

# Cheshire East Local Plan

## Site Allocations and Development Policies Document

### Bollington Settlement Report [ED 24]

August 2020

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# 1. Introduction

- 1.1 This report is the Bollington Settlement Report [ED24]. 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”) [ED01]. The report is split into chapters detailing work carried out for Bollington 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. Bollington

### Introduction

- 2.1 Bollington is a small town with its own settlement boundary, set in the Green Belt, as defined in the Cheshire East Local Plan Strategy (“LPS”), adopted in 2017. It is identified as a Local Service Centre (“LSC”) in the adopted Local Plan Strategy (“LPS”), and has a 2018 mid-year population estimate of 7,900 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 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 Bollington Neighbourhood Plan was made on the 10<sup>th</sup> May 2018. Further information can be found on the Cheshire East website.<sup>1</sup>

### Strategy for development in Bollington

- 2.4 The focus for Bollington over the LPS period is some modest growth in housing and employment to meet locally arising needs and priorities, to reduce the level of out-commuting and to secure their continuing vitality. The vision in the Bollington NDP states:

*“Bollington will continue to be a picturesque Working Town with industrial heritage roots. It must capitalise on its gateway location to the Peak District to support a high quality, vibrant and inclusive community life. It must retain a level of services and facilities appropriate to the size and mix of its population”.*

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<sup>1</sup> <https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-a-f/bollington-neighbourhood-plan.aspx>

### 3. Development needs at Bollington

- 3.1 The LPS identifies a borough wide requirement for a minimum of 36,000 homes and 380 hectares (ha) 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 entitled '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 13.6ha 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 Bollington is 1.63 ha.

## 4. Site Selection

- 4.1 This chapter documents the implementation of the site selection methodology (“SSM”) for Bollington, 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 SSM<sup>2</sup>, including recommending sites to be included in the Revised Publication Draft SADPD.

### Stage 1: Establishing a pool of sites for Bollington

- 4.2 In line with the SSM, a long list of potential sites was established for Bollington. 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 22 sites were identified at stage 1 and this pool of sites is listed and mapped in Appendix 1, with headline figures shown in Table Bollington 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.

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<sup>2</sup> 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.

4.5 A couple of sites were the subject of detailed comments at the First Draft SADPD consultation stage, therefore details concerning why they were sifted out are set out below:

- **Site CFS 278 Cooper House, Clough Bank, Bollington:** This site was put forward at the Call for Sites Stage June 2017. The site is in use by a number of commercial operations and in regard to the methodology should be screened out (“are in use (unless there is clear indication that this will cease”)). The owner of the site in June 2017 did suggest that the site could become available in 6-10 years. However businesses would need to be relocated and no plans have been put forward regarding how this would be achieved. The Agent acting for the site has been contacted and has indicated that they have not been instructed to make further representations at present. The owners of the site are looking at all viable options for the future of the site and existing commercial tenants are still in situ.
- **Site FDR2878/PBD2713 Dyers Court Mill Pond, Ingersley Vale:** This site is a protected open space and in regard to the methodology has been screened out as the site falls within Flood Risk Zone 3B being within the functional floodplain of the River Dean. Apart from this there are other issues in relation to landscape, heritage and contamination that would have to be overcome not to mention the loss of an important protected open space/village mill pond.

4.6 A total of 10 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 Bollington 1.

	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
Stage 1	22	386	1	0.3
Stage 2	10	214	1	0.3

**Table Bollington 1: Bollington sites considered in Stages 1 and 2 of the SSM**

### Stage 3: Decision point – the need for sites in Bollington

4.7 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 31/03/20. As detailed in ¶3.1-3.4 of this report, housing allocations are not necessary at the LSC tier of the settlement hierarchy. The residual requirement for employment land at the LSC tier is to be met at Holmes Chapel. However there is a need to identify sites to meet the remaining requirement for safeguarded land at Bollington.

It is recommended that the site selection process continues in order to identify sufficient sites to meet the 1.63ha safeguarded land requirement at Bollington.



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

4.8 Table Bollington 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)	Saved Policy designation <sup>3</sup>
CFS 79/PBD1025	Land to the east of 41a Shrigley Road	0.65	15	0	Green Belt
CFS 277/FDR 1768/PBD1442	Land at 59 Shrigley Road	1.07	38	0.3 (offices Light industrial)	Green Belt
CFS 352/PBD2712	Land at Hall Hill	3.64	80	0	Green Belt
CFS 557	Cocksheadhey Road	2	2	0	Green Belt
CFS 561/PBD1717	Land at Henshall Road	2.0	40	0	Green Belt
CFS 567/PBD1301	Oak Lane/Greenfield Road	0.3	9	0	Green Belt
FDR855a/PBD1044	Land south of Grimshaw Lane	0.31	10	0	Green Belt
FDR855b/PBD1048	Land between 15 and 17a Jackson Lane	0.25	10	0	Green Belt
FDR2818a	Overflow car park, Hollin Hall Hotel,	0.12	4	0	Green Belt
FDR2818b	Grassed area south of overflow car park, Hollin Hall Hotel,	0.2	6	0	Green Belt

**Table Bollington 2: Bollington sites considered in Stage 4 of the SSM**

4.9 These sites are considered in further detail in this chapter, and are all thought to be in conformity with the LPS Vision and Strategic Priorities.

4.10 The sites were assessed in a consistent way:

- Site visits to all sites;
- Green Belt site assessments for those sites in the Green Belt; and

<sup>3</sup> In the adopted LPS

- Red/amber/green traffic light assessments and site commentary, with non-Green Belt sites considered first followed by those 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

4.11 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 Interim SA Report [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**

4.12 Using the SSM, and the iterative<sup>4</sup> 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.

4.13 As detailed in ¶¶3.1-3.4 of this report housing allocations are not necessary at the LSC tier of the settlement hierarchy. The residual requirement for employment land at the LSC tier is to be met at Holmes Chapel. However, there is a need to identify sites to meet the remaining requirements for safeguarded land around Bollington.

4.14 All of the potential sites being promoted in and around Bollington are in the Green Belt. As set out in the SSM, sites are considered iteratively: brownfield sites first, followed by non-Green Belt sites, then Green Belt with first consideration given to sites that have been previously developed and/or are well served by public transport, followed by Green Belt sites in accordance with the contribution made to Green Belt purposes. All 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.

### **Brownfield sites**

4.15 As demonstrated through the Urban Potential Assessment there are no brownfield sites that could be considered as potential sites for allocation in the SADPD.

4.16 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 Bollington

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

settlement boundary is in the Green Belt, safeguarded land can only be found from those sites currently in the Green Belt.

4.17 Following the iterative approach, the next category of sites to be considered is non-Green Belt (greenfield) sites.

## Non-Green Belt sites

4.18 All potential sites at stage 4 of the SSM for Bollington 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 Bollington settlement boundary is in the Green Belt, safeguarded land can only be found from those sites currently in the Green Belt.

4.19 It is clear that Bollington’s requirement for safeguarded land cannot be met from non-Green Belt sites; and there is a need to consider Green Belt sites through the SSM.

## Green Belt sites

4.20 As required by NPPF (¶138), “where it is 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.

4.21 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 Bollington 3 below provided 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 criteria set out in Appendix 2 of the Site Selection Methodology.

Site ref	Site name	Brownfield/greenfield?		Public transport frequency	
		Category	Commentary	Category	Commentary
CFS79/80	Land to the east of 41a Shrigley Rd	R	Site is greenfield land – small part of curtilage of 41a included	G	There is a commutable bus service to Macclesfield and Stockport

CFS277	Land at 59 Shrigley Rd	A	Majority greenfield but site does include curtilages of 53 and 55 Shrigley Rd, no 57 Shrigley Rd and the former abattoir buildings	G	There is a commutable bus service to Macclesfield and Stockport
CFS352	Land at Hall Hill	R	The site is a greenfield site	G	There is a commutable bus service to Macclesfield and Stockport
CFS557	Cocksheadhey Rd	A	Greenfield in part; disused quarry and implement store but considerable areas of woodland, orchard and garden areas	G	There is a commutable bus service to Macclesfield and Stockport
CFS561	Land at Henshall Road	R	The site is greenfield land	G	There is a commutable bus service to Macclesfield and Stockport
CFS567	Oak Lane/Greenfield Rd	R	The site is greenfield land	G	There is a commutable bus service to Macclesfield and Stockport
FDR855a	Land south of	R	The site is	G	There is a

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	Grimshaw Lane		greenfield land		commutable bus service to Macclesfield and Stockport
FDR855b	Land between 15 and 17a Jackson Lane	R	The site is greenfield land	G	There is a commutable bus service to Macclesfield and Stockport
FDR2818a	Overflow car park Hollin Hall Hotel	G	The site is brownfield	G	There is a commutable bus service to Macclesfield and Stockport
FDR2818b	Grassed area south of overflow car park Hollin Hall Hotel	R	The site is greenfield land	G	There is a commutable bus service to Macclesfield and Stockport

**Table Bollington 3: Brownfield/greenfield status and public transport availability**

4.22 All of the available sites apart from FDR2818a are greenfield sites and they are all well-served by public transport. The sites cannot be differentiated based upon the public transport element (they all score green) but site FDR2818a is brownfield and should be given first consideration under NPPF ¶138 by virtue of being previously developed land and well served by public transport. Two other sites also contain some brownfield elements. Site CFS277 contains some residential elements and former abattoir buildings and site CFS557 contains some buildings and residential elements. These three sites will therefore be given consideration. The Red/Amber/Green traffic light assessments are in Appendix 3 of this report and the Green Belt site assessments are in Appendix 2.

## Site FDR2818a Overflow car park at Hollin Hall Hotel

### Introduction

- 4.23 This brownfield site within the Green Belt is only 0.12ha in size and is located on the southern edge of Bollington adjoining Dean Close and within the complex of the Hollin Hall Hotel. It is being considered for safeguarded land.
- 4.24 The site selection findings are summarised in Table Bollington 4 (stage 4 of the SSM)

FDR2818a Site selection findings	
<b>Achievability</b>	<ul style="list-style-type: none"> <li>The site falls into charging Zone 4 in the Community Infrastructure Levy Charging Schedule. The site is being considered for safeguarded land. The site is dependent on alternative car parking being created. No further representations were received at the initial Publication Draft SADPD consultation stage (September 2019).</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>The majority of criteria are green with five amber elements and only one red element. Those that are amber are considered to be matters that can be dealt with using appropriate mitigation measures:               <ul style="list-style-type: none"> <li>Landscape – Peak Park Fringe and the need for careful design</li> <li>Highways – access could be created off Dean Close</li> <li>TPOs – bank of mature trees on eastern boundary – need for sensitive design layout</li> <li>Mineral resource interest</li> <li>Potential contamination issue from site’s use as a car park</li> </ul> </li> <li>The only red criterion relates to heritage as the site is within the Kerridge CA and within the curtilage of Hollin Hall Grade II listed building – HIA needed</li> </ul>

**Table Bollington 4: Site FDR2818a Overflow car park at Hollin Hall Hotel**

### Stage 5: Evaluation and initial recommendation

- 4.25 The traffic light assessment of this site shows that it performs fairly well being a brownfield tarmac car park but it is in the Green Belt; also there are heritage impact concerns to overcome. The site scores red for heritage impact in the traffic light assessment. The particular issues to overcome are in relation to the design of any development on the site so that it respects the bank of mature trees on the eastern boundary, the setting of the listed building and the Kerridge Conservation Area. The Heritage Impact Assessment (Appendix 4 of this BOSR) was carried out for both sites FDR2818a and b together and suggests that with mitigation measures in place the development of the site(s) would have a neutral/slight impact on the heritage assets. The following mitigation measures are proposed:

- Require an arboricultural survey

- Restrict/avoid development at the southern edge of site FDR2818b to reduce any visual impact
- Vehicular access from Dean Close – not through Hollin Hall site
- Provision of acceptable alternative car parking for the hotel
- Landscape restoration and acoustic barriers
- Appropriate design

4.26 These measures would impact on any future development on both sites/site.

4.27 Locationally the site is considered to be sustainable as it meets the minimum standard for access in relation to the majority of the services and facilities identified in the SA Accessibility Assessment.

4.28 The HRA does not identify any issues of relevance to this site or indeed for any of the sites under consideration in Bollington: *“All sites being considered for allocation through the site selection process are more than 5km from the closest European Site (South Pennine Moors SAC & Peak District Moors (South Pennine Moors Phase 1) SPA. No potential impact pathways were identified regarding any European site.”*

4.29 A GBSA for site FDR2818a is included in Appendix 2 to this document and the summary GBSA is shown in Table Bollington 5 below.

Consideration	Summary
Potential area for Green Belt release	The site occupies a small portion of parcel BT10 along its western boundary.
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 ' <b>contribution</b> ' 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. The northern and western site boundaries correspond to the parcel boundaries in this area. The eastern boundary comprises the access road to the car park and a belt of mature protected trees (recognisable boundary). The southern boundary is open in nature comprising a line of posts only. 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 along the eastern and southern boundaries. 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.

Consideration	Summary
Surrounding Green Belt	Release of site FDR2818a would not undermine the overall 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 Bollington 5: Summary GBSA for FDR2818a**

- 4.30 Exceptional circumstances are required to release this site from the Green Belt, which could include:
- i) the inability to meet Bollington’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.
- 4.31 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 Bollington that make a lower contribution to Green Belt purposes than that could be released instead of FDR2818a.
- 4.32 Overall, the site performs reasonably well but there are the heritage concerns to overcome which require careful and sympathetic consideration of the site due to the location of the site within the setting of Hollin Hall (listed building Grade II), its location within the Kerridge Conservation Area, the Peak Park Fringe and any impact on the mature bank of trees on the eastern boundary. There is also the cumulative impact on heritage assets to consider if this site is identified as safeguarded land which may require the relocation of the overflow car park within the site which may present problems and add additional adverse impacts on the heritage assets. Access to the site could be created off Dean Close and the site is contained by development on three sides. A new Green Belt boundary would need to be created and any policy for this site should also include details of the boundary treatment required to make sure that a readily recognisable Green Belt boundary endures in the long-term. The creation of a boundary on the southern edge would provide the opportunity to create additional screening of the site.



4.33 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**

4.34 The consultation responses are summarised below with a list also provided in Appendix 5 of this report.

- Environment Agency – mains foul and surface sewer appears possible – will need suitable drainage system (interceptors etc); no initial constraints
- Historic England - Potentially developable but will require a HIA due to the Conservation Area/heritage assets
- Natural England – no issues raised
- United Utilities – site located in an area where discharge of surface water may be limited

4.35 No other issues have been raised by consultees. The Heritage Impact Assessment concerns have been discussed above plus there is the cumulative heritage impact issue to consider. Provision of acceptable alternative car parking for the hotel is an unresolved issue and one that may prevent availability of the site. There are unknown Green Belt and heritage impacts associated with the provision of replacement car parking. These are factors which weigh against the identification of this site as safeguarded land. No further representations were received at the initial Publication Draft SADPD consultation stage (September 2019). The site would appear to be still in use as an overflow car park and perhaps therefore is no longer being actively promoted.

