green Belt purposes

- 4.62 There are no other potential sites being promoted in Alderley Edge that have been assessed in the Green Belt Site Assessments as making a ‘contribution’ to the purposes of Green Belt.
- 4.63 A review of the GBAU reveals that there are no Green Belt parcels of land around Alderley Edge that make a ‘contribution’ to Green Belt purposes and therefore no further potential sites can be identified from land that makes a ‘contribution’ to Green Belt purposes.
- 4.64 Alderley Edge’s safeguarded land requirements cannot be met from land that is currently outside of the Green Belt, Green Belt sites making ‘no contribution’ to Green Belt purposes and Green Belt sites making a ‘contribution’ to Green Belt purposes. As a result, there is a need to consider Green Belt sites making a ‘significant contribution’ to Green Belt purposes.

Sites making a ‘significant contribution’ to Green Belt purposes

- 4.65 There are seven potential sites in the Green Belt around Alderley Edge that have been assessed in the GBSAs as making a ‘significant contribution’ to Green Belt purposes⁵. These are CFS130b (land north of Beech Road); CFS359/400 (land to the rear of Congleton Road and south of Lydiat Lane); CFS370 (land east of Heyes Lane); CFS394 (land south of Netherfields); CFS404 plot 1 (Ryleys Farm north of Chelford Road); CFS404 plot 3 (Ryleys Farm west of railway); and CFS620 (land to the rear of 40 Congleton Road).

Site CFS130b Land north of Beech Road

Introduction

- 4.66 This greenfield site is 2.92 ha and is located to the north of Alderley Edge, north of Beech Road. It is being considered for safeguarded land. The site selection findings are summarised in Table Alderley 9 (stage 4 of the SSM).

CFS130b site selection findings	
Achievability	<ul style="list-style-type: none"> The site falls into charging zone 5 in the CIL Charging Schedule. The site is greenfield and is being considered for residential use.
Suitability	<ul style="list-style-type: none"> The majority of criteria are green or amber in the traffic light assessments, with some red. Those that are amber are considered to be matters that can be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> Landscape impact; Neighbouring uses;

⁵ FDR2831 (Mayfield, Wilmslow Road) was also assessed as making a ‘significant contribution’ but has already been considered in the “Sites which are previously-developed and/or are well served by public transport” section of this report.

CFS130b site selection findings	
	<ul style="list-style-type: none"> ○ Ecology impact; ○ Minerals interest; ○ Agricultural land; and ○ Distance to existing employment areas. ● There are three red criteria, which are: <ul style="list-style-type: none"> ○ Settlement character and urban form; ○ Flooding / drainage issues; and ○ Brownfield / greenfield.

Table Alderley 9: CFS130b site selection findings

Stage 5: Evaluation and initial recommendations

- 4.67 In many areas the site performs well through the site selection process, but there are a number of factors that would require mitigation measures and there are some issues that would need careful consideration before the site could be developed.
- 4.68 The traffic light assessments of this site show that the site performs well in relation to most of the criteria. It is in a very sustainable location and the accessibility assessment shows that it meets the minimum standard in relation to all but one of the required services and facilities. It is outside of the recommended distance for one of the facilities, with access to a secondary school scoring amber in the assessment.
- 4.69 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place. There are extensive views across the site and screening and other mitigation measures would be required to reduce the landscape and visual impacts. The site is in close proximity to the Crewe branch of the West Coast Mainline and noise mitigation may be required.
- 4.70 There is some potential for great crested newts to be present but the site appears to offer limited habitat and it is likely that the impacts could be mitigated. A landscaped ecology buffer to Whitehall Brook would be required.
- 4.71 The site is within a known mineral resource area for sand and gravel and any future application would require a Mineral Resource Assessment to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. The agricultural land quality of this area is grade 3, but it is not known whether this is classed as best and most versatile agricultural land (grades 1, 2 and 3a). It also scores amber for distance to existing employment areas but this is not unexpected given the nature of Alderley Edge and there are employment opportunities in reasonable proximity which are accessible by public transport.

- 4.72 There are three criteria that score red in the traffic light assessments. The site scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead.
- 4.73 In terms of flooding and drainage, areas of the site are within Flood Zones 2 and 3, with parts forming part of the functional floodplain. These areas are not confined to the site's eastern edge nearer to Whitehall Brook, but extend into the centre of the site as well. Any proposals would require full consultation with the Environment Agency as the appropriate regulatory body for statutory main rivers and would need to address the sequential test for development. In addition, there are local surface water risks to address across parts of the site. There are other non-main river ordinary watercourses within the site and the site would require a detailed Flood Risk Assessment and appropriate compensation and mitigation measures to be considered in detail including a fully detailed drainage strategy for the site. Overall, it is considered that flooding and drainage issues would be challenging to overcome on this site should it be proposed for development in full. However, there are large parts of the site outside of Flood Zones 2 and 3 and also outside of the areas at risk of surface water flooding. The site promoter has submitted a further plan showing that potential development could be accommodated on circa 1.5ha of the site lying outside of Flood Zone 2 and 3 and outside of the medium and high risk areas of surface water flooding. Consequently, it is considered that a reduction in the safeguarded land area to 1.5 ha would enable a better degree of confidence that flood risk could be successfully managed and mitigated. By restricting potential development to those areas outside of Floodzones 2 and 3 and areas of medium/high surface water flood risk, the assessment for flooding/drainage issues would be 'amber'.
- 4.74 The site also scores red for its impact on the settlement character and urban form as it only adjoins the settlement on one side, although it is also bounded by the existing allotment gardens and railway line. With appropriate design and landscaping, this impact could be successfully mitigated.
- 4.75 The traffic light forms do not reveal any significant issues in relation to highways access; highways impact; heritage assets; TPO trees; air quality; public transport frequency; contamination issues; or employment land loss.
- 4.76 The HRA does not identify any issues of relevance to this site. It is more than 8km from the nearest European Site and no potential impact pathways were identified regarding any European site.
- 4.77 A GBSA for site CFS130b is included in Appendix 2 to this document and the summary GBSA is shown in Table Alderley 10 below.

Consideration	Summary
Potential area for Green Belt release	The area between the settlement inset boundary, Whitehall Brook, railway line and the watercourse / wooded boundary to the allotments as shown on the GBSA map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' significant contribution ' to Green Belt purposes.

Resulting Green Belt boundary	Parts of the new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent but the site selection work would need to show that a readily recognisable northern and eastern boundary that is likely to be permanent could be created.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is unlikely to affect the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” or a “contribution” to Green Belt purposes.

Table Alderley 10: summary GBSA for site CFS130b

- 4.78 Exceptional circumstances are required to release this site from the Green Belt, which could include:
- i) the inability to meet Alderley Edge’s requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
 - ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.
- 4.79 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). Other than site CFS301 (which is a small site capable of making only a very modest contribution to safeguarded land requirements), there are no other suitable sites in Alderley Edge that make a lower contribution to Green Belt purposes than that could be released instead of CFS130b.
- 4.80 Overall, the site performs reasonably well in most aspects, but there are some issues to be overcome. It is in an accessible location and although in the Green Belt, there are no other sites that make a lower contribution to Green Belt purposes that could be released instead. However, there are sites that make an equal contribution to Green Belt that could be released as an alternative. The main issue with the site relates to flooding and drainage, with large parts of the site within Flood Zones 2 and 3, with parts forming the functional floodplain. There are also surface water flooding risks to address and it is considered that flooding and drainage issues would be challenging to overcome if the whole site were to be developed. However, these issues could

be successfully mitigated if development were to avoid Flood Zones 2 & 3 and the areas of high/medium surface water flooding risk. The GBSA has identified that readily recognisable and permanent Green Belt boundary to the north and east of the site would need to be created. This is a significant part of the potential future Green Belt boundary and there are currently no physical features to mark this boundary. Whilst it might be possible to create a feature to mark the boundary as part of any development, safeguarded land is not identified for development. Consequently, it is difficult to see how the site would meet the requirement of NPPF ¶139(f), which requires plans to “*define boundaries clearly, using physical features that are readily recognisable and likely to be permanent*”.

- 4.81 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should go forward to Stage 6 of the SSM, notwithstanding the issue in relation to defining a new Green Belt boundary.

Stage 6: Input from infrastructure providers / statutory consultees

- 4.82 The consultation responses are summarised below, with a full list also provided in Appendix 5 of this Report.

- CEC Environmental Protection – noise from the railway.
- CEC public rights of way - all sites should have the requirement for provision of high quality walking and cycling routes where possible.
- Environment Agency – Flood Zone 2 and Flood Zone 3. Main River Whitehall Brook. Possible 8m buffer zone required. Mains foul and surface sewer appears possible.
- Natural England – no issues noted.
- Network Rail – need to consider the impacts on Alderley Edge Railway Station and specific design requirements for sites adjacent to the existing operational railway.
- NHS CCG – The area is serviced by one GP practice and an increase in the number of dwellings would put pressure on the practice.
- Sport England – any future use should not prejudice the use of the playing field with football pitch to the south-east boundary.
- United Utilities – site acceptable in principle from a wastewater perspective but future applicants must demonstrate that surface water can be discharged to a watercourse as a minimum.

- 4.83 As highlighted in the traffic light form and assessment above, it is considered that noise from the railway could be addressed using mitigation measures. The Environment Agency’s issue with flooding can be dealt with by the restriction of development to the area outside of Flood Zones 2 and 3 as set out in this report. The NHS Clinical Commissioning Group highlight that there is only one GP practice in the area but given the scale of development envisaged at this site, this would not preclude development. Network Rail highlight that there may be a need for contributions to enhance the railway station but this would not preclude development and is appropriate to consider

at any future planning application stage. There are also detailed requirements for development adjacent to the existing operational railway line and it will be appropriate to consider these at the planning application stage. The site is already in a sustainable location but given its location and public rights of way, there are opportunities to improve walking and cycling connections between Alderley Edge and Wilmslow. Any future policy for development on this site should include consideration to improvement of these links. The playing pitch at Beech Road Park is already substantially surrounded by residential development and given the separation of this site from the pitch, it is likely that any future scheme could avoid prejudicing the use of the pitch. It would be appropriate to consider surface water drainage as part of any future planning application.

Stage 7: Recommendation for site CFS130b: Land north of Beech Road

4.84 Whilst the site could potentially be suitable for identification as safeguarded land, there is an issue in defining the new Green Belt boundary using physical features that are readily recognisable and likely to be permanent. In addition, the large area of the site at risk of flooding means that a larger area of Green Belt land would need to be released in order to allow for 1.5 ha of safeguarded land. Overall, it is considered that there are other sites available in Alderley Edge that perform better through the site selection methodology.

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Site CFS359/400 Land to the rear of Congleton Road and south of Lydiat Lane

Introduction

4.85 This greenfield site is 2.43 ha in size and is located to the south of Alderley Edge, off Lydiat Lane. It is being considered for safeguarded land. The site selection findings are summarised in Table Alderley 11 (stage 4 of the SSM).

CFS359/400 site selection findings	
Achievability	<ul style="list-style-type: none"> • The site falls into charging zone 5 in the CIL Charging Schedule. The site is greenfield.
Suitability	<ul style="list-style-type: none"> • The majority of criteria are green or amber in the traffic light assessments, and also some red. Those are amber are considered to be matters that can be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> ○ Landscape impact; ○ Settlement character and urban form; ○ Neighbouring uses; ○ Flooding/drainage issues; ○ Ecology impact; ○ TPO trees; and ○ Agricultural land. • There are three red criteria, which are:

CFS359/400 site selection findings	
	<ul style="list-style-type: none"> ○ Heritage assets impact; ○ Brownfield / greenfield; and ○ Distance to existing employment areas.

Table Alderley 11: CFS359/400 site selection findings

Stage 5: Evaluation and initial recommendations

- 4.86 In some areas the site performs well through the site selection process, but there are a number of factors that would require mitigation measures and there are other issues that may preclude the site from being developed.
- 4.87 The traffic light assessments of this site show that the site performs well in relation to many of the criteria. It is in a sustainable location and the accessibility assessment shows that it meets the minimum standard in relation to most of the required services and facilities. It is outside of the recommended distance for two of the facilities, with access to a children’s playground scoring amber and access to a secondary school scoring red in the assessment.
- 4.88 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place. Screening and other mitigation measures would be required to minimise the landscape and visual impacts. The site is not enclosed by the settlement, but does adjoin it on two sides so with sensitive layout and design, the impact on the settlement character and urban form could be mitigated. The site is close to the railway line and some noise mitigation measures may be required.
- 4.89 For flooding / drainage, there is a surface water flow path / ordinary watercourse to the north part of the site. Development should be steered away from this section of land and explore the possibilities for this to remain undeveloped or green space. This is likely to reduce the number of dwellings that could be accommodated on the site. It is likely that ecological impacts could be mitigated by retaining trees with an undeveloped buffer zone although this is also likely to reduce the number of dwellings that could be accommodated.
- 4.90 There are a number of TPO groups along the northern boundary of the site but they could readily be accommodated in any development with sensitive design / layout. The agricultural land quality of this area is grade 3, but it is not known whether this is classed as best and most versatile agricultural land (grades 1, 2 and 3a).
- 4.91 There is an existing access point to the site where Lydiat Lane meets Netherfields which could be used to provide access. However, further development proposals would increase impact on Lydiat Lane and would be difficult to mitigate impact. Lydiat Lane is unsuitable to serve major development proposals; it is effectively a one lane operation in places due to on street parking. Access from Congleton Road is preferred and the site promoter has confirmed that land within the curtilage of 28 Congleton Road could be used to provide a suitable access to Congleton Road.

- 4.92 There are three criteria which score red in the traffic light assessments. For heritage assets impact, the site is adjacent to the Alderley Edge Conservation Area and development is likely to cause a high degree of harm to the setting of the conservation area. The conservation area boundaries largely reflect de Trafford’s original estate boundaries although other properties built between 1910 and the 1930s are also included. The conservation area remains at risk due to development pressures. The undeveloped nature of the land is part of the established character of the conservation area and contributes to its significance and the way it is appreciated. The proposed access is likely to add the harm by undermining the established character along Congleton Road and sever the Congleton Road frontage. Overall, there are significant concerns over the potential for harm to the Alderley Edge Conservation Area which could not be mitigated, as it is the undeveloped nature of the land and the established conservation boundary which is of high significance and would be eroded by development on this site.
- 4.93 The site also scores ‘red’ for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. It also scores red for distance to existing employment areas but this is not unexpected given the nature of Alderley Edge and there are employment opportunities in reasonable proximity which are accessible by public transport.
- 4.94 The traffic light form assessments do not reveal any significant issues in relation to highways access; highways impact; air quality; minerals interest; public transport frequency; contamination issues; or loss of employment land.
- 4.95 The HRA does not identify any issues of relevance to this site. It is more than 8km from the nearest European Site and no potential impact pathways were identified regarding any European site.
- 4.96 A GBSA for site CFS359/400 is included in Appendix 2 to this document and the summary GBSA is shown in Table Alderley 12 below.

Consideration	Summary
Potential area for Green Belt release	The area between the wooded field boundary to the south and the post and wire fence field boundary to the west as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a ‘significant contribution’ to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable but the site selection work must demonstrate that boundaries are can also be made to be permanent.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is not likely to materially alter the function of the wider Green Belt.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” or a “contribution” to Green Belt purposes.

Table Alderley 12: summary GBSA for site CFS359/400

- 4.97 Exceptional circumstances are required to release this site from the Green Belt, which could include:
- i) the inability to meet Alderley Edge’s requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
 - ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.
- 4.98 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). Other than site CFS301 (which is a small site capable of making only a very modest contribution to safeguarded land requirements), there are no other suitable sites in Alderley Edge that make a lower contribution to Green Belt purposes than that could be released instead of CFS359/400.
- 4.99 Overall, the site performs reasonably well in some aspects but there are significant issues to overcome. It is in an accessible location and although in the Green Belt, there are no other sites that make a lower contribution to Green Belt purposes that could be released instead. However, there are sites that make an equal contribution to Green Belt that could be released as an alternative. The main issue with the site relates to the impact on the Alderley Edge Conservation Area. Whilst the new Green Belt boundary would be defined using physical features, further consideration would need to be given as to whether these could be considered to be permanent.
- 4.100 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should go forward to Stage 6 of the SSM, notwithstanding the heritage and other issues.

Stage 6: Input from infrastructure providers / statutory consultees

- 4.101 The consultation responses are summarised below, with a full list also provided in Appendix 5 of this Report.
- CEC Environmental Protection – noise from the railway.
 - CEC public rights of way – all sites should have the requirement for provision of high quality walking and cycling routes where possible.

- Environment Agency – no issues noted.
- Historic England – the site is immediately adjacent to Alderley Edge conservation area and will require a heritage impact assessment.
- Natural England – No issues noted.
- Network Rail – need to consider the impacts on Alderley Edge railway station.
- NHS CCG – The area is serviced by one GP practice and an increase in the number of dwellings would put pressure on the practice.
- United Utilities – the discharge of surface water may be limited in this area and infiltration options must be explored; only foul flows should connect to the network.

4.102 As highlighted in the traffic light form and assessment above, it is considered that noise from the railway could be addressed using mitigation measures. Historic England highlight the proximity to the Alderley Edge Conservation Area, and were the site to be proposed for allocation a heritage impact assessment would need to be carried out to determine the significance of the heritage asset and the potential for harm. However, as highlighted in the traffic light assessment, it is considered that there is significant potential for harm to the Alderley Edge Conservation Area that could not be successfully mitigated.

4.103 The NHS Clinical Commissioning Group highlight that there is only one GP practice in the area but given the scale of development envisaged at this site, this would not preclude development. Network Rail highlight that there may be a need for contributions to enhance the railway station but this would not preclude development and is appropriate to consider at any future planning application stage. United Utilities highlight the need for options for surface water drainage to be considered and this would need to be given attention at ant future planning application stage.

Stage 7: Recommendation for site CFS359/400: Land to the rear of Congleton Road and south of Lydiat Lane

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Site CFS370 Land east of Heyes Lane

Introduction

4.104 This greenfield site is 4.87 ha in size and is located to the north east of Alderley Edge, between Heyes Lane and Moss Road. It is being considered for safeguarded land. The site selection findings are summarised in Table Alderley 13 (stage 4 of the SSM).

CFS370 site selection findings	
Achievability	<ul style="list-style-type: none"> • The site falls into charging zone 5 in the CIL Draft Charging Schedule. The site is greenfield.
Suitability	<ul style="list-style-type: none"> • The traffic light assessment criteria are mainly a mix of green and amber, with some reds. Those that are amber are considered to be matters that can be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> ○ Settlement character and urban form; ○ Highways impact; ○ Flooding/drainage issues; ○ Ecology impact; ○ TPO trees; ○ Minerals interest; ○ Agricultural land; and ○ Distance to existing employment areas. • There are three red criteria, which are: <ul style="list-style-type: none"> ○ Landscape impact; ○ Highways access; and ○ Brownfield / greenfield.

Table Alderley 13: CFS370 site selection findings

Stage 5: Evaluation and initial recommendations

4.106 In some areas the site performs well through the site selection process, but there are a number of factors that would require mitigation measures and there are other issues that may preclude the site from being developed.

4.107 The traffic light assessments of this site show that the site performs well in relation to a number of criteria. It is in a sustainable location and the accessibility assessment shows that it meets the minimum standard in relation to most of the required services and facilities. It is outside of the recommended distance for two of the facilities, with access to a secondary school and child care facility scoring amber in the assessment.

4.108 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place. The site is not enclosed by the settlement, but does adjoin it on two sides so with sensitive layout and design, the impact on the settlement character and urban form could be mitigated. A Transport Assessment would be required, with the scope of impact to be agreed with CEC Highways. It is likely that some mitigation measures to the local highway network would be required.

4.109 The site borders Whitehall Brook (main river) and there are some small areas of Flood Zone 2 and Flood Zone 3 within the site boundary which would need to remain undeveloped. There are also some small areas of surface water flood risk within the site but mitigation measures could be provided. There are no ecological designations within or adjacent to the site. The habitats on this site appear to be of low value except the brook corridor and the boundary hedgerows and trees. Impacts on these could be mitigated through the retention of boundary features and the provision of an undeveloped buffer adjacent to the stream. There may be impacts on protected species but these could probably be mitigated and compensated for.

- 4.110 The TPO trees at the southern boundary could readily be accommodated in any development with sensitive design / layout. The agricultural land quality of this area is grade 3, but it is not known whether this is classed as best and most versatile agricultural land (grades 1, 2 and 3a).
- 4.111 The site is close to (i.e. within 250m) of a known mineral resource area for sand and gravel. As this is a large site of over 3ha the Council will require the applicant to submit a Mineral Resource Assessment (MRA) as part of any application to provide information on the extent of the sand & gravel resource, the feasibility of prior extraction before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
- 4.112 The site also scores amber for distance to existing employment areas but this is not unexpected given the nature of Alderley Edge and there are employment opportunities in reasonable proximity which are accessible by public transport.
- 4.113 There are three criteria that score red in the traffic light assessments. There is an existing single track farm access point between existing properties on Heyes Lane but this would not be sufficient to serve the development site. The site promoter has shown that an alternative access could be created to Heyes Lane but it is considered that this could be difficult to deliver, given that it would involve the loss of part of the car park of the adjacent Emerson Group offices and the demolition of an end terraced house. However, if the access could be delivered it is considered that it could be suitable to serve the development.
- 4.114 The site also scores red for landscape impacts as it forms part of the wider agricultural landscape to the north and west of the site. While there are no public footpaths across the site it has a very good network of hedgerows and hedgerow trees and forms an important transition between urban Alderley Edge and the wider rural landscape. It is located within the Local Landscape Designation area and there are likely to be significant landscape impacts that will be difficult to mitigate.
- 4.115 The site also scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead.
- 4.116 The traffic light form assessments do not reveal any significant issues in relation to neighbouring uses; heritage assets; air quality; public transport frequency; contamination issues; or employment land loss.
- 4.117 The HRA does not identify any issues of relevance to this site. It is more than 8km from the nearest European Site and no potential impact pathways were identified regarding any European site.
- 4.118 A GBSA for site CFS370 is included in Appendix 2 to this document and the summary GBSA is shown in Table Alderley 14 below.

Consideration	Summary
Potential area for Green Belt release	The area between Whitehall Brook, Moss Road, prominent tree and hedge-lined field boundaries and the curtilage boundary to 21 Moss Road as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a 'significant contribution' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is not likely to materially alter the function of the wider Green Belt.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

Table Alderley 14: summary GBSA for site CFS370

4.120 Exceptional circumstances are required to release this site from the Green Belt, which could include:

- i) the inability to meet Alderley Edge's requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
- ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.

4.121 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). Other than site CFS301 (which is a small site capable of making only a very modest contribution to safeguarded land requirements), there are no other suitable sites in Alderley Edge that make a lower contribution to Green Belt purposes than that could be released instead of CFS370.

4.122 Overall, the site performs reasonably well in some aspects but there are significant issues to overcome. It is in an accessible location and although in the Green Belt, there are no other sites that make a lower contribution to Green Belt purposes that could be released instead. However, there are sites that make an equal contribution to Green Belt that could be released as an alternative. The landscape issues and potential difficulty in providing a suitable access to the site indicate that the site may be difficult to develop.

4.123 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should go forward to Stage 6 of the SSM notwithstanding the landscape and access issues.

Stage 6: Input from infrastructure providers / statutory consultees

4.124 The consultation responses are summarised below, with a full list also provided in Appendix 5 of this Report.

- CEC public rights of way – all sites should have the requirement for provision of high quality walking and cycling routes where possible.
- Environment Agency – Flood Zone 2 and Flood Zone 3. Main River Whitehall Brook. Possible 8m buffer zone required.
- Natural England – No issues noted.
- Network Rail – need to consider the impacts on Alderley Edge railway station.
- NHS CCG – The area is serviced by one GP practice and an increase in the number of dwellings would put pressure on the practice.
- United Utilities – the sewerage network in this location is small diameter and has limited capacity to support future growth and infrastructure works may be required.

4.125 The Environment Agency's issue with flooding can be dealt with by the restriction of development to the area outside of Flood Zones 2 and 3 and the provision of an undeveloped 8m buffer. The NHS Clinical Commissioning Group highlight that there is only one GP practice in the area but given the scale of development envisaged at this site, this would not preclude development. Network Rail highlight that there may be a need for contributions to enhance the railway station but this would not preclude development and is appropriate to consider at any future planning application stage. United Utilities highlight the limited capacity of the sewerage network in the vicinity and the need for infrastructure upgrades. The requirements for and feasibility of such works should be investigated prior to making any allocation of the site for development in the future.

Stage 7: Recommendation for site CFS370: Land east of Heyes Lane

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Site CFS394 Land south of Netherfields

Introduction

4.126 This greenfield site is 2.23 ha in size and is located to the south of Alderley Edge, south of Lydiat Lane and Netherfields. It is being considered for safeguarded land. The site selection findings are summarised in Table Alderley 15 (stage 4 of the SSM).

CFS394 site selection findings	
Achievability	<ul style="list-style-type: none"> The site falls into charging zone 5 in the CIL Charging Schedule. The site is greenfield.
Suitability	<ul style="list-style-type: none"> The criteria in the traffic light assessments are a mix of green, amber and red. Those that are amber are considered to be matters that can be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> Landscape impact; Neighbouring uses; Highways access; Heritage assets impact; Flooding/drainage issues; Ecology impact; Agricultural land; and Contamination issues. There are four red criteria, which are: <ul style="list-style-type: none"> Settlement character and urban form; Highways impact; Brownfield / greenfield; and Distance to existing employment areas.

Table Alderley 15: CFS394 site selection findings

Stage 5: Evaluation and initial recommendations

4.127 In some areas the site performs reasonably well through the site selection process, but there are a number of factors that would require mitigation measures and there are other issues that may preclude the site from being developed.

4.128 The traffic light assessments of this site show that the site performs well in relation to some of the criteria. It is in a sustainable location and the accessibility assessment shows that it meets the minimum standard in relation to most of the required services and facilities. It is outside of the recommended distance for two of the facilities, with access to a children's playground scoring amber and access to a secondary school scoring red in the assessment.

4.129 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place. However, for heritage assets impact, a heritage impact assessment would be required to establish the significance of the asset and potential for harm. Screening and other mitigation measures would be required to minimise the landscape and visual impacts.

- 4.130 The site is adjacent to the Crewe branch of the West Coast Mainline and noise mitigation may be required. There is an existing access point to the site via a farm track off Lydiat Lane, but this would need upgrading to provide a sufficient point of access to the site. For flooding / drainage, there is a surface water flow path / ordinary watercourse to the north part of the site. Development should be steered away from this section of land and explore the possibilities for this to remain un-developed or green space. This is likely to reduce the number of dwellings that could be accommodated on the site.
- 4.131 There are no ecological designations within or adjacent to the site. With the exception of the boundary features the habitats on site are likely to be of low nature conservation value. There are ponds to the south, but these are far enough away that any potential impacts on great crested newts could be mitigated for. There are potentially other protected species on site such as badgers and bats but any impacts on these could be also likely be mitigated for.
- 4.132 The agricultural land quality of this area is grade 3, but it is not known whether this is classed as best and most versatile agricultural land (grades 1, 2 and 3a). The site is a field but a railway line forms the western site boundary and there are ponds to the south east and south west. There is a medium potential for contamination issues and a phase 1 contaminated land assessment would be required with any future planning application.
- 4.133 The HRA does not identify any issues of relevance to this site. It is more than 8km from the nearest European Site and no potential impact pathways were identified regarding any European site.
- 4.134 There are four criteria which score red in the traffic light assessments. Whilst adjacent to the settlement on one (short) side, the site does extend outwards into the countryside. With appropriate design and landscaping, this impact could be mitigated to a certain extent. Whilst in itself, this may not provide an overriding reason not to allocate the site for development; it is a factor that should be considered in the overall planning balance.
- 4.135 As highlighted above, the existing point of access would need to be upgraded, but in any case the site scores red for highways impact as Lydiat Lane / Netherfields is effectively a long cul-de-sac and the only route into the site would be via Lydiat Lane to Chorley Hall Lane. Development proposals would increase traffic on Lydiat Lane which is unsuitable to serve major development proposals as it is already congested and effectively a narrow one lane operation for much of its length due to extensive on street parking. Properties fronting Lydiat Lane have very limited front curtilages and have very limited parking other than on street. There is also no potential to widen Lydiat Lane. It is considered that the highways impacts would be difficult to mitigate and therefore an appropriate access could not be created without land acquisitions.
- 4.136 The site also scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. It also scores red for distance to existing employment areas but this is not

unexpected given the nature of Alderley Edge and there are employment opportunities in reasonable proximity which are accessible by public transport.

4.137 The traffic light form assessments do not reveal any significant issues in relation to TPO trees; air quality; minerals interest; public transport frequency; or loss of employment land.

4.138 A GBSA for site CFS394 is included in Appendix 2 to this document and the summary GBSA is shown in Table Alderley 16 below.

Consideration	Summary
Potential area for Green Belt release	The area between the railway line to the west, the tree and hedge-lined field boundary to the south and the post and wire fence field boundary to the east as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a 'significant contribution' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable but the site selection work must demonstrate that boundaries are can also be made to be permanent.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is not likely to materially alter the function of the wider Green Belt.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

Table Alderley 16: summary GBSA for site CFS394

4.139 Exceptional circumstances are required to release this site from the Green Belt, which could include:

- i) the inability to meet Alderley Edge's requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
- ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.

4.140 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). Other than site CFS301 (which is a small site

capable of making only a very modest contribution to safeguarded land requirements), there are no other suitable sites in Alderley Edge that make a lower contribution to Green Belt purposes than that could be released instead of CFS394.

- 4.141 Overall, the site performs reasonably well in some aspects but there are significant issues to overcome. It is in an accessible location and although in the Green Belt, there are no other sites that make a lower contribution to Green Belt purposes that could be released instead. However, there are sites that make an equal contribution to Green Belt that could be released as an alternative. There are a number of issues related to development of this site, including the impact on the local highway network, with Lydiat Lane being unsuitable to serve major development proposals and the impact on settlement character and urban form also counts against the site. Whilst the new Green Belt boundary would be defined by physical features, further consideration would need to be given as to whether these could be considered to be permanent.
- 4.142 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should not go forward to Stage 6 of the SSM.

Stage 6: Input from infrastructure providers / statutory consultees

- 4.143 Following the appraisal and initial recommendations (stage 5), this site was not considered to be suitable for inclusion in the shortlist of sites for potential allocation and was not included in the list of sites for the infrastructure providers consultation at stage 6.

Stage 7: Recommendation for site CFS394: Land south of Netherfields

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Site CFS404 plot 1 Ryleys Farm north of Chelford Road

Introduction

- 4.144 This greenfield site is 7.07 ha in size and is located to the west of Alderley Edge, north of Chelford Road. It is being considered for safeguarded land. The site selection findings are summarised in Table Alderley 17 (stage 4 of the SSM).

CFS404 plot 1 site selection findings	
Achievability	<ul style="list-style-type: none"> ● The site falls into charging zone 5 in the CIL Charging Schedule. The site is greenfield.
Suitability	<ul style="list-style-type: none"> ● The traffic light assessment criteria are mainly a mix of green and amber. Those are amber are considered to be matters that can be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> ○ Landscape impact; ○ Settlement character and urban form; ○ Neighbouring uses; ○ Highways impact; ○ Heritage assets; ○ Flooding / drainage issues ○ Ecology; ○ TPO trees; ○ Minerals interest; and ○ Agricultural land. ● There are two red criteria, which are: <ul style="list-style-type: none"> ○ Brownfield / greenfield; and ○ Distance to existing employment areas.