4.36 Even though the site is brownfield and well-served by public transport there are concerns about the site's availability. Also as it is only a small site 0.12ha in size, its contribution in meeting the safeguarded land requirement for Bollington is small. Having considered all the above factors it is considered that there could be more suitable sites to meet Bollington's safeguarded land requirement.

#### **Stage 7: Recommendation for site FDR2818a Overflow car park at Hollin Hall Hotel**

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 in the SADPD and should remain in the Green Belt.

## Site CFS557 Cocksheadhey Road

### Introduction

- 4.37 This part brownfield, part greenfield site is 2ha in size and is located on the northern edge of Bollington forming part of the steeply wooded backdrop that characterizes this part of Bollington. It is being considered for safeguarded land.
- 4.38 The site selection findings are summarized in Table Bollington 6 (Stage 4 of the SSM).

Site CFS557 Site selection findings	
<b>Achievability</b>	<ul style="list-style-type: none"> <li>The site falls into charging Zone 4 in the Community Infrastructure Levy Charging Schedule. The site is being considered for safeguarded land. The site was originally put forward due to the fact that the owner wished to provide two dwelling units for family members on the site. No further representations were received at the initial Publication Draft SADPD consultation stage (September 2019).</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>The majority of criteria are green with six amber elements and two red elements. Those that are amber are considered to be matters that can be dealt with using appropriate mitigation measures:               <ul style="list-style-type: none"> <li>Settlement character and urban form – development on southern side; open countryside northern side</li> <li>Heritage – within Bollington CA – any development would affect tree cover, skyline, character and appearance. Also affect setting of listed chimney HIA required</li> <li>Ecology – mixed site – deciduous woodland, garden areas plus lowland heathland</li> <li>Mineral resource interest</li> <li>Brownfield /greenfield – mixed site</li> <li>Potential contamination issue - quarry and disturbed ground</li> </ul> </li> <li>The two red criteria relate to loss of employment and landscape as the site is in the Peak Park Fringe and forms part of the wooded backdrop of Bollington</li> </ul>

**Table Bollington 6: Site CFS557 Cocksheadhey Road**

### Stage 5: Evaluation and initial recommendation

- 4.39 Although the traffic light assessment of this site shows that it performs reasonably well there are a number of issues to consider. There are a number of factors that would require appropriate mitigation measures to be implemented and there are other issues that are likely to be difficult to overcome.
- 4.40 In terms of heritage impact, a heritage impact assessment would be required as there are a number of concerns regarding any future development of the

site. Any development would have an impact on the mature tree cover, the skyline and affect the character and significance of the Conservation Area. Any development could also affect the setting and significance of the Green Lane Chimney (Grade II Listed Building) which is a very prominent landmark in the wooded area to the west of the site.

- 4.41 The above also links with the landscape impact (RAG assessment - red). The site is a secluded site up a steep hill off a private drive. The site is secluded due to the mature trees and the nature of the landform – a former quarry. The site is in the Peak Park Fringe Local Landscape Designation and is part of the important wooded backdrop to Bollington. This mature vegetation needs to remain due to its importance to the setting of Bollington. This deciduous woodland, plus the garden areas, orchard and lowland heathland provide a mixed ecological resource.
- 4.42 The HRA does not identify any issues of relevance to this site or indeed for any of the sites under consideration in Bollington: *“All sites being considered for allocation through the site selection process are more than 5km from the closest European Site (South Pennine Moors SAC & Peak District Moors (South Pennine Moors Phase 1) SPA. No potential impact pathways were identified regarding any European site.”*
- 4.43 A GBSA for site CFS557 is included in Appendix 2 to this document and the summary GBSA is shown in Table Bollington 7 below.

Consideration	Summary
Potential area for Green Belt release	The site occupies a small portion of parcel BT33 along its southern boundary.
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 <b>Major contribution</b> 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. The southern and eastern boundaries of the site mainly correspond to the parcel boundaries in this area. The northern boundary does not follow a parcel boundary but follows the line of a former quarry (a recognisable boundary). The western boundary follows the line of an existing footpath. The isolated triangle of land to the south of the footpath would need to be removed from the Green Belt if this site was considered for release.
Surrounding Green Belt	Release of site CFS 557 would not undermine the overall 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,” a “contribution” or “significant contribution” to Green Belt purposes.

**Table Bollington 7: Summary GBSA for CFS557**

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

- i) the inability to meet Bollington’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.
- 4.45 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). Given that there are other sites in Bollington that make a lower contribution to Green Belt purposes the fact that this site makes a ‘major contribution’ is an additional factor in the site selection process.
- 4.46 The site therefore does have a number of issues to overcome as has been discussed above. The major issues are the impacts that any future development would have on the ‘wooded’ character of the site (landscape, heritage and ecological impacts). Also the site makes a major contribution to Green Belt purposes. There are sites with a lower contribution to Green Belt purposes to consider. The site was also only promoted to provide two dwelling units for family members. There were no further representations at the initial Publication Draft SADPD stage and so there are concerns about the site’s availability.
- 4.47 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. There are a number of significant issues to overcome and taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should still go forward to Stage 6 of the SSM

#### **Stage 6: Input from infrastructure providers/statutory consultees**

- 4.48 The consultation responses are summarised below with a list also provided in Appendix 5 of this report.
- United Utilities – site around known pinch points on the surrounding wastewater network
  - Historic England – Heritage Impact Assessment required due to the Conservation Area/heritage assets

- Natural England – some deciduous woodland and lowland heathland within site (priority habitat)

4.49 It is considered that given the number of issues to overcome, particularly the impact on heritage and landscape assets, that there may be more suitable sites to identify as safeguarded land.

### Stage 7: Recommendation for site CFS 557 Cocksheadhey 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 in the SADPD and should remain in the Green Belt.

## Site CFS277 Land at 59 Shrigley Road

### Introduction

4.50 This greenfield site is 1.07ha in size and is located on the eastern edge of Bollington on Shrigley Road. The site does however contain some brownfield elements in the form of the curtilages of 53 and 55 Shrigley Road, 57 Shrigley Road and a complex of buildings on the northern boundary (Bollington Air Cadets headquarters and former abattoir buildings).

4.51 The site selection findings are summarised in Table Bollington 8 (stage 4 of the SSM).

CFS277 Site selection findings	
<b>Achievability</b>	<ul style="list-style-type: none"> <li>• The site falls into charging Zone 4 in the Community Infrastructure Levy Charging Schedule. The site is being considered for safeguarded land.</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>• There is mix of criteria - nine are green with eight amber elements and three red. Those that are amber are considered to be matters that could be dealt with using appropriate mitigation measures:               <ul style="list-style-type: none"> <li>○ Highways (Access and impact) – Access could be created to Shrigley Road. Application would need to be supported by a transport Assessment</li> <li>○ Heritage – impact on open rural character; Bollington Historic Triangle Conservation Area to south; former agricultural buildings should be regarded as non designated heritage assets; HIA Assessment required</li> <li>○ Flooding – High risk of surface water on the site; flood attenuation required; drainage issues may be exacerbated on Shrigley Road</li> <li>○ Mineral resource interest</li> <li>○ Accessibility – site scores poorly re access to open space and services and amenities generally</li> <li>○ Brownfield/greenfield – majority greenfield but some</li> </ul> </li> </ul>

	<p>brownfield elements</p> <ul style="list-style-type: none"> <li>○ Natural contamination issue – radon affected area; properties to be built with appropriate protection; also former abattoir to consider</li> <li>● Three red criteria: Settlement form – site open on two/three sides; ecology – affects Lower Harrop Brook Meadows Local Wildlife Site; landscape – site offers open and distant views to the Peaks and Peak District Park – important transitional area</li> </ul>
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**Table Bollington 8: Site CFS277 land at 59 Shrigley Road**

**Stage 5: Evaluation and initial recommendation**

- 4.52 The traffic light assessment of this site shows that there are many issues to overcome with the majority of criteria falling into the amber and red categories. There are a number of factors that would require appropriate mitigation measures to be implemented and there are other issues that are likely to be difficult to overcome.
- 4.53 The site is in a marginally sustainable location with poor access to open space and services and amenities generally.
- 4.54 In regard to the traffic light criteria that score amber, there are a number of issues that need to be overcome which are listed in Table 8 and in the traffic light assessment.
- 4.55 In terms of the heritage impact, a heritage impact assessment would be required as there are a number of concerns regarding any future development of the site. Any development would have an impact on the site's open rural character and its role in providing an open rural setting for the Bollington Historic Triangle Conservation Area and a setting for the non-designated former agricultural buildings. The views from within and from outside the Conservation Area would be compromised. This ties in with the landscape impact (RAG assessment – red) which is discussed later.
- 4.56 Flood attenuation and drainage would also require careful mitigation. There is a high risk of surface water on the site plus the United Utilities system on Shrigley Road drops from a 150mm to 100 mm diameter pipe. Ponding/flooding would be expected on the highway. Careful management would be required to avoid the exacerbation of current drainage issues.
- 4.57 The site scores amber for greenfield as it is predominantly an open greenfield site but does have brownfield elements and also red for settlement character and urban form impact. The building complex does provide some built form along the northern edge but the site extends into the open countryside and has open countryside on two/three sides.
- 4.58 Ecology also scores red as there may be grassland habitats on site requiring a botanical survey and there is the potential for protected species to be present on site requiring mitigation. The main ecological impact is the fact that a small part of the site affects the Lower Harrop Brook Meadows Local Wildlife Site.

4.59 The main issue is the landscape impact (RAG assessment - red). The site is located within the boundary of the Peak Fringe Local Landscape Designation and is in very close proximity to the Peak District National Park boundary. The site forms an important transitional area between urban Bollington and the Peak District National Park.

4.60 The HRA does not identify any issues of relevance to this site or indeed for any of the sites under consideration in Bollington: *“All sites being considered for allocation through the site selection process are more than 5km from the closest European Site (South Pennine Moors SAC & Peak District Moors (South Pennine Moors Phase 1) SPA. No potential impact pathways were identified regarding any European site.”*

4.61 A GBSA for site CFS277 is included in Appendix 2 to this document and the summary GBSA is shown in Table Bollington 9 below.

Consideration	Summary
Potential area for Green Belt release	The area within GBAU parcel BT01 occupying part of the central portion of the parcel.
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 <b>‘Major contribution’</b> to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would need to be defined by creating/using physical features that are readily recognisable and likely to be permanent. One robust boundary exists on the western boundary. However the northern, southern and eastern boundaries need to be created/strengthened. Even though the southern boundary is recognisable on the OS base the existing boundary (pole and wire fence and some mature trees) would need to be reinforced to create a new Green Belt boundary plus the two semi-detached properties would need to be removed from the Green Belt. The eastern boundary where it follows the brow of the hill would require a recognisable boundary to be created and the northern boundary would also need strengthening. The release of this site could potentially leave an isolated area (CFS 79) but the remaining part of parcel BT01 would loop around site CFS277/FDR1768..
Surrounding Green Belt	Release of site CFS 277/FDR1768 would partially undermine the overall function of the surrounding Green Belt and adjacent parcel BT02 and the remainder of parcel BT01 will increase in importance in their function.
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,” “contribution” or a “significant contribution” to Green Belt purposes.

**Table Bollington 9: Summary GBSA for CFS277**

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

- i) the inability to meet Bollington’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.
- 4.63 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). Given that there are other sites in Bollington that make a lower contribution to Green Belt purposes the fact that this site makes a ‘major contribution’ is an additional factor in the site selection process.
- 4.64 The GBSA shows that the site makes a ‘major contribution’ to Green Belt purposes plus only one robust green belt boundary exists on the western boundary.
- 4.65 The site therefore does have a number of issues to overcome as has been discussed above. The major issues are the impact any future development would have on the open character of the site (landscape and heritage impact) and its relation to the Peak District National Park. Also the site makes a ‘major contribution’ to Green Belt purposes.
- 4.66 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. There are a number of significant issues to overcome and taking into account and balancing the range of factors considered in the SSM and summarised above it was considered that this site should still go forward to Stage 6 of the SSM.

#### **Stage 6: Input from infrastructure providers/statutory consultees**

- 4.67 The consultation responses are summarised below with a list also provided in Appendix 5 of this report.
- United Utilities – site around known pinch points on the surrounding wastewater network
  - Historic England – Heritage Impact Assessment required due to the Conservation Area/heritage assets
  - Natural England – No issues raised



4.68 It is considered that given the number of issues to overcome, particularly the landscape impact in this transitional area adjacent the Peak District National park, that there may be more suitable sites to identify as safeguarded land.

#### Stage 7: Recommendation for site CFS 277 land at 59 Shrigley 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 in the SADPD and should remain in the Green Belt.

4.69 All Green Belt sites have been subject to a Green Belt Site Assessment (Appendix 2). As they are all given first consideration under NPPF ¶138, those making the lowest contribution to the purposes of Green Belt are considered first, following the iterative approach set out in the Site Selection Methodology.

4.70 Table Bollington 10 below shows the contribution that each site makes to the purposes of Green Belt.

Site Ref	Site Name	GBSA contribution to Green Belt purposes
CF79/80/PBD1025	Land to the east of 41a Shrigley Road	Significant contribution
CFS 277/ FDR1768/PBD1441	Land at 59 Shrigley Road	Major contribution
CFS 352/PBD2712	Land at Hall Hill	Significant contribution
CFS 557	Cocksheadhey Road	Major contribution
CFS 561/PBD1717	Land at Henshall Road	Significant contribution
CFS 567/PBD1301	Oak Lane/Greenfield Road	Significant contribution
FDR855a/PBD1044	Land south of Grimshaw Lane	Contribution
FDR855b/PBD1048	Land between 15 and 17a Jackson Lane	Contribution
FDR2818a	Overflow car park Hollin Hall Hotel	Contribution
FDR2818b	Grassed area south of overflow car park Hollin Hall Hotel	Contribution

**Table Bollington 10: Green Belt site assessments summary results**

### Sites making ‘no contribution’ to Green Belt purposes

4.71 None of the potential sites in the Green Belt around Bollington have been assessed in the Green Belt Site Assessment as making ‘no contribution’ to the purposes of Green Belt.

4.72 A review of the Green Belt Assessment Update (“GBAU”) reveals that there are no Green Belt parcels of land around Bollington 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.

4.73 Bollington’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

4.74 Four of the potential sites in the Green Belt around Bollington have been assessed in the GBSA as making a ‘contribution’ to the purposes of Green Belt. These four sites fall within the parcel of land BT10, which includes the hotel complex of Hollin Hall Hotel.

4.75 The only other contribution parcel of land is BT28, which includes Adlington Road play area. The Adlington Road play area parcel is not being promoted and would involve the loss of protected open space and a valuable recreational resource.

4.76 The four sites that make a ‘contribution’ to Green Belt purposes that have been assessed are FDR855a Land to the south of Grimshaw Lane, FDR855b Land between 15 and 17a Jackson Lane, FDR2818a Overflow car park at Hollin Hall Hotel and FDR2818b Grassed area to the south of the overflow car park at Hollin Hall Hotel. Site FDR2818a has already been discussed under the NPPF ¶138 section.

## Site FDR855a Land to the south of Grimshaw Lane

### Introduction

4.77 This greenfield site is 0.31ha in size and is located on the southern edge of Bollington south of Grimshaw Lane. It is being considered for safeguarded land..

4.78 The site selection findings are summarised in Table Bollington 11 (stage 4 of the SSM)

FDR855a Site selection findings	
<b>Achievability</b>	<ul style="list-style-type: none"> <li>The site falls into charging Zone 4 in the Community Infrastructure Levy Charging Schedule. The site is being considered for safeguarded land.</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>The majority of criteria are green with four amber elements and three red. Those that are amber are considered to be matters that could be dealt with using appropriate mitigation measures:               <ul style="list-style-type: none"> <li>Heritage – retain stone wall and open aspect and long line views – HIA required to determine whether this could be achieved</li> <li>Ecology – mitigation by standard methodologies</li> <li>Mineral resource interest</li> <li>Natural contamination issue – radon affected area;</li> </ul> </li> </ul>

	<p>properties to be built with appropriate protection</p> <ul style="list-style-type: none"> <li>One red criterion relates to greenfield; the second red criterion relates to landscape – any development would need to respect the prominent nature of the site and retain long-line views. The third criterion relates to access – the site could only be developed if access is achieved from the southern plot FDR855b.</li> </ul>
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**Table Bollington 11: Site FDR855a land to the south of Grimshaw Lane**

**Stage 5: Evaluation and initial recommendation**

4.79 The traffic light assessment of this site shows that it performs fairly well but there are issues to overcome in relation to the open nature of the site and highways access. Locationally the site is considered to be sustainable as it meets the minimum standard for access in relation to the majority of the services and facilities identified in the SA Accessibility Assessment.

4.80 The HRA does not identify any issues of relevance to this site or indeed for any of the sites under consideration in Bollington: *“All sites being considered for allocation through the site selection process are more than 5km from the closest European Site (South Pennine Moors SAC & Peak District Moors (South Pennine Moors Phase 1) SPA. No potential impact pathways were identified regarding any European site.”*

4.81 A GBSA for site FDR855a is included in Appendix 2 to this document and the summary GBSA is shown in Table Bollington 12 below.

<b>Consideration</b>	<b>Summary</b>
Potential area for Green Belt release	The site occupies a small portion of parcel BT10 along its northern boundary.
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 ' <b>contribution</b> ' 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. The northern and eastern site boundaries correspond to the parcel boundaries in this area. The western and southern boundaries follow domestic curtilages (bushes and post and wire fencing). 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 along the western and southern boundaries. 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.
Surrounding Green Belt	Release of site FDR885a would not undermine the overall 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.
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**Table Bollington 12: Summary GBSA for FDR855a**

- 4.82 Exceptional circumstances are required to release this site from the Green Belt, which could include:
- i) the inability to meet Bollington’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.
- 4.83 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 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 Bollington that make a lower contribution to Green Belt purposes than that could be released instead of FDR855a
- 4.84 Overall the site performs reasonably well but there are issues around landscape, heritage and access. As has been indicated in the RAG Assessment, any development of the site would need to be very careful with sympathetic treatment of the site due to its prominent location in terms of elevation and long line views. The Heritage Impact Assessment (Appendix 4 of this BOSR) indicated that the openness and elevated topography of the site and the stone wall all contribute to the significance and appearance of the Kerridge Conservation Area (“CA”). Development of the site would have an impact measured as moderate/large adverse on the Kerridge CA and the suggestion is that the site should not be allocated in the SADPD. This would suggest a revised RAG assessment of RED for heritage impact. The landscape impact is also red due to the openness and long-line views to the Cheshire Plain.
- 4.85 Access cannot be obtained from Grimshaw Lane so access to the site would have to be obtained from site FDR855b (which is in the same ownership as this site). Achieving an access that does not impact on this sensitive site may be difficult.

- 4.86 The site is contained by development on four sides and any policy for this site should also include details of the boundary treatment required to make sure that a readily recognisable Green Belt boundary endures in the long-term.
- 4.87 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 still go forward to Stage 6 of the SSM.

### **Stage 6: Input from infrastructure providers/statutory consultees**

- 4.88 The consultation responses are summarised below with a list also provided in Appendix 5 of this report.
- Environment Agency – mains foul and surface sewer appears possible; no initial constraints
  - Historic England - Potentially developable but will require a HIA due to the Conservation Area/heritage assets (subsequent HIA suggested site should not be allocated)
  - Natural England – no issues raised
  - United Utilities – difficulties in connection with foul discharge as sewer outside site is pressurized; lead times required for any future delivery
- 4.89 Apart from United Utilities no additional issues were raised by the consultees above. However given the issues around landscape and heritage impact and the difficulties around accessing the site it is considered that there are alternative sites available for designation as safeguarded land in Bollington that perform better through the site selection process.

### **Stage 7: Recommendation for site FDR855a Land to the south of Grimshaw 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 in the SADPD and should remain in the Green Belt.

## **Site FDR855b Land between 15 and 17a Jackson Lane**

### **Introduction**

- 4.90 This greenfield site is 0.25ha in size and is located on the southern edge of Bollington adjoining Jackson Lane. It is being considered for safeguarded land.
- 4.91 The site selection findings are summarised in Table Bollington 13 (stage 4 of the SSM)

FDR855b Site selection findings	
<b>Achievability</b>	<ul style="list-style-type: none"> <li>• The site falls into charging Zone 4 in the Community Infrastructure Levy Charging Schedule. The site is being considered for safeguarded land.</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>• There is a mix of green and amber elements and only one red element. Those that are amber are considered to be matters that can be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> <li>○ Landscape – Conservation Area – important to retain as much of the stone wall as possible and development to respect surroundings</li> <li>○ Highways – access could be created off Jackson Lane</li> <li>○ Heritage – retain stone wall as much as possible; development to reflect surrounding built form e.g. terraces to north – HIA required</li> <li>○ Ecology – mitigation by standard methodologies</li> <li>○ TPOs – oak on south west boundary; mature lime adjacent No 15 Jackson lane to be retained</li> <li>○ Mineral resource interest</li> <li>○ Natural contamination issue – radon affected area; properties to be built with appropriate protection</li> </ul> </li> <li>• The one red criterion relates to greenfield.</li> </ul>

**Table Bollington 13: Site FDR855b Land between 15 and 17a Jackson Lane**

### Stage 5: Evaluation and initial recommendation

4.92 The traffic light assessment of this site shows that it performs fairly well but there are issues to overcome in relation to the design of any future development on the site so that it respects the surrounding housing and the sloping nature of the site, The stone wall on Jackson Lane is a feature and the mature lime tree needs to be retained. These aspects affecting the layout of any development could be covered in any future policy wording on the site. The Heritage Impact Assessment (Appendix 4 of this report) for the site reinforces the above concerns in suggesting the following mitigation measures:

- Maintaining a view through any development to the former Home Farm buildings
- Requiring an arboricultural survey
- Keeping the loss of the stone wall to a minimum by a single vehicular access
- Providing off-site parking in a discrete location
- Design should reflect the prevailing character of the CA in the form of short terraces

4.93 The above mitigation measures could affect the potential number of dwellings achievable on the site. Given that there are heritage restrictions with the site

and the fact that any developable area will be small it is likely that there will be more suitable sites to meet the safeguarded land requirement for Bollington.

- 4.94 Locationally the site is considered to be sustainable as it meets the minimum standard for access in relation to the majority of the services and facilities identified in the SA Accessibility Assessment.
- 4.95 The HRA does not identify any issues of relevance to this site or indeed for any of the sites under consideration in Bollington: *“All sites being considered for allocation through the site selection process are more than 5km from the closest European Site (South Pennine Moors SAC & Peak District Moors (South Pennine Moors Phase 1) SPA. No potential impact pathways were identified regarding any European site.”*
- 4.96 A GBSA for site FDR855b is included in Appendix 2 to this document and the summary GBSA is shown in Table Bollington 14 below.

Consideration	Summary
Potential area for Green Belt release	The site occupies a small portion of parcel BT10 along its eastern boundary.
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 <b>‘contribution’</b> 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. The northern and eastern site boundaries correspond to the parcel boundaries in this area. The western boundary follows the line of a private track/road which is a recognisable boundary. The southern boundary follows the curtilage boundary of 17a Jackson Lane which is a recognisable boundary.
Surrounding Green Belt	Release of site FDR885b would not undermine the overall 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 Bollington 14: Summary GBSA for FDR855b**

- 4.97 Exceptional circumstances are required to release this site from the Green Belt, which could include:
- i) the inability to meet Bollington’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 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 Bollington that make a lower contribution to Green Belt purposes than that could be released instead of FDR855b

- 4.99 Overall the site performs reasonably well but there would need to be careful and sympathetic treatment of the site due to the sloping nature of the site and its location within the Kerridge Conservation Area and important features such as the stone wall and mature lime tree. Access to the site could be created off Jackson Lane. The site is contained by development on four sides and the new Green Belt boundary could follow recognisable features likely 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.

#### **Stage 6: Input from infrastructure providers/statutory consultees**

- 4.101 The consultation responses are summarised below with a list also provided in Appendix 5 of this report.
- Environment Agency – mains foul and surface sewer appears possible; no initial constraints
  - Historic England - Potentially developable but will require a HIA due to the Conservation Area/heritage assets (subsequent HIA suggests development could be achieved with mitigation measures)
  - Natural England – no issues raised
- 4.102 No additional issues are raised but in terms of any potential housing units achievable on the site in the future the site capacity may only be around 6 dwellings units (maximum). Given that there are heritage restrictions with the site and the fact that any developable area will be small it is likely that there will be more suitable sites to meet the safeguarded land requirement for Bollington. The site would make only a very modest contribution to safeguarded land requirements in Bollington.



## Stage 7: Recommendation for site FDR855b Land between 15 and 17a Jackson 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 in the SADPD and should remain in the Green Belt.

## Site FDR2818b Grassed area to the south of the overflow car park at Hollin Hall Hotel

### Introduction

4.103 This greenfield site is 0.2ha in size and is located on the southern edge of Bollington adjoining Dean Close and within the complex of the Hollin Hall Hotel. It is being considered for safeguarded land.

4.104 The site selection findings are summarised in Table Bollington 15 (stage 4 of the SSM).

FDR2818b Site selection findings	
<b>Achievability</b>	<ul style="list-style-type: none"> <li>• The site falls into charging Zone 4 in the Community Infrastructure Levy Charging Schedule. The site is being considered for safeguarded land.</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>• The majority of criteria are green with four amber elements and three red elements. Those that are amber are considered to be matters that can be dealt with using appropriate mitigation measures;               <ul style="list-style-type: none"> <li>○ Highways – access could be created off Dean Close via the tarmac car park (site FDR2818a) to the north</li> <li>○ Ecology – maintain existing trees; impacts could be mitigated re presence of species such as bats</li> <li>○ TPOs – bank of mature trees on eastern boundary – need for sensitive design layout; partial red element regarding belt of trees on southern boundary</li> <li>○ Mineral resource interest</li> </ul> </li> <li>• One red criterion relates to the greenfield nature of the site; the other two red criteria relate to heritage and landscape aspects as the site is within the Kerridge CA and within the curtilage of Hollin Hall Grade II listed building plus the site is in the Peak Park Fringe and the southern part of the site in particular would be potentially visually intrusive if developed – HIA required</li> </ul>

**Table Bollington 15: Site FDR2818b Grassed area to south of overflow car park at Hollin Hall Hotel**

## Stage 5: Evaluation and initial recommendation

4.105 The traffic light assessment of this site shows that it performs fairly well but there are heritage and landscape impact concerns to overcome. The particular issues to overcome are in relation to the open nature of the site and the fact that it is substantially surrounded by important trees. The design of any development on the site would need to respect the bank of mature trees on the eastern boundary, the southern belt of trees, the setting of the listed building and the Kerridge Conservation Area, and the site's location within the Peak Park Fringe. Heritage Impact information has been discussed previously under FDR2818a. These aspects affecting the nature of any development could be covered in any future policy wording. Locationally the site is considered to be sustainable as it meets the minimum standard for access in relation to the majority of the services and facilities identified in the SA Accessibility Assessment.

4.106 The HRA does not identify any issues of relevance to this site or indeed for any of the sites under consideration in Bollington: *“All sites being considered for allocation through the site selection process are more than 5km from the closest European Site (South Pennine Moors SAC & Peak District Moors (South Pennine Moors Phase 1) SPA. No potential impact pathways were identified regarding any European site.”*

4.107 A GBSA for site FDR2818b is included in Appendix 2 to this document and the summary GBSA is shown in Table Bollington 16 below.

Consideration	Summary
Potential area for Green Belt release	The site occupies a small portion of parcel BT10 along its south western boundary.
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 <b>'contribution'</b> to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would have to be defined using physical features that are readily recognisable and likely to be permanent. The western and southern site boundaries correspond to the parcel boundary in this area. The eastern boundary comprises a belt of mature protected trees (recognisable boundary); the southern boundary a mixture of trees and bushes (some protected trees) - a parcel boundary which may need to be strengthened. The northern boundary is open in nature comprising a line of posts only. 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 along the northern and eastern boundaries and the southern boundary may need to be strengthened. 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. This site could also not be removed in isolation but only in conjunction with site FDR2818a.
Surrounding Green Belt	Release of site FDR2818b would not undermine the overall function of the surrounding Green Belt but must not be considered

Consideration	Summary
	in isolation but in relation to site FDR2818a as well.
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 Bollington 16: Summary GBSA for FDR2818b**

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

- i) the inability to meet Bollington’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.

4.109 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 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 Bollington that make a lower contribution to Green Belt purposes than that could be released instead of FDR2818b

4.110 There are a number of issues to overcome regarding the site. Overall the site performs reasonably well but there would need to be careful and sympathetic treatment of the site in any future development due to the location of the site within the setting of Hollin Hall (listed building Grade II), its location within the Kerridge Conservation Area, the Peak Park Fringe and possible impact on the important trees on the eastern and southern boundaries. Access to the site could be created off Dean Close but would need to be in conjunction with site FDR2818a. Also in Green Belt terms the site could not be released in isolation but only in connection with site FDR2818a. Any policy for this site if required in the future should also include details of the boundary treatment required to make sure that a readily recognisable Green Belt boundary endures in the long-term.

4.111 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**

4.112 The consultation responses are summarised below with a list also provided in Appendix 5 of this report.

- Environment Agency – mains foul and surface sewer appears possible – will need suitable drainage system (interceptors etc); no initial constraints
- Historic England - Potentially developable but will require a HIA due to the Conservation Area/heritage assets
- Natural England – no issues raised
- United Utilities – site located in an area where discharge of surface water may be limited

4.113 There would be a number of heritage, landscape and tree issues to overcome regarding this site. The greatest issue to overcome is access as this could only be achieved through the release of site FDR2818a – the overflow car park. As has been discussed under site FDR2818a there are no approved plans for the relocation of the car parking and therefore achievability is a major issue. Given the number of issues to overcome it is considered therefore that there may be more suitable sites to meet Bollington’s safeguarded land requirement.