Table Alderley 17: CFS404 plot 1 site selection findings

Stage 5: Evaluation and initial recommendations

- 4.146 Overall, the site performs well through the site selection process although there are some factors that would require mitigation measures.
- 4.147 The traffic light assessments of this site show that the site performs well in relation to many of the criteria. It is in a highly sustainable location and the accessibility assessment shows that it meets the minimum standard in relation to all but one of the required facilities and services. It is outside of the recommended distance for one of the facilities, with access to a secondary school scoring red in the assessments.
- 4.148 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place. For the most part, landscape impacts could be mitigated by sensitive layout and design, including screening and appropriate boundary treatments. However, the south-west corner of the site is particularly prominent with long range views in and out at a key gateway to Alderley Edge. It may be more difficult to mitigate landscape impacts in this part of the site and consequently it would be appropriate for this area to remain undeveloped beyond the watercourse.
- 4.149 The site score amber in terms of its impact on settlement character and urban form as it is adjacent to the settlement and is substantially enclosed by development on two sides. This impact could be mitigated by careful layout and design. The south-west corner is the furthest part of the site from the settlement with the strongest relationship with the open countryside. If this part were to remain undeveloped (as recommended for landscape reasons above), this would also which would be help to mitigate impacts on the settlement character and urban form.

- 4.150 The site is close to the Alderley Edge bypass and some noise mitigation measures may be required, but this could be determined at any future planning application stage. There may be some impacts on the local highway network and a Transport Assessment would be required to accompany any planning application, with the scope of impact to be agreed with CEC Highways. It is likely that mitigation measures could be provided.
- 4.151 The site scores amber for heritage assets impact due to its proximity to a number of grade I and grade II listed buildings as well as a scheduled monument. The subsequent heritage impact assessment (Appendix 4) confirms that with mitigation measures in place, development would have a moderate / slight adverse impact on the setting of these heritage assets which would be in the category of 'less than substantial'. Required mitigation measures would include undeveloped landscaped buffer zones; and retention or respect for historic field patterns. There would need to be a significant area of open land with landscaping to the north of the main driveway to Chorley Old all to retain an open aspect from the driveway. Consequently, it may also be appropriate for this area to remain undeveloped and in the Green Belt.
- 4.152 The site is entirely within Flood Zone 1. However, there is a main river tributary of Whitehall Brook running through the site which is partly in culvert. To the west of the site is a flow balancing lagoon and there may be flooding risks due to potential obstructions and blockages of the culvert beneath the highway. There may also be an elevated water table. It is likely that issues can be appropriately mitigated but a detailed flood risk assessment would be required to support any future planning application.
- 4.153 The existing unculverted sections of the on-site water course should be retained and buffered. There is the potential for protected species such as badgers and great crested newts to occur on site but any potential impacts could be mitigated and compensated for. There are a couple of TPOs adjacent to the site boundary but these could be readily accommodated within a site layout.
- 4.154 The site is within a known mineral resource area for sand and gravel and any future planning application would require a Mineral Resource Assessment to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource. The agricultural land quality of this area is grade 3, but it is not known whether this is classed as best and most versatile agricultural land (grades 1, 2 and 3a).
- 4.155 The site scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. It also scores red for distance to existing employment areas but this is not unexpected given the nature of Alderley Edge and there are employment opportunities in reasonable proximity which are accessible by public transport.

4.156 The traffic light form assessments do not reveal any significant issues in relation to highways access; air quality; public transport frequency; contamination issues; or loss of employment land.

4.157 The HRA does not identify any issues of relevance to this site. It is more than 8km from the nearest European Site and no potential impact pathways were identified regarding any European site.

4.158 A GBSA for site CFS404 plot 1 is included in Appendix 2 to this document and the summary GBSA is shown in Table Alderley 18 below.

Consideration	Summary
Potential area for Green Belt release	The area between Ryleys Lane, the boundary to the A34 highway land and the small undefined northern boundary as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a 'significant contribution' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would mainly be defined using physical features that are readily recognisable and likely to be permanent but the site selection work would need to show that a readily recognisable northern boundary that is likely to be permanent could be created.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is unlikely to affect the function of the wider Green Belt.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

Table Alderley 18: summary GBSA for site CFS404 plot 1

4.159 Exceptional circumstances are required to release this site from the Green Belt, which could include:

- i) the inability to meet Alderley Edge's requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
- ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.

4.160 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt

boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). Other than site CFS301 (which is a small site capable of making only a very modest contribution to safeguarded land requirements), there are no other suitable sites in Alderley Edge that make a lower contribution to Green Belt purposes than that could be released instead of CFS404 plot 1.

- 4.161 Overall, the site performs well through the site selection process, although there are a number of factors that would require mitigation measures. It is achievable, in a sustainable location and although in the Green Belt, there are no other sites that make a lower contribution to Green Belt purposes that could be released as an alternative. There are some factors identified that would require mitigation and in order to provide satisfactory mitigation for landscape, impact on settlement character and urban form, and impact on heritage assets it would be appropriate to leave the southern part of the site undeveloped.
- 4.162 In addition, there is a requirement for 2.29 ha of safeguarded land to be found in Alderley Edge. There are a number of physical features within the total 7.07 ha site that could be used to subdivide it. The Green Belt Site Assessment has considered the potential for the whole area to be removed from the Green Belt. However, it is significantly larger than the remaining area of safeguarded land and the southern part of the site is most sensitive in terms of landscape, impact on settlement character and urban form, and impact on heritage assets. This area could be left in the Green Belt, with the new boundary formed by the field boundary marked with a post and wire fence. Whilst this boundary may not be the most prominent, it is a readily recognisable feature and can be seen on aerial photographs dating back to 1992 suggesting that it is likely to be permanent.
- 4.163 There is a small part of boundary at the far northern end that is currently not marked by physical features on the ground, in a narrow area between the re-profiling works associated with the construction of the Alderley Edge bypass and the rear of properties on Haddon Close. Any future site policy would need to detail how this boundary could be marked in the longer term.
- 4.164 The reduced-size site has a total area of 2.32 ha.
- 4.165 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should go forward to Stage 6 of the SSM.

Stage 6: Input from infrastructure providers / statutory consultees

4.166 The consultation responses are summarised below, with a full list also provided in Appendix 5 of this Report.

- CEC Environmental Protection – road noise from the bypass.
- CEC public rights of way – all sites should have the requirement for provision of high quality walking and cycling routes where possible.

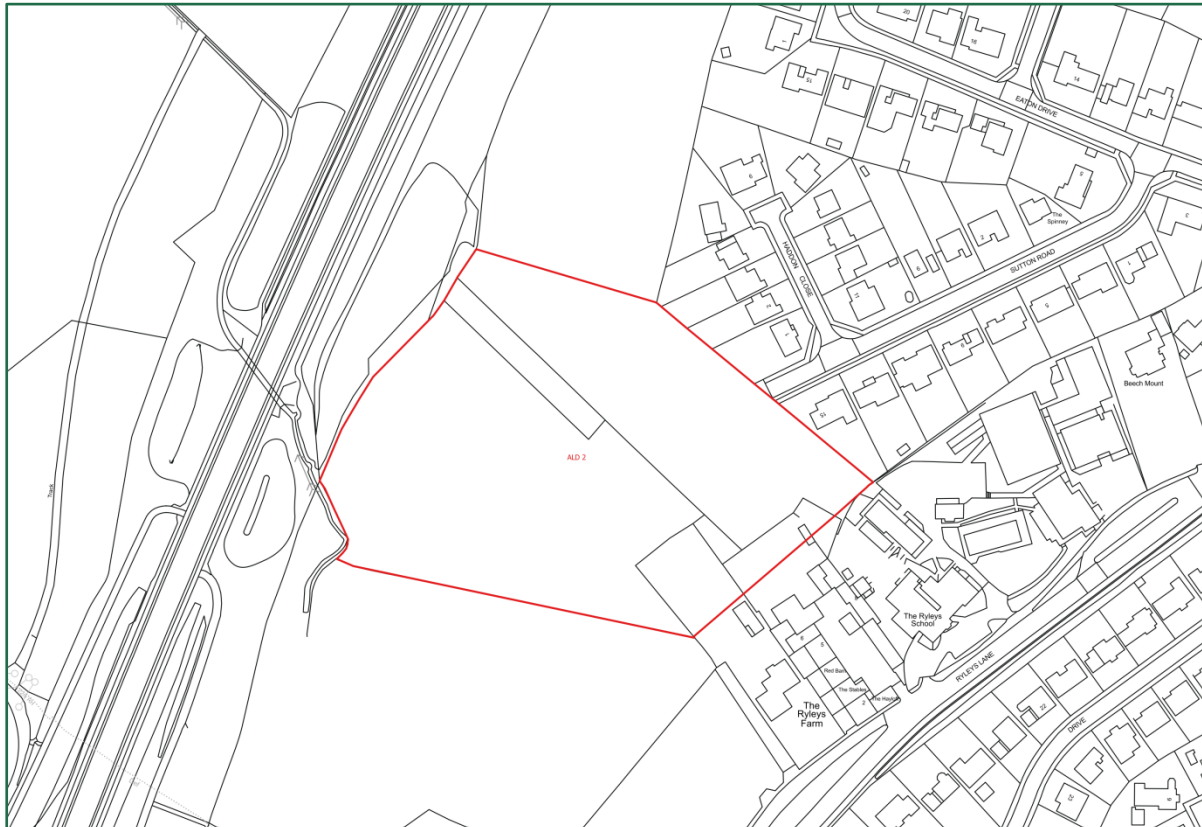
- Environment Agency – A main river tributary of Whitehall Brook runs through the site and approximately 100m is in culvert. Depending on site topography, the culvert should be removed to reduce flood risk, maintenance restrictions and improve the watercourse in line with the Water Framework Directive. EA require unobstructed access and an 8m buffer zone for maintenance and emergency purposes.
- Historic England – a heritage impact assessment is required to determine the suitability of the site for development.
- Natural England – no issues noted.
- Network Rail – need to consider the impacts on Alderley Edge railway station.
- NHS CCG – The area is serviced by one GP practice and an increase in the number of dwellings would put pressure on the practice.
- United Utilities – site acceptable in principle from a wastewater perspective but future applicants must demonstrate that surface water can be discharged to a watercourse as a minimum. A gravity sewer runs through the site, which should be considered as part of any future proposal on the site.

4.167 As highlighted in the traffic light form and assessment above, it is considered that road noise from the bypass could be addressed using mitigation measures. The council's public rights of way officer has highlighted the importance of the provision of high quality walking and cycling routes where possible. Given the location of the site, a requirement to provide a connection to the footway / cycleway running alongside the Alderley Edge bypass should be incorporated into any future site-specific policy requirements. The Environment Agency's requirement for an 8m buffer zone around the main river watercourse for maintenance and emergency purposes should also be incorporated into any site policy. The culverted section of the watercourse lies outside of the smaller site area that has been identified above. Historic England notes the requirement for a heritage impact assessment, which has been carried out as part of the SSM and concludes that with mitigation measures in place, development would have only a slight adverse impact on the setting of these heritage assets.

4.168 Network Rail highlight that there may be a need for contributions to enhance the railway station but this would not preclude development and is appropriate to consider at any future planning application stage. The NHS Clinical Commissioning Group highlight that there is only one GP practice in the area. Development anywhere in Alderley Edge could increase pressure on the practice. The requirement for contributions to health infrastructure should be determined through any future planning application but given the scale of the site, this is not likely to preclude any future development from taking place. United Utilities has noted the presence of a gravity sewer running through the site and any future site layout should account for this. It would be appropriate to consider surface water drainage as part of any future planning application.

Stage 7: Recommendation for CFS404 plot 1: Ryleys Farm, north of Chelford Road

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that part of this site (as shown in Map Alderley 2 below) should be included as 2.32 ha safeguarded land in the SADPD (with the remainder of the site remaining in the Green Belt).



Map Alderley 2: Site CFS 404 plot 1, recommended for inclusion in the SADPD

Site CFS404 plot 3 Ryleys Farm west of railway

Introduction

4.169 This greenfield site is 4.75 ha in size and is located to the south west of Alderley Edge, south of properties on Downesway. It is being considered for safeguarded land. The site selection findings are summarised in Table Alderley 19 (stage 4 of the SSM).

CFS404 plot 3 site selection findings	
Achievability	<ul style="list-style-type: none"> The site falls into charging zone 5 in the CIL Charging Schedule. The site is greenfield.
Suitability	<ul style="list-style-type: none"> The traffic light assessment criteria are mainly green, with some amber

CFS404 plot 3 site selection findings	
	<p>and some red. Those that are amber are considered to be matters that can be dealt with using appropriate mitigation measures:</p> <ul style="list-style-type: none"> ○ Landscape impact; ○ Neighbouring uses; ○ TPO trees; and ○ Agricultural land. <ul style="list-style-type: none"> ● There are four red criteria, which are: <ul style="list-style-type: none"> ○ Settlement character and urban form; ○ Highways impact; ○ Brownfield / greenfield; and ○ Distance to existing employment areas.

Table Alderley 19: CFS404 plot 3 site selection findings

Stage 5: Evaluation and initial recommendations

4.170 In some areas the site performs well through the site selection process, but there are a number of factors that would require mitigation measures and there are other issues that may preclude the site from being developed.

4.171 The traffic light assessments of this site show that the site performs well in relation to many of the criteria. It is in a sustainable location and the accessibility assessment shows that it meets the minimum standard in relation to most of the required services and facilities. It is outside of the recommended distance for two of the facilities, with access to a children’s playground scoring amber and access to a secondary school scoring red in the assessment.

4.172 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place. For landscape, there are views in and out of the site to the immediate surrounding countryside and the site boundaries are indistinct in places. There are clear views across the site from the public footpaths running through and adjacent to the site. However, there is potential to mitigate any impacts through sensitive layout and design.

4.173 The site is adjacent to the Crewe branch of the West Coast Mainline and noise mitigation may be required. There are a couple of TPOs adjacent to the northern site boundary but these could be readily accommodated in any development with sensitive design / layout. The agricultural land quality of this area is grade 3, but it is not known whether this is classed as best and most versatile agricultural land (grades 1, 2 and 3a).

4.174 There are four criteria that score red in the traffic light assessments. The site is adjacent to the settlement but only adjoins development on one substantive side and it extends outwards into the open countryside. With appropriate design and landscaping, the impact on settlement character and urban form could be mitigated to a certain extent. Whilst in itself, this may not provide an overriding reason not to allocate the site for development, it is a factor that should be considered in the overall planning balance.

- 4.175 Whilst the site does have a physical point of access to Green Lane (and therefore is green for highways access), Green Lane is a single track country lane and is unsuitable to provide access to this site. The identified point of access in the site promoter's submission is from Chelford Road via the adjacent site (CFS404 plot 2). This site cannot therefore be accessed independently and scores red for highways impact due to the unsatisfactory nature of Green Lane. If the adjacent site CFS404 plot 2 were to be allocated for development, then this assessment should be reviewed.
- 4.176 The site scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. It also scores red for distance to existing employment areas but this is not unexpected given the nature of Alderley Edge and there are employment opportunities in reasonable proximity which are accessible by public transport.
- 4.177 The traffic light form assessments do not reveal any significant issues in relation to heritage assets; flooding / drainage issues; ecology; air quality; minerals interest; public transport frequency; contamination issues; or employment land loss.
- 4.178 The HRA does not identify any issues of relevance to this site. It is more than 8km from the nearest European Site and no potential impact pathways were identified regarding any European site.
- 4.179 A GBSA for site CFS404 plot 3 is included in Appendix 2 to this document and the summary GBSA is shown in Table Alderley 20 below.

Consideration	Summary
Potential area for Green Belt release	The area between Green Lane, the railway line and the undefined southern boundary as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a 'significant contribution' to Green Belt purposes.
Resulting Green Belt boundary	Parts of the resulting boundary are not defined by physical features and if removed from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary could be created that is likely to be permanent.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is unlikely to affect the function of the wider Green Belt.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

Table Alderley 20: summary GBSA for site CFS404 plot 3

- 4.180 Exceptional circumstances are required to release this site from the Green Belt, which could include:
- i) the inability to meet Alderley Edge's requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or

- ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.

4.181 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). Other than site CFS301 (which is a small site capable of making only a very modest contribution to safeguarded land requirements), there are no other suitable sites in Alderley Edge that make a lower contribution to Green Belt purposes than that could be released instead of CFS404 plot 3.

4.182 Overall, the site performs reasonably well in some aspects but there are significant issues to overcome. It is in an accessible location and although in the Green Belt, there are no other sites that make a lower contribution to Green Belt purposes that could be released instead. However, there are sites that make an equal contribution to Green Belt that could be released as an alternative. The main issue with the site relates to access in that it could only be accessed via the adjacent site CFS404 plot 2. The site also extends outwards from the settlement into the open countryside and only adjoins the settlement on one side. If allocated, consideration would need to be given to the creation of a recognisable and permanent Green Belt boundary.

4.183 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should not go forward to Stage 6 of the SSM.

Stage 6: Input from infrastructure providers / statutory consultees

4.184 Following the appraisal and initial recommendations (stage 5), this site was not considered to be suitable for inclusion in the shortlist of sites for potential allocation and was not included in the list of sites for the infrastructure providers consultation at stage 6.

Stage 7: Recommendation for CFS404 plot 3: Ryleys Farm, west of railway

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Site CFS620 land to the rear of 40 Congleton Road

Introduction

4.185 This greenfield site is 14.01 ha in size and is located to the south of Alderley Edge, west of properties on Congleton Road. It is being considered for safeguarded land. The site selection findings are summarised in Table Alderley 21 (stage 4 of the SSM).

CFS620 site selection findings	
Achievability	<ul style="list-style-type: none"> • The site falls into charging zone 5 in the CIL Charging Schedule. The site is greenfield.
Suitability	<ul style="list-style-type: none"> • The majority of criteria are a mix of green and amber in the traffic light assessments, and also some red. Those that are amber are considered to be matters that can be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> ○ Landscape impact; ○ Neighbouring uses; ○ Highways impact; ○ Heritage assets; ○ Flooding / drainage issues; ○ Ecology impact; ○ TPO trees; ○ Agricultural land; and ○ Contamination issues. • There are three red criteria, which are: <ul style="list-style-type: none"> ○ Settlement character and urban form; ○ Brownfield / greenfield; and ○ Distance to existing employment areas.

Table Alderley 21: CFS620 site selection findings

Stage 5: Evaluation and initial recommendations

4.186 The site performs reasonably well in some areas of the site selection process, but there are a large number of factors that would require mitigation measures and development of the site would impact on the settlement character and urban form.

4.187 The traffic light assessments of this site show that the site performs well in relation to some of the criteria. It is in a sustainable location and the accessibility assessment shows that it meets the minimum standard in relation to most of the required services and facilities. It is outside of the recommended distance for four of the facilities, with access to a convenience store and leisure facilities scoring amber and access to a children's playground and secondary school scoring red in the assessment. However, the site's access point is located at the furthest end away from Alderley Edge and dependent on the future site layout, the actual distances to some services and facilities may be greater than the assessment currently shows.

4.188 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place. The site is reasonably prominent in the landscape and there are views in and out from the immediate surrounding

countryside although long range views are limited. There is some screening at the site edges but the site is prominent when viewed from the public footpath to the south. It is likely that impacts could be mitigated through sensitive layout and design.

- 4.189 The site is in close proximity to the Crewe branch of the West Coast Mainline and noise mitigation may be required. A Transport Assessment would be required, with the scope of impact to be agreed with CEC Highways. It is likely that some mitigation measures to the local highway network would be required.
- 4.190 The site is adjacent to some grade II listed buildings and also the Alderley Edge Conservation Area. A heritage impact assessment would be required to establish the significance of the assets and potential for harm. Harm could potentially be mitigated / reduced through design, distribution and landscaping.
- 4.191 There are two ordinary watercourses directed through the site. Any development will need to demonstrate that both watercourses can be directed through the site causing no adverse flooding issues. It is also worth noting, this is a good opportunity to keep both sections open throughout the site (minimum 8m buffer). Additionally there are areas identified being affected by low, medium and high surface water flooding risk.
- 4.192 There are no ecological designations within or adjacent to the site. The site contains a number of ponds, watercourses and hedgerows, which should be retained. Protected species may be present, which would require mitigation and compensation in accordance with best practice. There could potentially be some significant effects but it is likely that avoidance / mitigation measures are possible. There are TPOs at the far eastern boundary of the site along the access route, but they could be readily accommodated in any future development with sensitive design / layout.
- 4.193 The agricultural land quality of this area is grade 3, but it is not known whether this is classed as best and most versatile agricultural land (grades 1, 2 and 3a). There is a medium potential for contamination issues and a phase 1 contaminated land assessment would be required with any future planning application.
- 4.194 There are three criteria that score red in the traffic light assessments. The site scores red for the settlement character and urban form impact. Whilst it is adjacent to the built form, it only adjoins the settlement on its smallest side and extends some way out into the open countryside. The majority of the site is significantly detached from the settlement and relates to the open countryside. This issue weighs against the site in the overall planning balance.
- 4.195 The site scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. It also scores red for distance to existing employment areas but this is not unexpected given the nature of Alderley Edge and there are employment opportunities in reasonable proximity which are accessible by public transport.

4.196 The traffic light form assessments do not reveal and significant issues in relation to highways access; air quality; minerals interest; public transport frequency; or employment land loss.

4.197 The HRA does not identify any issues of relevance to this site. It is more than 8km from the nearest European Site and no potential impact pathways were identified regarding any European site.

4.198 A GBSA for site CFS620 is included in Appendix 2 to this document and the summary GBSA is shown in Table Alderley 22 below.

Consideration	Summary
Potential area for Green Belt release	The area Congleton Road, the tree and hedge-lined field boundary to the north, the railway line to the west, and the tree and hedge-lined field boundaries combined with the track to the south as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a 'significant contribution' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is not likely to materially alter the function of the wider Green Belt.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

Table Alderley 22: summary GBSA for site CFS620

4.199 Exceptional circumstances are required to release this site from the Green Belt, which could include:

- i) the inability to meet Alderley Edge's requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
- ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.

4.200 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). Other than site CFS301 (which is a small site

capable of making only a very modest contribution to safeguarded land requirements), there are no other suitable sites in Alderley Edge that make a lower contribution to Green Belt purposes than that could be released instead of CFS620.

4.201 Overall, the site performs reasonably well in some aspects, but there are significant issues. It is in an accessible location (although not quite as accessible as some of the other sites under consideration) and although in the Green Belt, there are no other sites that make a lower contribution to Green Belt purposes that could be released instead. However, there are sites that make an equal contribution to Green Belt that could be released as an alternative. There are a number of issues for which mitigation would be required, but the main issue is the impact on the settlement character and urban form. The site is located some way to the south of the settlement and is behind the low density ribbon development along Congleton Road. There are other sites under consideration which relate much better to the existing settlement.

4.202 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should not go forward to Stage 6 of the SSM.

Stage 6: Input from infrastructure providers / statutory consultees

4.203 Following the appraisal and initial recommendations (stage 5), this site was not considered to be suitable for inclusion in the shortlist of sites for potential allocation and was not included in the list of sites for the infrastructure providers consultation at stage 6.

Stage 7: Recommendation re CFS620: Land to the rear of 40 Congleton Road

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Sites making a 'major contribution to Green Belt purposes

4.204 There are four potential sites in the Green Belt around Alderley Edge that have been assessed in the Green Belt Site Assessments as making a 'major contribution' to Green Belt purposes. These are CFS130a (Land between Beech Road and Whitehall Brook); CFS366 (land west of Heyes Lane); CFS404 plot 2 (Ryleys Farm, south of Chelford Road); and CFS405 (land at Whitehall Meadow).

4.205 The sites considered so far in this report (brownfield sites; non-Green Belt sites; 'no contribution' Green Belt sites; 'contribution' Green Belt sites; and 'significant contribution' Green Belt sites) could deliver the required 2.29 ha of safeguarded land. Under the iterative approach, these Green Belt sites

making a ‘major contribution’ to Green Belt purposes have not been considered further in the site selection process.

Sites recommended for inclusion in the SADPD for Alderley Edge

4.206 In conclusion, the site recommended for inclusion in the SADPD for Alderley Edge (Stage 7) is shown in Table Alderley 23 below.

Option ref	Site name	Gross site area	Safeguarded land	Proposal
CFS404 Plot 1	Ryleys Farm, north of Chelford Road	2.32 ha	2.32 ha	Safeguarded land

Table Alderley 23: Sites recommended for inclusion in the SADPD

4.207 Alderley Edge’s requirement for 2.29 ha of safeguarded land can be met from this site.

5. Retail planning

Introduction

5.1 The purpose of this chapter is to set out how the council’s policy position on retail and town centre matters to support Part 2 of the Local Plan (the SADPD) has been derived, drawing from relevant evidence and ensuring consistency with national planning policy. This chapter should be read alongside the retail evidence prepared to support the SADPD, including most recently the WYG Retail Study Partial Update (2020) [ED 17].

Retail overview

- 5.2 Alderley Edge centre is around 2.5km south of Wilmslow town centre which provides most of the higher order needs, leaving Alderley Edge to serve a more local and service role. The centre also has a significant specialism in leisure, with a number of restaurants and drinking establishments which serve a wider catchment.
- 5.3 It is a LSC in the retail hierarchy with a focus on convenience and comparison retailing of an appropriate scale, plus opportunities for service uses and small-scale independent retailing of a function and character that meets the needs of the local community.
- 5.4 The village centre boundary for Alderley Edge is currently defined in the Macclesfield Borough Local Plan (“MBLP”). It is a linear centre straddling London Road and the railway station is located at the northern end of the centre. Historically, London Road formed part of the A34 but in late 2010 the Alderley Edge bypass opened and through traffic no longer needs to pass through the centre.

- 5.5 The centre is anchored by the Waitrose store at the northern end of London Road, set back from the street frontage and at a lower level. There is a smaller Tesco Express store on the opposite side of the road. London Road takes the form of a traditional linear high street. It is well represented by national multiple coffee shops and charity shops but other than this Alderley Edge is largely composed of independent businesses. These are a mix of bars/café/restaurants, local convenience stores, retail services and a vibrant sector of independent comparison stores. There are a number of businesses and community facilities on adjacent side streets and back streets including offices, dentists and physiotherapists. The retail offer forms part of a wider service role.

Complementary strategies and parking provision

- 5.6 There are a mix of council-owned and private car parks in the village centre, including at South Street (47 spaces), railway station (30 spaces) and The Parade (62 spaces). These are pay and display car parks. There is also extensive free on-street parking which is limited to 1 hour along London Road and a free car park just outside the village centre on Ryleys Lane. It is recognised that the availability of car parking in the village can be an issue with competing needs of residents, workers and shoppers. Alderley Edge Parish Council has carried out a car parking review and is seeking to provide additional capacity and to manage existing provision through a car parking strategy.
- 5.7 The pre-submission draft Alderley Edge Neighbourhood Plan seeks to support additional car parking at the Ryleys Lane car park, just outside of the village centre. It also included draft policies on encouraging entrepreneurship, supporting existing businesses, supporting a vibrant village centre, and improving the railway station gateway and links with the village centre.

Retail health indicators and analysis

- 5.8 The WYG Retail Study (2016) and updates prepared, most recently in 2020 (WYG Retail Study Partial Update [ED 17]) have evaluated the vitality and viability of the two Principal Towns in Cheshire East (Crewe and Macclesfield) and the nine KSCs in the Borough. The WYG retail work has also considered the retail health and function of the LSCs.
- 5.9 A full health check is included in Appendix 4 of the WYG Retail Study (2016) (pp1-7)⁶ and has been updated in Appendix C of the WYG Retail Study Partial Update (2020) [ED 17]. The health check assessments draw on a number of key indicators in accordance with national guidance.
- 5.10 Whilst there has been a decline in the number of convenience goods outlets, Alderley Edge still retains the national supermarkets (Waitrose and Tesco Express) and also a number of high quality independent food stores.

⁶ www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx

Pedestrian flows are steady, but not high, with many visitors visiting individual units and parking close by. At the time of the 2020 survey, there were seven vacant units which is a significant increase since the 2016 survey, but remains below the UK average.

- 5.11 Overall, Alderley Edge is a successful centre with a well-defined role that continues to trade well despite its close proximity to the larger centre of Wilmslow. It performs both a local service role for Alderley Edge residents and a quality leisure role for a local and wider catchment. Both roles are marked by particularly high quality, predominantly independent units; and are supported by high local affluence and a widespread reputation. The local service role extends beyond retail to include an excellent range of commercial and community facilities. The leisure role benefits from a high quality street environment. These features have allowed the centre to co-exist successfully with Wilmslow, which has a different offer and a relative weakness in the quality leisure sector. Alderley Edge therefore appears to have a robust future, provided that it retains quality independent uses and its distinctive character.

Impact test threshold

- 5.12 WYG has assessed the floorspace thresholds for planning applications for retail and leisure uses, above which an impact assessment would be required. The impact test threshold evidence, initially prepared in 2017, has been re-assessed through the 2020 WYG Retail Study Partial Update [ED 17].
- 5.13 WYG recommends that Alderley Edge, as a Local Centre, should utilise a policy approach of a retail impact test threshold of 200sq.m gross floorspace outside of the Local Centre retail boundary for convenience, comparison, service and leisure – use class A1, A2, A3, A4, and A5⁸ proposals in relation to the closest defined centre(s).

Retail and leisure boundaries

- 5.14 Alderley Edge local centre includes a wide variety of comparison and convenience retail serving the local community as well as a well-developed leisure offer, with a number of restaurants and drinking establishments which serve a wider catchment. These shops and services are located in a concentrated area which is well-recognised as being the village centre and it is considered appropriate to designate a local centre boundary.

⁸ The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No. 757) is due to come into force on the 1st of September 2020. This will replace the Use Classes Order quoted in this report. These Regulations will create a new broad 'Commercial, business and service' use class (Class E) which incorporates the previous shops (A1), financial and professional services (A2), restaurants and cafes (A3) and offices (B1) use classes. Uses such as gyms, nurseries and health centres (previously in use classes D1 Non-residential institutions and D2 Assembly and leisure) and some other uses which are suitable for a town centre area are also included in the class. This new class allows for a mix of uses to reflect changing retail and business models. It also recognises that a building may be in a number of uses concurrently.

5.15 The WYG Retail Study (2016) considered the existing centres in the legacy local plans and identified where potential changes to boundaries (or new boundaries) are appropriate, be that town or local centre, or primary shopping areas (where relevant). The 2020 WYG Retail Study Partial Update [ED 17] has also provided recommendations on retail boundaries, which have been considered as part of the council’s evidence base in preparing this report.

5.16 Alderley Edge has a defined village centre boundary, as defined in the MBLP. Following site visits and a review of appropriate evidence, including the retail work undertaken by WYG, it is proposed to designate a Local Centre in Alderley Edge. Table Alderley 24 justifies the proposed amendments to be made to the current Alderley Edge village centre boundary, as defined in the MBLP and indicated on Map Alderley 7 in Appendix 6.

Potential local centre boundary	Number on Map Alderley 7 and amendment proposed	Justification for amendment
1-5a Trafford Road and properties on Tyler Street.	(1) Exclude from the local centre boundary	This area consists predominantly of residential properties which are not main town centre uses and do not function as part of the centre’s shopping and service offering.
De Trafford Arms and commercial properties at the Chapel Road / Macclesfield Road junction.	(2) Include within the local centre boundary	This area consists predominantly of main town centre uses and should be included in the local centre boundary.
Residential areas of George Street, South Grove, Arderne Place, South Street, Massey Street, Green Street, Brown Street and Royles Square.	(3) Exclude from the local centre boundary	This area consists predominantly of residential properties which are not main town centre uses and do not function as part of the centre’s shopping and service offering.
Chorlegh Grange, London Road	(4) Exclude from the local centre boundary	This area consists of residential properties which are not main town centre uses and do not function as part of the centre’s shopping and service offering.
Remainder of current centre including properties on George Street, London Road, Heyes Lane and Wilmslow Road	(5) Retain within the local centre boundary	These areas comprise predominantly main town centre uses and form part of the centre’s shopping and service offering.