### **Stage 7: Recommendation for site FDR2818b Grassed area to the south of overflow Car park at Hollin Hall Hotel**

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

## **Sites making a ‘significant contribution’ to Green Belt purposes**

4.114 Bollington’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. There are four sites in this category CFS79/80 Land to east of 41a Shrigley Road, CFS 352 Hall Hill, CFS561 Henshall Road and CFS 567 Oak Lane.

## CFS 567: Land at Oak Lane/Greenfield Road, Bollington

### Introduction

4.115 This site is located on the southern edge of Bollington on the edge of the housing area south of Grimshaw Lane. The site is around 0.3 hectares and has been put forward for residential development. It is being considered for safeguarded land.

4.116 The site selection findings are summarised in Table Bollington 17 (Stage 4 of the SSM).

	CFS 567 site selection findings
<b>Achievability</b>	<ul style="list-style-type: none"> <li>The site falls into charging Zone 4 in the Community Infrastructure Levy Charging Schedule. The site is being considered for safeguarded land.</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>The majority of criteria are green with four criteria amber 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"> <li>Landscape – Peak Park Fringe but backdrop of dwellings to site; mature frontage hedgerow and trees provides screening – needs to be retained for landscape and heritage impact</li> <li>Highways - The access will need to be widened/improved to allow two way traffic and ensure sufficient driveway visibility for the existing dwelling; owner confirmed rights of access from Greenfield Road</li> <li>TPOs adjacent to west</li> <li>Mineral resource Interest</li> </ul> </li> <li>One red criterion relates to site being greenfield</li> </ul>

**Table Bollington 17: Site CFS 567 Oak Lane/Greenfield Road, Bollington**

### Stage 5: Evaluation and initial recommendation

4.117 The traffic light assessment of this site shows that it performs well in relation to the majority of the criteria. Locationally, the site is considered to be sustainable as it meets the minimum standard for access in relation to the majority of the services and facilities identified in the SA Accessibility Assessment.

4.118 The HRA does not identify any issues of relevance to this site or indeed for any of the sites under consideration in Bollington: *“All sites being considered for allocation through the site selection process are more than 5km from the closest European Site (South Pennine Moors SAC & Peak District Moors (South Pennine Moors Phase 1) SPA. No potential impact pathways were identified regarding any European site.”*

4.119 A GBSA for site CFS567 is included in Appendix 2 to this document and the summary GBSA is shown in Table Bollington 18 below.

Consideration	Summary
Potential area for Green Belt release	The site occupies a small portion of parcel BT11 along its northern boundary.
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 <b>'significant contribution'</b> to Green Belt purposes.
Resulting Green Belt boundary	The western, northern and eastern site boundaries correspond to the parcel boundaries in this area. The southern boundary follows the line of a private road which is a recognisable boundary.
Surrounding Green Belt	Release of site CFS 567 would not undermine the overall 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" or a "contribution" to Green Belt purposes.

**Table Bollington 18: Summary GBSA for Site CFS 567**

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

- i) the inability to meet Bollington'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 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 Bollington that make a lower contribution to Green Belt purposes than that could be released instead of CFS567.

4.122 Overall, the site performs well through the site selection process. In terms of the site's relationship to the settlement of Bollington the site could be

considered to fill in a gap and round off the settlement. Mitigation through the retention of the majority of the frontage hedge/trees will alleviate landscape and heritage impacts. A satisfactory access needs to be achieved to the site and the presence of the sewer needs to be considered as part of any development proposals. The southern boundary follows the line of a private road, which is a recognisable boundary in Green Belt terms.

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.

#### **Stage 6: Input from infrastructure providers/statutory consultees**

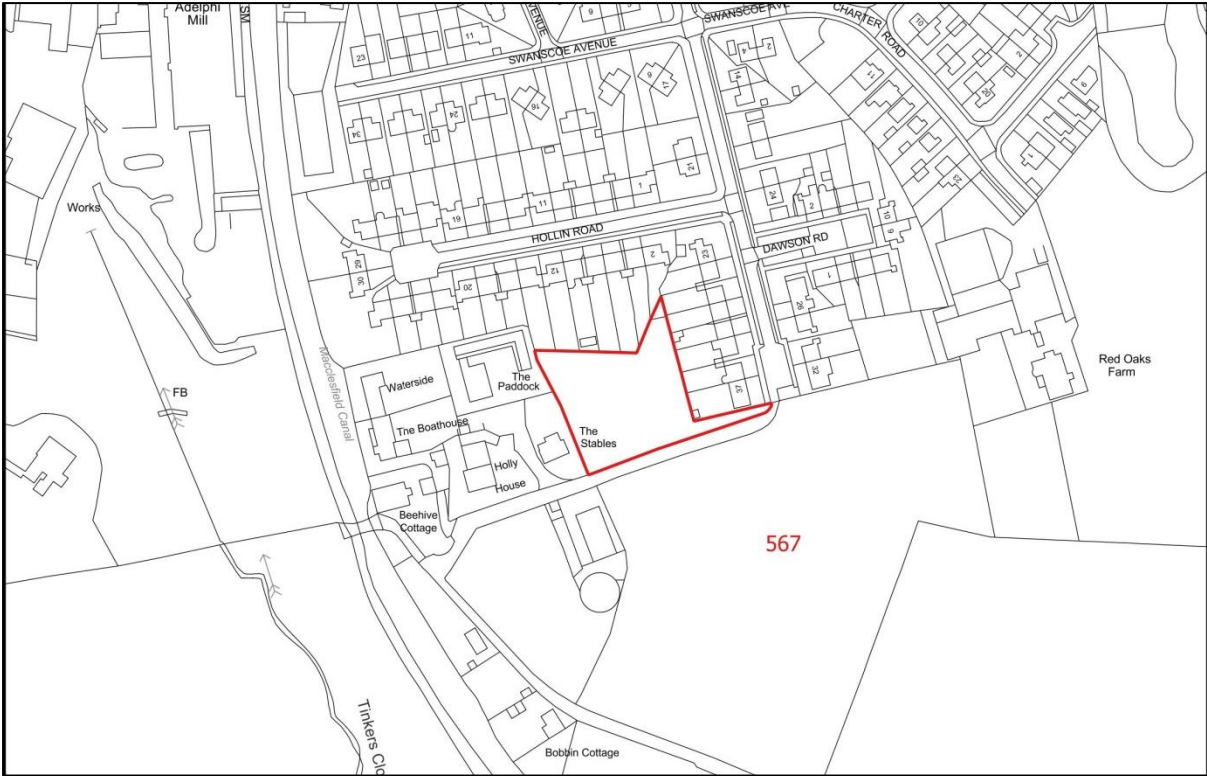
4.124 The consultation responses are summarised below, with a list also provided in Appendix 5 of this Report.

- Historic England – HIA required due to proximity to Kerridge and Macclesfield Canal CAs (Heritage Assessment work requires majority of frontage hedgerow/trees to be retained).
- Natural England - No IRZ triggered, no priority habitats on site and the provisional Agricultural Land Classification is Grade 3.
- United Utilities - A gravity sewer runs through the site, which should be considered as part of any future proposal on the site. Delivery lead times need to be accounted for, for any future connection to the wastewater system
- Environment Agency – Source Protection Zone 3; principal and secondary A Aquifer; mains foul and surface sewer appears possible; no other initial constraints identified.

4.125 The issues raised can be dealt with through mitigation and site design. Historic England requested a HIA but initial heritage work has already been completed requiring the retention of the majority of the frontage hedgerow/trees. This will screen the development. The impacts on groundwater would be assessed at the planning application stage, if appropriate. There is a requirement for 1.63 ha of safeguarded land in Bollington. This infill plot is suitable for safeguarded land but there will still be a requirement for further safeguarded land.

#### **Stage 7: Recommendation for site CFS567 Land at Oak Lane/Oakfield Road**

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site is included as 0.26ha safeguarded land in the SADPD.



**Map Bollington 1 Site CFS 567 Oak Lane/Greenfield Road, Bollington recommended for inclusion in the SADPD**

**CFS 561: Land at Henshall Road, Bollington**

**Introduction**

4.126 This site is located in the west of Bollington between Albert Road to the north and Henshall Road. The site is around 2 hectares and has been put forward for residential development. The site is being considered for safeguarded land.

4.127 A comprehensive scheme has been put forward with housing on the southern part of the site (1.4ha) with the wooded area to the north (0.6ha) protected as open space and remaining in the Green Belt. As the site has been subject to historic tipping in the past the brownfield elements of these operations do affect the greenfield status of the site. However the site is greenfield and has been assessed as such. Sites such as this should probably be developed in preference to untouched greenfield sites but there will be remediation costs involved. However the popularity of Bollington should make it a viable site in terms of covering investigation and potentially remediation costs.

4.128 The site selection findings are summarised in Table Bollington 19 (Stage 4 of the SSM).

<b>CFS 561 site selection findings</b>	
<b>Achievability</b>	<ul style="list-style-type: none"> <li>● The site falls into charging Zone 4 in the Community Infrastructure Levy Charging Schedule</li> <li>● As set out in the accompanying masterplan, the site can</li> </ul>



	<b>CFS 561 site selection findings</b>
	<p>accommodate a quantum and mix of residential development which would assist with viability</p> <ul style="list-style-type: none"> <li>• The site is being considered for safeguarded land</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>• The majority of criteria are green with six criteria amber 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"> <li>○ Landscape – retention of woodland needed</li> <li>○ Heritage – retain positive assets</li> <li>○ Ecology - woodland retain as on National Inventory – Priority Woodland</li> <li>○ TPOs on site – retain important trees in any scheme</li> <li>○ Mineral resource interest</li> <li>○ Agricultural Land – grade 3</li> </ul> </li> <li>• The two red criteria relate to contaminated land and greenfield nature of site</li> </ul>

**Table Bollington 19: Site CFS 561 Henshall Road, Bollington**

**Stage 5: Evaluation and initial recommendations**

4.129 The traffic light assessment of this site shows that it performs well in relation to the majority of the criteria. Locationally, the site is considered to be very sustainable (19 green criteria, 1 red in accessibility assessment).

4.130 The HRA does not identify any issues of relevance to this site.

4.131 A GBSA for site CFS561 is included in Appendix 2 to this document and the summary GBSA is shown in Table Bollington 20 below.

<b>Consideration</b>	<b>Summary</b>
Potential area for Green Belt release	The area within GBAU parcel BT19 occupying the southern portion of the green belt parcel 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 ' <b>Significant Contribution</b> ' 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. A new Green Belt boundary would need to be created along the northern boundary of the site or by using the southern boundary of the mature wooded area as a boundary as suggested in the proposal for the site.
Surrounding Green Belt	Potential site CFS 352 should only be considered for release if this site is also selected for release. Release of CFS 561 would not undermine the overall function of the surrounding Green Belt but adjacent parcel BT18 will increase in importance in its function.

Consideration	Summary
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 Bollington 20: Summary GBSA for Site CFS 561**

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

- i) the inability to meet Bollington’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.

4.133 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 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 Bollington that make a lower contribution to Green Belt purposes than that could be released instead of CFS561.

4.134 Overall, the site performs well through the site selection process. In terms of creating a defensible Green Belt boundary and limiting Green Belt release the new Green Belt boundary should be drawn along the southern boundary of the woodland area/protected open space. The retention of the woodland area is important in terms of ecology and landscape.

4.135 Regarding the site’s relationship to the settlement of Bollington the site would therefore be contained by development on three sides (with the retention of the woodland in the northern part of the site used to create a robust boundary in any future development of the site) and development could be considered to fill in a gap and round off the settlement. Mitigation through the retention of the mature frontage trees (as part of a landscaped buffer) and the sycamore in the western group of trees (T2), the frontage stone wall and the prominent mound at the eastern end of the frontage will alleviate landscape and heritage impacts. The presence of the sewer needs to be considered as part of any development proposals.

4.136 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**

4.137 The consultation responses are summarised below, with a list also provided in Appendix 5 of this Report. The issues raised can be dealt with through mitigation and site design:

- Historic England - HIA required due to proximity to Bollington Cross CA (Heritage Assessment work requires positive features to be retained).
- Natural England - No IRZ triggered for designated sites, deciduous woodland is located in the north of the allocation, provisional ALC Grade 3.
- United Utilities – raised some concerns - wastewater infrastructure is under pressure in the nearby area and there has been flooding in the vicinity; a combined sewer and gravity sewer runs through the site, which should be considered as part of any future proposal on the site. Presence of culverted watercourse. If this site were to be proceeded with, there would be a requirement for any site specific policy to agree a drainage strategy prior to the submission of the first planning application.
- Environment Agency – Historic Landfill; Source Protection Zone Three; principal and secondary A aquifer; mains foul and surface sewer appears possible.

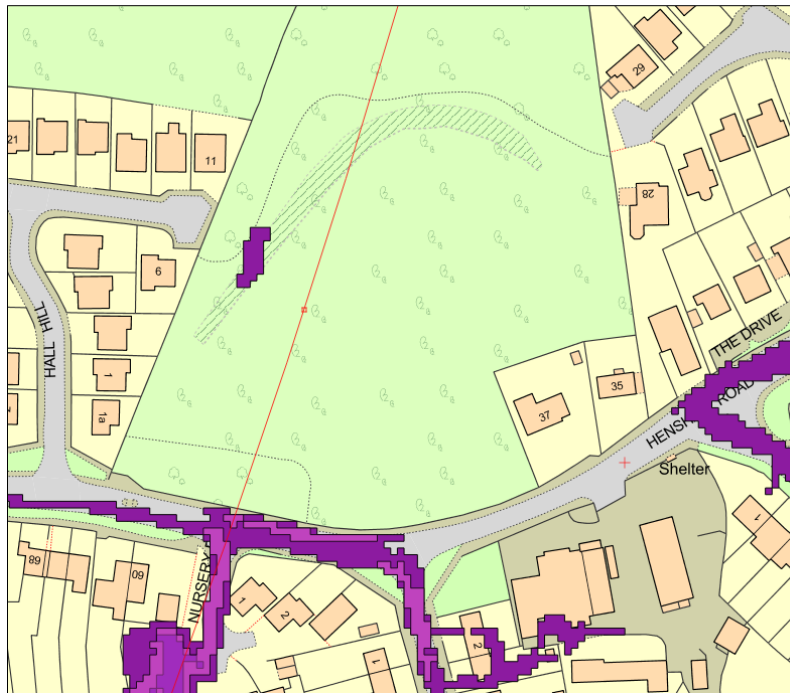
4.138 Contamination assessments will need to be carried out but this should not affect viability (discussed in paragraph 4.127 and in the traffic light assessment). United Utilities raised concerns re waste-water and flooding in the vicinity. Given that the proposal is for a modest amount of development, it is unlikely that this issue would preclude development and there are no other alternative sites that are not in the Green Belt. The Environment Agency had no flooding concerns regarding the site. Regarding groundwater protection this can be assessed at the planning application stage if appropriate.

4.139 Following on from the consultation on the First Draft SADPD the agents for the site have sought clarification from United Utilities regarding drainage. The conclusion of these discussions is that there is no objection to the principle of allocating this site from a drainage perspective. Updated flood risk advice is given in the traffic light assessment and is repeated below:

“Flood zone 1. Low risk of surface water flood risk. Ordinary watercourse runs through the site, 675 diameter culvert following the line of Nursery Road North through the site. Any alterations to the watercourse would require consent from the LLFA. Opening up of the culvert would be encouraged by the LLFA. Potential exists for this feature to alleviate the flooding experienced upstream and create a green corridor through the site and a potential surface water discharge point(s) following consultation and consent with the LLFA. No

development permitted within 8m of the watercourse corridor without prior written consent of the LLFA. Red line below shows indicative watercourse route as currently understood by the LLFA. UU response (sent by agent) looks fine and doesn't suggest any problems with drainage connection – excellent opportunities here to restore the watercourse and drain sustainably.”

4.140 At the initial Publication Draft SADPD Consultation Stage the Agents again confirmed in their response that development of the site could be delivered without increasing flood risk; foul drainage could be achieved and gravity discharge (Drainage Strategy/report by Waterco submitted with representation (Appendix 1 of PBD1717))



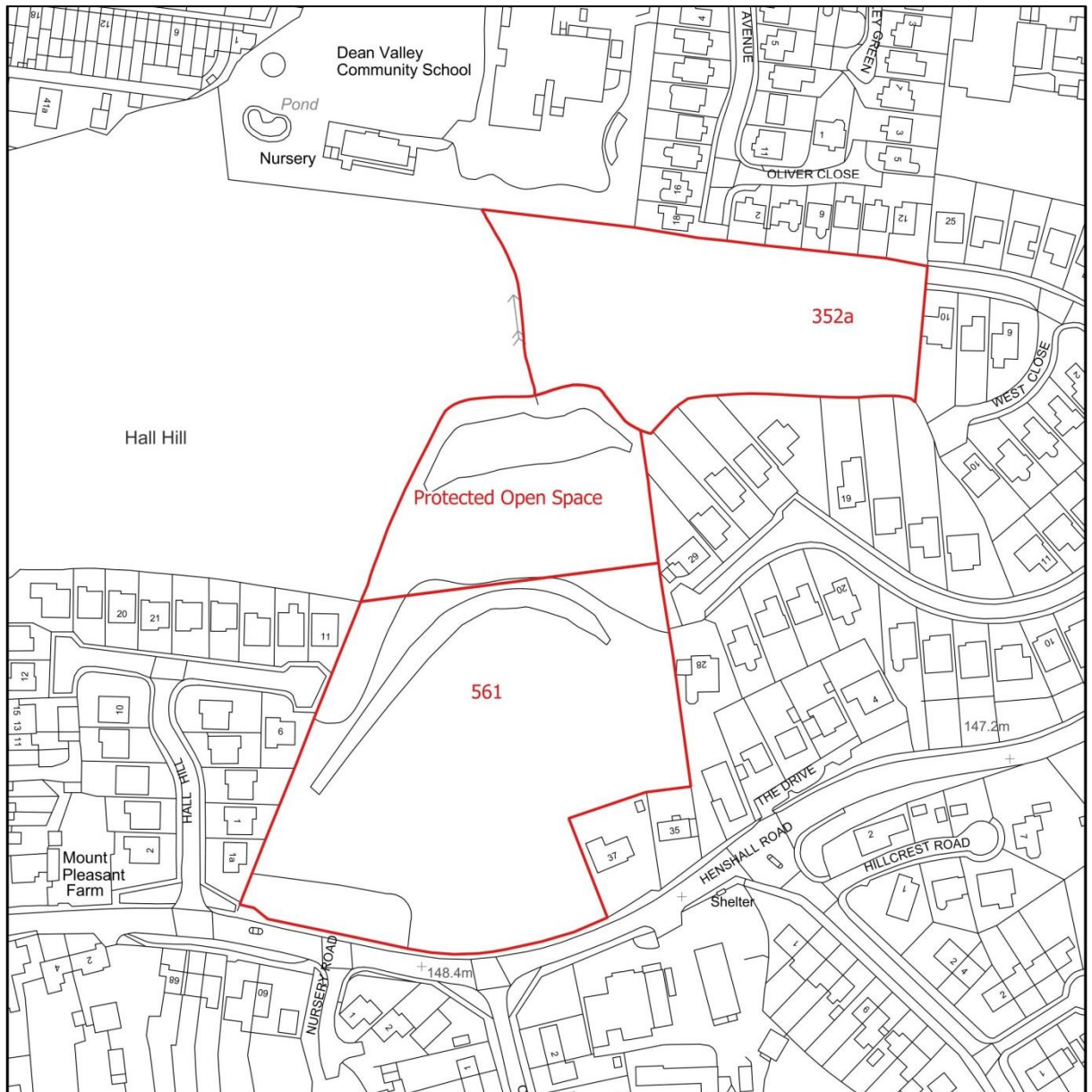
**Map Bollington 2: Map showing indicative line of watercourse**

4.141 The requirement for safeguarded land in Bollington is 1.63ha. The area of land at Henshall Road that could be identified (approximately 1.4ha) is well enclosed on three sides (and bounded by the mature woodland to the north (shown as protected open space)) and could be considered appropriate to identify as safeguarded land.

#### **Stage 7: Recommendation for site CFS561:Land at Henshall Road**

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site is included as 1.48ha safeguarded land in the SADPD.

4.142 The boundary for the safeguarded land is shown in Map Bollington 3.



**Map Bollington 3: SiteCFS 561 Henshall Road, Bollington to be identified in the SADPD (Site 352a Greg Avenue/Ashbrook Road Bollington shown for information purposes regarding assessment of smaller site)**

## **CFS 352: Land at Hall Hill, Bollington**

### **Introduction**

4.143 This site is located in the west of Bollington between Albert Road to the north Henshall Road to the south and Moss Brow along the western edge. The site is around 3.64 hectares and has been put forward for residential development (80-90 dwellings). It is being considered for safeguarded land.

4.144 The site is contained by development to the north and east and along Henshall Road to the south where there are residential areas plus deciduous

woodland on the high ground and open land beyond. To the west there are open fields extending westwards beyond Moss Brow.

4.145 The site selection findings are summarised in Table Bollington 21 (Stage 4 of the SSM).

<b>CFS 352 site selection findings</b>	
<b>Achievability</b>	<ul style="list-style-type: none"> <li>• The site falls into charging Zone 4 in the Community Infrastructure Levy Charging Schedule</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>• Criteria split between green (9) and amber (8) with three red criteria. The majority of the amber criteria are considered to be matters that can be dealt with using appropriate mitigation measures apart from highways (due to the narrow nature of Moss Brow):               <ul style="list-style-type: none"> <li>• Amber Criteria                   <ul style="list-style-type: none"> <li>○ Settlement character/urban form</li> <li>○ Access – existing access points but neither road is considered to be suitable for access up to 90 dwellings.</li> <li>○ Highway impact</li> <li>○ Heritage – open land part of setting of Lowerhouse; initial heritage work suggested HIA required due to area being part of setting of Bollington Cross CA and locally important heritage asset in relation to Lowerhouse area (links to Samuel Greg family and Lowerhouse community)</li> <li>○ Ecology</li> <li>○ TPOs</li> <li>○ Mineral resource interest</li> <li>○ Agricultural Land – grade 3</li> </ul> </li> </ul> </li> <li>• The three red criteria relate to landscape, contaminated land and greenfield nature of site</li> </ul>

**Table Bollington 21: Site CFS 352 Land at Hall Hill, Bollington**

### **Stage 5: Evaluation and initial recommendations**

4.146 The traffic light assessment of this site shows that it does not perform quite as well as other sites but locationally, the site is considered to be very sustainable (19 green criteria, 1 red in accessibility assessment).

4.147 The HRA does not identify any issues of relevance to this site.

4.148 The site does not have suitable access for the scale of the development suggested. Moss Brow is particularly narrow with no footway. This precludes development of the site.

4.149 The site has historical links with the Lowerhouse Area. The Bollington NP has an aim to extend the Bollington Cross CA to include the majority of the site (see map below). A formal Conservation Area Appraisal report has been

completed. The Greg Family established the unique Lowerhouse community, which has links with Styal Mill.



**Map Bollington 4: Proposed Bollington Cross Conservation Area extension**

4.150 It is proposed to extend the Conservation Area (Bollington Cross and Lowerhouse Conservation Area) in the Hall Hill area as shown above and as indicated in the Bollington Neighbourhood Plan. A six week consultation took place on all aspects of the proposed changes between 4<sup>th</sup> February and 16<sup>th</sup> March 2020. The documents that were consulted on were the Conservation Appraisal, Management Plan and recommended boundary amendments.

4.151 In terms of the heritage impact development on the site would affect trees, the skyline and the open character and appearance of the Conservation Area's setting. This ties in with the impact on the landscape character.

4.152 The undulating nature of this greenfield site, its open nature and its high points makes the site very important in landscape terms both from the previous historic connections and views into and out of the site. There are extensive views across to the hills and Gritstone Trail; and the high points of the site are visible from the Middlewood way viaduct (Hawthorn Road crossing). Maintenance of views is an important aspect of the Bollington NP (policy ENE.P2).

4.153 The ecological value of the site is important with areas of deciduous woodland, mature trees and hedges, valley features, shrubs, bramble areas and unimproved grassland which all produce diverse fauna and flora. This all adds to the landscape character of the site.

4.154 A GBSA for site CFS561 is included in Appendix 2 to this document and the summary GBSA is shown in Table Bollington 22 below.

Consideration	Summary
Potential area for Green Belt release	The area within GBAU parcel BT19 occupying the western and northern portions of the green belt parcel 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 ' <b>Significant Contribution</b> ' 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. A new Green Belt boundary would need to be created along part of the southern boundary of the site but this would leave an isolated portion of Green Belt therefore this site cannot be considered in isolation and would require the release of site CFS 561 as well. The resulting Green Belt boundaries would therefore follow the boundaries of GBAU parcel BT19.
Surrounding Green Belt	Potential site CFS 352 should only be considered for release if the adjoining site CFS 561 is also selected for release. Release of CFS 352 would not undermine the overall function of the surrounding Green Belt but adjacent parcel BT18 will increase in importance in its function.
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 Bollington 22: Summary GBSA for Site CFS 352**

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

- i) the inability to meet Bollington'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.

4.156 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 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 Bollington that make a lower contribution to Green Belt purposes than that could be released instead of CFS352.

4.157 Lack of adequate access to the site compounded by the impact any development would have on the open landscape character would largely preclude development on the site.

### **Stage 6: Input from infrastructure providers / statutory consultees**

4.158 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 7: Recommendation for site CFS352:Land at Hall Hill**

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

4.159 A smaller area of CFS 352 has been considered as CFS 352a.(See Map 3 for site boundaries) This smaller area as discussed in the GBSA is the eastern area of the site and could be viewed as infilling between Springbank and Oliver Close and the access point off Ashbrook Drive could accommodate a reduced number of dwellings; this site is considered next.

## **CFS 352a: Greg Avenue/Ashbrook Road (Land at the eastern end of Hall Hill), Bollington**

### **Introduction**

4.160 This site is located in the west of Bollington at the eastern end of the Hall Hill site discussed previously. The site is bounded by development at Greg Avenue, Oliver Close, Ashbrook Road and Springbank. The site is around 0.79 hectares and has been put forward as part of a larger site for residential development. This smaller site is being considered for safeguarded land.

4.161 Due to the access and landscape constraints the larger site was not considered suitable to be taken forward in the SSM however it is important to examine all options and therefore this smaller site (the eastern end) has been put through the SSM.

4.162 The site selection findings are summarised in Table Bollington 23 (Stage 4 of the SSM).

CFS 352a site selection findings	
<b>Achievability</b>	<ul style="list-style-type: none"> <li>• The site falls into charging Zone 4 in the Community Infrastructure Levy Charging Schedule.</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>• There are a mix of criteria with the majority of criteria green and seven criteria amber 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"> <li>○ Landscape – secluded site but landscape elements to consider – mature trees, shrubs etc.</li> <li>○ Settlement form – open land to west of site and along part of southern boundary</li> <li>○ Highways – access possible from both Greg Ave and Ashbrook Road</li> <li>○ Ecology - mitigation</li> <li>○ TPOs on site – retain important trees in any scheme</li> <li>○ Mineral resource interest</li> <li>○ Agricultural Land – grade 3</li> </ul> </li> <li>• The two red criteria relate to contaminated land and greenfield nature of site</li> </ul>

**Table Bollington 23: Site CFS 352a Greg Avenue/Ashbrook Road, Bollington**

### Stage 5: Evaluation and initial recommendations

4.163 The traffic light assessment of this site shows that it performs well in relation to the majority of the criteria. Locationally, the site is considered to be sustainable (18 green criteria, 1 amber, 1 red in accessibility assessment).

4.164 The HRA does not identify any issues of relevance to this site.

4.165 A GBSA for site CFS352a is included in Appendix 2 to this document and the summary GBSA is shown in Table Bollington 24 below.

Consideration	Summary
Potential area for Green Belt release	The area within GBAU parcel BT19 occupying the far eastern portion of the Green Belt parcel 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 ' <b>Significant Contribution</b> ' 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. A new Green Belt boundary would need to be created along part of the southern boundary and the western boundary would follow the

Consideration	Summary
	recognisable boundary of the tree lined stream corridor. The northern and eastern boundaries and the remainder of the southern boundary follow the boundaries of GBAU parcel BT19.
Surrounding Green Belt	Release of site CFS 352a would not undermine the overall 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” or a “contribution” to Green Belt purposes.

**Table Bollington 24: Summary GBSA for Site CFS 352a**

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

- i) the inability to meet Bollington’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.

4.167 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 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 Bollington that make a lower contribution to Green Belt purposes than that could be released instead of CFS352a.

4.168 Overall, the site performs fairly well through the site selection process. In terms of creating a defensible Green Belt boundary and limiting Green Belt release the new Green Belt boundary could be drawn along the western boundary following the trees/watercourse corridor and then a new boundary would need to be created along part of the southern boundary to the built up area.

4.169 Regarding the site’s relationship to the settlement of Bollington the site is fairly secluded and as stated in the GBSA for the site this eastern portion of the Hall Hill area could be viewed as infilling between Springbank and Oliver Close. There is existing development on three sides and so the site could be used to

connect existing development, helping to “round off” the existing settlement pattern.

- 4.170 In terms of access to the site this would have to be obtained along existing residential roads. The traffic light assessment for the site is Amber as access in theory could be obtained via Greg Avenue or Ashbrook Road, However it is unknown whether there are any ransom strips that may prevent access and there are no details how access could be physically created at these turning heads. This introduces an element of uncertainty about the deliverability of the site.
- 4.171 The agent for the owner of the site has since confirmed at the initial Publication Draft SADPD consultation stage (September 2019) that there are access rights from Greg Ave and Ashbrook Drive.
- 4.172 There are still landscape and ecological aspects to consider with further encroachment into the Hall Hill area.
- 4.173 Historic tipping has occurred on the Henshall Road site to the south and so contamination assessments will be needed.
- 4.174 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 still go forward to Stage 6 of the SSM.