Table Alderley 24: Alderley Edge local centre boundary justification

5.17 It is proposed to designate the local centre boundary as shown on Map Alderley 7 in Appendix 6.

Other retail centres

5.18 This section will consider the future retail approach for each retail centre designated on the proposals maps for the legacy Local Plans, in terms of whether that designation should continue in the SADPD.

5.19 Policy S4 of the MBLP identifies Wood Gardens, Alderley Edge as a local shopping area. This is considered below.

Wood Gardens, Alderley Edge	
Location and Description (including current status in the legacy local plan)	This is a small parade of shops on Wood Gardens in the north east part of Alderley Edge. It is designated as a 'local centre' in the MBLP.
Total number of units	5
Range of uses	Convenience store; dry cleaners; dog grooming and two hot food takeaways. All units are occupied.
Proximity to other centres	Alderley Edge village centre is around 500m to the south west.
Accessibility	This area is within 750m of a bus stop and Alderley Edge rail station.
Environmental Quality	Wood Gardens is within a quiet residential area with a reasonable environmental quality although some improvements could be made to the street furniture and paving. There is a limited amount of parking available.
Recommendations	It is recommended that this area be identified as a neighbourhood parade of shops. It is a small cluster of convenience retail and other services which serve the day to day needs of the immediate residential area.

Table Alderley 25: Review of Wood Gardens area

5.20 As set out in Table Alderley 25, it is recommended to designate Wood Gardens as a neighbourhood parade of shops. The proposed boundary of the Wood Gardens neighbourhood parade of shops is shown on Map Alderley 8 in Appendix 6.

6. Settlement boundaries

6.1 As set out in the LPS, settlement boundaries currently comprise the existing settlement boundaries as defined in the saved policies and proposals maps of the former districts' local plans, as amended to include sites allocated in the LPS (excluding safeguarded land). The LPS includes a commitment that *“settlement boundaries will be reviewed and defined through the production of the Site Allocations and Development Policies DPD and neighbourhood plans”*.

6.2 The 'Settlement and Infill Boundaries Review' [ED 06] sets out the methodology to reviewing settlement boundaries in each of the Principal Towns, KSCs and LSCs. This uses a three-stage approach to defining settlement boundaries:

- i) Review boundary in light of site allocations (in the adopted LPS and made neighbourhood plans or proposed through the SADPD);
- ii) Consider extant planning consents and the relationship of land to the built-up area; and
- iii) Review the relationship of settlement boundaries to physical features.

6.3 Green Belt boundaries should only be altered in exceptional circumstances and whilst exceptional circumstances have been identified to justify alteration of boundaries to accommodate development needs, these do not extend to a general review of Green Belt boundaries. Consequently, for those settlements inset within the Green Belt, the settlement boundary will continue to be the same as the Green Belt inset boundary. Therefore, for those settlements, (including Alderley Edge), the settlement boundary review is limited to stage 1 only.

Settlement boundary overview

6.4 The existing settlement boundary is defined by the Green Belt inset boundary in the Macclesfield Borough Local Plan. The pre-submission draft Alderley Edge Neighbourhood Plan does not propose an alternate settlement boundary and its draft policy AE1 ‘Alderley Edge Development Strategy’ refers to the settlement boundary being as shown on the most up to date adopted local plan policies map..

6.5 For the purposes of review, this existing settlement boundary has been divided into sections, as set out in Table Alderley 26 below.

Ref	Boundary Section	Description
1	Between Wilmslow Road and Heyes Lane	The boundary follows the Green Belt inset boundary. It runs from Wilmslow Road, along the curtilage boundaries of properties on Horseshoe Lane, the eastern boundary of the railway line, rear curtilage boundaries of properties on Beech Close and Beech Road, the boundary to the Beech Road play area and then Whitehall Brook to Heyes Lane
2	Between Heyes Lane and Macclesfield Road	The boundary follows the Green Belt inset boundary, running from Heyes Lane along Whitehall Brook and the rear curtilage of properties on Heyes Lane, Duke Street, Marlborough Avenue, Moss Lane and Mottram Road, then along Squirrels Jump and between The Lodge and Squirrel’s Drey to Swiss Hill, and along the rear curtilage boundaries of properties on Woodbrook Road to Macclesfield Road.
3	Between Macclesfield Road and Congleton Road	The boundary follows the Green Belt inset boundary, running from Macclesfield Road, along the rear curtilage boundaries of properties on Macclesfield Road, Roan Way, Beechfield Road and Whitebarn Road to Congleton Road.
4	Between Congleton Road and Ryleys Lane	The boundary follows the Green Belt inset boundary, running from Congleton Road, along the rear curtilage boundary of properties on Congleton Road and Netherfields before crossing the railway line and running along the rear curtilage boundaries of properties on Downesway, then along the rear building line of properties on Blackshaw Lane before running up the eastern side of Green Lane and the rear curtilage boundaries of properties on Windermere Drive to Ryleys Lane.
5	Between Ryleys Lane and Wilmslow Road	The boundary follows the Green Belt inset boundary, running to the west of The Ryleys Farm and rear of the Ryleys School before following the rear curtilage boundaries of properties on Haddon Close, Wilton Crescent and Aldford Place before crossing Brook Lane and

	running along the western boundary of the development site, then the curtilage boundary of Brook View Nursing Home and properties at Oak Bank and Woodleigh Court to Wilmslow Road.
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Table Alderley 26: Existing settlement boundary

6.6 This existing settlement boundary is shown on Map Alderley 9 in Appendix 7.

Settlement boundary review

6.7 Each section of the existing settlement boundary has been reviewed using the methodology set out in the Settlement and Infill Boundaries Review. As Alderley Edge has a Green Belt inset boundary, the review is limited to stage 1 only in accordance with the methodology. The assessments and recommendations for defining the new boundary are set out in Table Alderley 27 below.

Ref	Stage 1 Criteria A, B, C (allocated sites)	Boundary recommendations
1	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
2	Site CFS301 lies adjacent to the existing settlement boundary. There are no other LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	The site is proposed as safeguarded land and therefore there should be no change to the existing settlement boundary.
3	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
4	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
5	Site CFS404 plot 1 lies adjacent to the existing settlement boundary. There are no other LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	The site is proposed as safeguarded land and therefore there should be no change to the existing settlement boundary.

Table Alderley 27: Boundary review and recommendations

6.8 There are no changes recommended to the existing settlement boundary, which is shown on Map Alderley 9 in Appendix 7.

Green Belt boundary

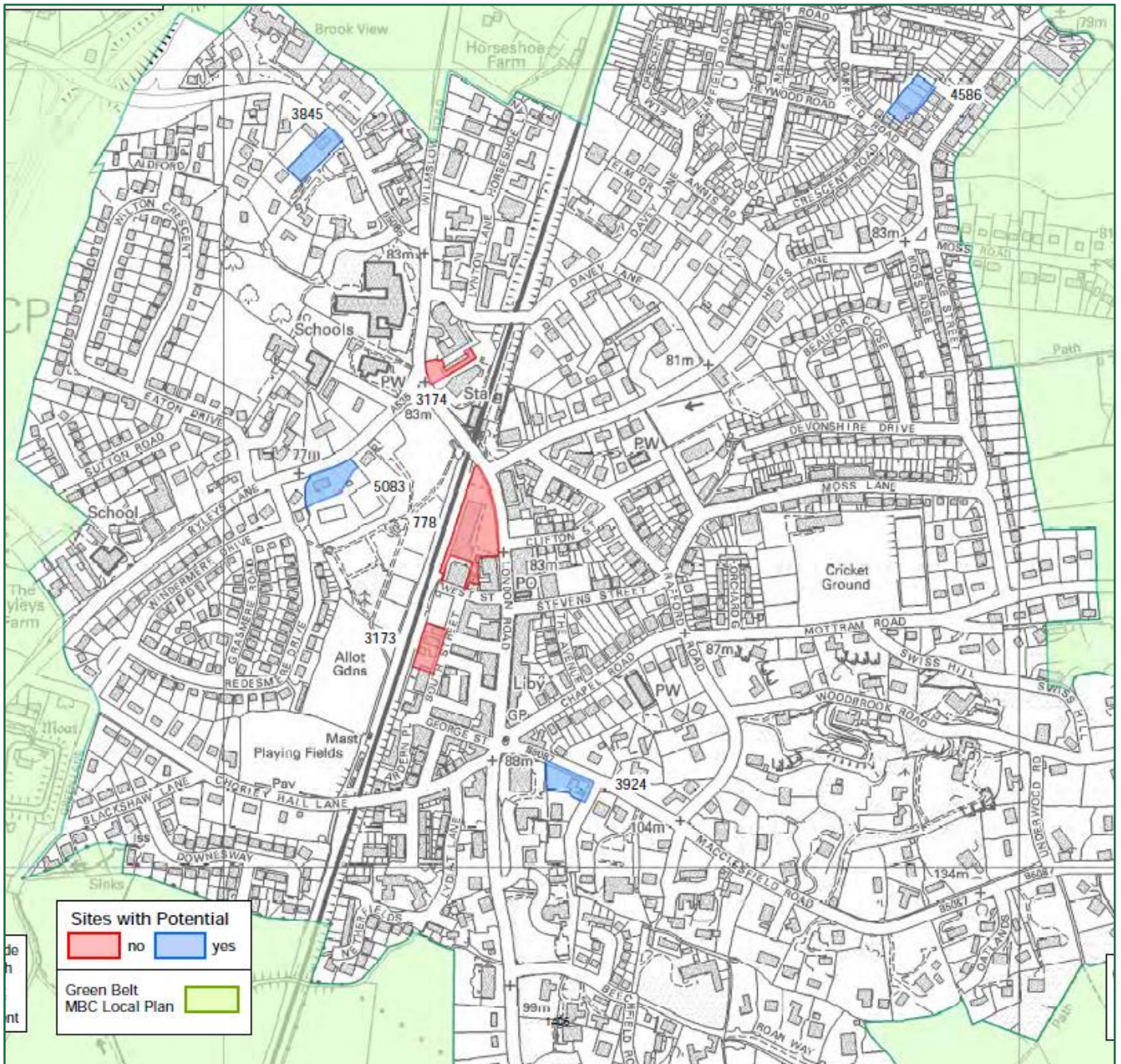
6.9 The recommended Green Belt inset boundary is also shown on Map Alderley 9 in Appendix 7. This is the same as the settlement boundary, except for

safeguarded land. Evidence to justify the extent of land proposed for release from the Green Belt in association with each site is included in the Green Belt Site Assessments in Appendix

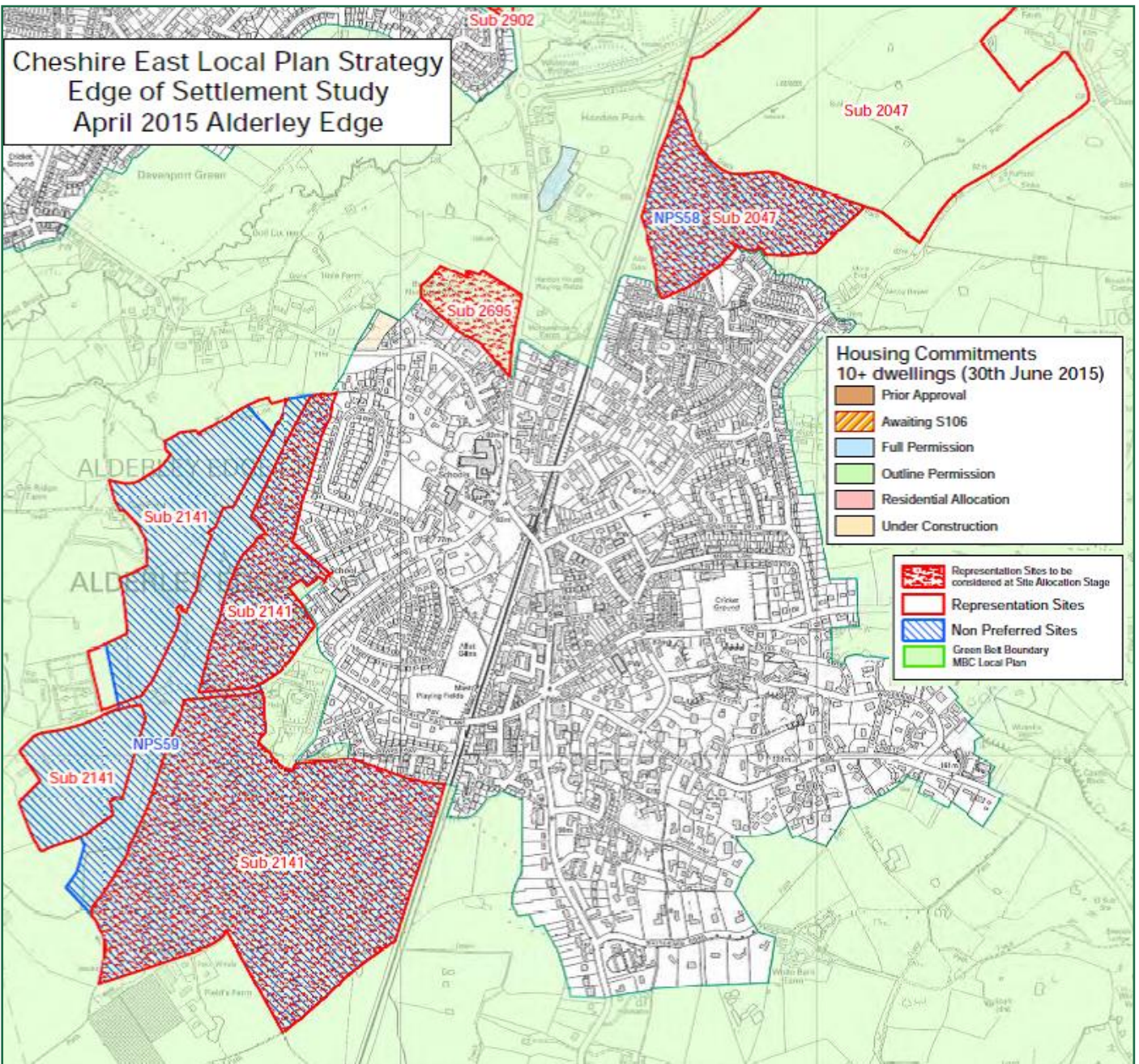
7. Appendices

Appendix 1: Site selection maps and table

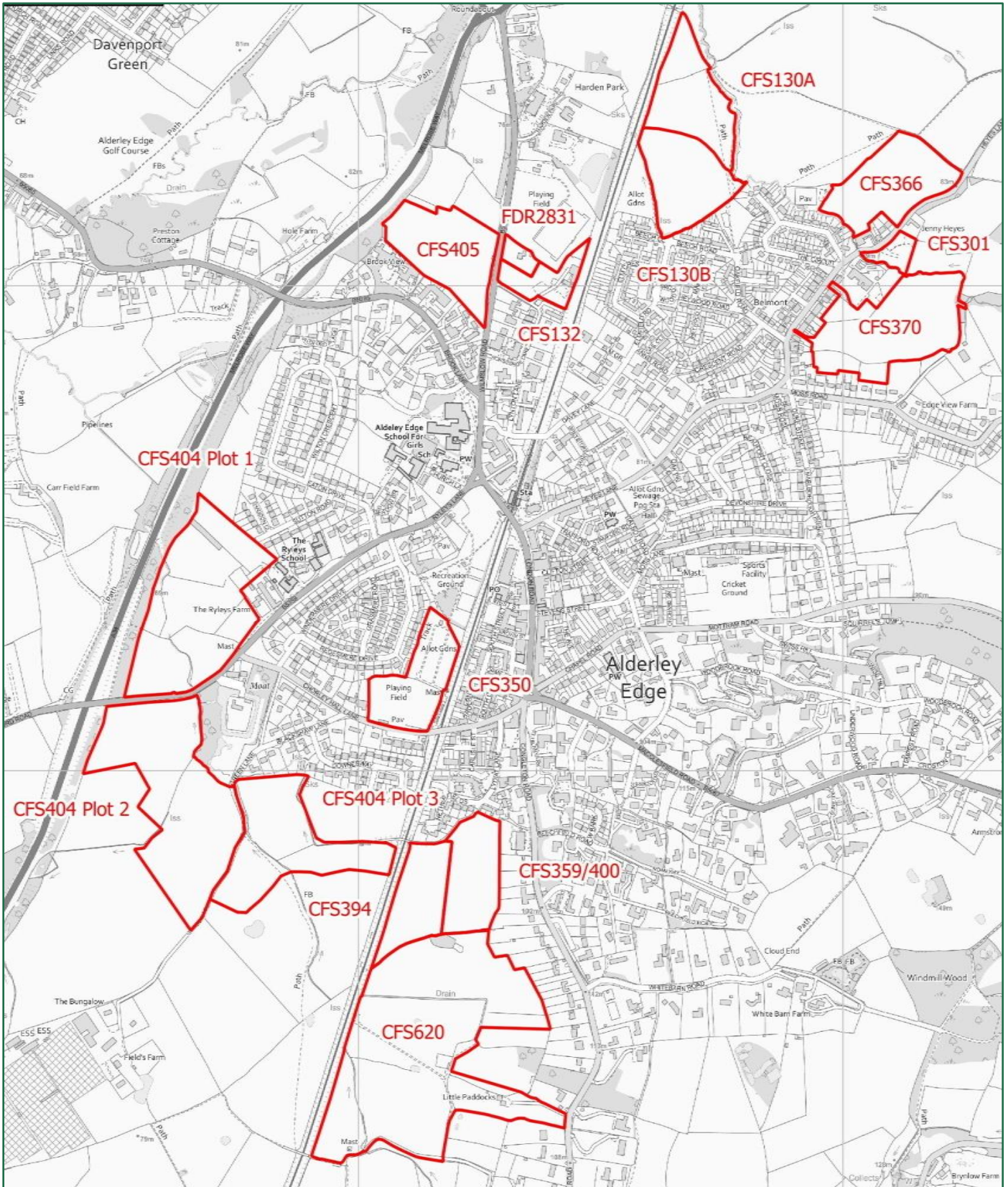
Stage 1 sites maps



Map Alderley 3: Urban potential assessment (2015)

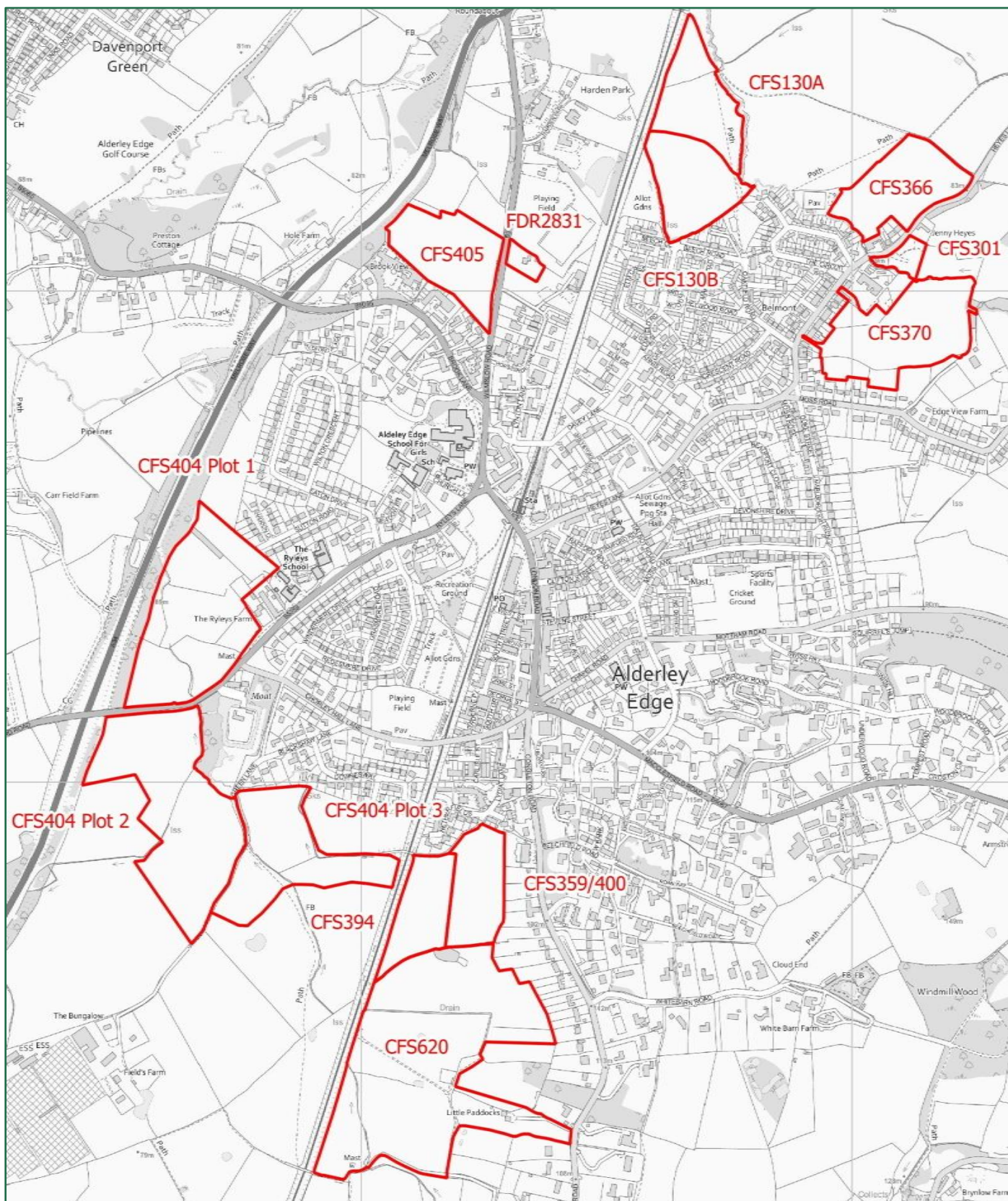


Map Alderley 4: Edge of settlement assessment (2015)



Map Alderley 5: Call for sites (2017), First Draft SADPD consultation sites (2018) and initial Publication Draft SADPD consultation sites (2019)

Stage 2 sites map



Map Alderley 6: Alderley Edge stage 2 sites

Stage 1 and stage 2 sites table

Source ⁹	Ref	Site name and address	Size (ha) ¹⁰	No. of dwgs ¹¹	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹² (Y/N)	Comments
B	4586	Land to rear of 83 Heyes Lane.	0.16	5	0	0	No	Yes	Whilst the site may have potential for development during the plan period, it is not being actively promoted. The site cannot accommodate 10 dwellings or more.
B	3924	Belton House, Macclesfield Road.	0.16	1	0	0	No	Yes	The site's planning consent has expired and whilst it may have potential for development during the plan period, it is not being actively promoted. The site cannot accommodate 10 dwellings or more.
B	5083	Provincial House, Ryleys Lane.	0.18	4	0	0	No	Yes	Development was completed in 2016. The site cannot accommodate 10 dwellings or more.
B	3845	Fellbrook House, Brook Lane	0	0	0	0	No	Yes	Development for a replacement dwelling has been completed and there is no net gain. It is not being actively promoted. The site cannot accommodate 10 dwellings or more.
C	NPS58 / SUB2047 (part)	Land north of Beech Road	10.88	250	0	0	No	Yes	Part of the site is now being promoted as 'Land between Beech Road and Whitehall Brook' (ref 130a) and 'Land north of Beech Road' (ref 130b) and as is considered as such below. The remaining part of the site

⁹ A-LPS Final Site Selection Reports (July 16); B-Urban Potential Assessment (Aug 15); C-Edge of Settlement Assessment (Aug 15); D-Call for sites (June 17); E-LPS Examination Hearings (Oct 16); F-First Draft SADPD consultation (Oct 18); G-initial Publication Draft SADPD consultation (Sept 19).

¹⁰ Numbers in brackets are the developable areas, when stated in the call for sites/First Draft SADPD/initial Publication Draft SADPD representations.

¹¹ Figure as stated in call for sites/First Draft SADPD/initial Publication draft SADPD representations or estimated at 30 dwellings per hectare.

¹² Exclude sites that: can't accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside, as defined in the LPS and are not currently compliant with those policies; are not being actively promoted; have planning permission as at 31/03/20; are in use (unless there is clear indication that this will cease); contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield); are LPS Safeguarded Land; are allocated in the LPS.

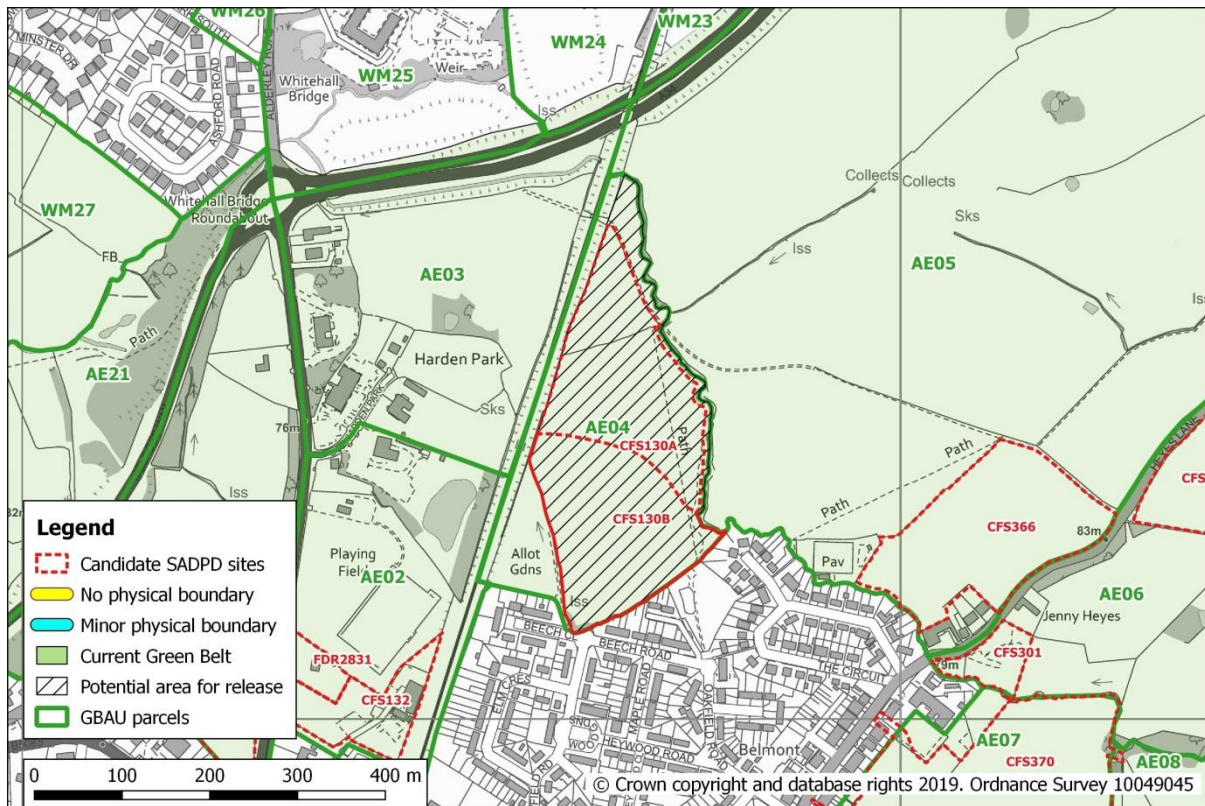
Source ⁹	Ref	Site name and address	Size (ha) ¹⁰	No. of dwgs ¹¹	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹² (Y/N)	Comments
									was not submitted to the 'call for sites' exercise and is no longer being actively promoted.
C	SUB2695	Land off Wilmslow Road	3.29	103	0	0	No	Yes	The site is now being promoted as 'Land at Whitehall Meadow' (ref 405) and is considered as such below.
C	NPS59 (part) / SUB2141 (part)	Land at Ryleys Lane / Chelford Road	66.00	800	0	0	No	Yes	Part of the site is now being promoted as 'Ryleys Farm, north and south of Chelford Road' (ref 404) and is considered as such below.
D/F	CFS130a / FDR1958	Land between Beech Road and Whitehall Brook	5.83 (3.80)	100	0	0	Community facilities (1ha); Open space (0.2ha)	No	
D/F/G	CFS130b / FDR1958 / PBD2235	Land north of Beech Road	2.92 (2.00)	50	0	0	Allotments (0.5 ha) and open space	No	
D/F	CFS132 / FDR1164	Land at Horseshoe Lane	1.12 (0.32)	0	0.32	0	Open space	Yes	Although in the Green Belt, the site is in active use with no indication that this will cease. It is clear from the site promoter's representation to the First Draft SADPD that there is little if any remaining development land within the site. Consequently, the site has been sifted out at stage 2.
D/F	CFS301 / FDR2235	Land adjacent to Jenny Heyes	0.47	10	0	0	Safeguarded land	No	
D	CFS350	Land at Chorley Hall Lane	1.41	45	0	0	A linear park and public footpath (0.3ha)	Yes	The site was submitted to the call for sites process by a third party and it is not being actively promoted by the landowner (CEC)
D/F/G	CFS359 / 400 / FDR1744 / PBD1230	Land to the rear of Congleton Road and south of Lydiat Lane	2.43 (1.94)	58	0	0	No	No	
D/F/G	CFS366 / FDR1747 /	Land west of Heyes Lane	3.17 (2.60)	78	0	0	No	No	

Source ⁹	Ref	Site name and address	Size (ha) ¹⁰	No. of dwgs ¹¹	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹² (Y/N)	Comments
	PBD1222								
D/F/G	CFS370 / FDR1740 / PBD1209	Land east of Heyes Lane	4.87 (3.80)	105	0	0	No	No	
D	CFS394	Land south of Netherfields	2.23	46	0	0	No	No	
D/F/G	CFS404 Plot 1 / PBD1669	Ryleys Farm, north of Chelford Road	6.67	105	0	0	Land for sports pitch	No	
D	CFS404 Plot 2	Ryleys Farm, south of Chelford Road	7.70	121	0	0	Land for replacement primary school	No	
D	CFS 404 Plot 3	Ryleys Farm, west of railway	4.75	74	0	0	No	No	
D/F/G	CFS405 / FDR2017 / PBD1693	Land at Whitehall Meadow	3.27	90	0	0	Car parking for village centre and railway station.	No	
D	CFS620	Land to the rear of 40 Congleton Road	14.01 (9.00)	200	0	0	No	No	
F/G	FDR2831 / PBD1587	Mayfield, Wilmslow Road	0.35	10	0	0	No	No	

Table Alderley 28: Stage 1 and 2 sites

Appendix 2: Green Belt site assessments

GBSA: CFS130a Land between Beech Road and Whitehall Brook



Map CFS130a: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel AE04 as shown on the map above. The site's boundaries broadly correspond with the parcel boundaries, although the site excludes the allotment gardens and its north eastern boundary uses the public right of way rather than Whitehall Brook.

Boundary Considerations / Area Considered for Removal from Green Belt

The north eastern site boundary follows the public right of way which, although marked on the Ordnance Survey map, is not a physical feature on the ground. If the site were to be removed from the Green Belt, it would be logical to draw the new boundary to the adjacent Whitehall Brook as shown on the map.

The Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent. These are the minor watercourse and line of trees along the boundary to the allotments, the railway line, and Whitehall Brook.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel AE04, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
AE04: Land east of railway and west of Whitehall Brook	The parcel makes a major contribution to Green Belt purposes. The parcel is mainly agricultural land, with a foot path crossing the northern edge and allotment gardens to the south western corner. The strong boundaries formed by the rear gardens of properties along Beech Road to the south, Whitehall brook to the east and a railway line to the west, create a coherent parcel, which is important in the separation of Alderley Edge and Wilmslow.	Major contribution

Green Belt Assessment of Potential Area for Release

The boundaries of the potential area of land to be released from the Green Belt largely correspond with the boundaries of GBAU parcel AE04, other than the allotment gardens in the far south west of the parcel. It is considered that the GBAU assessment for parcel AE04 is applicable to this area of land. However, since the assessment was carried out, the Local Plan Strategy has subsequently released land from the Green Belt within nearby parcels WM23, WM24 and WM25. The assessment has been reviewed to take into account the revised Green Belt boundary and it is still considered it is applicable to this area of land, which makes a “**major contribution**” to the purposes of Green Belt.

Surrounding Green Belt

A review of surrounding GBAU parcels has been carried out to determine:

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on Adjacent Parcels of Releasing CFS130a	Impacts on CFS130a of Releasing Additional Adjacent Land
AE02	Significant contribution	This parcel contains site CFS132 and site FDR2831, which are also being considered through the site selection methodology.	Parcel AE02 has a significant degree of openness, although there are some urbanising influences and it is visually separate from CFS130a due to the screening afforded by vegetation bounding the railway line and allotments. Release of CFS130a for development is unlikely to impact on the Green Belt function of AE02.	Release of CFS130a would not impact on the potential to also release CFS132 and / or FDR2831.
AE03	Major contribution	This parcel does not contain any potential sites and is not being considered for release from the Green Belt.	Parcel AE03 is relatively detached from the settlement and has a significant degree of openness despite some urbanising influences. The railway line is on an embankment with vegetated boundaries, and there is no visual connection	No adjacent land considered for release.

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on Adjacent Parcels of Releasing CFS130a	Impacts on CFS130a of Releasing Additional Adjacent Land
			between CFS130a and AE03. AE03 forms an essential gap between Wilmslow and Alderley Edge, making a major contribution to the prevention of neighbouring towns merging. Release of CFS130a would reduce the gap further, meaning AE03 would play an even more important role in this respect.	
AE04	Major contribution	This parcel contains site CFS130b, which is also being considered through the site selection methodology.	Release of CFS130a would leave a small area of AE04 (the allotment gardens) in the Green Belt. The openness of this remaining area could be affected due to increased views of the urban area and any site policy should detail how the design and boundary treatments will minimise the visual impact on the this area of Green Belt.	CFS130b is being considered as an alternative to CFS130a and would only be release instead of CFS130a.
AE05	Major contribution	This parcel contains site CFS366, which is also being considered through the site selection methodology.	AE05 is a large parcel with a major degree of openness, however there is a limited visual connection between CFS130a and AE05 due to the wooded nature of Whitehall Brook. Release of CFS130a for development is unlikely to impact on the Green Belt function of AE05 but would further emphasise its importance in maintaining the separation between Wilmslow and Alderley Edge.	Release of CFS130a would not impact on the potential to also release CFS366.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of CFS130a from the Green Belt may undermine the overall Green Belt function of this General Area in terms of maintaining separation between Wilmslow and Alderley Edge.

Exceptional Circumstances

The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify

further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

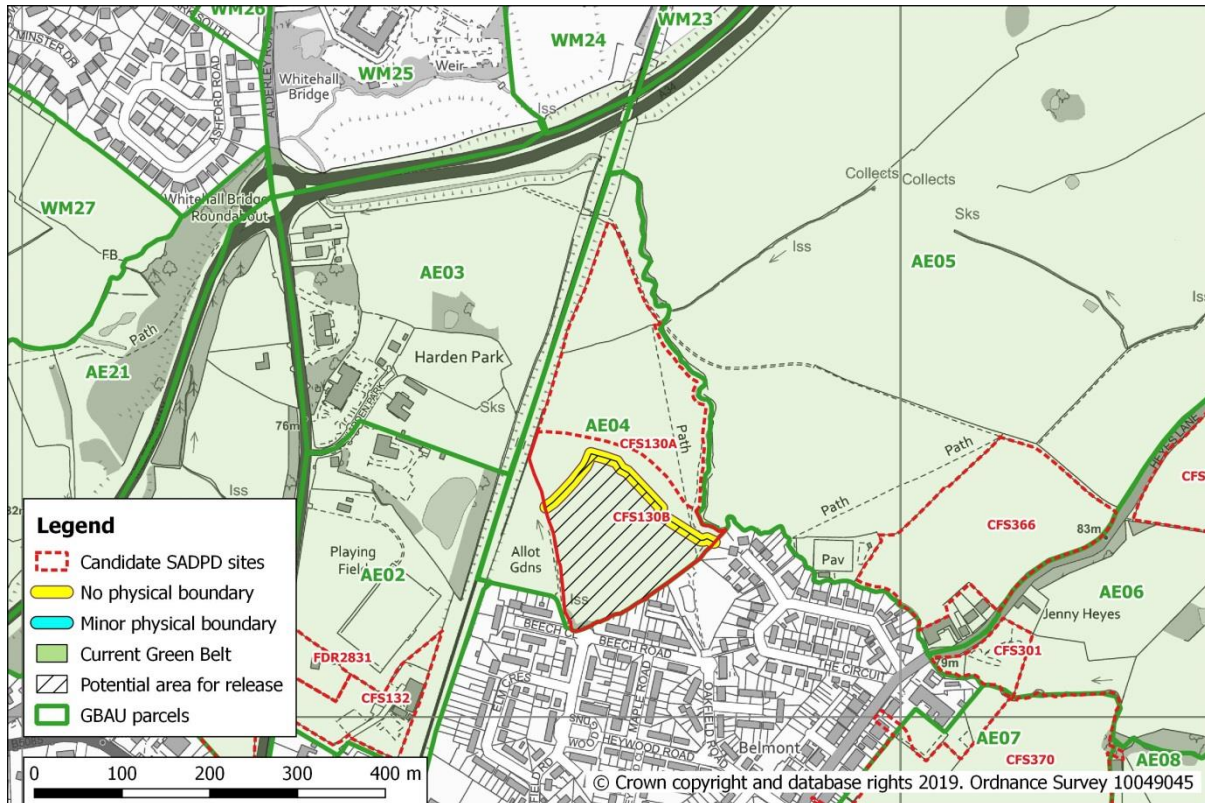
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, a “contribution”, or a “significant contribution” to Green Belt purposes).

The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

Summary

Consideration	Summary
Potential area for Green Belt release	The area between the settlement inset boundary, Whitehall Brook, railway line and the watercourse / wooded boundary to the allotments as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ‘major contribution’ to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels and could potentially undermine the function of the surrounding Green Belt to prevent Alderley Edge and Wilmslow from merging.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution”, a “contribution” or a “significant contribution” to Green Belt purposes.

GBSA: CFS130b Land north of Beech Road



Map CFS130b: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel AE04 as shown on the map above. The site's boundaries do not generally correspond with the parcel boundaries.

Boundary Considerations / Area Considered for Removal from Green Belt

As indicated by the site promoter, the northern and eastern sides of the site are proposed for allotments and public open space. These are appropriate uses in the Green Belt and would not need to be released from the Green Belt. It would be logical to draw the boundary to the proposed extent of built development as shown on the map.

The Green Belt boundary to the west of this area to be removed would be defined using physical features that are readily recognisable and likely to be permanent. These are the line of trees and boundary to the existing allotments. The northern and eastern sides of this potential area for release are not currently defined by physical features on the ground.

If removed from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created. Any

policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel AE04, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
AE04: Land east of railway and west of Whitehall Brook	The parcel makes a major contribution to Green Belt purposes. The parcel is mainly agricultural land, with a foot path crossing the northern edge and allotment gardens to the south western corner. The strong boundaries formed by the rear gardens of properties along Beech Road to the south, Whitehall brook to the east and a railway line to the west, create a coherent parcel, which is important in the separation of Alderley Edge and Wilmslow.	Major contribution

Green Belt Assessment of Potential Area for Release

This assessment relates to the potential area of land to be released from the Green Belt, as shown on the map. It takes into account the revised Green Belt boundary to the south of Wilmslow following adoption of the Local Plan Strategy.

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant contribution: The area is would not be contained by strong physical features and these would need to be created as part of any future development. However, Whitehall Brook and the railway line lying just beyond the area are better boundaries. The land is relatively well connected to the urban area although it is not contained by it and would not help to round-off the settlement pattern. The area plays no role in prevention ribbon development.
2 Prevent neighbouring towns merging into one another	Significant Contribution: Forms part of the narrow Green Belt between Alderley Edge and Wilmslow to the north. The presence of the A34 and railway line does increase the sense of a gap and would prevent merging of the settlements. Overall, the gap is considered to be a 'largely essential gap' in this location and limited development may be possible without the merging of settlement. Development would narrow the gap further but an actual and perceived gap would remain and the area is not visible from the major routes between the settlements.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: The area is would not be contained by strong physical features and these would need to be created as part of any future development. However, Whitehall Brook and the railway line lying just beyond the area are better boundaries. It is currently in agricultural use and is adjacent to / reasonably well-connected to the settlement. There are no urbanising influences within the area although there are views of the adjacent urban area. The site does have a connection with the wider countryside to the north east. There is no built form, low vegetation but only very limited long line views and it has a major-significant degree of openness. The area does not serve any of the defined beneficial uses of the Green Belt.
4 Preserve the setting and special character of historic towns	Contribution: Alderley Edge is a historic town with a designated Conservation Area. The Conservation Area falls within the 250m buffer to the south of the area however it is separated by a considerable amount of existing development.

Green Belt Purpose	Assessment
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development; therefore the site makes a significant degree of contribution to the purpose.
Overall evaluation	The site makes a significant contribution to checking sprawl, prevention of merging, safeguarding the countryside and assisting in urban regeneration. It is considered to make a significant contribution to the purposes of Green Belt overall.
Overall assessment	Significant contribution

Surrounding Green Belt

A review of surrounding GBAU parcels has been carried out to determine:

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on Adjacent Parcels of Releasing CFS130b	Impacts on CFS130b of Releasing Additional Adjacent Land
AE02	Significant contribution	This parcel contains sites CFS132 and FDR2831, which are also being considered through the site selection methodology.	Parcel AE02 has a significant degree of openness, although there are some urbanising influences and it is visually separate from CFS130b due to the screening afforded by vegetation bounding the railway line and allotments. Release of CFS130b for development is unlikely to impact on the Green Belt function of AE02.	Release of CFS130b and / or FDR2831 would not impact on the potential to also release CFS132.
AE03	Major contribution	This parcel does not contain any potential sites and is not being considered for release from the Green Belt.	Parcel AE03 is relatively detached from the settlement and has a significant degree of openness despite some urbanising influences. The railway line is on an embankment with vegetated boundaries, and there is no visual connection between CFS130b and AE03. AE03 forms an essential gap between Wilmslow and Alderley Edge, making a major contribution to the prevention of neighbouring towns merging. Release of CFS130b would reduce the gap further, meaning AE03 would play an even more important role in this respect.	No adjacent land considered for release.
AE04	Major contribution	This parcel contains site CFS130a, which is also being	Release of CFS130b would leave a small area of AE04 in the Green Belt. The openness of this	CFS130a is being considered as

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on Adjacent Parcels of Releasing CFS130b	Impacts on CFS130b of Releasing Additional Adjacent Land
		considered through the site selection methodology.	remaining area could be affected due to increased views of the urban area and any site policy should detail how the design and boundary treatments will minimise the visual impact on the this area of Green Belt.	an alternative to CFS130b and would only be release instead of CFS130b.
AE05	Major contribution	This parcel contains site CFS366, which is also being considered through the site selection methodology.	AE05 is a large parcel with a major degree of openness, however there is a limited visual connection between CFS130b and AE05 due to the wooded nature of Whitehall Brook. Release of CFS130b for development is unlikely to impact on the Green Belt function of AE05 but would further emphasise its importance in maintaining the separation between Wilmslow and Alderley Edge.	Release of CFS130b would not impact on the potential to also release CFS366.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of CFS130b is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

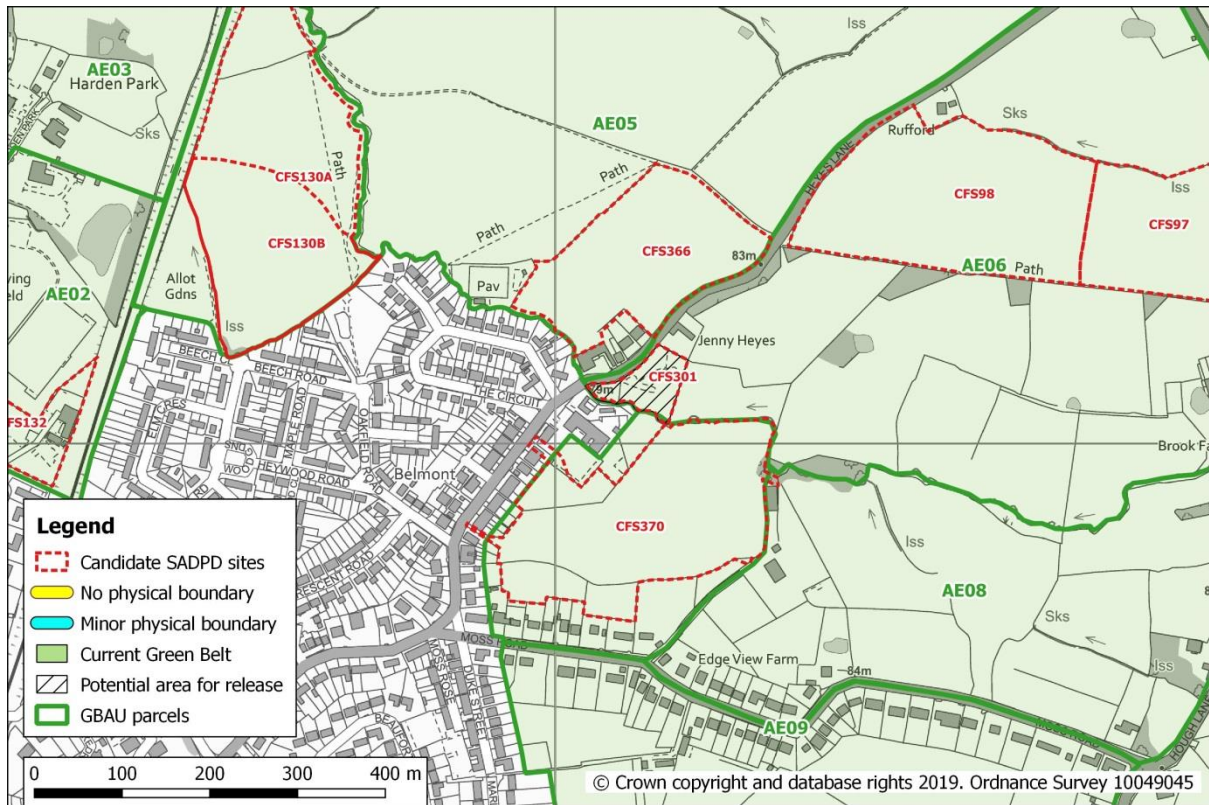
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” or a “significant contribution” to Green Belt purposes).

The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

Summary

Consideration	Summary
Potential area for Green Belt release	The area between the settlement inset boundary, Whitehall Brook, railway line and the watercourse / wooded boundary to the allotments as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' significant contribution ' to Green Belt purposes.
Resulting Green Belt boundary	Parts of the new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent but the site selection work would need to show that a readily recognisable northern and eastern boundary that is likely to be permanent could be created.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is unlikely to affect the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

GBSA: CFS301 Land adjacent to Jenny Heyes



Map CFS301: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel AE06 as shown on the map above. The site is roughly triangular in shape and the southern and northern boundaries largely follow the parcel boundaries but the site's eastern boundary differs.

Boundary Considerations / Area Considered for Removal from Green Belt

The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent. These are Whitehall Brook, Heyes Lane, the curtilage boundary to Jenny Heyes and the prominent hedge lined field boundary to the east.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel AE06, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
AE06: Land to the south of Heyes Lane	The parcel has a major contribution to the Green Belt due to its contribution to safeguarding the countryside. The parcel is mainly open farmland with field boundaries consisting of hedgerows. The parcel offers a major degree of openness. The parcel has a significant contribution to preventing urban sprawl given there is a limited amount of development on the parcel. The parcel has limited contribution to preserving the historic settlement and no contribution to the prevention of merging.	Major contribution

Green Belt Assessment of Potential Area for Release

This assessment relates to the potential area of land to be released from the Green Belt, as shown on the map. It takes into account the revised Green Belt boundary to the south of Wilmslow following adoption of the Local Plan Strategy.

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Contribution: The site has reasonable outer boundaries consisting Heyes Lane, Whitehall Brook, the curtilage boundary to Jenny Heyes and the prominent hedge-lined field boundary to the east. The site is surrounded by built development on three sides but wouldn't necessarily 'round-off' the settlement pattern as two of these sides are within the Green Belt themselves. However, it is well connected to the urban area and well contained by built development. It does play a limited role in preventing ribbon development spreading along Heyes Lane, although there is already development on the other side of the road and to the north.
2 Prevent neighbouring towns merging into one another	No contribution: The site makes no contribution to the prevention of merging as there is no town located near the east of Alderley Edge.
3 Assist in safeguarding the countryside from encroachment	Contribution: The site has reasonable outer boundaries. There are no urbanising influences within the site other than the overhead power lines that cross its south eastern corner, but the site is bounded by built development on three sides. The site is vacant land which is well screened by vegetation. It does not have a particularly strong relationship with the urban area, but neither does it connected with the wider open countryside either. It is free from built form, has no long line views and dense vegetation; therefore it has a 'significant' degree of openness although this is reduced by its small size. It does not serve any defined beneficial uses of the Green Belt.
4 Preserve the setting and special character of historic towns	Contribution: The site makes a very limited contribution to preserving the historic setting of Alderley Edge.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development; therefore the site makes a significant degree of contribution to the purpose.
Overall evaluation	The site makes a significant contribution to assisting in urban regeneration but a contribution or no contribution to the other four purposes. It is a small, well contained site and overall is considered to make a 'contribution' to Green Belt purposes.
Overall assessment	Contribution.

Surrounding Green Belt

A review of surrounding GBAU parcels has been carried out to determine:

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

GBAU Parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
AE05	Major contribution	This parcel contains site CFS366 which is also being considered through the site selection methodology.	CFS301 is separated from the open areas of parcel AE05 by built development and its release from the Green Belt is unlikely to materially affect the Green Belt function of AE05	The release of site CFS366 would not affect the potential for site CFS301 to be released although if they were both to be released, then the small area of built development between them may also need to be released in order to create a logical new boundary.
AE06	Major contribution	This parcel also contains sites CFS97 and CFS98 which are being considered through the site selection methodology.	Site CFS301 forms a very small part of the larger parcel AE06. The two areas are fairly distinct from one another and there is a prominent hedge lined boundary between them. Release of CFS301 is unlikely to affect the Green Belt function of the wider parcel.	Sites CFS97 and CFS98 are not adjacent to the current settlement boundary and are considered within the 'other settlements and rural areas' tier of the settlement hierarchy. If released from the Green Belt, these sites would have their own settlement inset boundary and effectively form a standalone development. Consideration would then need to be given as to whether site CFS301 makes an increased contribution to preventing Alderley Edge from merging with the new developments.
AE07	Significant contribution	This parcel contains site CFS370 which is also being considered through the site selection methodology.	Site CFS301 is not strongly connected to parcel CFS370 and they are separated by the heavily vegetated Whitehall Brook. Release of CFS301 would not materially affect the Green Belt function of parcel AE07	Release of site CFS370 from the Green Belt would not affect the potential for site CFS301 to be released. However, if they were both to be released, then the small area to the south of CFS301, between CFS370 and the existing inset boundary would also need to be removed to avoid leaving a small isolated pocket of Green Belt surrounded by the urban area.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

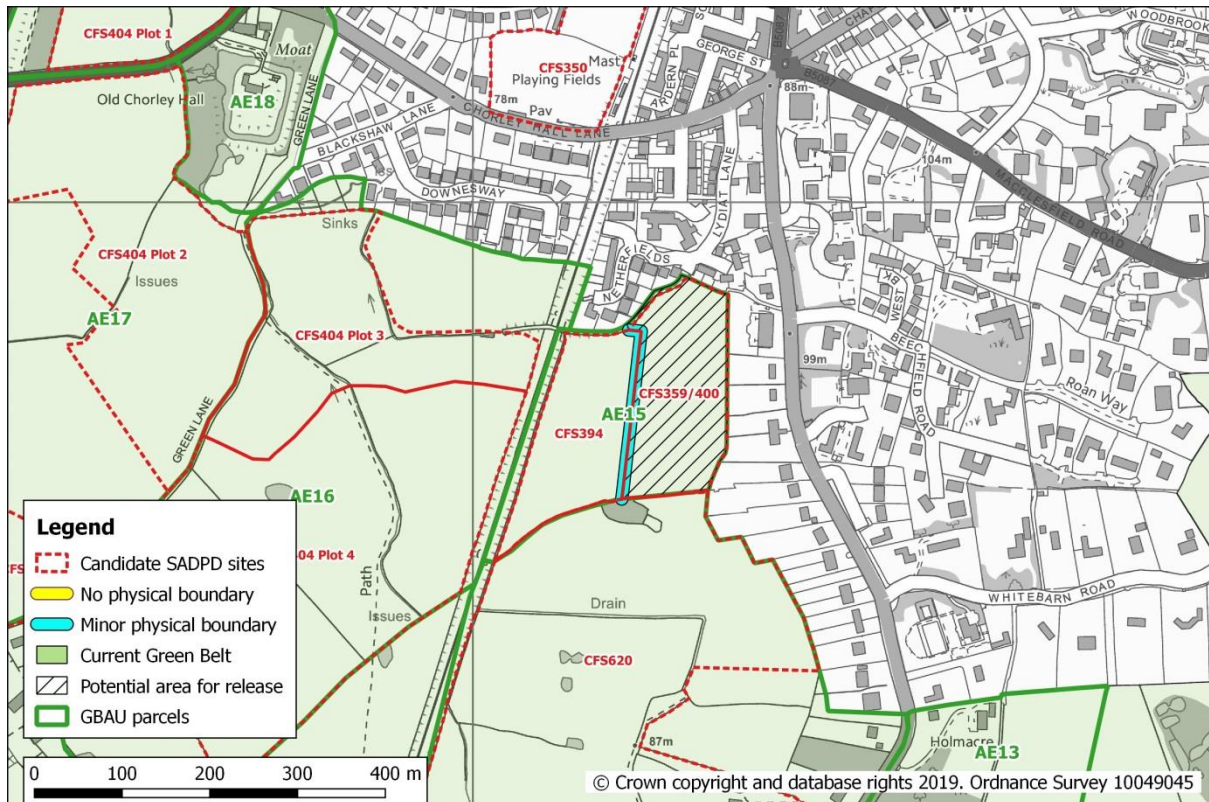
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” to Green Belt purposes).

The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

Summary

Consideration	Summary
Potential area for Green Belt release	The area between Heyes Lane, Whitehall Brook, the curtilage boundary to Jenny Heyes and the prominent hedge-lined field boundary as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' contribution ' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this is unlikely to result in any material impacts for the function of the surrounding Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” to Green Belt purposes.

GBSA: CFS359/400 Land to the rear of Congleton Road and south of Lydiat Lane



Map CFS359/400: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel AE15 as shown on the map above. The site occupies the eastern half of this parcel and its northern, eastern and southern boundaries follow the parcel boundaries but its western boundary differs.

Boundary Considerations / Area Considered for Removal from Green Belt

The new Green Belt boundary would be defined using physical features that are readily recognisable. These are the wooded field boundary to the south and the post and wire fence field boundary to the west. Whilst the southern boundary is likely to be permanent, the post and wire fence may not. If removed from the Green Belt, the site selection work must demonstrate that boundaries are likely to be permanent. The policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel AE15, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
AE15: Land to the east of the railway line and south of Netherfields	The parcel has a significant contribution to the Green Belt as it has prevented sprawl and has strong boundaries ensure a lack of encroachment. There are urbanising influences around the parcel however there is still a significant degree of openness. The parcel has no contribution to the prevention of merging settlements however has a significant contribution to preserving the historic setting of Alderley Edge.	Significant contribution

Green Belt Assessment of Potential Area for Release

This assessment relates to the potential area of land to be released from the Green Belt, as shown on the map.

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant contribution: Whilst the parcel within which the site sites has reasonable boundaries, the site's western boundary is weak. It is well connected to the settlement of Alderley Edge but whilst the north eastern part of the site might be 'rounding-off' of the settlement pattern, the overall is not. The site plays no role in preventing ribbon development.
2 Prevent neighbouring towns merging into one another	No contribution: The site has no contribution to the prevention of merging as there is no town located near the south of Alderley Edge.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: The site has a significant contribution to safeguarding the countryside due to the openness provided by the open farmland. The existing development to the east provides some urbanising influences but these are large properties in mature plots and the site has a relationship with the wider open countryside. There is a public footpath running along the northern edge of the site providing access to the countryside which is a defined beneficial use of the Green Belt.
4 Preserve the setting and special character of historic towns	Significant contribution: The site is adjacent to Alderley Edge Conservation Area therefore has a significant contribution to preserving the historic setting of the town.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the site makes a significant degree of contribution to the purpose.
Overall evaluation	Whilst it makes no contribution to the prevention of towns merging the site makes a significant contribution to checking unrestricted sprawl, safeguarding the countryside from encroachment, preserving the setting and special character of historic towns and assisting in urban regeneration. It makes a 'significant contribution' overall.
Overall assessment	Significant contribution.

Surrounding Green Belt

A review of surrounding GBAU parcels has been carried out to determine:

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

GBAU Parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
AE14	Significant contribution	This parcel contains site CFS620 which is also being considered through the site selection methodology.	CFS359/400 is separated from parcel AE14 by a relatively heavily vegetated boundary. Release of the site may increase views of the urban area from parcel AE14 but given the existing boundary, careful design and further boundary treatments will help to mitigate any impacts.	If site CFS620 were to be released from the Green Belt, then this site would have a weaker relationship with the open countryside and could be said to be 'rounding-off' of the settlement pattern, increasing the potential for it to also be released from the Green Belt. If both of the sites CFS620 and CFS394 (in the adjacent parcel AE15) were to be released, then this site (CFS359/400) would also need to be released to avoid leaving a small isolated pocket of Green Belt within the urban area.
AE15	Significant contribution	This parcel also contains site CFS394 which is being considered through the site selection methodology.	Release of site CFS359/400 would leave the western half of parcel AE15 remaining in the Green Belt. Given the existing low fence boundary, release of CFS359/400 is likely to increase views of the urban area from the remaining part of the parcel. Careful design and boundary treatments may assist in mitigating any impacts to a certain extent but not entirely.	If site CFS364 were to be released from the Green Belt, then this site would have a weaker relationship with the open countryside and could be said to be 'rounding-off' of the settlement pattern, increasing the potential for it to also be released from the Green Belt. If both of the sites CFS394 and CFS620 (in the adjacent parcel AE14) were to be released, then this site (CFS359/400) would also need to be released to avoid leaving a small isolated pocket of Green Belt within the urban area.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of CFS359/400 from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land

to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

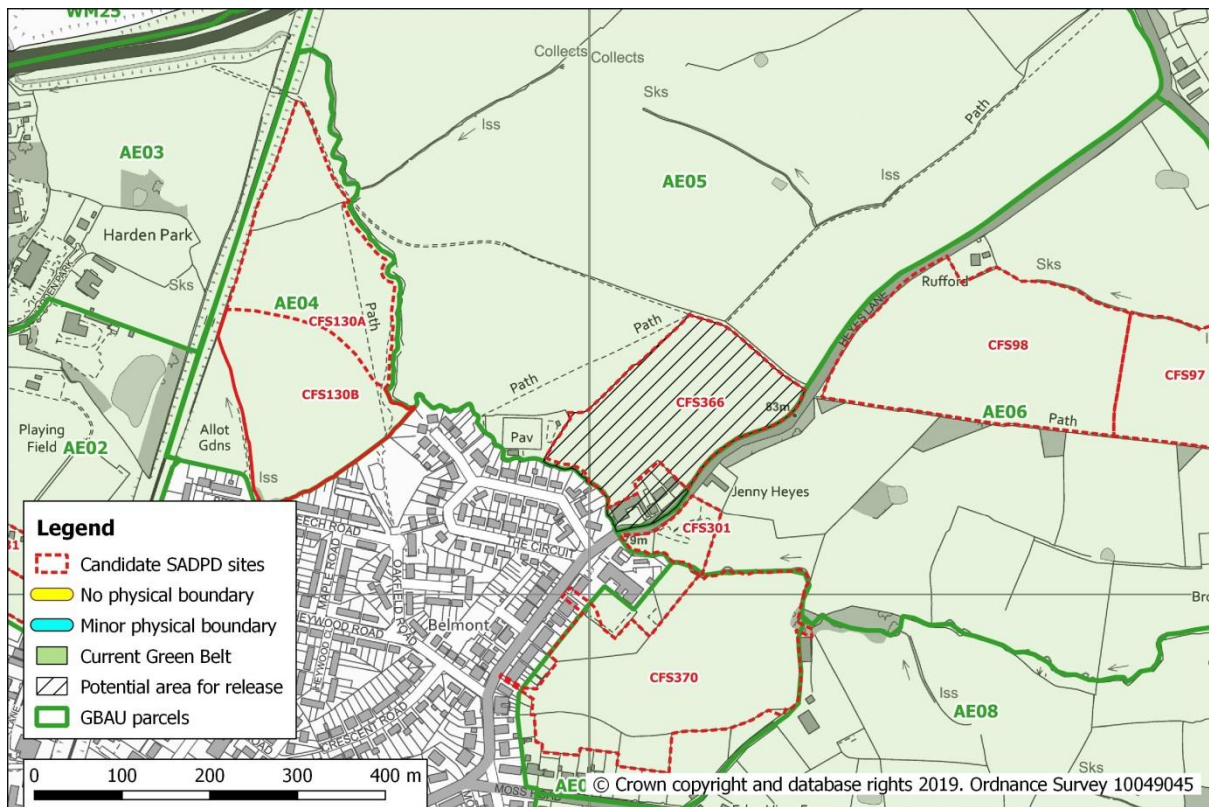
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” or a “contribution” to Green Belt purposes).

The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

Summary

Consideration	Summary
Potential area for Green Belt release	The area between the wooded field boundary to the south and the post and wire fence field boundary to the west as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ‘ significant contribution ’ to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable but the site selection work must demonstrate that boundaries are can also be made to be permanent.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is not likely to materially alter the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” or a “contribution” to Green Belt purposes.

GBSA: CFS366 Land west of Heyes Lane,



Map CFS366: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel AE05 as shown on the map above. The site's southern and western boundaries largely follow the parcel boundaries although its northern and eastern boundaries differ.

Boundary Considerations / Area Considered for Removal from Green Belt

Release of the site from the Green Belt would leave a small area of built development within the Green Belt, lying between the site and the urban area. A more logical boundary would be created by using Heyes Lane as the boundary, excluding this small area of built development from the Green Belt as shown on the map.

The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent. These are Heyes Lane and prominent tree and hedge-lined field boundaries.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel AE05, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
AE05: Land east of A34 / railway and west of Heyes Lane /Hough Lane	The parcel makes a major contribution to Green Belt purposes. Fairly flat area of land between A34, railway, Heyes Lane, Hough Lane and Whitehall brook consisting predominantly of large fields separated by hedges and narrow lines of trees (not protected) and a number of water courses and footpaths cross the area. Land plays an important role in preventing the spread of Alderley edge northwards and preventing further ribbon development southwards along Hough Lane and ultimately in preventing the 2 settlements merging.	Major contribution

Green Belt Assessment of Potential Area for Release

This assessment relates to the potential area of land to be released from the Green Belt, as shown on the map. It takes into account the revised Green Belt boundary to the south of Wilmslow following adoption of the Local Plan Strategy.