#### **Stage 6: Input from infrastructure providers / statutory consultees**

- 4.175 The consultation responses are summarised below, with a list also provided in Appendix 5 of this Report.
- Natural England - no IRZ triggered for designated sites, no Priority Habitat within the allocation site, provisional ALC Grade 3
  - United Utilities - wastewater infrastructure is under pressure in the nearby area and there has been flooding in the vicinity. A gravity sewer runs through the site, which should be considered as part of any future proposal on the site. Presence of culverted watercourse.
  - Environment Agency – adjacent to historic landfill; source protection zone 3; principal and secondary A aquifer; mains foul and surface sewer appears possible
- 4.176 United Utilities raised concerns re waste-water and flooding in the vicinity particularly around known pinch-points. If this site was put forward in addition to the Henshall Road site it could put additional pressure on the wastewater network. The Environment Agency had no flooding concerns regarding the site. The impacts on groundwater would be assessed at the planning application stage if appropriate. The gravity sewer that runs through the site would have to be considered as part of any future proposal on the site.

4.177 Satisfactory access can apparently be achieved to the site but the cumulative impact on the wastewater system is still an issue of concern. There is also the additional encroachment into the Hall Hill area to consider from a landscape and ecological point of view.

4.178 Taking all the above into account it is considered that there are more suitable sites to meet Bollington’s safeguarded land requirements.

**Stage 7: Recommendation for site CFS352a: Land at Greg Ave/Ashbrook 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 in the SADPD and should remain in the Green Belt.

4.179 The final site to be considered that makes a “significant contribution” is land to the east of 41a Shrigley Road.

**CFS 79/80: Land to the east of 41a Shrigley Road, Bollington**

**Introduction**

4.180 This site is located on the north-eastern edge of Bollington on the edge of housing along Shrigley Road. The site is around 0.65 hectares and has been put forward for residential development. It is being considered for safeguarded land.

4.181 The site selection findings are summarised in Table Bollington 25 (Stage 4 of the SSM).

<b>CFS 79/80 site selection findings</b>	
<b>Achievability</b>	<ul style="list-style-type: none"> <li>● The site falls into charging Zone 4 in the Community Infrastructure Levy Charging Schedule. The site is being considered for safeguarded land.</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>● There are a mix of criteria with the majority of criteria green with five criteria amber in the traffic light assessment and three 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"> <li>○ Heritage – impact on Bollington CA and Grade II listed building needs mitigation</li> <li>○ Flooding/drainage – drainage problems may be exacerbated with development of site</li> <li>○ Ecology - Priority Deciduous Woodland on edge-buffer required</li> <li>○ Mineral resource interest</li> <li>○ Accessibility – edge of settlement location</li> </ul> </li> <li>● Three red criteria relate to settlement character (site not completely enclosed) , landscape (peak park fringe – important transitional area) and site being greenfield</li> <li>● Access scored green as existing access point into yard</li> </ul>

	<b>CFS 79/80 site selection findings</b>
	area at 41a but concerns regarding visibility and ownership; red if satisfactory visibility not possible

**Table Bollington 25: Site CFS 79/80 Land to the east of 41a Shrigley Road**

**Stage 5: Evaluation and initial recommendations**

4.182 The traffic light assessment of this site shows that it performs fairly well in relation to the majority of the criteria. There are concerns regarding access to the site plus visibility and ownership. Locationally, the site is considered to be fairly sustainable but there are some red and amber scores regarding access to open space and services and amenities. There are also issues relating to landscape and settlement character.

4.183 The HRA does not identify any issues of relevance to this site.

4.184 A GBSA for site CFS79/80 is included in Appendix 2 to this document and the summary GBSA is shown in Table Bollington 26 below.

<b>Consideration</b>	<b>Summary</b>
Potential area for Green Belt release	The area within GBAU parcel BT01 occupying the western corner of the parcel.
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 ' <b>Significant contribution</b> ' 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. Robust boundaries exist on the western, southern and eastern boundaries but even though the northern boundary is recognisable on the OS base the existing boundary (pole and wire fence and some mature trees) would need to be reinforced to create a new Green Belt boundary.
Surrounding Green Belt	The adjacent potential site CFS 277 should only be considered for release if this site is also considered for release. Release of site CFS 79 would not undermine the overall function of the surrounding Green Belt but adjacent parcel BT02 and the remainder of parcel BT01 will increase in importance in their function.
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 Bollington 26: Summary GBSA for Site CFS 79/80**

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

- i) the inability to meet Bollington'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.

4.186 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 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 Bollington that make a lower contribution to Green Belt purposes than that could be released instead of CFS79/80.

4.187 Overall, the site performs fairly well through the site selection process. In terms of creating a defensible Green Belt boundary the new Green Belt boundary follows the built-up edge on the western and southern boundaries and the eastern boundary follows a wooded edge (this will require a buffer for ecological mitigation). The present wire and post fence and line of mature trees along the north/north eastern boundary would need to be reinforced and this would assist in mitigation regarding heritage assets and views from Shrigley Road.

4.188 The site is well connected to the urban area and lies at a lower level than surrounding parts. It does represent a rounding off of the settlement especially with the presence of development on the northern side of Shrigley Road but there are open areas to the north and east. Impact on historic and adjacent ecological assets can be mitigated against. There are some concerns regarding access and visibility and whether the access is under the control of the site owner. The latest information from the agent suggests that access will require the demolition of a dwelling (41a Shrigley Road). The agent has now confirmed that the whole of the site frontage to Shrigley Road is within the ownership of the site owner and it is possible to create a central access point onto Shrigley Road through the central part of the site by the demolition of the existing dwelling. The removal of the attractive stone walls and dwelling though may still have an impact on the area.

4.189 There are also concerns that any development could also exacerbate existing drainage problems in the area. There is a high risk of surface water on the site plus the United Utilities system on Shrigley Road drops from a 150mm to 100 mm diameter pipe. Ponding/flooding would be expected on the highway. Careful management would be required to avoid the exacerbation of current drainage issues especially as the site rises upto a small hill as you travel south-east towards the back of the site.

4.190 The main concern is landscape as the site is within the boundary of the Peak Fringe Local Landscape Designation and adjacent to the Bollington Conservation Area. The site is also in very close proximity to the Peak District National Park boundary, located immediately to the north west. The site forms an important transition between urban Bollington, the Peak Fringe designated landscape and the Peak District National Park.

4.191 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, for completeness it was considered that this site should go forward to Stage 6 of the SSM.

### **Stage 6: Input from infrastructure providers / statutory consultees**

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

- Historic England – HIA required due to adjacent Bollington CA and the Vicarage Grade II listed building.
- Natural England - No IRZ triggered for designated sites. There is no Priority Habitat within the allocation site. Agricultural Land: Provisional ALC Grade 4.
- Environment Agency – Borders Lower Harrop Brook Meadows SSSI; mains foul and surface sewer appears possible/possible drainage to Harrop Brook.
- United Utilities – site around known pinch points on the surrounding wastewater network

4.193 Historic England requested a HIA, which has been carried out and the issues raised could be dealt with through mitigation and site design. However this site is an important site in landscape terms in relation to the Peak Park fringe landscape designation and proximity to the Peak District National Park. Although the uncertainty around ownership issues and access to the site may have been clarified there are still design, heritage and landscape issues to overcome as well as concerns over the impact on the drainage system.

4.194 It is considered that there are more suitable sites that could meet Bollington's safeguarded land requirements.

### **Stage 7: Recommendation for site CFS 79/80 Land to the east of 41a Shrigley 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 as safeguarded land in the SADPD and should remain in the Green Belt.



## Sites making a ‘major contribution to Green Belt purposes

4.195 There are two potential sites in the Green Belt around Bollington that have been assessed in the GBSA as making a ‘major contribution’ to Green Belt purposes. These are CFS277/FDR1768 land at 59 Shrigley Road and CFS 557 Cocksheadhey. These sites have already been given first consideration under NPPF ¶138 earlier in this report.

4.196 The sites considered so far in this report (brownfield sites; non-Green Belt sites, ‘contribution’ Green Belt sites; and ‘significant contribution’ Green Belt sites) could deliver the required 1.63ha of safeguarded land.

4.197 Under the iterative approach, sites making a ‘major contribution’ to Green Belt purposes would not have been considered further in the site selection process but as has been stated earlier they have been given consideration under NPPF ¶138 .

## Sites recommended for inclusion in the SADPD for Bollington

4.198 In conclusion, 2 sites have been recommended for inclusion as safeguarded land in the SADPD for Bollington (Stage 7), and are shown in Table Bollington 27.

Option ref	Site name	Gross site area (ha)	Safeguarded land (ha)	Proposal
CFS 567	Oak Lane/ Greenfield Road	0.3	0.26	Safeguarded Land
CFS 561	Henshall Road	2.0	1.48	Safeguarded Land - southern part of site (northern part of site OS to protect woodland)

**Table Bollington 27: Sites recommended for inclusion in the SADPD**

## 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. The 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 Bollington is a town lying east of the A523, which serves its immediate community plus areas such as Kerridge and Pott Shrigley. It lies to the north of Macclesfield which is a Principal Town.
- 5.3 Bollington is a LSC in the Retail Hierarchy where there will be a focus on convenience and comparison retailing of an appropriate scale, plus opportunities for service users and small scale independent retailing of a function and character that meets the needs of the local community.
- 5.4 Bollington currently does not have a defined centre for retail purposes in the Macclesfield Local Plan. However, it contains convenience, comparison, retail service financial, and business service units in the town itself. The retail elements are focused in 2/3 local shopping areas which are shown on the saved proposal map. The main town centre shopping area is located on Palmerston Street near the main town car park of Pool Bank.
- 5.5 The other local shopping area is located around Grimshaw Lane and Albert Road. A new supermarket (local Co-op) has recently been built in connection with new housing on Wellington Road.

### Complementary Strategies and Parking Provision

- 5.6 Bollington has a made neighbourhood plan as mentioned in para 2.3 above. The Plan seeks to retain the five retail clusters in Bollington (Policy R.P1):
- i) Palmerston Street
  - ii) High Street
  - iii) Wellington Road
  - iv) Henshall/Wellington/Grimshaw junction
  - v) Bollington Cross
- 5.7 The Bollington NP has a section on "Moving Around" and mentions parking issues as follows:

“The largest car park is Pool Bank off Palmerston Street which currently has 74 spaces. This car park is located in the older and most congested part of Bollington with narrow streets and rows of terraced houses but near one of the shopping areas. It is often full during the day and in the evenings. There is clearly now limited provision for local shoppers, for visitors to the local cafes, pubs and restaurants, and for walkers attending the regular Bridgend Centre walks and the annual Bollington Walking Festival. Growing car ownership in the last decade has led to some residents using this car park for private parking during the day and overnight. The great majority of Questionnaire respondents said that they do not use the public car parks overnight, but some indicated that they had, on occasion, parked overnight as follows: 84 (4.5%) said they had parked overnight in Pool Bank, 24 (1.3%) in the Civic Hall (40 spaces), 14 (0.8%) in Adlington Road (28 spaces), and 2 in (0.1%) in Clough Bank (25 spaces).”

## 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]) has evaluated the vitality and viability of the two Principal Towns in Cheshire East (Crewe and Macclesfield) and the nine Key Service Centres 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) 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.. Bollington has a viable town centre with a good diversity of uses. There is a high quantity of convenience units; however there is a significant lack of comparison goods units compared to the national average. The retail facilities generally provide for the basic day to day needs of the local community, although the centre is constrained by the way the retail units are spread out across the town and not concentrated within one area. The lack of vacant units within the town, as well as the high quantity of convenience units enhance its vitality and helps contribute to Bollington’s role as a local service centre. Bollington has a good level of local services for a small town of its size, although there is a lack of connectivity between the centre and some of the key services located within the town.
- 5.10 Bollington has a good quality environment with the central Conservation Area, well maintained shop frontages and attractive areas of open space nearby such as Coronation Gardens, the open area on High Street and the memorial gardens. The town is accessible by bus, private vehicle and by cycle via the Middlewood Way and has the central car park of Pool Bank.
- 5.11 There are no community facilities situated within Bollington’s Palmerston Road centre. However, the wider town is still well represented in terms of community facilities. A cluster of these units is situated approximately 700m to the west of the centre, and accommodates the council offices, a library and a medical centre. Additionally, the Bridgend Community Centre is located approximately 100m outside the main centre.

- 5.12 Pedestrian access in the village is constrained for two reasons. Firstly, many of the village’s retail and service units are spread out from each other. For example, the Co-operative Food Store is located approximately 700m from the centre, which could present issues for less mobile pedestrians. In addition, the centre lies on a hill with a gradually sloping topography which could also present accessibility issues for less mobile visitors. Within the centre, all amenities are easily accessible on foot.
- 5.13 The WYG Retail Study Partial Update 2020 [ED 17] concludes that Bollington continues to be a viable centre with a good diversity of uses. Although there has been a slight contraction in the number of units, the retail offering, with the exception of comparison, remains above the national averages.

## Retail and Leisure Boundaries

- 5.14 Based on the analysis above and the outcomes of the WYG retail assessment the 2020 update [ED 17] and monitoring updates, it is considered that Bollington should be a LSC and has a “local centre” boundary based around three clusters of retail units on Palmerston Street/High Street. The town also contains another local shopping area discussed below.
- 5.15 Table Bollington 28 justifies the proposed amendments to be made to the current Bollington ‘existing local shopping area’ boundary, as defined in the MBLP and indicated on Map Bollington 8 in Appendix 6. The local centre boundary is based around the WYG retail assessment and the three clusters that they put forward. It also reflects two of the clusters in the Neighbourhood Plan.

Potential local centre boundary	Number on Map Bollington 8 and amendment proposed	Justification for amendment
30-34 Palmerston Street	<b>A</b> Exclude from local centre boundary; was in local shopping area MBLP but not in WYG cluster	This is a row of residential properties and as such they do not function as part of the town’s shopping function.
43-45 Palmerston Street	<b>B</b> Exclude from local centre boundary; was in local shopping area MBLP but not in WYG cluster	This is a row of residential properties and as such they do not function as part of the town’s shopping function.
17-21 High Street	<b>C</b> Exclude from local centre boundary; was in local shopping area MBLP but not in WYG cluster	This is a row of residential properties and as such they do not function as part of the town’s shopping function.
16-24 High Street and 51-54 High Street	<b>D</b> Include within local centre boundary; one of the three WYG retail clusters	This area functions as part of the town’s shopping and service function – mixture of uses – restaurants, hairdressers, estate agents and medical facility.

Potential local centre boundary	Number on Map Bollington 8 and amendment proposed	Justification for amendment
5-13 High Street	<b>E</b> Include within local centre boundary; within existing local shopping area MBLP but not within WYG cluster	Residential properties between the florist and café - part of existing local shopping area and creates sensible boundary to retain these properties within local centre boundary.
Buildings behind 39 - 41 Palmerston Street	<b>F</b> Include within local centre boundary; part of one of the three WYG clusters	Buildings belong to Palmerston Street curtilages – part of shopping area and one of three WYG clusters.
Retail clusters along Palmerston Street and High Street	Areas i, ii and iii – the three WYG retail clusters	To clarify the three WYG clusters that make the local shopping area (Appendix 4 WYG Retail Study).

**Table Bollington 28: Bollington local centre boundary justification**

## Impact test threshold

- 5.16 WYG have assessed the floorspace thresholds for planning applications for retail and leisure uses above which an impact assessment is required. The impact test threshold evidence, initially prepared in 2017, has been re-assessed through the 2020 WYG Retail Study Partial Update [ED 17].
- 5.17 The report recommends that for LSCs (including Bollington) the impact test should be applied to proposals of 200sq.m or more that are outside of the LSC retail boundary for convenience, comparison, service & leisure uses (use classes A1, A2, A3, A4 & A5<sup>5</sup>).

## 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.

<sup>5</sup> 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.

5.19 In Bollington there are two local shopping areas listed under Policy S4 these are: High Street and Grimshaw Lane. The High Street area is the main shopping centre around Palmerston Street as assessed in Table Bollington 28 above. Grimshaw Lane local shopping centre is discussed below in Table Bollington 29 and the proposed Neighbourhood Parade boundary is indicated on Map Bollington 9 in Appendix 6.

<b>Grimshaw Lane Neighbourhood Parade</b>	
Location and Description (including current status in the legacy local plan)	Individual shops forming a “local shopping area” at the junction of Grimshaw Lane and Henshall Road/Wellington Road
Total number of units	11 units
Range of uses	Mixture of food and services and some vacant uses – 2 hairdressers, 1 beauty salon, 2 butchers, estate agents, garage, takeaway, restaurant (site being redeveloped for new restaurant), café (occupies two units), (another hairdressers nearby and vets)
Proximity to other centres	Other local shops along Wellington Road and at Bollington Cross near the Leisure Centre; over 1km to “Local Service Centre”
Accessibility	Western end of the town so serves this residential and business area which is just over a kilometre away from the Local Service Centre at Palmerston Street/High Street; on main road; easy access from residential and business areas; Middlewood Way access on Grimshaw Lane; main bus route Arriva Service 10a
Environmental Quality	Busy main road but well maintained buildings generally plus green space of Middlewood Way nearby
Recommendations	This area is recommended to be identified as a neighbourhood parade of shops

**Table Bollington 29: Grimshaw Lane Neighbourhood Parade**

## 6. Settlement boundaries

### Introduction

- 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’ note [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 Bollington), 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. Bollington has a Made Neighbourhood Plan but does not define a new settlement boundary.
- 6.5 For the purposes of review, this existing settlement boundary has been divided into sections as set out in Table Bollington 30 below.

Ref	Boundary Section	Description
1	Ingersley Road to Lord Street	The settlement boundary follows the Green Belt Inset boundary from the junction of Ingersley Road, Smithy Brow and Mill Lane in a southerly direction along Mill Lane to the three cottages adjoining Rainow Mill. The settlement boundary follows the Green Belt Inset boundary which runs along the eastern curtilage boundaries of the three cottages, the eastern boundary of Rainow Mill, then it follows

Ref	Boundary Section	Description
		part of the River Dean and then the eastern curtilage boundary of Ingersley Vale works until the junction with the private road along Ingersley Vale. The settlement boundary then follows the Green Belt boundary along the private road, then along the western edge of the wooded embankment, back along the private road until Rainow Mill House. At Rainow Mill House the boundary follows the south-western curtilage boundary of Rainow Mill House and then the River Dean to No 8 Lord Street.
2	Lord Street to Cow Lane	At No 8 Lord Street the settlement boundary follows the Green Belt Inset boundary along the southern curtilage boundaries of the cluster of properties on Lord Street (2 – 22), then the boundary follows Lord Street to 26 Lord Street. Here the boundary follows the curtilage boundaries of 26 to 46 Lord Street and 4 – 10 Adshead Court to Cow Lane.
3	Cow Lane to Jackson Lane	At Cow Lane the settlement boundary follows the Green Belt boundary along Cow Lane in an easterly direction to 13 Cow Lane (its eastern boundary) and then along the southern curtilage boundaries of 1-13 Cow Lane back to Cow Lane. The boundary follows Cow Lane in a westerly direction and then follows the southern curtilage boundaries of properties on Chancery Lane (Nos 2-54) returning to Chancery lane itself at No 54's western edge. The boundary follows Chancery Lane and cuts south between 64 and 66 Chancery Lane and extends around the hardstanding area to the rear of No 64 and then returns to follow the eastern curtilage boundaries of properties on Jackson Lane (Jackson Close); the boundary joins Jackson Lane at the end of the curtilage boundaries of 1-4 Jackson Close.
4	Jackson Lane to Charter Road	The settlement boundary follows the Green Belt boundary along Jackson Lane, then along the southern boundary of 15 Jackson Lane and then follows the existing green belt/settlement boundary along the western curtilage boundaries of 1-15 Jackson Lane and then joins Grimshaw Lane along the western boundary of No 87 Grimshaw Lane. The boundary then heads westwards along Grimshaw Lane and then follows the curtilage boundaries of Bishop Road and Dean Close to Charter Road.,
5	Charter Road to Macclesfield Canal	From the end of Charter Road the settlement boundary follows the Green Belt boundary along the southern curtilage edge of 23 Charter Road and then around the curtilage boundaries of 3-9 Dawson Road and 30-32 Greenfield Road. At Greenfield Road the settlement boundary continues to follow the existing Green Belt boundary along the rear (western) curtilage boundaries of Greenfield Road, Hollin Road (southern curtilage boundaries) and eastern boundary of the detached properties off the private road. The boundary follows the Green Belt boundary along the southern curtilage edge of The Stables and heads westwards to join the Macclesfield Canal at the canal bridge.
6	Macclesfield Canal to Bollington Road	From the Canal Bridge the settlement boundary follows the Green Belt boundary around Tinkers Clough (woodland area) and the southern edge of Grimshaw Lane employment area. The boundary at its junction with the Middlewood Way follows the western edge of the employment area and then around the southern curtilage boundaries of Spinner's Way; around Sych House Farm (western



Ref	Boundary Section	Description
		boundary) and the southern curtilage boundaries of 34 to 44 Henshall Road to Henshall Road. The boundary then follows Henshall Road and then follows the eastern curtilage boundaries of properties on the South West Avenue estate southwards and then westwards (follows northern boundary of Kerridge Cricket Club) and then carries on westwards following the southern curtilage boundaries of properties on South West Avenue, Crossfield Road, Ovenhouse Lane, Heath Road and Princess Drive to Bollington Road (84 Bollington Road)
7	Bollington Road to Moss Brow (No 27)	The settlement boundary follows the Green Belt boundary along Bollington Road northwards and then eastwards and then northwards along the western and northern boundaries of St Oswalds Church. The boundary then follows the western curtilage edge of Nos 2-8 Moss Brow crossing Moss Brow to then follow the northern curtilage boundaries of Hall Hill. The settlement boundary then follows the existing Green Belt boundary south along the eastern curtilage boundaries of Hall Hill properties to Henshall Road. The boundary follows Henshall Road and then heads north at 37 Henshall Road around the western and northern curtilage boundaries and around the western and northern curtilage boundaries of properties on Springbank. The settlement boundary then continues to follow the green belt boundary along the rear of properties on Ashbrook Drive and Greg Avenue, along Dean Valley school's southern boundary and then along the rear curtilages of the Lowerhouse properties and properties on Moss Brow.
8	Moss Brow to the Middlewood Way	At Moss Brow the settlement boundary follows the Green Belt boundary along the southern curtilage boundary of 22 Moss Brow and then around the curtilage edges of 10-12 Ridley Road, through the curtilage of No 14 (and part of the former playing field) and round 16-18 Ridley Road to Moss Lane. The boundary then follows Moss Lane and the western curtilage edge of properties at the end of Moss Lane/Woodlea Drive. The boundary then follows the edge of the new housing being built to the south of the River Dean (the northern boundary follows the River Dean) before returning south to Lowerhouse Mill. The boundary follows the Green Belt boundary along the northern edge of Lowerhouse Mill, the southern edge of the reservoir, the northern curtilage boundaries of 10-12 Calder Close and along the River Dean. The boundary follows the wooded edge/curtilage of the former Waterhouse works residential development and then the River Dean once more to the Middlewood Way.
9	Middlewood Way to Shrigley Road	The settlement boundary follows the Green Belt boundary along the River Dean to the Macclesfield Canal and then north along the Canal and around the end of Clarence Mill. The boundary then follows the curtilage boundaries of Clarence Terrace and the eastern curtilage edge of Rock Bank Rise and the Coach House to 6 Beeston Brow. The boundary then follows the northern curtilage edge of 6 -10 Beeston Brow to Green Lane. The settlement boundary then follows the Green Belt boundary along Green Lane down to the junction with Beeston Mount. The boundary then follows the rear curtilage boundaries of properties on Beeston Mount, Cocksheadhey Road and the track leading into the former

Ref	Boundary Section	Description
		quarry before joining Cocksheadhey Road. The boundary then follows the rear curtilage boundaries of 26-28 Cocksheadhey Road, Berristall Rise and the curtilage boundaries of properties along Nab Lane and Nab Close to Shrigley Road (No 100's northern edge).
10	Shrigley Road to Ingersley Road	The settlement boundary follows the Green Belt boundary along Shrigley Road then runs along the southern curtilage boundary of No 53 Shrigley Road. The settlement boundary continues to follow the green belt boundary along the eastern curtilage boundaries of 37-51 Shrigley Road, then along the private track to the Vicarage and around the north/north eastern and eastern curtilage boundaries of the Vicarage. The boundary then follows the curtilages of properties bordering Shrigley Road round to the eastern end of the Mill Pool and the end of Willowbank. The boundary follows the rear property boundaries of Foxglove Close and properties on Ingersley Road to join Ingersley road before Sowcar Farm and along to the junction with Smithy Brow.

**Table Bollington 30: Existing settlement boundary**

6.6 This existing settlement boundary is shown on Map Bollington 10 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' note [ED 06]. As Bollington 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 Bollington 31 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	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.
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	This section of the boundary currently excludes the recommended SADPD Safeguarded Land designation of CFS 567 (Oak Lane/Greenfield Road).	The site is proposed as safeguarded land and therefore there should be no change to the existing settlement boundary.
6	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.

Ref	Stage 1 Criteria A, B, C (allocated sites)	Boundary recommendations
7	This section of the boundary currently excludes the recommended SADPD Safeguarded Land designation of CFS 561 (Henshall Road).	The site is proposed as safeguarded land and therefore there should be no change to the existing settlement boundary.
8	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.
9	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.
10	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.

**Table Bollington 31: Boundary review and recommendations**

6.8 There are no changes to the existing settlement boundary which is shown on Map Bollington 10 in Appendix 7.

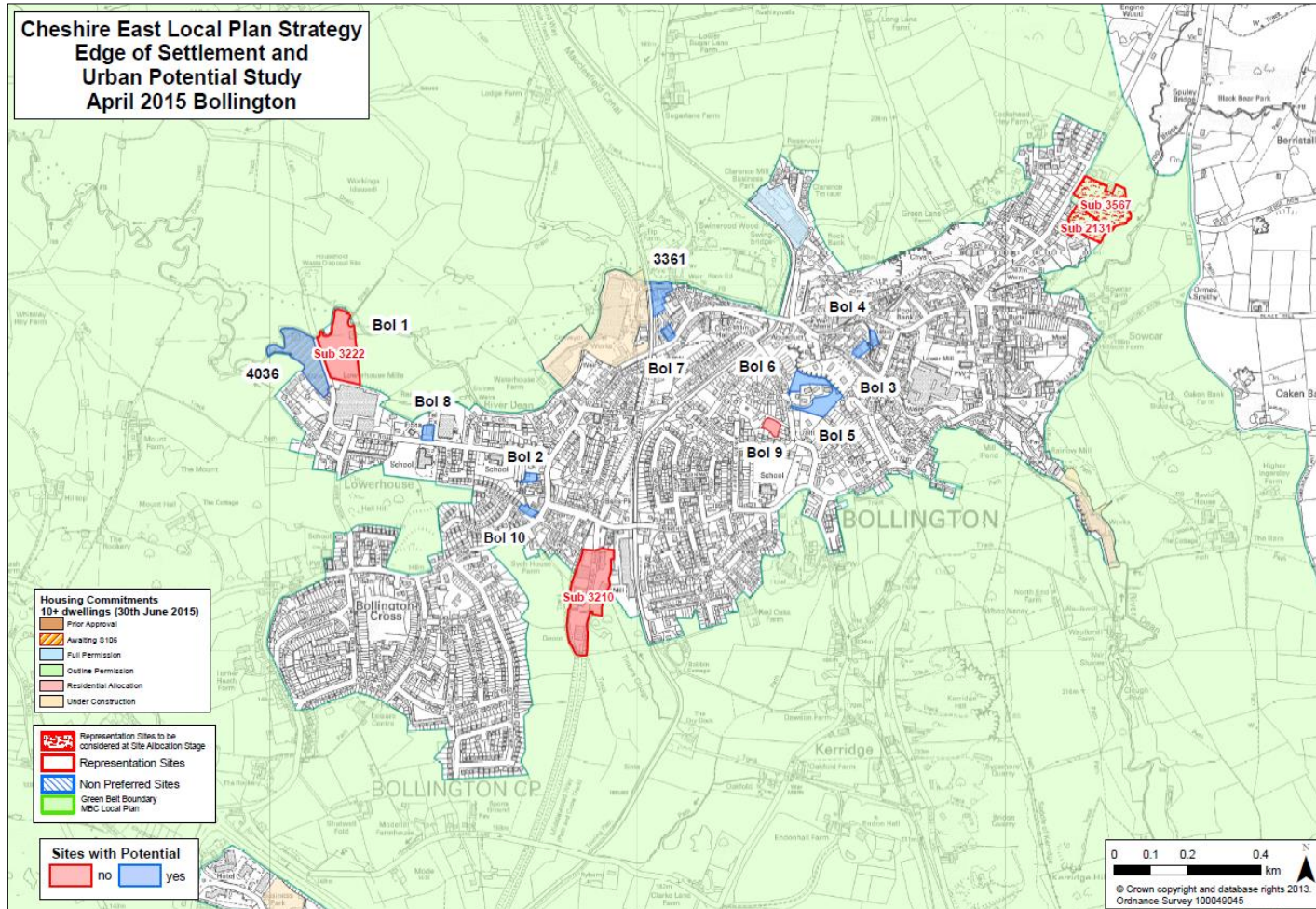
### Green Belt boundary

6.9 The recommended Green Belt inset boundary is also shown on Map Bollington 10 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 2.