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Major contribution: the tree and hedge-lined field boundaries are reasonable but are not particularly strong. The site is only connected to the settlement along one edge and extends outwards into the open countryside. It is not at all contained by the settlement and would not represent 'rounding off' of the settlement pattern. The site also plays an important role in preventing further ribbon development from spreading along Heyes Lane.
2 Prevent neighbouring towns merging into one another	Significant contribution: The parcel within which it sits plays a major role in preventing the closure of a narrow gap between Alderley Edge and Wilmslow, particularly at Hough Lane where there is some ribbon development spreading southwards from Wilmslow. This smaller site is a largely essential gap where some limited development may be possible without merging of settlements. However, the land between the settlements here is open with long-line views and release of this site would reduce the gap.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: the tree and hedge-lined field boundaries are reasonable but are not particularly strong and may not prevent further encroachment in the long term. The area is largely in agricultural use with some existing built development to the south west and some urbanising influences adjacent to the site. It has a strong relationship with the wider open countryside and a more limited relationship with the urban area. It has a significant degree of openness and provides access to the countryside by virtue of the public footpaths running along its edges, which is a defined beneficial use of the Green Belt.
4 Preserve the setting and special character of historic towns	Contribution: Alderley Edge is a historic town with a designated Conservation Area. The Conservation Area fall within the 250m buffer to the south west of the site however it is separated by a considerable area of residential development.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the site makes a significant degree of contribution to the purpose.
Overall evaluation	The parcel makes a major contribution to checking unrestricted sprawl and a significant contribution to prevention of towns merging, safeguarding the countryside from encroachment and assisting in urban regeneration. In the context of the fundamental aim of Green Belt (NPPF 2018 ¶133) to prevent urban sprawl by keeping land permanently open, it is considered that this site makes a 'major contribution' overall.
Overall assessment	Major contribution.

Surrounding Green Belt

A review of surrounding GBAU parcels has been carried out to determine:

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

GBAU Parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
AE05	Major contribution	This parcel contains no additional sites being considered for release from the Green Belt.	Release of CFS366 would leave the majority of parcel AE05 remaining in the Green Belt. The land is fairly open and flat and it is likely that release of AE05 would lead to increase views of the urban area from the remaining AE05 although careful design and boundary treatments may assist in mitigating impacts. Release of CFS366 would also serve to highlight the importance of the remaining parcel in maintaining the gap between Wilmslow and Alderley Edge.	No adjacent land considered for release.
AE06	Major contribution	This parcel contains sites CFS97, CFS98 and CFS301 which are being considered through the site selection methodology.	AE06 has reasonable boundary vegetation and site CFS366 is not visible from most of the parcel. Any increased views of development could be reduced by careful design and boundary treatments.	Sites CFS97 and CFS98 are not adjacent to the current settlement boundary and are considered within the 'other settlements and rural areas' tier of the settlement hierarchy. If released from the Green Belt, these sites would have their own settlement inset boundary and effectively form a standalone development. Consideration would then need to be given as to whether site CFS366 makes an increased contribution to preventing Alderley Edge from merging with the new developments. Release of site CFS301 would not affect the potential for CFS366 to also be released.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

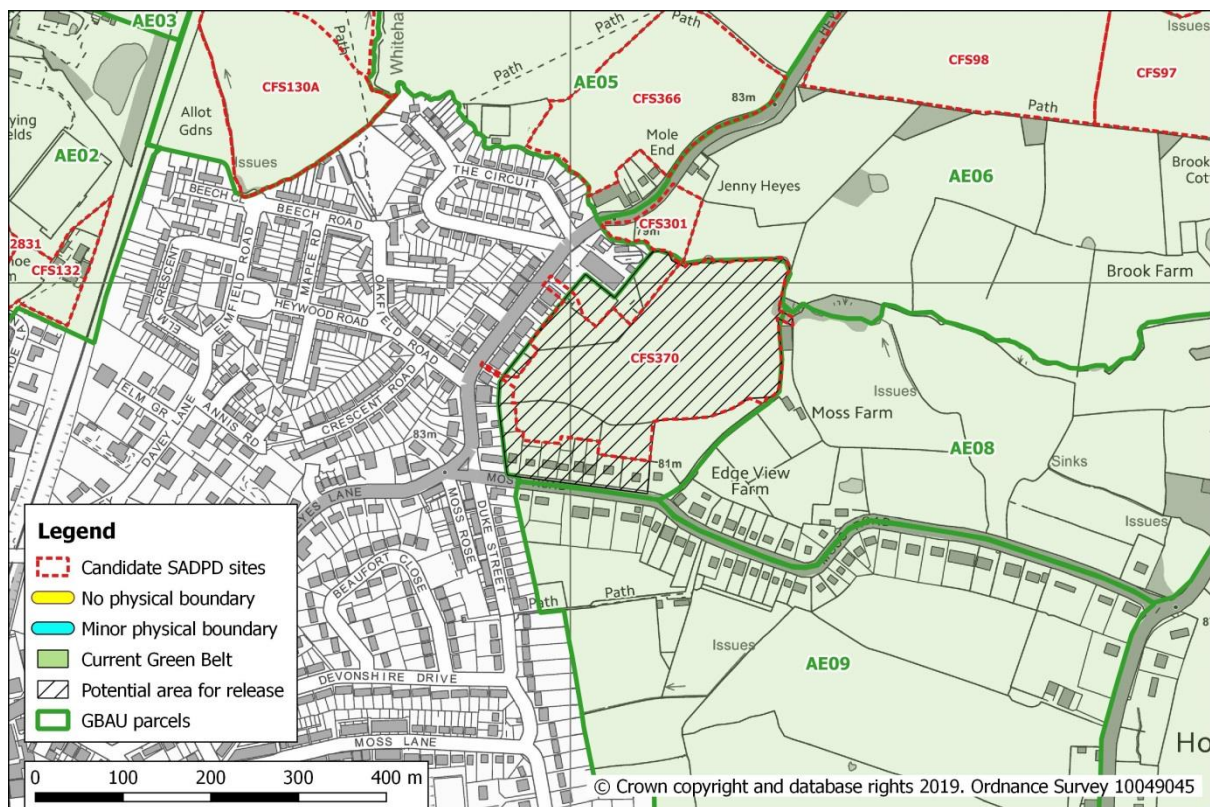
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, a “contribution” or a “significant contribution” to Green Belt purposes).

The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

Summary

Consideration	Summary
Potential area for Green Belt release	The area between Heyes Lane and prominent tree and hedge-lined field boundaries as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ‘major contribution’ to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is not likely to materially alter the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution”, a “contribution” or a “significant contribution” to Green Belt purposes.

GBSA: CFS370 Land east of Heyes Lane



Map CFS370: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt, except the narrow access points between 88 and 90 Heyes Lane and the curtilage of 124 Heyes Lane. It lies within GBAU parcel AE07 as shown on the map above. The site broadly corresponds with the parcel, although there are some differences, particularly to the southern and northern boundaries.

Boundary Considerations / Area Considered for Removal from Green Belt

To avoid leaving a very small, isolated pocket of Green Belt surrounded by the urban area, it would also be necessary to remove the small area between the site boundary and the rear of 90-104 Heyes Lane. There is also a small area between the site boundary and the employment premises on Heyes Lane which is currently used as car parking. To avoid leaving a narrow strip of Green Belt between the site and urban area, this area would also be released, using Whitehall Brook as the boundary. The southern boundary of the site is marked by residential curtilages of properties fronting Moss Road. It would seem logical to remove these properties from the Green Belt also, using Moss Road as the new boundary.

The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent. These are Whitehall Brook, Moss Road, prominent tree and hedge-lined field boundaries and the curtilage boundary to 21 Moss Road.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel AE07, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
AE07: Land to the east of Heyes Lane and north of Moss Road	The parcel has a significant contribution to the Green Belt due to preventing sprawl on the Green Belt and safeguarding land. There is a limited amount of ribbon development on the southern boundary however the parcel has largely prevented urban sprawl and provides a significant degree of openness. The parcel plays a significant role in assisting urban regeneration; however has a limited contribution to preserving the historic setting of towns.	Significant contribution

Green Belt Assessment of Potential Area for Release

The boundaries of the potential area of land to be released from the Green Belt largely correspond with the boundaries of GBAU parcel AE07, other than the exclusion of the south eastern corner of the parcel. Where the boundary of the potential area of land for release and the boundary of the parcel differs, they are defined using similar strength boundaries. Following a review of the GBAU assessment for parcel AE07, it is considered to be applicable to this area of land, which makes a “**significant contribution**” to Green Belt purposes.

Surrounding Green Belt

A review of surrounding GBAU parcels has been carried out to determine:

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

GBAU Parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
AE06	Major contribution	This parcel contains sites CFS97, CFS98 and CFS301 which are also being considered through the site selection methodology.	Site CFS370 is separated from parcel AE06 by the vegetated Whitehall Brook and there is very limited visual connection. Any increased views of built development from AE06 could be mitigated by careful design and boundary treatments.	Sites CFS97 and CFS98 are not adjacent to the current settlement boundary and are considered within the ‘other settlements and rural areas’ tier of the settlement hierarchy. If released from the Green Belt, these sites would have their own settlement inset boundary and effectively form a standalone development. Consideration would then need to be given as to whether site CFS370 makes an increased contribution to preventing Alderley Edge from merging with the new developments. The

GBAU Parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
				additional release of CFS301 would not impact on the potential for CFS370 to be released from the Green Belt.
AE07	Significant contribution	This parcel contains no additional sites being considered for release from the Green Belt.	Release of site CFS370 would leave a very small part of parcel AE07 remaining in the Green Belt. There are likely to be increased views of built development from this area, however it appears to be a large residential curtilage separate from the wider Green Belt.	No adjacent land considered for release.
AE08	Significant contribution	This parcel contains no sites being considered for release from the Green Belt.	Site CFS370 is separated from parcel AE08 by a tree-lined track and there is limited visual connection. Any increased views of built development from AE08 could be mitigated by careful design and boundary treatments.	No adjacent land considered for release.
AE09	Significant contribution	This parcel contains no sites being considered for release from the Green Belt.	The open area of parcel AE09 is separated from site CFS370 by the long row of ribbon development stretching along the entire northern boundary of AE09 along Moss Lane. Release of CFS370 would not materially affect the Green Belt function of AE09.	No adjacent land considered for release.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development,

combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

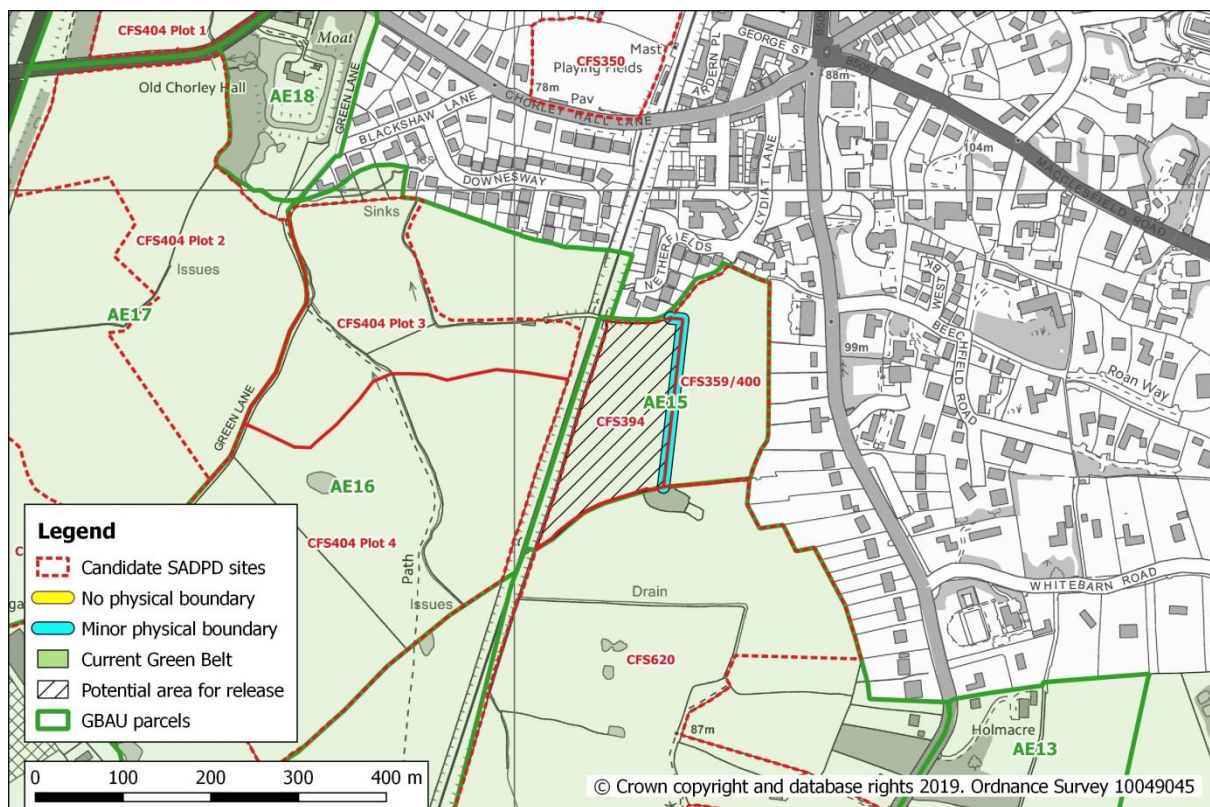
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” or a “contribution” to Green Belt purposes).

The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

Summary

Consideration	Summary
Potential area for Green Belt release	The area between Whitehall Brook, Moss Road, prominent tree and hedge-lined field boundaries and the curtilage boundary to 21 Moss Road as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' significant contribution ' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is not likely to materially alter the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” or a “contribution” to Green Belt purposes.

GBSA: CFS394 Land south of Netherfields



Map CFS394: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel AE15 as shown on the map above. The site occupies the western half of this parcel and its northern, western and southern boundaries follow the parcel boundaries but its eastern boundary differs.

Boundary Considerations / Area Considered for Removal from Green Belt

The new Green Belt boundary would be defined using physical features that are readily recognisable. These are the railway line to the west, the tree and hedge-lined field boundary to the south and the post and wire fence field boundary to the east. Whilst the western and southern boundaries are likely to be permanent, the post and wire fence may not. If removed from the Green Belt, the site selection work must demonstrate that boundaries are likely to be permanent. The policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel AE15, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
AE15: Land to the east of the railway line and south of Netherfields	The parcel has a significant contribution to the Green Belt as it has prevented sprawl and has strong boundaries ensure a lack of encroachment. There are urbanising influences around the parcel however there is still a significant degree of openness. The parcel has no contribution to the prevention of merging settlements however has a significant contribution to preserving the historic setting of Alderley Edge.	Significant contribution

Green Belt Assessment of Potential Area for Release

This assessment relates to the potential area of land to be released from the Green Belt, as shown on the map.

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant contribution: Whilst the parcel within which the site sites has reasonable boundaries, the site's eastern boundary is weak. It is connected to the settlement of Alderley Edge but is not well contained and would not represent 'rounding-off' of the settlement pattern. The site plays no role in preventing ribbon development.
2 Prevent neighbouring towns merging into one another	No contribution: The site makes no contribution to the prevention of merging as there is no town located near the south of Alderley Edge.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: The site has a significant contribution to safeguarding the countryside due to the openness provided by the open farmland. The existing development to the north provides some urbanising influences but the relationship with the urban area is weak and the site has a good relationship with the wider open countryside. There is a public footpath running along the northern edge of the site providing access to the countryside which is a defined beneficial use of the Green Belt.
4 Preserve the setting and special character of historic towns	Significant contribution: The site is in close proximity to Alderley Edge Conservation Area therefore has a significant contribution to preserving the historic setting of the town.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the site makes a significant degree of contribution to the purpose.
Overall evaluation	Whilst it makes no contribution to the prevention of towns merging the site makes a significant contribution to checking unrestricted sprawl, safeguarding the countryside from encroachment, preserving the setting and special character of historic towns and assisting in urban regeneration. It makes a 'significant contribution' overall.
Overall assessment	Significant contribution.

Surrounding Green Belt

A review of surrounding GBAU parcels has been carried out to determine:

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

GBAU Parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
AE14	Significant contribution	This parcel contains site CFS620 which is also being considered through the site selection methodology.	CFS394 is separated from parcel AE14 by a vegetated boundary. Release of the site may increase views of the urban area from parcel AE14 but careful design and boundary treatments may assist in mitigating any impacts.	If site CFS620 were to be released from the Green Belt, then this site's relationship with the open countryside may be reduced and it could be said to be 'rounding-off' of the settlement pattern, increasing the potential for it to also be released from the Green Belt. If CFS620 was released alongside this site, then adjacent site CFS359/400 (in parcel AE15) would also need to be released to avoid leaving a small isolated pocket of Green Belt within the urban area.
AE15	Significant contribution	This parcel also contains site CFS359/400 which is being considered through the site selection methodology.	Release of site CFS394 would leave the eastern half of parcel AE15 remaining in the Green Belt. Given the existing low fence boundary, release of CFS359/400 is likely to increase views of the urban area from the remaining part of the parcel. The consequence of this would be that the remaining parcel AE15 would be surrounded by the urban area on three sides. Its relationship with the wider open countryside would also be reduced.	In a choice between the two sites (CFS359/400 and this site CFS394), release of site CFS359/400 would lead to a more logical settlement pattern. If CFS359/400 were released from the Green Belt then this site (CFS394) would have a stronger relationship with the urban area, increasing its potential to be released from the Green Belt. If adjacent site CFS620 (in parcel AE14) was released alongside this site, then adjacent site CFS359/400 would also need to be released to avoid leaving a small isolated pocket of Green Belt within the urban area.
AE16	Significant contribution	This parcel contains sites CFS404 plot 3 and CFS404 plot 4 which are also being considered through the site selection methodology.	Parcel AE16 is separated from the site by the railway line, which although in slight cutting has heavily vegetated boundaries providing screening from visual impacts. Careful design and boundary treatments could assist in mitigating any increased views of the urban area from AE16.	CFS404 plots 3 and 4 are separated from CFS394 by the railway line and release of CFS404 plot 3 would not impact on the potential for CFS394 to be released from the Green Belt. If CFS404 plots 3 and 4 were released together, then CFS394, alongside CFS359/400 could be regarded as 'rounding-off' the settlement pattern.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of CFS394 from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” or a “contribution” to Green Belt purposes).

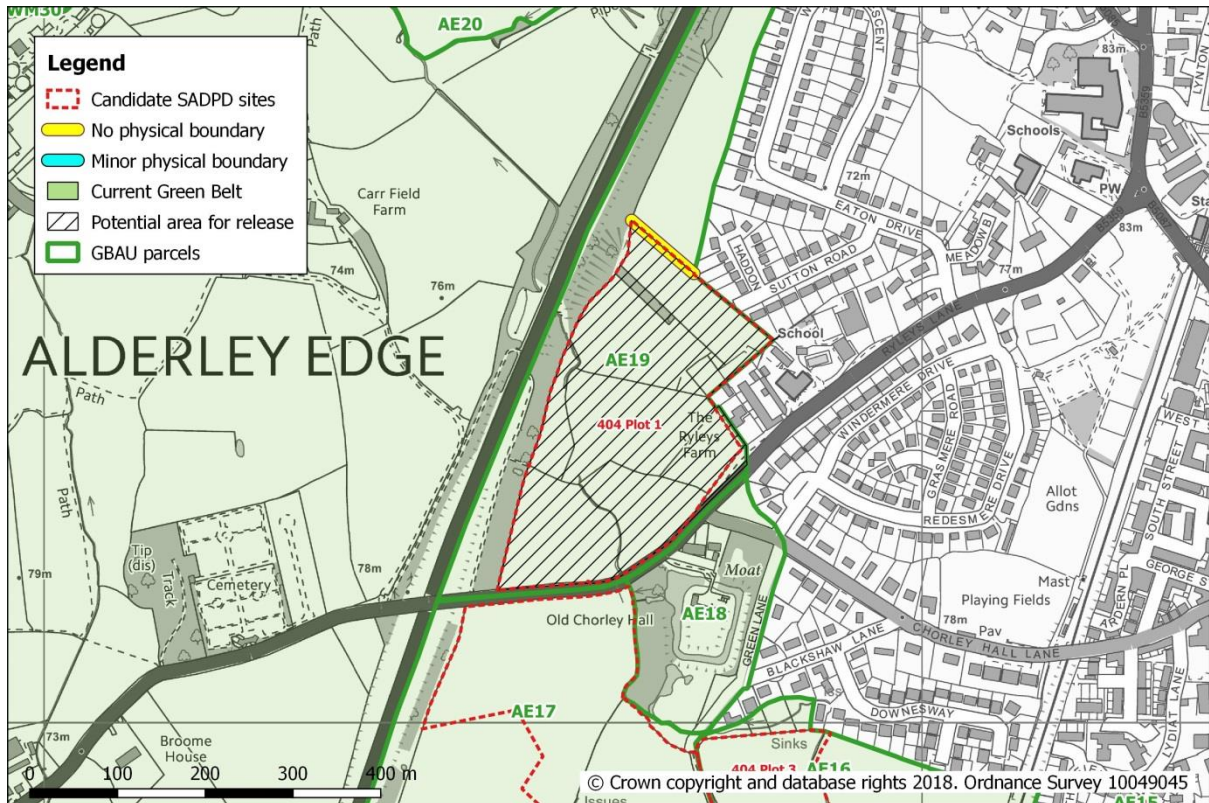
The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

Summary

Consideration	Summary
Potential area for Green Belt release	The area between the railway line to the west, the tree and hedge-lined field boundary to the south and the post and wire fence field boundary to the east as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' significant contribution ' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable but the site selection work must demonstrate that boundaries are can also be made to be permanent.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is not likely to materially alter the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” or a “contribution” to Green Belt purposes.

GBSA: CFS404 Plot 1 Ryleys Farm (land north of Chelford Road)

CFS404 is a large site to the west of Alderley Edge. A series of development plots have been put forward with other areas of the site to remain as open areas / sports pitches. If allocated, most of the open areas would remain in the Green Belt and consequently, each individual site plot has been subject to a Green Belt Site Assessment, rather than the whole site in its entirety.



Map CFS404-1: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel AE19 as shown on the map above. The site occupies the southern portion of the parcel.

Boundary Considerations / Area Considered for Removal from Green Belt

To avoid leaving a very small pocket of Green Belt surrounded by the urban area, it would also be necessary to remove the small area between the site boundary and White Dove Barn to the west of The Ryleys School as shown on the map. There is a thin strip of land between the site and Ryleys Lane, which would also be removed to use Ryleys Lane as the boundary.

The new Green Belt boundary would mainly be defined using physical features that are readily recognisable and likely to be permanent. These are Ryleys Lane and the boundary to the A34 highway land. A small area of the northern boundary is not defined by physical features on the ground and if removed from the Green Belt, the

site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created. Any policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel AE19, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
AE19: Land to the east of Melrose Way, north of Chelford Road	The parcel makes a significant contribution to Green Belt purposes. Narrow parcel of land, located to the west of Alderley Edge, adjacent to the urban edge and the A34. Ribbon development evident to the north of the area along Brook Lane, limiting the role of the land, although has a limited part to play in preventing further development to the south along Chelford Road. The parcel makes a significant contribution to preventing Alderley Edge and Wilmslow from merging albeit the location of the A34 would prevent encroachment into the countryside in the long term. The parcel is located in close proximity to historic assets including listed buildings and a Scheduled Ancient Monument.	Significant contribution

Green Belt Assessment of Potential Area for Release

This assessment relates to the potential area of land to be released from the Green Belt, as shown on the map. It takes into account the revised Green Belt boundary to the south of Wilmslow following adoption of the Local Plan Strategy.

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant contribution: The site is generally bounded by strong boundaries although the small boundary to the north is weak. The site is connected to the urban area but is not contained by it and would not represent rounding off of the settlement pattern. The site plays an important role in preventing ribbon development spreading westwards along Ryleys Lane.
2 Prevent neighbouring towns merging into one another	Significant Contribution: Forms part of the narrow Green Belt between Alderley Edge and Wilmslow to the north although this role is limited by the location of A34 to the west, which would limit any future development.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: The site is generally bounded by strong boundaries although the small boundary to the north is weak. There are no urbanising influences within the site, although there is built development to the east and the A34 to the west. In general, the site doesn't have a particularly strong relationship with the urban area although neither does it have a strong relationship with the wider open countryside. Given its lack of built form, there is a significant-major degree of openness. There is a public right of way through the site, giving access to the countryside which is a defined beneficial use of the Green Belt.
4 Preserve the setting and special character of historic towns	Contribution: Alderley Edge is a historic town with a designated Conservation Area. The Conservation Area does not fall within the 250m buffer to the east of the site however there is a listed building within the buffer zone and a Scheduled Ancient Monument and further listed buildings within parcel AE18 located to the south east.

Green Belt Purpose	Assessment
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the site makes a significant degree of contribution to the purpose.
Overall evaluation	The site makes a significant contribution to checking sprawl, prevention of merging, safeguarding the countryside and assisting in urban regeneration. It is considered to make a significant contribution to the purposes of Green Belt overall.
Overall assessment	Significant contribution

Surrounding Green Belt

A review of surrounding GBAU parcels has been carried out to determine:

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

GBAU Parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
AE17	Significant contribution	This parcel contains site CFS404 Plot 2 and Plot 5 which are also being considered through the site selection methodology.	There are clear views of site CFS404 Plot 1 from the adjacent parcel AE17. Release of the site from the Green Belt could increase views of the urban area from AE17. Careful design and boundary treatments may assist in mitigating any impacts.	If CFS404 Plot 2 were released from the Green Belt in addition to this site (Plot 1), the land at Old Chorley Hall (GBAU parcel AE18) would become a small isolated area of Green Belt surrounded by the urban area on all sides. Consequently, if both sites were removed from the Green Belt, then parcel AE18 would also need to be released.
AE18	Significant contribution	This parcel contains no sites being considered for release from the Green Belt.	Site CFS404 Plot 1 is well screened from parcel AE18 by the thickly vegetated curtilage boundaries to Old Chorley Hall. Release plot 1 would mean that parcel AE18 is well contained with the urban area on three sides.	No adjacent land considered for release.
AE19	Significant contribution	This parcel contains no additional sites being considered for release from the Green Belt.	Release of Plot 1 would leave the northern part of parcel AE19 in the Green Belt. The boundary between the two areas is narrow but currently undefined. Release of plot 1 could increase views of the urban area from the remaining parcel but given the shape of the parcel	No adjacent land considered for release.

GBAU Parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
			and location of the boundary, careful design and appropriate boundary treatments would assist in mitigating any impacts.	

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” or a “contribution” to Green Belt purposes).

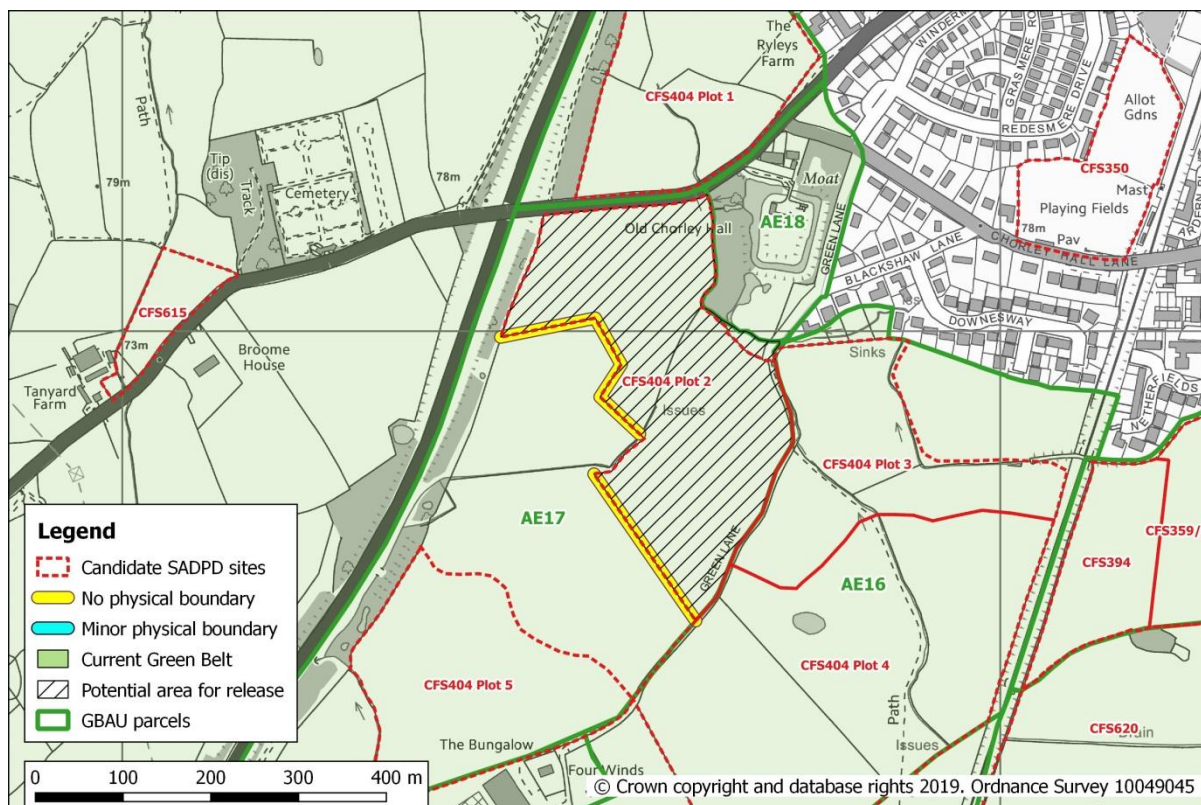
The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

Summary

Consideration	Summary
Potential area for Green Belt release	The area between Ryleys Lane, the boundary to the A34 highway land and the small undefined northern boundary as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ‘ significant contribution ’ to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would mainly be defined using physical features that are readily recognisable and likely to be permanent but the site selection work would need to show that a readily recognisable northern boundary that is likely to be permanent could be created.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is unlikely to affect the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” or a “contribution” to Green Belt purposes.

GBSA: CFS404 Plot 2 Ryleys Farm (land south of Chelford Road)

CFS404 is a large site to the west of Alderley Edge. A series of development plots have been put forward with other areas of the site to remain as open areas / sports pitches. If allocated, most of the open areas would remain in the Green Belt and consequently, each individual site plot has been subject to a Green Belt Site Assessment, rather than the whole site in its entirety.



Map CFS404-2: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel AE17 as shown on the map above. The site's northern and eastern boundaries largely correspond with the parcel boundaries but the western and southern boundaries differ.

Boundary Considerations / Area Considered for Removal from Green Belt

Parts of the new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent. These are Chelford Road, the boundary to the A34 highway land, the curtilage boundary to Old Chorley Hall and Green Lane. There are large areas of the boundary that are not defined by any physical features on the ground. If removed from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created. Any policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel AE17, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
AE17: Land to the east of Melrose Way and south of Chelford Road	The parcel has a significant contribution to the Green Belt as it has prevented sprawl and has strong boundaries ensure a lack of encroachment. There are urbanising influences around the parcel however there is still a significant degree of openness. The parcel has no contribution to the prevention of merging settlements and a limited contribution to preserving the historic setting of Alderley Edge.	Significant contribution

Green Belt Assessment of Potential Area for Release

This assessment relates to the potential area of land to be released from the Green Belt, as shown on the map. It takes into account the revised Green Belt boundary to the south of Wilmslow following adoption of the Local Plan Strategy.

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Major contribution: The site has no physical boundaries in places. It is very isolated from the urban area and only adjoins the settlement boundary in one corner of the site. It is not at all contained by the urban area and would not represent 'rounding-off' of the settlement pattern. The site is currently free from built development and plays an important role in preventing ribbon development spreading westwards along Chelford Road.
2 Prevent neighbouring towns merging into one another	No contribution: The parcel has no contribution to the prevention of merging as there is no town located near the south west of Alderley Edge.
3 Assist in safeguarding the countryside from encroachment	Major contribution: The site has no physical boundaries in places. It is currently free from urbanising influences and there are few urbanising influences adjacent to the site. It has a very weak relationship with the urban area and a strong relationship with the wider open countryside. There are some relatively long range views and the lack of built form and low vegetation give the site a major degree of openness. A public right of way runs along Green Lane at the site's eastern boundary, providing access to the countryside which is a defined beneficial use of the Green Belt.
4 Preserve the setting and special character of historic towns	Contribution: The parcel has a limited contribution to preserving the historic setting of Alderley Edge. It is adjacent to Old Chorley Hall but is not near to the Alderley Edge Conservation Area.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the site makes a significant degree of contribution to the purpose.
Overall evaluation	The site makes a major contribution to preventing sprawl and safeguarding the countryside from encroachment. It is very detached from the urban area, is free from urbanising influences, and has a strong relationship with the wider open countryside. In the context of the fundamental aim of Green Belt (NPPF 2018 ¶133) to prevent urban sprawl by keeping land permanently open, it is considered that this site makes a 'major contribution' overall.
Overall assessment	Major contribution

Surrounding Green Belt

A review of surrounding GBAU parcels has been carried out to determine:

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

GBAU Parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
AE16	Significant contribution	This parcel contains site CFS404 Plot 3 and Plot 4 which are also being considered through the site selection methodology.	The boundary between AE16 and this site consists of Green Lane, which is bounded by low hedges. There is a very strong visual connection between the areas and release of plot 2 is likely to increase views of the urban area from the AE16, although careful design and boundary treatments may assist in mitigating impacts to a certain extent.	Release of CFS Plot 3 would not affect the potential for Plot 2 to also be released from the Green Belt.
AE17	Significant contribution	This parcel also contains site CFS404 Plot 5 which is being considered through the site selection methodology.	Release of CFS404 Plot 2 would leave a remaining area of parcel AE17 in the Green Belt. There are clear views across the area, particularly given the lack of a boundary. Release of plot 2 is likely to increase views of the urban area from the remaining AE17, although careful design and boundary treatments may assist in mitigating impacts to a certain extent.	Site CFS404 Plot 5 is very detached from Alderley Edge and is being considered within the 'Other Settlements and Rural Areas'. If this site was released in conjunction with plot 2, then careful consideration would need to be given to the treatment of the intervening Green Belt.
AE18	Significant contribution	This parcel contains no sites being considered for release from the Green Belt.	Site CFS404 Plot 2 is well screened from parcel AE18 by the thickly vegetated curtilage boundaries to Old Chorley Hall. Release of plot 2 would mean that parcel AE18 is well contained with the urban area on three sides.	No adjacent land considered for release.
AE19	Significant contribution	This parcel contains site CFS404 Plot 1 which is being considered through the site selection methodology	There are clear views of site CFS404 Plot 2 from the adjacent parcel AE19. Release of the site from the Green Belt could increase views of the urban area from AE19. Careful design and boundary treatments may assist in mitigating any impacts.	If CFS404 Plot 1 were released from the Green Belt in addition to this site (Plot 2), then the land at Old Chorley Hall (GBAU parcel AE18) would become a small isolated area of Green Belt surrounded by the urban area on all sides. Consequently, if both

GBAU Parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
				sites were removed from the Green Belt, then parcel AE18 would also need to be released.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, a “contribution” or a “significant contribution” to Green Belt purposes).

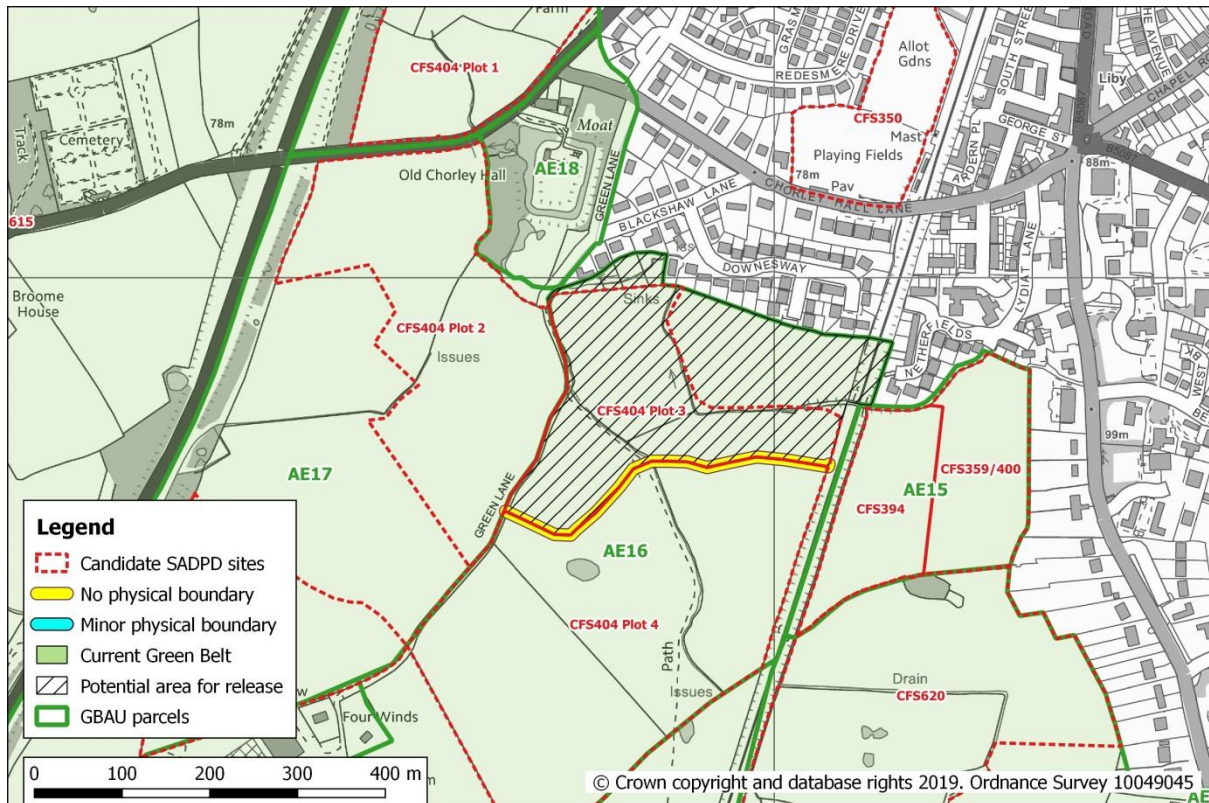
The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

Summary

Consideration	Summary
Potential area for Green Belt release	The area between Chelford Road, the boundary to the A34 highway land, the curtilage boundary to Old Chorley Hall, Green Lane and the undefined southern boundary as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ‘ major contribution ’ to Green Belt purposes.
Resulting Green Belt boundary	Parts of the resulting boundary are not defined by physical features and if removed from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary could be created that is likely to be permanent.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is unlikely to affect the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution”, a “contribution” or a “significant contribution” to Green Belt purposes.

GBSA: CFS404 Plot 3 Ryleys Farm (land west of railway)

CFS404 is a large site to the west of Alderley Edge. A series of development plots have been put forward with other areas of the site to remain as open areas / sports pitches. If allocated, most of the open areas would remain in the Green Belt and consequently, each individual site plot has been subject to a Green Belt Site Assessment, rather than the whole site in its entirety.



Map CFS404-3: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel AE16 as shown on the map above. The site's western boundary and part of the eastern boundary corresponds with the parcel boundaries but the other boundaries differ.

Boundary Considerations / Area Considered for Removal from Green Belt

To avoid leaving two isolated pockets of Green Belt surrounded by the urban area, the small area within the curtilages of 7-13 Blackshaw Lane and the larger area (proposed as open space within CFS404) would also need to be removed from the Green Belt as shown on the map.

Parts of the new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent. These are Green Lane and the railway line. The southern boundary is not defined by any physical features on the ground. If removed from the Green Belt, the site selection work must demonstrate

that a readily recognisable boundary that is likely to be permanent could be created. Any policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel AE16, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
AE16: Land to the west of the railway line and south of Downesway	The parcel has a significant contribution to the Green Belt as it has prevented sprawl and has strong boundaries ensure a lack of encroachment. There are urbanising influences around the parcel however there is still a significant degree of openness. The parcel has no contribution to the prevention of merging settlements and a limited contribution to preserving the historic setting of Alderley Edge	Significant contribution

Green Belt Assessment of Potential Area for Release

This assessment relates to the potential area of land to be released from the Green Belt, as shown on the map. It takes into account the revised Green Belt boundary to the south of Wilmslow following adoption of the Local Plan Strategy.

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant contribution: The area has strong eastern and western boundaries but the southern boundary is not defined by any physical features. The area is reasonably well-connected to the urban area but is not contained by it and, other than north eastern corner, would not represent 'rounding-off' of the settlement pattern. The area is currently free from built development and it also plays a role in preventing ribbon development spreading southwards along Green Lane.
2 Prevent neighbouring towns merging into one another	No contribution: The area has no contribution to the prevention of merging as there is no town located near the south of Alderley Edge.
3 Assist in safeguarding the countryside from encroachment	Major contribution: The area has strong eastern and western boundaries but the southern boundary is not defined by any physical features and may not prevent encroachment in the long term. The area is currently free from urbanising influences although there are some views of the adjacent urban area. Although adjacent to the urban area, the lack of outer boundaries and the relatively long range views mean that it has a much stronger relationship with the open countryside. Given that there are some relatively long range views, a lack of built form and low vegetation, the area has a major degree of openness. A public right of way runs along Green Lane at the site's western boundary and another runs through the area across the railway line. These provide access to the countryside which is a defined beneficial use of the Green Belt.
4 Preserve the setting and special character of historic towns	Contribution: The area has a limited contribution to preserving the historic setting of Alderley Edge. It is adjacent to Old Chorley Hall but is separated from the Alderley Edge Conservation Area by the railway line and intervening development

Green Belt Purpose	Assessment
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the site makes a significant degree of contribution to the purpose.
Overall evaluation	The site makes a major contribution safeguarding the countryside from encroachment. It also makes a significant contribution to checking sprawl and assisting in urban regeneration but a more limited contribution to preserving the setting and special character of historic towns and no contribution to the prevention of merging. In the context of the fundamental aim of Green Belt (NPPF 2018 ¶133) to prevent urban sprawl by keeping land permanently open, it is considered that this site makes a 'significant contribution' overall.
Overall assessment	Significant contribution

Surrounding Green Belt

A review of surrounding GBAU parcels has been carried out to determine:

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

GBAU Parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
AE15	Significant contribution	This parcel contains sites CFS394 and CFS359/400 which are also being considered through the site selection methodology.	Parcel AE15 is separated from the site by the railway line, which although in slight cutting has heavily vegetated boundaries providing screening from visual impacts. Careful design and boundary treatments could assist in mitigating any increased views of the urban area from AE15.	If site CFS394 were released from the Green Belt, then this site (CFS404 plot 3) would be more contained by the urban area than at present although the south western side would still not represent 'rounding-off' of the settlement pattern.
AE16	Significant contribution	This parcel also contains site CFS404 Plot 4 which is being considered through the site selection methodology.	Release of CFS404 Plot 3 would leave a remaining area of parcel AE16 in the Green Belt. There are clear views across the area, particularly given the lack of a boundary. Release of plot 3 is likely to increase views of the urban area from the remaining AE16, although careful design and boundary treatments may assist in mitigating impacts to a certain extent.	Site CFS404 Plot 4 is very detached from Alderley Edge and is being considered within the 'Other Settlements and Rural Areas'. If plot 4 was released from the Green Belt, then this site (plot 3) would represent 'rounding-off' of the settlement pattern.
AE17	Significant	This parcel	The boundary between	If site CFS404 Plot 2 were

GBAU Parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
	contribution	contains site CFS404 Plot 2 and Plot 5 which are being considered through the site selection methodology.	AE17 and this site consists of Green Lane, which is bounded by low hedges. There is a very strong visual connection between the areas and release of plot 3 is likely to increase views of the urban area from the AE17, although careful design and boundary treatments may assist in mitigating impacts to a certain extent.	released from the Green Belt, then this site (plot 3) would be more contained by the urban area than at present and may represent 'rounding-off' of the settlement pattern. Plot 5 is very detached from Alderley Edge and is being considered within the 'Other Settlements and Rural Areas'. If this site was released in conjunction with plot 3, then careful consideration would need to be given to the treatment of the intervening Green Belt.
AE18	Significant contribution	This parcel contains no sites being considered for release from the Green Belt.	Site CFS404 Plot 3 is largely separated from AE18 by existing development and release of plot 3 is unlikely to impact on the Green Belt function of AE18.	No adjacent land considered for release.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

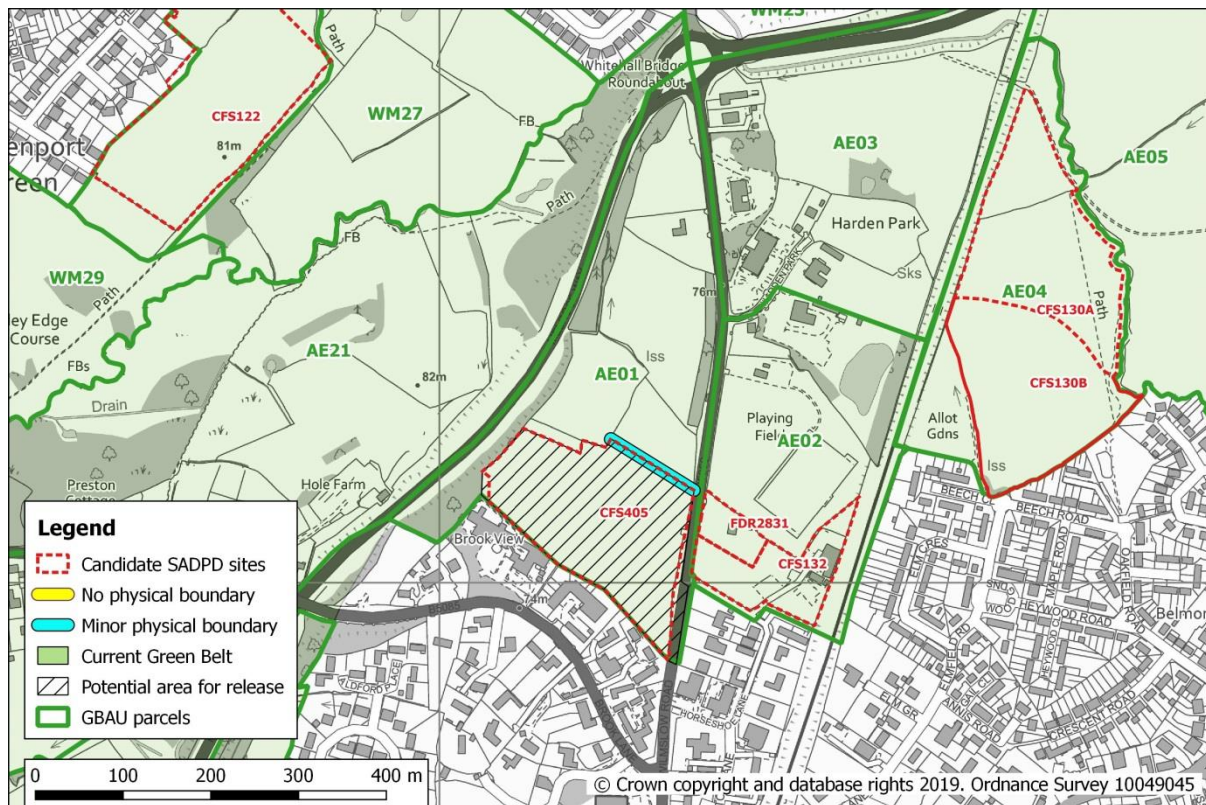
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” or a “contribution” to Green Belt purposes).

The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

Summary

Consideration	Summary
Potential area for Green Belt release	The area between Green Lane, the railway line and the undefined southern boundary as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' significant contribution ' to Green Belt purposes.
Resulting Green Belt boundary	Parts of the resulting boundary are not defined by physical features and if removed from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary could be created that is likely to be permanent.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is unlikely to affect the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

GBSA: CFS405 Land at Whitehall Meadow



Map CFS405: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel AE01 as shown on the map above. The site's southern and eastern boundaries broadly correspond with the parcel boundaries, but the northern and western boundaries differ.

Boundary Considerations / Area Considered for Removal from Green Belt

To avoid a narrow strip of Green Belt extending into the urban area, the small strip of highway land (Wilmslow Road) between the site and the existing inset boundary would also be removed from the Green Belt.

The new Green Belt boundary would be partly defined using physical features that are readily recognisable and likely to be permanent. These are Wilmslow Road, the Alderley Edge bypass boundary and tree and hedge-lined field boundaries. The eastern half of the northern boundary is marked by a low wooden fence. Whilst this may be readily recognisable, it is not necessarily permanent. If removed from the Green Belt, the site selection work must demonstrate that the boundaries are likely to be permanent. Any policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel AE01, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
AE01:Land east of Alderley Edge Bypass and west of Alderley Road	The parcel makes a major contribution to Green Belt purposes. Although the strong boundaries would prevent encroachment into the countryside, the parcel has an essential role in maintaining the separation of Alderley edge and Wilmslow. The land has few urbanising influences and mainly consists of gently undulating fields. Openness is affected by the proximity of main roads, particularly the A34 to the west.	Major contribution

Green Belt Assessment of Potential Area for Release

This assessment relates to the potential area of land to be released from the Green Belt, as shown on the map. It takes into account the revised Green Belt boundary to the south of Wilmslow following adoption of the Local Plan Strategy.

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant contribution: For the most part, the site has reasonable outer boundaries but the wooden fence northern boundary is weak. Whilst the site is reasonably well connected to the urban area, it is not contained by it and, other than the very southern tip of the site, it does not represent 'rounding off' of the settlement pattern. The site is currently free from built development and it plays an important role in preventing ribbon development spreading northwards along Wilmslow Road.
2 Prevent neighbouring towns merging into one another	Major contribution: The parcel within which the site sites was previously assessed as making a major contribution to this purpose. Since that assessment, the Green Belt boundary to the south of Wilmslow has been amended and it could be argued that the parcel as a whole plays now plays an even more important role in the prevention of merging. The overall gap could now be categorised as an essential gap where development would significantly reduce the perceived or actual distance between settlements. Given the site's location at the southern end of this gap, development would not lead to actual merging but its northern boundary is weak and it would lead to a narrowing of the essential gap, significantly reducing the perceived distance between settlements particularly as it is located alongside the main route between Wilmslow and Alderley Edge. The strong boundary of the A34 prevents Wilmslow from expanding further southwards but it does not stop Alderley Edge from expanding northwards to merge.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: For the most part, the site has reasonable outer boundaries but the wooden fence northern boundary is weak and may not prevent encroachment in the long term. The site is currently free from urbanising influences although there is built development adjoining it to the south and it is bounded by roads to the east and west. It has a reasonable connection with the urban area although its lack of built form, no long line views and low vegetation means that it has a significant-major degree of openness. It does not appear to serve any of the defined beneficial uses of the Green Belt.
4 Preserve the setting and special character of historic towns	Contribution: Alderley Edge is a historic town with a designated Conservation Area. The Conservation Area does not fall within the 250m buffer to the south of the parcel however there is a listed building within the buffer but it is separated by an area of residential properties.

Green Belt Purpose	Assessment
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the site makes a significant degree of contribution to the purpose.
Overall evaluation	The site makes a major contribution to prevention of towns merging and it also makes a significant contribution to checking unrestricted sprawl, safeguarding the countryside from encroachment and assisting in urban regeneration. Given its location in an essential gap between Wilmslow and Alderley Edge, alongside its weak northern boundary to prevent further encroachment it is considered to make a 'major contribution' to Green Belt purposes overall.
Overall assessment	Major contribution

Surrounding Green Belt

A review of surrounding GBAU parcels has been carried out to determine:

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

GBAU Parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
AE01	Major contribution	This parcel contains no additional sites being considered for release from the Green Belt.	Release of site CFS405 would leave the northern end of parcel AE01 remaining in the Green Belt. Overall, the parcel makes a major contribution to the prevention of Alderley Edge merging with Wilmslow. Release of CFS405 would reduce the narrow gap further, and the remaining parcel AE01 would serve an even more important role in the prevention of merging. The site is separated from the remaining parcel by a low wooden fence and there are clear views of the site from parts of the remaining parcel. Release may increase views of the urban area from the remaining parcel, although this could be mitigated to a certain extent by careful design and boundary treatments.	No adjacent land considered for release.
AE02	Significant contribution	This parcel contains site CFS132 and site FDR2831 which	Site CFS405 is separated from AE02 by Wilmslow Road with its vegetated boundaries. The boundaries	Site CFS132 also lies within the gap between Wilmslow and Alderley Edge, although it would

GBAU Parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
		are also being considered through the site selection methodology.	prevent some views of CFS405 from parcel AE02 although the vegetation is relatively thin and low in places, giving rise to some views. It is likely that careful design and boundary treatments could assist in mitigating any increased views of the urban area from AE02.	reduce the gap to a lesser extent than CFS405. However, as they are 'side by side' in the gap, release of site CFS132 would not affect the potential for CFS405 to also be released. Site FDR2831 would only be released if in conjunction with CFS132. Its release would not affect the potential for CFS405 to also be released.
AE21	Major contribution	This parcel contains no additional sites being considered for release from the Green Belt.	Site CFS405 is separated from AE21 by the A34. Although the road is in cutting in this location, there is a reasonable level of vegetation along its boundary within parcel AE21 to prevent any significant views of CFS405 from parcel AE21. This parcel already makes a major contribution in the prevention of merging which would be further emphasised with the release of CFS405.	No adjacent land considered for release.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of CFS405 from the Green Belt could potentially undermine the overall Green Belt function of this General Area, in terms of the prevention of towns merging.

Exceptional Circumstances

The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

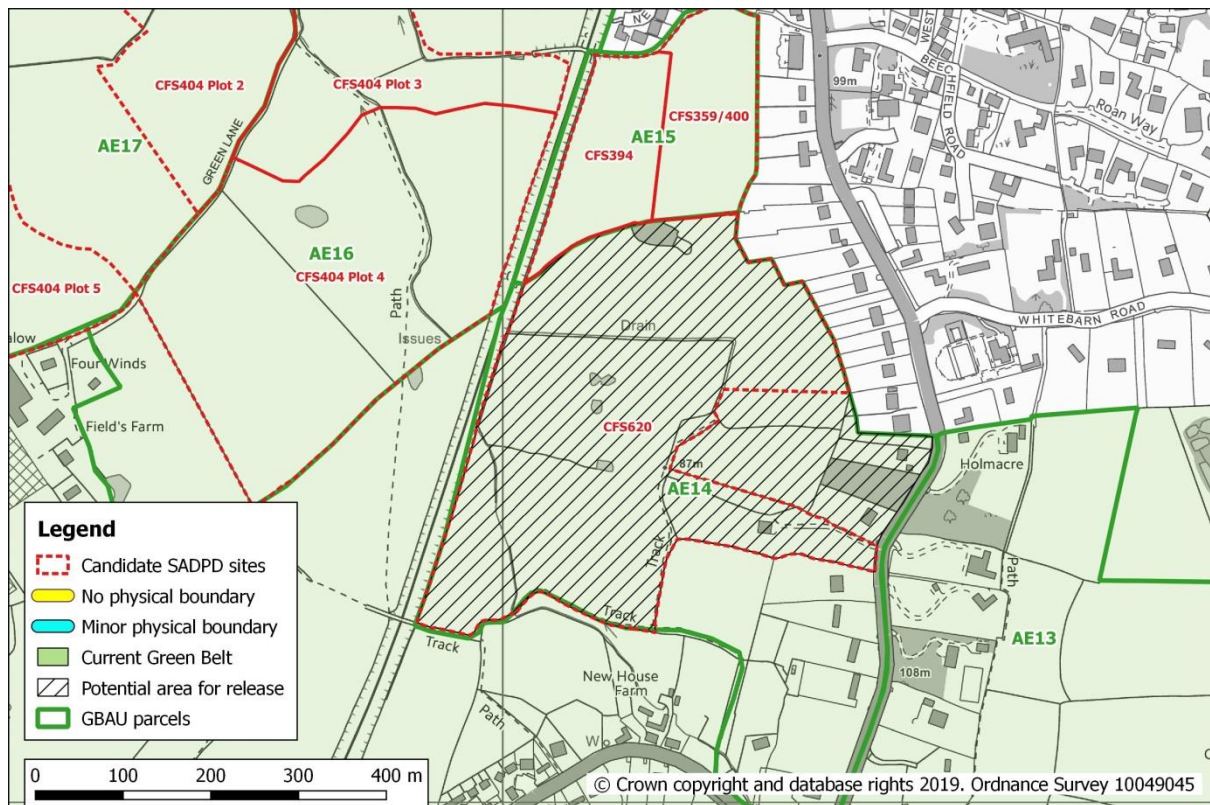
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, a “contribution” or a “significant contribution” to Green Belt purposes).

The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

Summary

Consideration	Summary
Potential area for Green Belt release	The area between are Wilmslow Road, the Alderley Edge bypass boundary, the tree and hedge-lined field boundaries and the low wooden fence as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' major contribution ' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable but the site selection work would need to demonstrate that these can be considered permanent.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels and could potentially affect the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution”, a “contribution” or a “significant contribution” to Green Belt purposes.

GBSA: CFS620 Land to the rear of 40 Congleton Road



Map CFS620: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel AE14 as shown on the map above. The site's northern, western and southern boundaries follow the parcel boundaries but its eastern boundary differs in places.

Boundary Considerations / Area Considered for Removal from Green Belt

Using the site boundary as the new Green Belt boundary would lead to a slightly illogical boundary to the west of Congleton Road where there would be an area surrounded by Green Belt on three sides. It would seem sensible to also remove this area from the Green Belt, using Congleton Road as the new boundary, as shown on the map.

The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent. These are Congleton Road, the tree and hedge-lined field boundary to the north, the railway line to the west, and the tree and hedge-lined field boundaries combined with the track to the south.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel AE14, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
AE14: Land between Congleton Road and the railway line.	The parcel has a significant contribution to the Green Belt due to the prevention of urban sprawl in addition to the safeguarding of the countryside. The parcel has some ribbon development on the eastern boundary however the parcel retains a significant degree of openness. The parcel has significant contribution to assisting urban regeneration and preserving the historic setting of Alderley Edge.	Significant contribution

Green Belt Assessment of Potential Area for Release

The boundaries of the potential area of land to be released from the Green Belt largely correspond with the boundaries of GBAU parcel AE14, other than the exclusion of the south eastern corner of the parcel. Where the boundary of the potential area of land for release and the boundary of the parcel differs, they are defined using similar strength boundaries. Following a review of the GBAU assessment for parcel AE14, it is considered to be applicable to this area of land, which makes a **“significant contribution”** to Green Belt purposes.

Surrounding Green Belt

A review of surrounding GBAU parcels has been carried out to determine:

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

GBAU Parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
AE13	Significant contribution	This parcel contains no sites being considered for release from the Green Belt.	CFS620 is separated from AE13 by Congleton Road and the intervening built development. Release of CFS620 would not materially affect the Green Belt function of parcel AE13.	No adjacent land considered for release.
AE14	Significant contribution	This parcel contains no additional sites being considered for release from the Green Belt.	Release of CFS620 would leave a small area of parcel AE14 remaining in the Green Belt. Whilst it may increase views of the urban area from parts of this remaining parcel, it comprises mainly of existing dwellings and their curtilages. Careful design and boundary treatments should assist in mitigating any impacts.	No adjacent land considered for release.
AE15	Significant contribution	This parcel contains sites CFS359/400 and CFS394 which are	CFS620 is separated from parcel AE15 by a vegetated boundary. Release of the site may	The release of CFS359/400 or CFS394 would not impact on the potential to release

GBAU Parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
		also being considered through the site selection methodology.	increase views of the urban area from parcel AE15 but careful design and boundary treatments may assist in mitigating any impacts. However, this would mean that AE15 would be surrounded by the urban area on three sides.	CFS620 from the Green Belt. In fact, if both of these sites were released in addition to CFS620, it would lead to a more logical Green Belt boundary using the railway line.
AE16	Significant contribution	This parcel contains sites CFS404 plot 3 and CFS404 plot 4 which are also being considered through the site selection methodology.	Parcel AE16 is separated from the site by the railway line, which although in slight cutting has heavily vegetated boundaries providing screening from visual impacts. Careful design and boundary treatments could assist in mitigating any increased views of the urban area from AE16.	CFS404 plots 3 and 4 are separated from CFS620 by the railway line and release of these sites would not impact on the potential for CFS620 to be released from the Green Belt. However, if CFS620 plus CFS404 Plot 3 and Plot 4 were all released from the Green Belt, then sites CFS394 and CFS359/400 would also have to be released from the Green Belt to avoid a small isolated pocket of Green Belt surrounded on all sides by the urban area.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of CFS620 from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶1139e).

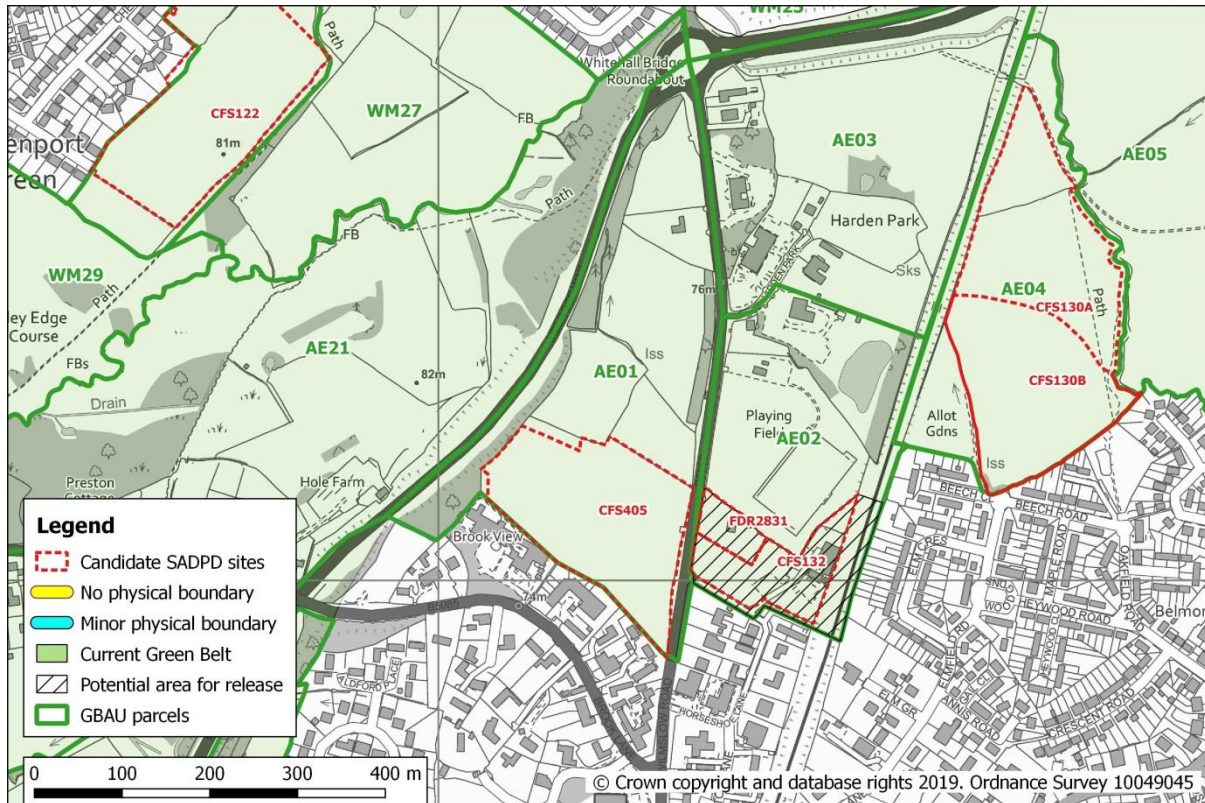
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” or a “contribution” to Green Belt purposes).

The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

Summary

Consideration	Summary
Potential area for Green Belt release	The area Congleton Road, the tree and hedge-lined field boundary to the north, the railway line to the west, and the tree and hedge-lined field boundaries combined with the track to the south as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a 'significant contribution' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is not likely to materially alter the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

GBSA: FDR2831 Mayfield, Wilmslow Road



Map FDR2831: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel AE02 as shown on the map above. The site's boundaries do not correspond with the parcel boundaries.

Boundary Considerations / Area Considered for Removal from Green Belt

Release of the site on its own would lead to a small area of land inset from but surrounded by Green Belt. To create a logical new boundary to the Alderley Edge Green Belt inset boundary, it would also be necessary to include the land immediately to the south. It would seem logical to use the boundary to the Harden Park playing fields as the new Green Belt boundary. If this site is released from the Green Belt, a more logical new boundary would be created by also removing the narrow strip of railway land as shown on the map.

The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent. These are Wilmslow Road and the prominent tree and hedge lined boundary to the playing fields.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel AE02, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
AE02: Land south of Harden Park and east of Alderley Road	The parcel has a significant contribution to each of the Green Belt purposes apart from preserving the historic setting of Alderley Edge as the parcel is not located near the historic core. The parcel has a significant contribution to preventing urban sprawl despite there being some development on the parcel. The parcel significantly contributes to safeguarding land as there is a playing pitch in the parcel and has a significant degree of openness.	Significant contribution

Green Belt Assessment of Potential Area for Release

This assessment relates to the potential area of land to be released from the Green Belt, as shown on the map. It takes into account the revised Green Belt boundary to the south of Wilmslow following adoption of the Local Plan Strategy.

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant contribution: The area has reasonable outer boundaries consisting of prominent tree and hedge-lined boundaries, a small part of which is protected by a TPO. The area is reasonably well connected to the urban area but whilst the southern and eastern edges of the site might be considered to represent rounding off of the settlement boundary, the more northerly and westerly part occupied by Mayfield would not. It plays a role in preventing ribbon development extending along Wilmslow Road.
2 Prevent neighbouring towns merging into one another	Significant contribution: The parcel within which the area sits was previously assessed as forming a 'less essential gap between Wilmslow and Alderley Edge' and considered to make a significant contribution to this purpose. Since that assessment, the Green Belt boundary to the south of Wilmslow has been amended and it could be argued that the parcel as a whole plays now plays a more important role in the prevention of merging. The overall gap could now be categorised as a largely essential gap where only limited development may be possible without merging of settlements. Given the area's location at the southern end of this gap, development would not lead to actual merging but would lead to a very slight narrowing of the gap and could slightly affect the perceived break between settlements, particularly as it is located alongside the main route between Wilmslow and Alderley Edge. The strong boundary of the A34 prevents Wilmslow from expanding further southwards but it does not stop Alderley Edge from expanding northwards to merge.
3 Assist in safeguarding the countryside from encroachment	Contribution: The area has reasonable outer boundaries consisting of prominent tree and hedge-lined boundaries, a small part of which is protected by a TPO. The eastern side of the area is occupied by office buildings whilst the western side of the site has a new access road under construction to the office development as well as Mayfield. The site is well connected to the urban area and is relatively isolated from the wider open countryside, although there are links to the countryside on the west of Wilmslow Road. With the existing buildings on the site, the lack of open long line views and relatively dense vegetation to the boundaries, the site has only a very limited degree of openness. It does not appear to serve any of the defined beneficial uses of the Green Belt.

Green Belt Purpose	Assessment
4 Preserve the setting and special character of historic towns	Contribution: The Elm Grove Conservation Area lies just beyond the railway line but is well screened and has no connection to the area. Consequently, it makes only a limited contribution to preserving the historic setting of Alderley Edge.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Significant contribution; Alderley Edge has 2.2% brownfield urban capacity for potential development, therefore the area makes a significant degree of contribution to the purpose.
Overall evaluation	The area makes a significant contribution to checking unrestricted sprawl, preventing neighbouring towns from merging and in assisting in urban regeneration. It makes a contribution to safeguarding the countryside from encroachment and preserving the setting and special character of historic towns. The site has a very limited degree of openness and considering the fundamental aim of Green Belt policy to “prevent urban sprawl by keeping land permanently open”, it considered that on balance, the site makes a ‘significant contribution’ to Green Belt purposes overall.
Overall assessment	Significant contribution.

Surrounding Green Belt

A review of surrounding GBAU parcels has been carried out to determine:

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

GBAU Parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
AE01	Major contribution	This parcel also contains site CFS405 which is also being considered through the site selection methodology.	There are some views of site FDR2831 from parcel AE01 although these are limited due to the intervening vegetation. Careful design and boundary treatments would help to mitigate any impacts.	Site CFS405 also lies within the gap between Wilmslow and Alderley Edge and may arguably reduce the gap to a greater extent than FDR2831. However, as they are ‘side by side’ in the gap, release of site CFS405 would not affect the potential for FDR2831 to also be released.
AE02	Significant contribution	This parcel also contains site CFS132 which is also being considered through the site selection methodology.	Release of site FDR2831 would leave the majority of parcel AE02 remaining in the Green Belt. The intervening development and thickly vegetated boundaries means that there would be very limited visual impacts which could easily be mitigated. Release of FDR2831 would	Given the location of FDR2831 and the need to define a logical Green Belt boundary, it could only be released from the Green Belt if CFS132 was also released.

GBAU Parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
			serve to highlight the importance of the remaining parcel in maintaining the gap between Wilmslow and Alderley Edge.	

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of CFS132 from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area, but would serve to highlight the importance of the remaining area in preventing Wilmslow and Alderley Edge from merging.

Exceptional Circumstances

The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” to Green Belt purposes).

The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

Summary

Consideration	Summary
Potential area for Green Belt release	The area between Wilmslow Road and the prominent tree and hedge lined boundary to the playing fields as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ‘ significant contribution ’ to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is not likely to materially alter the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” or a “contribution” to Green Belt purposes.

Appendix 3: Traffic light forms

TL: CFS130b Land north of Beech Road

Land north of Beech Road, Alderley Edge, CFS130b GREEN BELT	Gross site area 2.92 ha, 50 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable.
2. Landscape impact?	A	There are extensive views across the site from FP7 and FP46 Alderley Edge, which follow a north-south alignment to the east of the site. Mitigation could reduce the landscape and visual impacts that would result from development at this location.
3. Settlement character and urban form impact?	R	The site is immediately adjacent to the settlement but only adjoins built development on one side (the southern side).
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	A	The site is on the edge of an existing residential area and next to existing allotments. Whilst not directly adjacent, it is in close proximity to the Crewe branch of the West Coast Mainline and noise mitigation may be required. A noise impact assessment would be required with any planning application to determine the most appropriate acoustic design and layout of noise sensitive development.
6. Highways access?	G	There is an available access point from the Elmfield Road / Beech Close / Beech Road roundabout. It is likely that a suitable access can be designed to serve 50 units
7. Highways impact?	G	A transport statement would be required but it is not envisaged that traffic impacts would arise.
8. Heritage assets impact?	G	No known heritage assets on or adjacent to the site. There does not appear to be an impact on the setting of heritage assets further away.
9. Flooding/drainage issues?	R	There are significant flood risk issues on this site. Large parts of the site are in Flood Zones 2 and 3 including parts in the functional flood plain (FZ 3b). Any proposals would require full consultation with the Environment Agency as the appropriate regulatory body for the main river. Minutes of a meeting with the Environment Agency have been submitted which appear to identify proposed mitigation measures which EA would consider feasible during planning stages. Any proposed development within the area defined by the

Criteria	Category	Commentary
		<p>100 years flood outline will require land-raising, which will result in the loss of the floodplain and compensatory flood storage will be required. This must be provided on a like-for-like basis, in the vicinity to that taken by the proposed development and at the same level. Any level for level compensatory flood storage should ideally be adjacent to the watercourse to ensure a controlled flood flow path. The proposed storage is along a tributary of the main river and in this instance it would be prudent to adopt a more robust approach to the storage design to ensure there are no backwater effects upstream. It is not clear that the drawing submitted provides a suitable solution to the problem. In addition, a large proportion of the site is within a medium / high surface water risk area Cheshire East Council (as the lead Local Flood Authority) would also need to be consulted regarding any development proposals for this site. There would appear to be other non-main river ordinary watercourses within the site boundary for which CEC are the appropriate regulatory body under the Land Drainage Act 1991. The site would require a detailed Flood Risk Assessment including detailed consideration of appropriate compensation and mitigation measures which would include a detailed drainage strategy for the site. Overall, it is considered that some of these matters associated with flood risk and drainage are likely to be challenging to overcome. If development on the site was restricted to those areas outside of floodzones 2/3 and areas of medium/high surface water flood risk, then it is likely that mitigation measures could be implemented without the need for reprofiling of the flood plain. In this case, the assessment of the site would be 'amber'.</p>
10. Ecology impact?	A	Great crested newts are present to the west (on the other side of the railway line) but the site appears to offer limited habitat for great crested newts and it is likely that the impacts could be mitigated. A buffer to Whitehall Brook would be required.
11. TPOs on/immediately adjacent?	G	There are no TPOs on or immediately adjacent to the site.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for sand and gravel. The Council will require the applicant to submit a Mineral Resource Assessment (MRA) as part of any application to provide

Criteria	Category	Commentary
		information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
14. Accessibility?	G	The site meets the minimum standard (green) for 19 of the accessibility criteria but fails to meet the minimum standard (amber) for access to a secondary school. It does not significantly fail to meet the minimum standard (red) for any of the criteria.
15. Public transport frequency?	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Crewe within walking distance.
16. Brownfield/greenfield?	R	The site is greenfield land.
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	G	There is a low risk of site contamination issues. There are potentially some infilled ponds and the site is within 250m of a known landfill but this is inert fill so overall the risk is low.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	A	Between 500m and 1,000m of employment sites LPS 54 and LPS 55.

TL: CFS301 Land adjacent to Jenny Heyes

Land adjacent to Jenny Heyes, Alderley Edge, CFS301 GREEN BELT	Gross site area 0.47ha, 10 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable.
2. Landscape impact?	A	The site is located within a local landscape designation area. However, it is small, not very prominent and is well-screened from the public highway with good boundaries and limited visibility. It does not have a strong visual connection with the surrounding landscape and it is considered that mitigation measures could address any impacts.
3. Settlement character and urban form impact?	G	The site is immediately adjacent to the built form and substantially enclosed by the development on three sides (although two of these sides are within the Green Belt)
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	The site is on the edge of an existing small employment area and also adjacent to residential properties. The employment is mainly office and storage uses and there are no known amenity issues that would preclude development.
6. Highways access?	A	There is no existing access to the site but an access point could be created to Heyes Lane. The provision of visibility requirement will need to be carefully considered due to boundary hedge / trees. Currently has poor pedestrian accessibility due to lack of footpath.
7. Highways impact?	G	No traffic impact expected due to low number of units.
8. Heritage assets impact?	G	No known heritage assets on or adjacent to the site. There does not appear to be an impact on the setting of heritage assets further away.
9. Flooding/drainage issues?	A	Around 40% of the site area is within Flood Zones 2 & 3. The site borders Whitehall Brook on the southern boundary. The Environment Agency must be consulted on any development within Flood Zones 2 and 3. Any discharges to the main river are subject to Environment Agency permit approval. Environment Agency modelled flood level data for the Whitehall Brook should be obtained to ensure property finished flood levels are set appropriately. An 8m easement from the main river would be required. The sequential test would apply for development within flood zones. Compensatory flood storage may need to be provided depending on drainage

Criteria	Category	Commentary
		strategy, or avoid building within the flood zone therefore reducing the number of properties that may be constructed on the site.
10. Ecology impact?	A	The site appears to support a range of semi-natural open / grassland habitats, potentially including some areas of marshy grassland. These habitats may be of significant nature conservation value and there may be protected species present. The brook would need to be safeguarded with an 8m buffer of semi-natural habitat. It is likely that issues could be mitigated but a habitats survey would be required to confirm this.
11. TPOs on/immediately adjacent?	G	There are no TPOs on or immediately adjacent to the site.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	The site is close to (i.e. within 250m) of a known mineral resources area for sand & gravel. However, due to the size of the site it is likely that sand & gravel mineral extraction will not be viable.
14. Accessibility?	G	The site meets the minimum standard (green) for 17 of the accessibility criteria but fails to meet the minimum standard (amber) for three criteria (primary school; secondary school; and child care facility). It does not significantly fail to meet the minimum standard (red) for any of the criteria.
15. Public transport frequency?	G	There is a commutable rail service to Manchester and Crewe within walking distance.
16. Brownfield/greenfield?	R	The site is greenfield land.
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	G	Low risk of site contamination issues. The site comprises fields but is adjacent to brick field, electric light works and warehouse and a phase I contaminated land assessment would be required with any future planning application.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	A	Between 500m and 1,000m of employment sites LPS 54 and LPS 55.

TL: CFS359/400 Land to the rear of Congleton Road and south of Lydiat Lane

Land to the rear of Congleton Road and south of Lydiat Lane, Alderley Edge, CFS359/400 GREEN BELT	Gross site area 2.43ha, 58 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable.
2. Landscape impact?	A	The site is not particularly prominent and is well-screened from the public highway by existing development although there is a public footpath running across the northern edge affording views of the site. The site is located to the west of Congleton road, but is screened by existing development. To the north are properties located along Lydiat Lane and Netherfields, and further to the west the railway line. Its western boundary allows for views in and out but there are no long range views to the wider countryside. Any impact could be mitigated through sensitive layout and design.
3. Settlement character and urban form impact?	A	The site is immediately adjacent to the built form and substantially enclosed by development on two sides.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	A	The site is on the edge of an existing residential area and therefore residential development would be a compatible use. The site is close to the Manchester to Crewe railway line and a noise impact assessment would be required with any planning application to determine the most appropriate acoustic design and layout of noise sensitive development.
6. Highways access?	G	There is an existing access point to the site off Lydiat Lane. The proposed access design is suitable to serve 58 units onto Congleton Road.
7. Highways impact?	G	Further development proposals would increase impact on Lydiat Lane and would be difficult to mitigate impact. Lydiat Lane is unsuitable to serve major development proposals; it is effectively a one lane operation in places due to on street parking. Access from Congleton Road is preferred and the site promoter has confirmed that land within the curtilage of 28 Congleton Road could be used to provide a suitable access to Congleton Road. A transport statement would be required but it is not envisaged that traffic impact issues would arise.
8. Heritage assets impact?	R	The site is adjacent to the Alderley Edge Conservation Area and development is likely to

Criteria	Category	Commentary
		cause a high degree of harm to the setting of the conservation area. The conservation area boundaries largely reflect de Trafford's original estate boundaries although other properties built between 1910 and the 1930s are also included. The conservation area remains at risk due to development pressures. The undeveloped nature of the land is part of the established character of the conservation area and contributes to its significance and the way it is appreciated. The revised access proposals are likely to add the harm by undermining the established character along Congleton Road and sever the Congleton Road frontage. Overall, there are significant concerns over the potential for harm to the Alderley Edge Conservation Area which could not be mitigated, as it is the undeveloped nature of the land and the established conservation boundary which is of high significance and would be eroded by development on this site.
9. Flooding/drainage issues?	A	There is a surface water flow path / ordinary watercourse to the north part of the site. Development should be steered away from this section of land and explore the possibilities for this to remain un-developed or green space to ensure no development within this area (minimum 8m buffer). Furthermore, a Flood Risk Assessment would still be required to be submitted with the application outlining how the onsite surface water risk will be managed.
10. Ecology impact?	A	The open habitats on site appear to be of low value. There are however trees around the edges of the site with potential to support roosting bats and barn owls and ponds located off-site that may have potential to support great crested newts. If these species were present then it is likely that impacts could be mitigated – largely through retaining the trees within a buffer of undeveloped habitat. This may however affect the number of houses that can be delivered on site.
11. TPOs on/immediately adjacent?	A	There are a number of TPO groups along the northern boundary of the site but they could readily be accommodated in any development with sensitive design / layout.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	G	The site is not within or close to an area of known mineral resource.
14. Accessibility?	G	The site meets the minimum standard (green) for 18 of the accessibility criteria but fails to meet the minimum standard (amber) for one criterion (children's playground) and significantly fails to

Criteria	Category	Commentary
		meet the minimum standard (red) for one criterion (secondary school).
15. Public transport frequency?	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Crewe within walking distance.
16. Brownfield/greenfield?	R	The site is greenfield land.
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	G	The site comprises fields and there is a low potential for contamination issues. A phase I contaminated land assessment would be required with any future planning application.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	R	More than 1,000m from an existing employment area.

TL: CFS370 Land east of Heyes Lane

Land east of Heyes Lane, Alderley Edge, CFS370 GREEN BELT	Gross site area 4.87ha, 105 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable.
2. Landscape impact?	R	The site is bound to the south and west by existing residential development, but forms part of the wider agricultural landscape to the north and west of the site. While there are no public footpaths across the site it has a very good network of hedgerows and hedgerow trees and forms an important transition between urban Alderley Edge and the wider rural landscape. The site is located within the Local Landscape Designation area (LLD). There are likely to be significant landscape impacts that will be difficult to mitigate.
3. Settlement character and urban form impact?	A	The site is immediately adjacent to the built form and enclosed by the existing development on two sides (although one side is within the Green Belt).
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	The site is on the edge of an existing residential area. There is also a small employment area adjacent but this is mainly office and storage uses and there are no known amenity issues that would preclude development.
6. Highways access?	R	There is an existing single track farm access point between existing properties on Heyes Lane but this would not be sufficient to serve the development site. The site promoter has shown that an access could be created but it is considered that this could be difficult to deliver, given that it would involve the loss of part of the car park of the adjacent Emerson Group offices and the demolition of an end terraced house. However, if the access could be delivered it is considered that it could be suitable to serve the development.
7. Highways impact?	A	A Transport Assessment would be required, with the scope of impact to be agreed with CEC Highways. It is likely that some mitigation measures would be required.
8. Heritage assets impact?	G	No known heritage assets on or adjacent to the site. There does not appear to be an impact on the setting of heritage assets further away.
9. Flooding/drainage issues?	A	The site is bordering Whitehall Brook (main river) and there are some small areas of flood zone 2 and 3 within the boundary. This area of land should remain undeveloped and the

Criteria	Category	Commentary
		Environment Agency should be consulted on any proposals. Additionally there is minimal surface water flooding risk across the site. The small areas identified will need to be managed within the developable boundary. It is also worth noting that a Flood Risk Assessment would be required with any future application, outlining how the onsite surface water risk drainage will be managed.
10. Ecology impact?	A	There are no ecological designations within or adjacent to the site. The habitats on this site appear to be of low value except the brook corridor and the boundary hedgerows and trees. Impacts on these could be mitigated through the retention of boundary features and the provision of an undeveloped buffer adjacent to the stream. The small orchard area should be retained and incorporated into the open space associated with any future proposals. There may be impacts on protected species (including great crested newts if present at offsite ponds) but these could probably be mitigated and compensated for.
11. TPOs on/immediately adjacent?	A	There are some TPOs at the southern boundary to the site but these could readily be accommodated in any development with sensitive design / layout.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	The site is close to (i.e. within 250m) of a known mineral resource area for sand and gravel. As this is a large site of over 3ha the Council will require the applicant to submit a Mineral Resource Assessment (MRA) as part of any application to provide information on the extent of the sand & gravel resource, the feasibility of prior extraction before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
14. Accessibility?	G	The site meets the minimum standard (green) for 18 of the accessibility criteria but fails to meet the minimum standard (amber) for two criteria (secondary school; and child care facility). It does not significantly fail to meet the minimum standard (red) for any of the criteria.
15. Public transport frequency?	G	There is a commutable rail service to Manchester and Crewe within walking distance.
16. Brownfield/greenfield?	R	The site is greenfield land.
17. Agricultural land?	A	The agricultural land quality of the majority of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	G	The site comprises fields and there is a low potential for contamination issues. A phase I contaminated land assessment would be

Criteria	Category	Commentary
		required with any future planning application.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	A	Between 500m and 1,000m of employment sites LPS 54 and LPS 55.

TL: CFS394 Land south of Netherfields

Land south of Netherfields, Alderley Edge, CFS394 GREEN BELT	Gross site area 2.23ha, 46 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable.
2. Landscape impact?	A	The site is bound to the west by the railway line, is not particularly prominent and is well-screened from the public highway although there is a public footpath running across the northern edge affording views of the site. Its eastern and southern boundaries allow for views in and out but there are limited long range views to the wider countryside. Any impact could be mitigated through sensitive layout and design.
3. Settlement character and urban form impact?	R	The site is immediately adjacent to the built form but only adjoins the settlement on its smallest side and extends outwards into the open countryside.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	A	The site is on the edge of an existing residential area and therefore residential development would be a compatible use. The site is adjacent to the Manchester to Crewe railway line and a noise impact assessment would be required with any planning application to determine the most appropriate acoustic design and layout of noise sensitive development.
6. Highways access?	A	There is an existing access point to the site via a farm track off Lydiat Lane, but this would need upgrading to serve the development site.
7. Highways impact?	R	Further development proposals would increase impact on Lydiat Lane and would be difficult to mitigate impact. Lydiat Lane is unsuitable to serve major development proposals; it is effectively a one lane operation in places due to on street parking. Access from Congleton Road is preferred but would require land acquisition.
8. Heritage assets impact?	A	There are no known heritage assets on or adjacent to the site. The Alderley Edge Conservation Area lies a short distance to the east and the undeveloped nature of the land is part of the established character of the conservation area and contributes to its significance and the way it is appreciated. There is potentially an impact on the setting of the Conservation Area. A heritage impact assessment would be required to establish the significance of the asset and the potential for harm.
9. Flooding/drainage issues?	A	There is a surface water flow path / ordinary

Criteria	Category	Commentary
		watercourse to the north part of the site. Development should be steered away from this section of land and explore the possibilities for this to remain un-developed or green space to ensure no development within this area (minimum 8m buffer). Furthermore, a Flood Risk Assessment would still be required to be submitted with the application outlining how the onsite surface water risk will be managed.
10. Ecology impact?	A	There are no ecological designations within or adjacent to the site. With the exception of the boundary features the habitats on site are likely to be of low nature conservation value. There are ponds to the south, but these are far enough away that any potential impacts on great crested newts could be mitigated for. There are potentially other protected species on site such as badgers and bats but any impacts on these could be also likely be mitigated for.
11. TPOs on/immediately adjacent?	G	There are no TPOs within or immediately adjacent to the site.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	G	The site is not within or close to an area of known mineral resource.
14. Accessibility?	G	The site meets the minimum standard (green) for 18 of the accessibility criteria but fails to meet the minimum standard (amber) for one criterion (children's playground) and significantly fails to meet the minimum standard (red) for one criterion (secondary school).
15. Public transport frequency?	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Crewe within walking distance.
16. Brownfield/greenfield?	R	The site is greenfield land.
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	A	The site is a field but a railway line forms the western site boundary and there are ponds to the south east and south west. There is a medium potential for contamination issues and a phase 1 contaminated land assessment would be required with any future planning application.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	R	More than 1,000m from an existing employment area.

TL: CFS404 plot 1 Ryleys Farm, north of Chelford Road

Ryleys Farm Plot 1, Alderley Edge, CFS404a GREEN BELT	Gross site area 7.07ha, 105 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is viable.
2. Landscape impact?	A	Parts of the site are relatively self-contained but there are views in and out to the surrounding countryside, and the south west corner of the site is particularly sensitive in landscape terms. The site is well bounded by the A34 Melrose Way but as this runs in cutting for part of the boundary and there are clear views to the wider countryside and across the site to the village. There are clear views across the site from the public highway (Chelford Road) and the public footpath running through the site's south west corner. There is potential to mitigate any impacts through sensitive layout and design.
3. Settlement character and urban form impact?	A	The site is immediately adjacent to the settlement and is substantially enclosed by development on two sides, although part of one of these sides is within the Green Belt.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	A	The site is on the edge of an existing residential area and adjacent to a school. The proposed residential use is compatible. There may be some mitigation measures required resulting from proximity to A34.
6. Highways access?	G	There is an existing access point to Chelford Road.
7. Highways impact?	A	A Transport Assessment would be required, with the scope of impact to be agreed with CEC Highways. It is likely that some mitigation measures would be required.
8. Heritage assets impact?	A	The site is adjacent to a grade II listed building (Range of barns 15m east of Ryleys Farmhouse) and development would affect the open agricultural setting of the barn. Opposite the site, across Chelford Road is the grade I listed Chorley Old Hall, grade II listed bridge over the moat to Chorley Old Hall and grade II listed The Barn and The Cobbles. In addition, the Chorley Old Hall Moated Site and Four Fishponds is a scheduled monument. Development would affect the open agricultural setting of the barns, hall, moat and fishpond; and view on leaving the driveway of the hall. A heritage impact assessment would be required to establish the significance of the assets and potential for harm. Harm could potentially be mitigated / reduced

Criteria	Category	Commentary
		through design, landscaping and distribution.
9. Flooding/drainage issues?	A	The site is entirely within Flood Zone 1. However, there is a main river tributary of Whitehall Brook running through the site which is partly in culvert. To the west of the site is a flow balancing lagoon and there may be flooding risks due to potential obstructions and blockages of the culvert beneath the highway. There may be also be an elevated water table. It is likely that issues can be appropriately mitigated but a detailed flood risk assessment would be required to support any future planning application.
10. Ecology impact?	A	The existing unculverted sections of the on-site water course should be retained and buffered. There is the potential for protected species such as badgers and great crested newts to occur on site but any potential impacts could be mitigated and compensated for.
11. TPOs on/immediately adjacent?	A	There are a couple of TPOs adjacent to the site boundary but these could be readily accommodated in any development with sensitive design / layout.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for sand and gravel. The Council will require the applicant to submit a Mineral Resource Assessment (MRA) as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
14. Accessibility?	G	The site meets the minimum standard (green) for 19 of the accessibility criteria. Whilst it doesn't fail to meet the minimum standard (amber) for any criteria, it does significantly fail to meet the minimum standard (red) for one criterion (secondary school).
15. Public transport frequency?	G	There is a commutable rail service to Manchester and Crewe within walking distance.
16. Brownfield/greenfield?	R	The site is greenfield land.
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	G	The site comprises fields and there is a low potential for contamination issues. A phase I contaminated land assessment would be required with any future planning application.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	R	More than 1,000m from an existing employment area.

TL: CFS404 plot 3 Ryleys Farm, west of railway

Ryleys Farm Parcel 3, Alderley Edge, CFS404c GREEN BELT	Gross site area 6.60ha, 74 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is viable.
2. Landscape impact?	A	There are views in and out of the site to the immediate surrounding countryside and the site boundaries are indistinct in places. There are clear views across the site from the public footpaths running through and adjacent to the site. There is potential to mitigate any impacts through sensitive layout and design.
3. Settlement character and urban form impact?	R	The site is adjacent to the settlement but only adjoins development on one substantive side.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	A	The site is on the edge of an existing residential area but it is adjacent to the Crewe branch of the West Coast Mainline and noise mitigation may be required.
6. Highways access?	G	There is an existing access point to Green Lane.
7. Highways impact?	R	The identified access point to all CFS404 plots is from Chelford Road with no other identified access to plot 3. Green Lane is a single track country lane and is unsuitable to provide access to this site. It is likely that this site could only come forwards if access was taken across the adjacent plot 2.
8. Heritage assets impact?	G	The site is close to the grade I listed Chorley Old Hall plus the Chorley Old Hall Moated Site and Four Fishponds scheduled monument and the grade II listed bridge over the moat to Chorley Old Hall, although not directly adjacent. Development on the site would be sufficiently separated from the heritage assets by distance, dense vegetation, Blackshaw Lane, houses on Blackshaw Lane and a stream to have no meaningful impact on the setting of the heritage assets.
9. Flooding/drainage issues?	G	The site is entirely within Flood Zone 1. There is a very minor watercourse within the site but there are no known drainage issues.
10. Ecology impact?	G	There are no ecological designations within or adjacent to the site. Development is unlikely to result in any significant adverse impacts.
11. TPOs on/immediately adjacent?	A	There are a couple of TPOs adjacent to the northern site boundary but these could be readily accommodated in any development with sensitive design / layout.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of	G	The site is not within or close to an area of

Criteria	Category	Commentary
mineral interest?		known mineral resource.
14. Accessibility?	G	The site meets the minimum standard (green) for 18 of the accessibility criteria but fails to meet the minimum standard (amber) for one criteria (children's playground) and significantly fails to meet the minimum standard (red) for one criterion (secondary school).
15. Public transport frequency?	G	There is a commutable rail service to Manchester and Crewe and a commutable bus service to Macclesfield within walking distance.
16. Brownfield/greenfield?	R	The site is greenfield land.
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	G	The site comprises fields and there is a low potential for contamination issues, other than associated with the railway line forming the eastern boundary. A phase I contaminated land assessment would be required with any future planning application.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	R	More than 1,000m from an existing employment area.

TL: CFS620 Land to the rear of 40 Congleton Road

Land to the rear of 40 Congleton Road, Alderley Edge, CFS620 GREEN BELT	Gross site area 14.01ha, 200 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable.
2. Landscape impact?	A	The site is reasonably prominent in the landscape and there are views in and out from the immediate surrounding countryside although long range views are limited. There is some screening at the site edges but the site is prominent when viewed from the public footpath to the south. It is likely that impacts could be mitigated through sensitive layout and design.
3. Settlement character and urban form impact?	R	The site is immediately adjacent to the built form but only adjoins the settlement on its smallest side and extends outwards into the open countryside.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	A	The site is on the edge of an existing residential area and therefore residential development would be a compatible use. The site is adjacent to the Manchester to Crewe railway line and a noise impact assessment would be required with any planning application to determine the most appropriate acoustic design and layout of noise sensitive development.
6. Highways access?	G	There is an existing access point to Congleton Road.
7. Highways impact?	A	A Transport Assessment would be required, with the scope of impact to be agreed with CEC Highways. It is likely that some mitigation measures would be required.
8. Heritage assets impact?	A	The site is adjacent to grade II listed buildings (Sandhurst and Hill Cottage). Development on the site would affect the setting and views out from these listed buildings and topography makes heritage assets prominent in views from the west. The site is also adjacent to the southern end and part of the western boundary of the Alderley Edge Conservation Area. Development on the site would affect the open and rural setting of the Conservation Area. A heritage impact assessment would be required to establish the significance of the assets and potential for harm. Harm could potentially be mitigated / reduced through design, distribution and landscaping. Further grade II listed buildings (Yew Tree Farmhouse, Brookdene and others on Welsh Row) and the Village Cross Base

Criteria	Category	Commentary
		Scheduled Monument are a short distance to the south. However, development on the site would be sufficiently separated from these heritage assets by distance, vegetation, New House Farm and topography to have no meaningful impact on the setting of these heritage assets.
9. Flooding/drainage issues?	A	There are two ordinary watercourses directed through the site. Any development will need to demonstrate that both watercourses can be directed through the site causing no adverse flooding issues. It is also worth noting, this is a good opportunity to keep both sections open throughout the site (minimum 8m buffer). Additionally there are areas identified being affected by low, medium and high surface water flooding risk. It is likely that these could be dealt with via mitigation measures included with a submitted Flood Risk Assessment as part of any future application.
10. Ecology impact?	A	There are no ecological designations within or adjacent to the site. The site contains a number of ponds, watercourses and hedgerows, which should be retained. Protected species may be present, which would require mitigation and compensation in accordance with best practice. There could potentially be some significant effects but it is likely that avoidance / mitigation measures are possible.
11. TPOs on/immediately adjacent?	A	There are TPOs at the far eastern boundary of the site along the access route, but they could be readily accommodated in any development with sensitive design / layout.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	G	The site is not within or close to an area of known mineral resource.
14. Accessibility?	G	The site meets the minimum standard (green) for 16 of the accessibility criteria but fails to meet the minimum standard (amber) for two criteria (convenience store; and leisure facilities) and significantly fails to meet the minimum standard (red) for two criteria (children's playground; and secondary school).
15. Public transport frequency?	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Crewe within walking distance.
16. Brownfield/greenfield?	R	The site is greenfield land.
17. Agricultural land?	A	The agricultural land quality of the majority of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	A	The site is a field but there is a residential property in the east and a railway line forms the western site boundary. There is a medium potential for contamination issues and a phase 1 contaminated land assessment would be

Criteria	Category	Commentary
		required with any future planning application.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	R	More than 1,000m from an existing employment area.

TL: FDR2831 Mayfield, Wilmslow Road

Mayfield, Wilmslow Road, Alderley Edge, FDR1941 GREEN BELT	Gross site area 0.35ha, 10 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable.
2. Landscape impact?	G	The site is self-contained and well-screened with good boundaries and limited visibility. It does not have a strong visual connection with the surrounding landscape.
3. Settlement character and urban form impact?	R	Although close, the site is not directly adjacent to the settlement boundary.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	A	The site is close to an existing residential area and is adjacent to offices and school playing fields which are compatible with residential uses. The site close to the Crewe branch of the West Coast Mainline but any impacts could be mitigated.
6. Highways access?	G	There is an existing access point to Wilmslow Road.
7. Highways impact?	A	It is not envisaged that traffic impact issues would arise but pedestrian access will need to be provided.
8. Heritage assets impact?	G	No known heritage assets on or adjacent to the site. There does not appear to be an impact on the setting of heritage assets further away.
9. Flooding/drainage issues?	R	There is an existing surface water high / medium risk on the site, a Flood Risk Assessment would need to be submitted, in order to demonstrate how the risk will be managed through the development. It is also worth noting there is an ordinary watercourse running through the site which will need appropriate consideration, e.g. note policy against culverting, daylighting the stretch preferred, diversion could be considered.
10. Ecology impact?	A	There is a low risk that great crested newts may be affected by the development of this but considering the distance between the site and the pond any impacts could be readily mitigated. The existing building may have potential to support a bat roost. It is likely that any impacts on roosting bats could be mitigated and compensated for using established best practice methodologies.
11. TPOs on/immediately adjacent?	G	There is some TPO trees close to the northern boundary but these would not be affected by development of the site.
12. In an AQMA?	G	The site is not located in an AQMA.

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Criteria	Category	Commentary
13. In/adjacent to an area of mineral interest?	A	The site is close to (i.e. within 250m) a known mineral resource area for sand and gravel. However, due to the size of the site it is likely that sand and gravel mineral extraction will not be viable.
14. Accessibility?	G	The site meets the minimum standard (green) for 19 of the accessibility criteria but fails to meet the minimum standard (amber) for access to a secondary school. It does not significantly fail to meet the minimum standard (red) for any of the criteria.
15. Public transport frequency?	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Crewe within walking distance.
16. Brownfield/greenfield?	A	The site is a mix of brownfield and greenfield land.
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	G	The site has a residential history and no issues have been identified. There is a low potential for contamination issues.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	A	Between 500m and 1,000m of employment sites LPS 54 and LPS 55.

Appendix 4: Heritage impact assessments

HIA: CFS404 Plot 1 Ryleys Farm north of Chelford Road

Heritage asset	Contribution that this site makes to the significance of the heritage asset	Impact that the loss of this site and its subsequent development might have upon the significance of the asset.	How might any harm be removed or reduced?	Impact that the loss of this site and its subsequent development might have on the significance of the asset with mitigation measures in place.	Conclusions.
<p><u>Converted) Barns at Ryleys Farm (Grade II Listed Building)</u> The listing description includes: “Barns: dated 1802, with some C19 and C20 alterations.” The principal heritage significance of the converted barns is their architectural interest, as examples of early 19th C Cheshire barns Medium Heritage Significance</p>	<p>The site contributes to the partial open agricultural setting of the barns and is part of their former associated agricultural land. The contribution is now mostly just at the rear, to the NW. The land to the W and SW has been separated from it by the mid-20th C Ryleys Farmhouse. The agricultural character of the barns has been partly eroded by its conversion to residential use.</p>	<p>The development of the site would further erode: the visual links between the former agricultural buildings and their setting and; the historic functional link between the former agricultural buildings and the farm-land with which they were used.</p>	<p>Harm might be reduced by: a) retaining a buffer zone of un-developed land with appropriate soft landscaping to the NW of the former barns to retain an open aspect and setting; b) retaining a buffer zone of un-developed land with appropriate soft landscaping to the SW of Ryleys Farmhouse to retain a partial open setting along Chelford Road; c) ensuring that the layout of the development retains or respects historic field patterns and boundaries and; d) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i>.</p>	<p>The impact of the development of the site with these mitigation measures in place would be minor.</p>	<p>The amount of development proposed in the indicative layout is reasonable, considering the heritage constraints on these heritage assets. The heritage significance of the barns as agricultural buildings has already been compromised by their residential conversion. Their setting has also been compromised by the construction of later buildings to the E and W. With mitigation measures in place, the development of the site would have a Slight adverse impact on the setting of these heritage assets. This impact would be at the lower end of the spectrum of “Less than substantial.”</p>
<p><u>Chorley Old Hall (Grade I Listed Building)</u> “Sub-Manor house: c1330 for de Chorley family,</p>	<p>The immediate visual settings of Chorley Old Hall, the bridge and the Moated Site and</p>	<p>The development of the site would further erode: the historical associative links; the existing visual</p>	<p>Harm might be reduced by: a) retaining a wide buffer zone of undeveloped land with</p>	<p>The impact of the development of the site with these mitigation measures in place would</p>	<p>The area of development pro-posed in the indicative layout will need to be reduced, considering the</p>

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Heritage asset	Contribution that this site makes to the significance of the heritage asset	Impact that the loss of this site and its subsequent development might have upon the significance of the asset.	How might any harm be removed or reduced?	Impact that the loss of this site and its subsequent development might have on the significance of the asset with mitigation measures in place.	Conclusions.
<p>timber-framed portion of c1560 for Davenport family and re-fenestration and internal alterations c1640 for Thomas Stanley. Late C18 repairs and major renovations of 1915 and 1975. L-shaped plan.” The principal significance is its architectural interest as a rare 14th C manor house and its historic interest in its association with the Stanley family and as “the oldest inhabited country house in Cheshire”.</p> <p>High Heritage Significance</p> <p><u>Bridge over Moat at Chorley Old Hall (Grade II Listed Building)</u> “Bridge: probably C16 with some later repairs and rebuilding....” The principal significance is its architectural interest as a rare example of a 16th C bridge associated with 14th C manor house</p> <p>Medium Heritage Significance</p>	<p>Fishponds are largely contained within the grounds of the hall on the S side of Chelford Road. The heritage assets are separated from the site by distance and a belt of trees within the grounds. Even so, the site makes a contribution to their wider settings, by virtue of being open farmland which has historically been associated with them and is especially prominent when viewed on entering/leaving the main driveway of the grounds of the hall.</p>	<p>links between these heritage assets and the site, especially the driveway of Chorley Old Hall and; their open rural setting to the N.</p>	<p>appropriate soft landscaping to the NW of the main driveway to Chorley Old Hall, to retain an open aspect from the driveway; b) retaining a wide buffer zone of undeveloped land with appropriate soft landscaping along the whole boundary with Chelford Road to retain a substantially open setting for these heritage assets; c) ensuring that the layout and landscaping of any development respects, responds to and strengthens historic field boundaries, as far as possible and; d) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i>.</p>	<p>be minor.</p>	<p>heritage constraints of these highly significant heritage assets. The immediate visual settings of Chorley Old Hall, the bridge and the Moated Site and Fishponds are largely contained within the grounds of the hall on the S side of Chelford Road but their wider setting is also important. With mitigation measures in place, the development of the site would have a Moderate/Slight adverse impact on the setting of these heritage assets. This impact would be in the category of “Less than substantial.”</p>

Heritage asset	Contribution that this site makes to the significance of the heritage asset	Impact that the loss of this site and its subsequent development might have upon the significance of the asset.	How might any harm be removed or reduced?	Impact that the loss of this site and its subsequent development might have on the significance of the asset with mitigation measures in place.	Conclusions.
<p><u>Moated Site and Four Fishponds at Chorley Old Hall (Scheduled Ancient Monument)</u> “The monument is the medieval moated site of Chorley Old Hall, the oldest inhabited country house in Cheshire. It includes an island measuring c.70m x 54m that contains Chorley Old Hall and numerous low earthworks.” High Heritage Significance</p>					
<p><u>(Converted) Barn and Shippon at Chorley Old Hall, now called The Cobbles and The Barn (Grade II Listed Building)</u> “Formerly barn and shippon for Chorley Old Hall, now 2 houses: C16 with late C18 outshuts and C20 alterations to houses.” The principal significance is the architectural interest as former agricultural buildings. They also have historic interest for their former close functional association with Chorley Old Hall</p>	<p>The site contributes to the partial open agricultural setting of the (former) barn and shippon and is probably part of their former associated agricultural land, prior to construction of the barns at Ryleys Farm. The contribution of the site to the setting of the former barn and shippon has been reduced by: their separation from the land by the widening of Chelford Road and; the domestic landscaping around the buildings. The agricultural character of</p>	<p>The development of the site would further erode: the visual links between the former agricultural buildings and their setting and; the historic functional link between the former agricultural buildings and the farm-land with which they were probably used.</p>	<p>Harm might be reduced by: a) retaining a buffer zone of un-developed land with appropriate soft landscaping to the SW of Ryleys Farmhouse to retain a partial open setting along Chelford Road and; b) ensuring that the layout of any development and its detailed design are informed by The Cheshire East Borough Design Guide.</p>	<p>The impact of the development of the site with these mitigation measures in place would be negligible.</p>	<p>The amount of development proposed in the indicative layout is reasonable, considering the heritage constraints of these heritage assets. The heritage significance of the barn and shippon as agricultural buildings has already been compromised by their residential conversion. Their setting has also been compromised by: the construction of later buildings to the N and E; the widening of Chelford Road and the domestic landscaping around the</p>

Heritage asset	Contribution that this site makes to the significance of the heritage asset	Impact that the loss of this site and its subsequent development might have upon the significance of the asset.	How might any harm be removed or reduced?	Impact that the loss of this site and its subsequent development might have on the significance of the asset with mitigation measures in place.	Conclusions.
Medium Heritage Significance	the barn and shippon has also been partly eroded by their conversion to residential use.				building. With mitigation measures in place, the development of the site would have a Neutral/Slight adverse impact on the setting of these heritage assets. This impact would be at the lower end of the spectrum of “Less than substantial.”

Table Alderley 29: Heritage impact assessment of CFS404 Plot 1

Further information on heritage impact assessments, including a full methodology is set out in the 'Heritage impact assessments for local plan site selection' report [ED 48].

Appendix 5: Infrastructure providers / statutory consultees

Consultee	CFS130b Land north of Beech Road	CFS301 Land adjacent to Jenny Heyes	CFS404 Plot 1 Land at Ryleys Farm north of Chelford Road	CFS359/400 Land to the rear of Congleton Road and south of Lydiat Lane	CFS370 Land east of Heyes Lane
CEC Environmental Protection	Noise from the railway		Road noise from the bypass	Noise from the railway	
CEC Public Rights of Way	Each site should have detailed the requirement for high quality routes for active travel (walking and cycling), set within green infrastructure corridors where possible, to connect the site with key destinations or other routes. In addition, housing development sites should include local options of high quality routes for local leisure walking wherever possible.				
Environment Agency	Flood Zone 2 and Flood Zone 3. Main River Whitehall Brook. Possible 8m buffer zone required. Mains foul and surface sewer appears possible.	An area of this site is located within Flood Zone 2 and 3, considered to be medium and high risk of fluvial flooding from Whitehall Brook designated 'main river'. Our flood maps at this location are indicative only and any proposed allocation should investigate these further through the production of a Level 2 Strategic Flood Risk Assessment. It is possible detailed modelling will be required. We require unobstructed access to the watercourse at all times and a minimum of 8m undeveloped buffer zone from top of bank/toe of any flood defence for maintenance and emergency purposes. Mains foul and surface sewer appears possible.	An unnamed (main river) tributary of Whitehall Brook runs through this site and our maps indicate approximately 100 metres of it is located within culvert. Depending on the site topography the culvert should be removed to reduce flood risk, remove maintenance restrictions and improve the watercourse in line with the Water Framework Directive. We require unobstructed access to the watercourse at all times and a minimum of 8m undeveloped buffer zone from top of bank/toe of any flood defence for maintenance and emergency purposes. Possible renaturalising main river? Mains foul and surface sewer appears possible.	No initial constraints identified. Mains foul and surface sewer appears possible.	Flood Zone 2 and Flood Zone 3. Main River Whitehall Brook. Possible 8m buffer zone required. Mains foul and surface sewer appears possible.
Historic England			Potentially developable but will require a HIA due to proximity to a Grade I listed building/Scheduled Monument.	Potentially developable but will require a HIA due to the conservation area/heritage assets.	

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Consultee	CFS130b Land north of Beech Road	CFS301 Land adjacent to Jenny Heyes	CFS404 Plot 1 Land at Ryleys Farm north of Chelford Road	CFS359/400 Land to the rear of Congleton Road and south of Lydiat Lane	CFS370 Land east of Heyes Lane
Natural England	<p>Designated Sites: No IRZ triggered for designated sites.</p> <p>Priority Habitat: There is no Priority Habitat within the allocation site.</p> <p>Best and Most Versatile Land: unknown.</p>	<p>Designated Sites: No IRZ triggered for designated sites.</p> <p>Priority Habitat: There is no Priority Habitat within the allocation site.</p> <p>Best and Most Versatile Land: Provisional ALC Grade 3</p>	<p>Designated Sites: No IRZ triggered for designated sites.</p> <p>Priority Habitat: There is no Priority Habitat within the allocation site.</p> <p>Best and Most Versatile Land: Provisional ALC Grade 3</p>	<p>Designated Sites: No IRZ triggered for designated sites.</p> <p>Priority Habitat: There is no Priority Habitat within the allocation site.</p> <p>Best and Most Versatile Land: Provisional ALC Grade 3</p>	<p>Designated Sites: No IRZ triggered for designated sites.</p> <p>Priority Habitat: There is no Priority Habitat within the allocation site.</p> <p>Best and Most Versatile Land: unknown.</p>
Network Rail	<p>Consideration should be given in Transport Assessments to the potential for increased footfall at these stations as a result of proposals for residential development, employment areas (including cumulative impact). Location of the proposal, accessibility and density of the development, trip generation data should be considered in relation to the station. Where proposals are likely to increase footfall and the need for car parking at stations, the council should include developer contributions (either via CIL, S106) to provide funding for enhancements as part of planning applications.</p>				
	<p>Development proposals that come forward that are adjacent to or close to the existing operational railway should action the following:</p> <ul style="list-style-type: none"> • Early engagement with Network Rail to determine any site-specific asset protection measures. • No soakaways within 30m of the railway boundary. All surface and foul water drainage to be removed from sites in the direction away from the railway boundary, via closed sealed pipe systems if within 30m of the railway boundary. • Trespass fencing (set back 1m from the railway boundary) of a minimum 1.8m in height • Consideration of impacts of additional traffic and 				

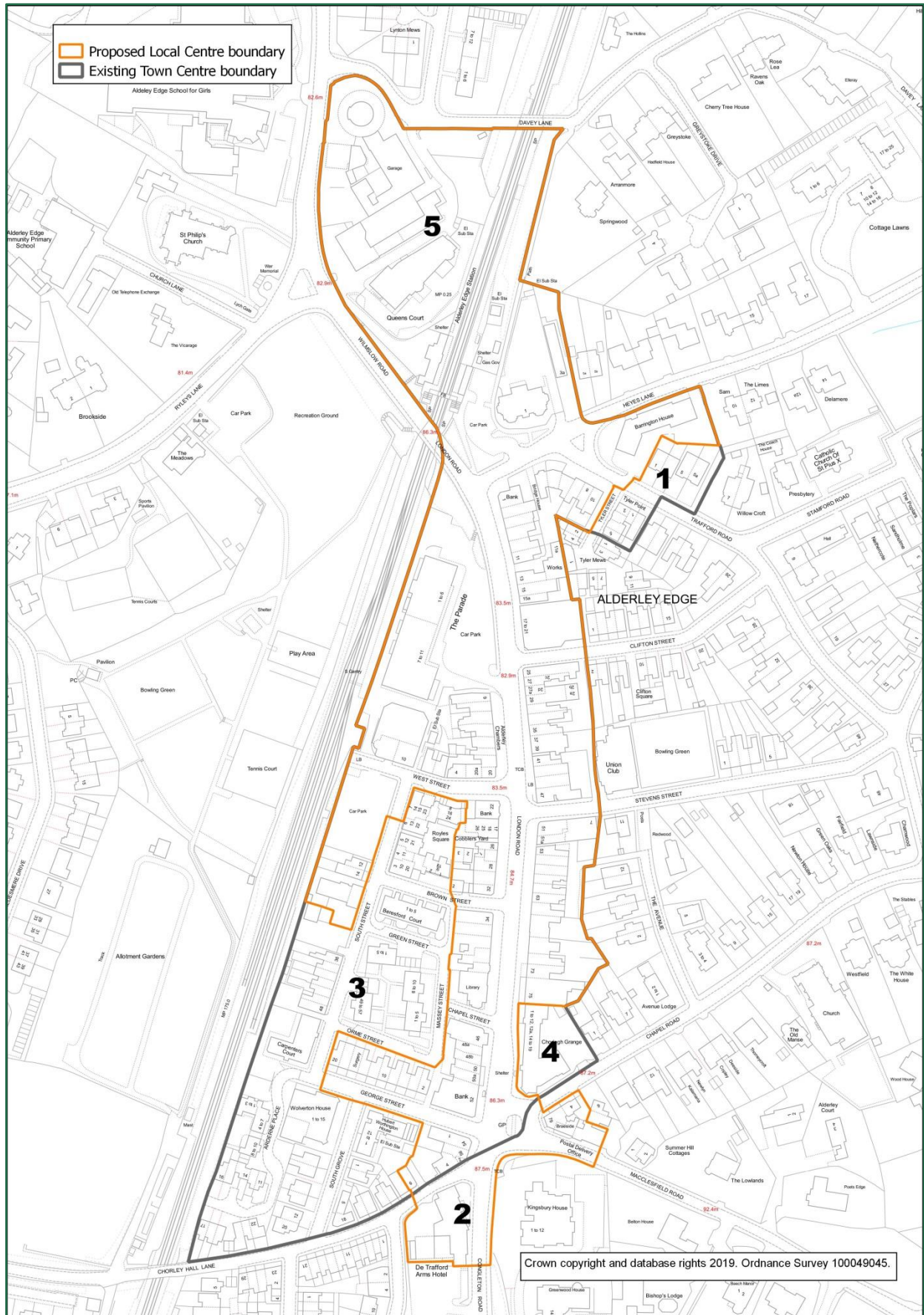
Consultee	CFS130b Land north of Beech Road	CFS301 Land adjacent to Jenny Heyes	CFS404 Plot 1 Land at Ryleys Farm north of Chelford Road	CFS359/400 Land to the rear of Congleton Road and south of Lydiat Lane	CFS370 Land east of Heyes Lane
	<p>construction traffic on Network Rail assets. The low bridge at Cledford Lane, Middlewich could be impacted by site works for GTTS67 (high sided or HGVs).</p> <ul style="list-style-type: none"> • Excavation, earthworks, piling works to be agreed with Network Rail. • No attenuation basins within 50m of the railway boundary. • Noise and vibration assessments to include consideration of the existing operational railway and to provide mitigation • Scaffolding works to have 3m failsafe • No structures or buildings within 3m of the railway boundary • Consideration by developers of overhead power line induced voltages • Risk assessments and method statements for works within 10m of the railway boundary • All works to be undertaken wholly within the developer(s) land • Tree planting in line with Network Rail's matrix • Installation of high kerbs/Armco safety barriers for road, turning circles and vehicle parking spaces 				

Consultee	CFS130b Land north of Beech Road	CFS301 Land adjacent to Jenny Heyes	CFS404 Plot 1 Land at Ryleys Farm north of Chelford Road	CFS359/400 Land to the rear of Congleton Road and south of Lydiat Lane	CFS370 Land east of Heyes Lane
	adjacent to the railway. Works undertaken by outside parties adjacent to the railway will need to be agreed with Network Rail via a BAPA (Basic Asset Protection Agreement).				
NHS Clinical Commissioning Group	The areas where the proposed planning sites for housing have been identified would have an impact on the one GP practice in Alderley Edge (the houses would fall within the practice boundary). When the practice moved 3 years ago into the building, expansion space was factored in, predominately for the Alderley Park development. Therefore, this would have an impact on the capacity of Alderley Edge Medical Centre, not from a “bricks and mortar” perspective, but capacity in workforce numbers i.e. the requirement to employ more clinical staff. Significant development looks to be prevalent within Alderley Edge, Chelford and Mobberley; which will subsequently result in requests for section 106 funding as the GP premises in this area will come under increased capacity and demand issues.				
Sport England	No Playing field - Playing field with football pitch to the south east boundary; therefore any potential future use would need to ensure it doesn't prejudice its future use.				
United Utilities	From a wastewater perspective, CFS404A and CFS130B are acceptable in principle to United Utilities as there are more preferable options than the combined sewer to discharge surface water. One point to note on these sites is that future applicants must demonstrate they are able to discharge surface water to watercourse as a minimum, highlighting a right to discharge from the riparian owner. It is advised this is to be undertaken prior to the allocation proceeding further.		From a wastewater perspective, CFS404A and CFS130B are acceptable in principle to United Utilities as there are more preferable options than the combined sewer to discharge surface water. One point to note on these sites is that future applicants must demonstrate they are able to discharge surface water to watercourse as a minimum, highlighting a right to discharge from the riparian owner. It is advised this is to be undertaken prior to the allocation proceeding further. A gravity sewer runs through the site, which should be considered as part of any future proposal on the site. The site is also located	CFS359 and CFS400 are located in an area where the discharge of surface water may be limited. Infiltration options must be explored prior to these allocations moving forward as the expectation will be for foul only flows to our network. In the context of delivering sustainable development, it is our view that a suitable alternative to the combined sewer must be found.	Site CFS370 is located on the edge of the existing settlement so therefore the infrastructure assets are on the fringe/limits of the sewerage infrastructure network, which are of a small diameter and may therefore have limited capacity to support future growth. Providing supporting infrastructure to this site could result in the need to upsize the existing assets to support growth. Therefore this may result in a need for a co-ordinated approach to phased development in line with any supporting

Consultee	CFS130b Land north of Beech Road	CFS301 Land adjacent to Jenny Heyes	CFS404 Plot 1 Land at Ryleys Farm north of Chelford Road	CFS359/400 Land to the rear of Congleton Road and south of Lydiat Lane	CFS370 Land east of Heyes Lane
			within Ground Water Protection Zone 3		infrastructure works.

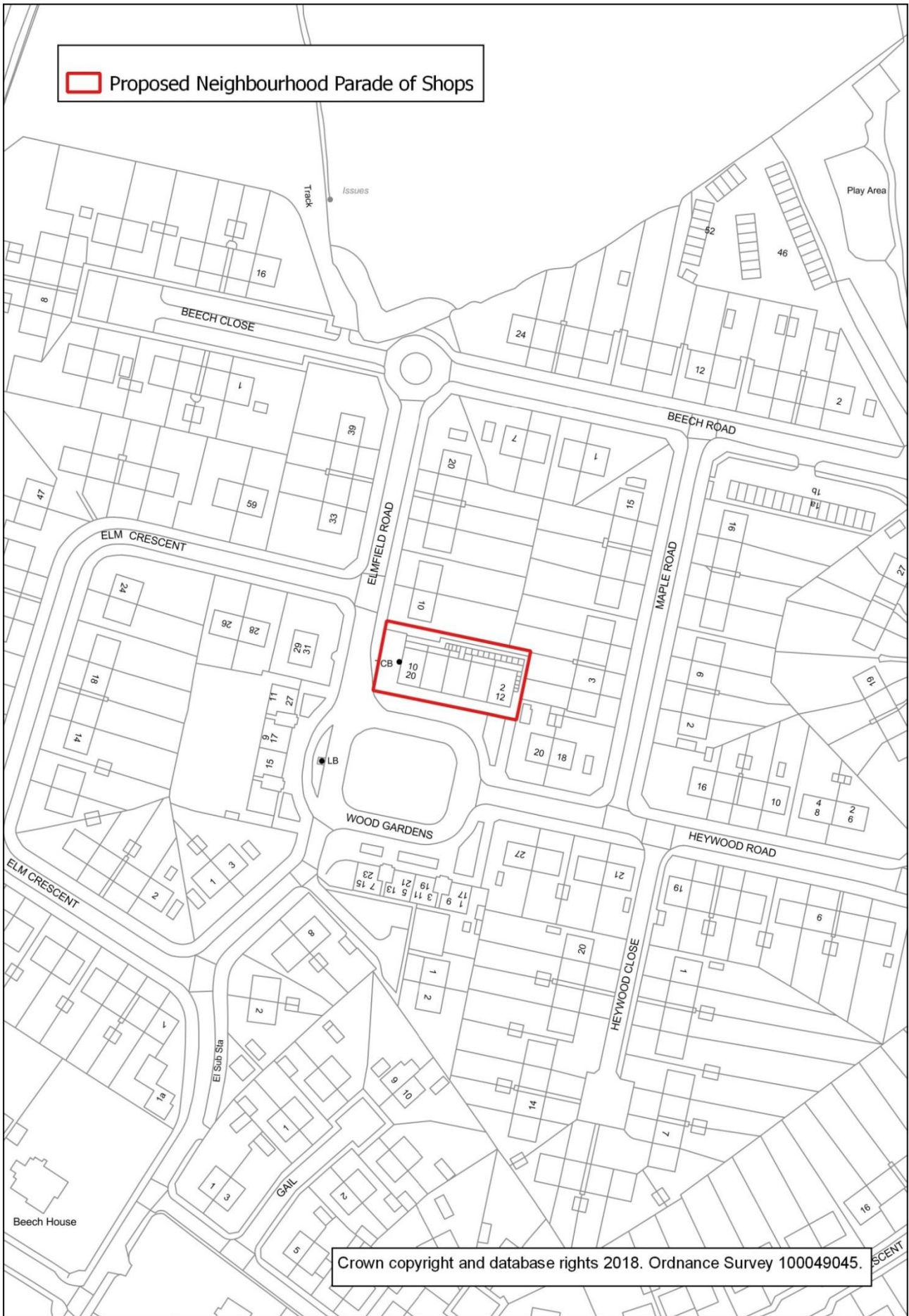
Table Alderley 30: Summary of infrastructure providers / statutory consultees consultation responses

Appendix 6: Retail boundaries maps



Map Alderley 7: Existing and proposed local centre boundary

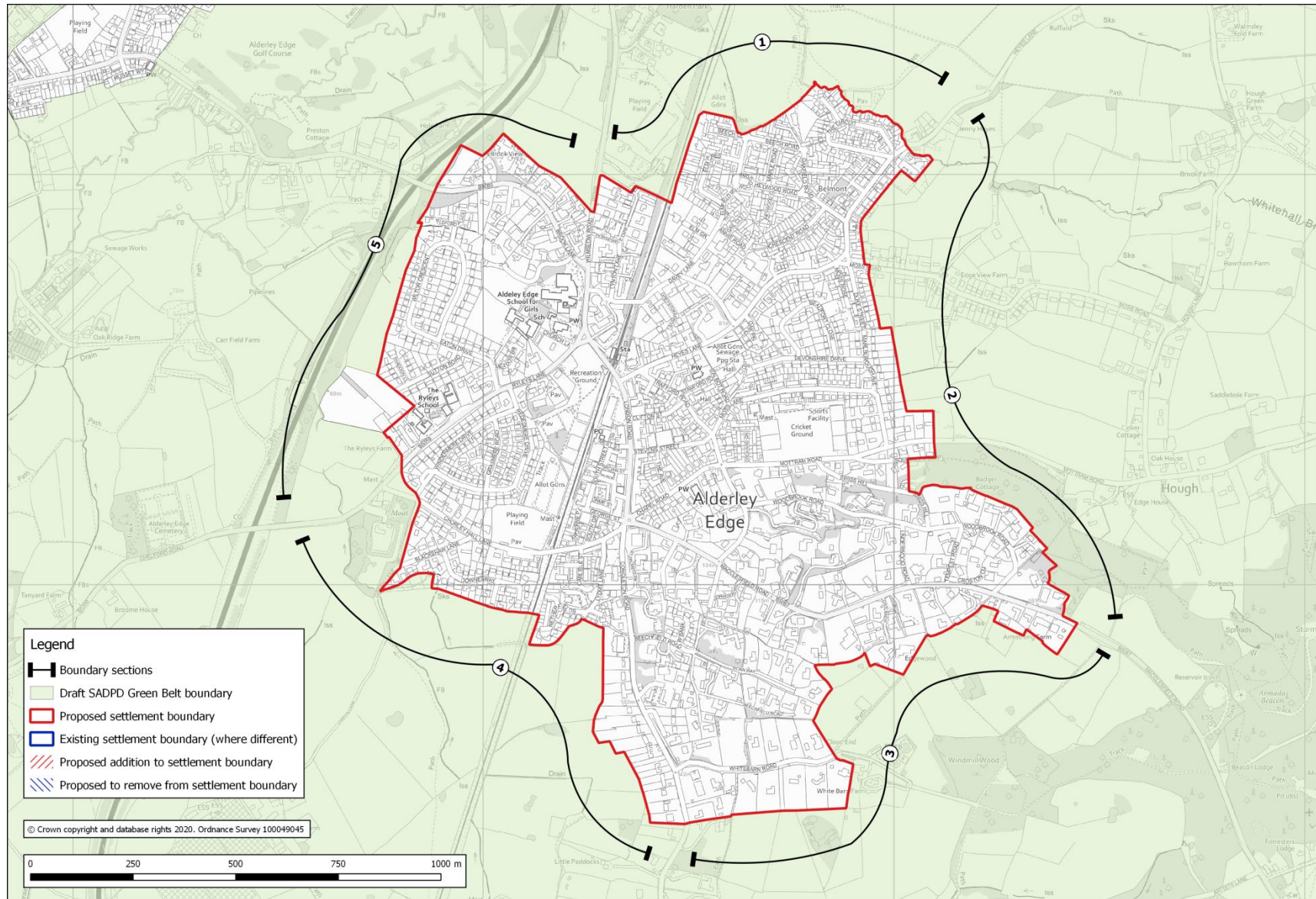
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Map Alderley 8: Wood Gardens neighbourhood parade of shops

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Appendix 7: Settlement boundary map



Map Alderley 9: Existing and proposed settlement boundary

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