# 7. Appendices

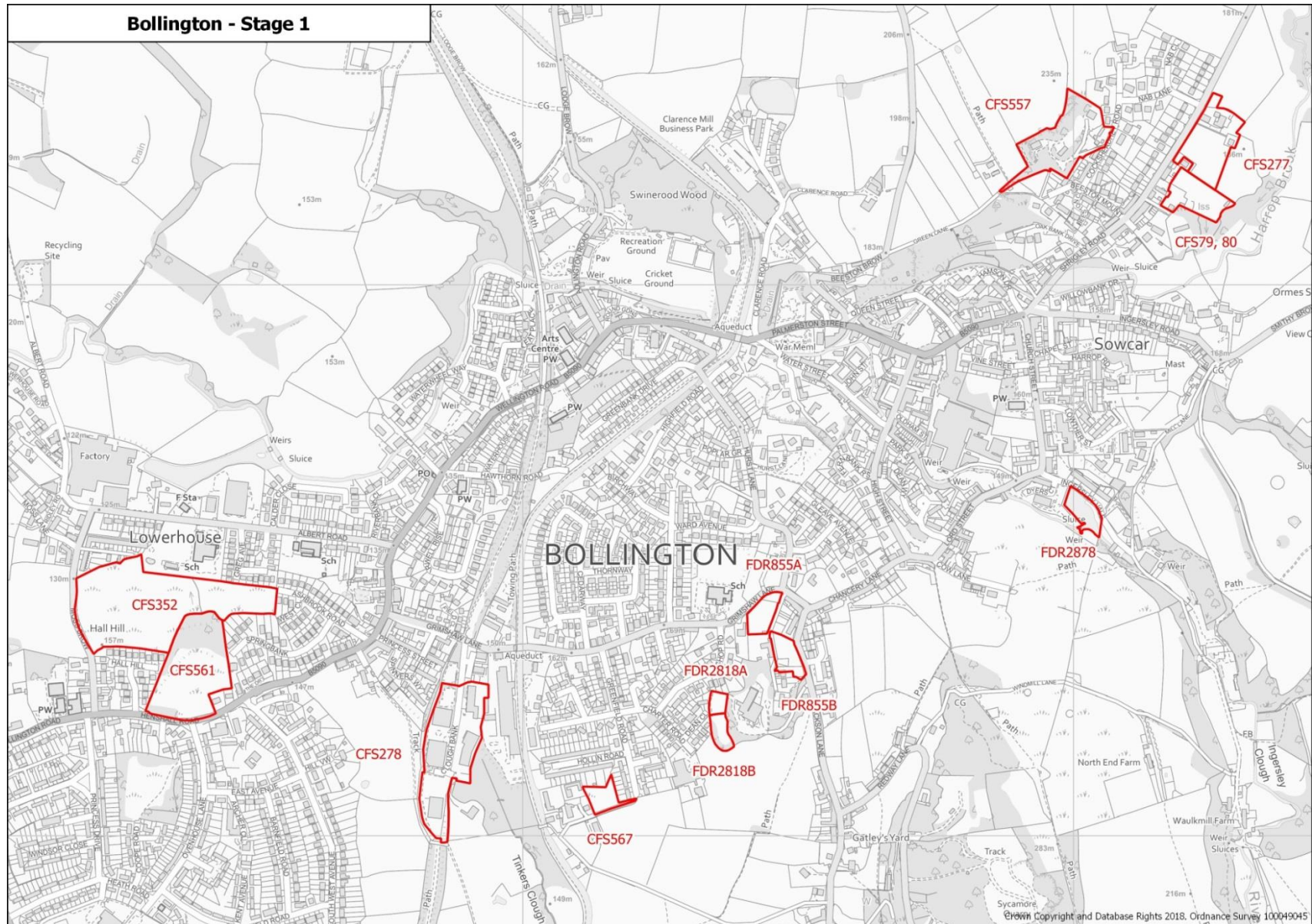
## Appendix 1: Site Selections Maps and Table

### A: Stage 1 sites maps



Map Bollington 5: Edge of settlement assessment and urban potential (2015)

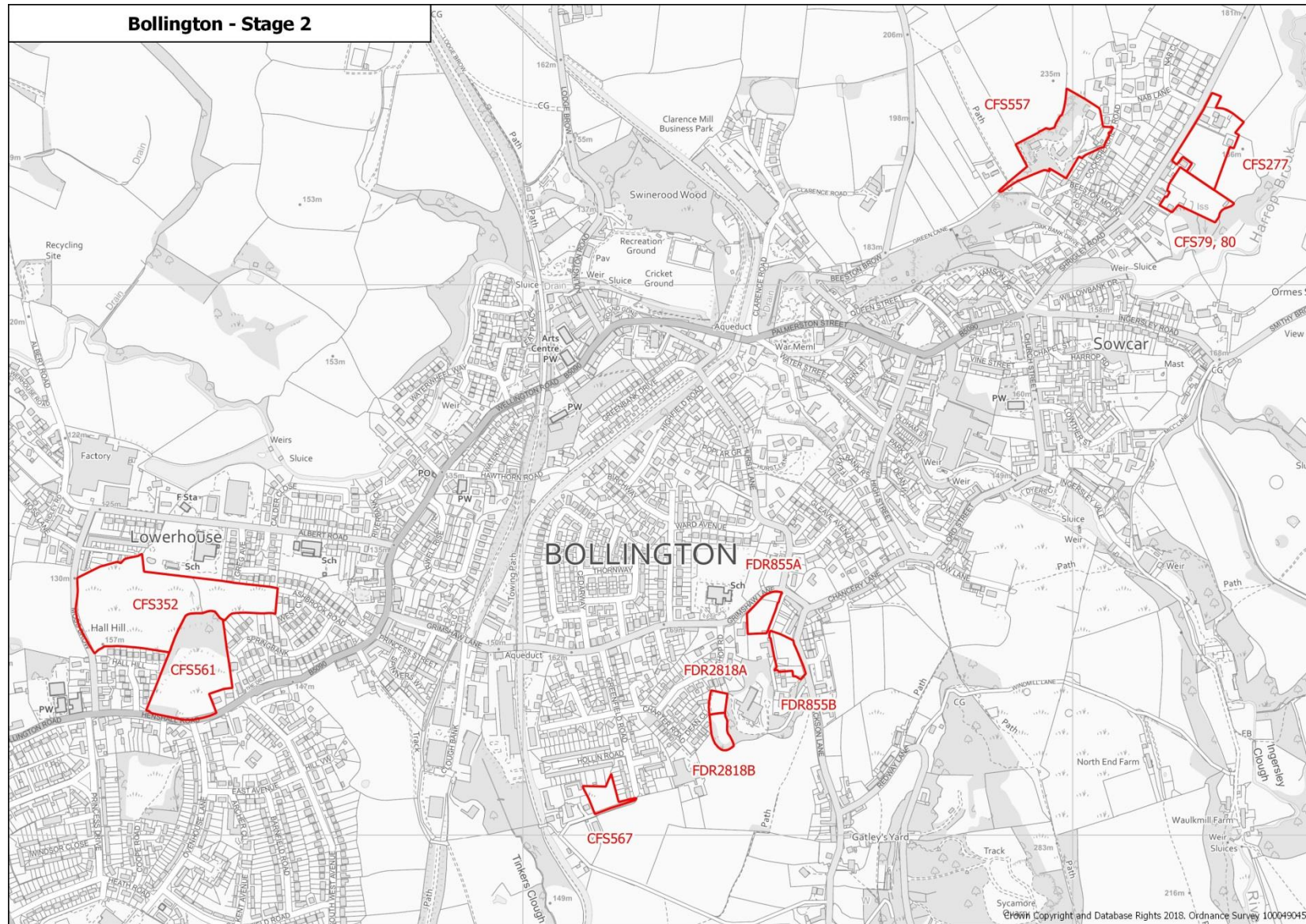
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**Map Bollington 6: Call for sites June (2017) and Sites from First Draft SADPD Consultation (Oct 2018) and initial Publication Draft SADPD Sites (2019)**

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## B: Stage 2 sites map



Map Bollington 7: Stage 2 Sites

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## C: Stage 1 and Stage 2 sites table

Source <sup>6</sup>	Ref	Site name and address	Size (ha) <sup>7</sup>	No. of dwgs <sup>8</sup>	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? <sup>9</sup> (Y/N)	Comments
B	3361	Land at Adlington Road, Bollington	0.33	14	0	0		Y	Current pp - 12/4340M for 7 units
B	4036	Land at Albert Road, Lower House, Bollington	1.16	33	0	0		Y	PP for 33 14/3844M (land west of access road)
B	Bol 2	Depot rear of 109a Wellington Street	0.08	8	0	0		Y	Can't accommodate 10 dwellings or more and is not being actively promoted
B	Bol 3	Water Street/John Street	0.11	9	0	0		Y	Can't accommodate 10 dwellings or more and is not being actively promoted;
B	Bol 4	Land to west of Store St, adj River Dean	0.02	2	0	0		Y	pp for 2 16/3539M on part of site
B	Bol 5	Land to rear of 24 Hurst lane	0.29	8	0	0		Y	Can't accommodate 10 dwellings or more and is not being actively promoted
B	Bol 6	Land adj to Quarry Bank, Hurst Lane	0.40	12	0	0		Y	Not being actively promoted.
B	Bol 7	Former Church, between 25 & 27	0.10	9	0	0		Y	Can't accommodate 10 dwellings or more and is not

<sup>6</sup> A – Local Plan Strategy Settlement Final Site Selection Report (July 2016), B – Urban Potential Assessment (August 2015), C – Edge of Settlement Assessment (August 2015), D – Call for sites (June 2017), E – Local Plan Strategy Examination Hearings (October 2016); F- First Draft SADPD Consultation (October 2018); G – initial Publication Draft SADPD Consultation (September 2019)

<sup>7</sup> Numbers in brackets are the developable areas, when stated in the call for sites/First Draft SADPD/Initial Publication Draft SADPD representations

<sup>8</sup> Figure as stated in call for sites/First Draft SADPD/Initial Publication Draft SADPD representations or estimated at 30 dwellings per hectare

<sup>9</sup> 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; 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 <sup>6</sup>	Ref	Site name and address	Size (ha) <sup>7</sup>	No. of dwgs <sup>8</sup>	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? <sup>9</sup> (Y/N)	Comments
		Wellington Road							being actively promoted;
B	Bol 8	Former Telephone Exchange, Albert Road	0.13	4	0	0		Y	Can't accommodate 10 dwellings or more and is not being actively promoted
B	Bol 10	Vacant bank site, 1 Ashbrook Road	0.10	3	0	0		Y	Can't accommodate 10 dwellings or more and is not being actively promoted
C	SUB 3567	59 Shrigley Road	1.29	39	0	0		Y	Site not being actively promoted in this format – see CFS 277
C	SUB 2131	41a Shrigley Road	0.65	20	0	0		Y	Site not being actively promoted in this format – see CFS 79
D	CFS 277/FDR1768/PBD1442	Land at 59 Shrigley Road	1.07	38	0.3 (Offices/light industrial)	0		N	Amended boundary submitted under FDR1768
D	CFS 79/PBD1025	Land to east of 41a Shrigley Road	0.65	15	0	0		N	
D	CFS 278	Cooper House, Clough Bank (BC Transport)	2.19	Up to 60	Light industrial	0		Y	Representations suggest mixed scheme - residential and commercial but any commercial would not contribute towards more employment land. In use but owner suggested available in 6-10 years. Update from agent – no firm plans at present.
D	CFS 567/PBD1301	Oak Lane/Greenfield Road	0.3	9	0	0		N	Would accommodate less than 10 but in the Green Belt
D	CFS 557	Cocksheadhey Road	2 (1.5)	2	0	0		N	Would accommodate less than 10 but in the Green Belt
D	CFS 352/PBD2712	Land at Hall Hill	3.64	Up to 80 (market housing)	0	0		N	

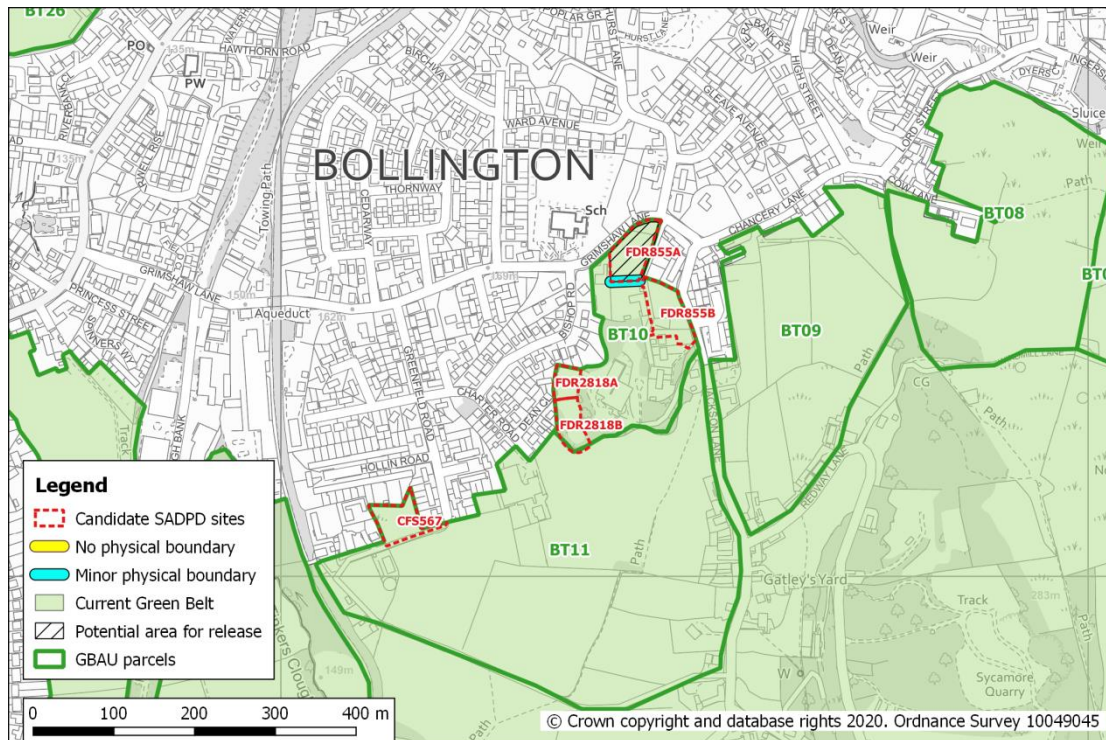


Source <sup>6</sup>	Ref	Site name and address	Size (ha) <sup>7</sup>	No. of dwgs <sup>8</sup>	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? <sup>9</sup> (Y/N)	Comments
D	CFS 561/PBD1717	Land at Henshall Road	2.0	40	0	0		N	
F	FDR855a/PBD1044	Land south of Grimshaw Lane	0.31	10	0	0		N	
F	FDR855b/PBD1048	Land between 15 and 17a Jackson Lane	0.32	10	0	0		N	
F	FDR2818a	Overflow car park, Hollin Hall Hotel, Bollington	0.12	4	0	0	0	N	Would accommodate less than 10 but in the Green Belt
F	FDR2818b	Grassed area south of overflow car park, Hollin Hall Hotel, Bollington	0.2	6	0	0	0	N	Would accommodate less than 10 but in the Green Belt
F	FDR2878/PBD2713	Dyers Court Mill Pond, Ingersley Vale, Bollington	0.32	10	0		0	Y	Protected Open Space ; Functional Flood Plan Zone 3B

**Table Bollington 32: Stage 1 and Stage 2 sites**

## Appendix 2: Green Belt Site Assessments

### FDR855a Land to the south of Grimshaw Lane, Bollington



**Map FDR855a: Site Boundary and Potential Area for Release from the Green Belt**

#### Relationship of Site to Green Belt Parcels

7.1 The site is located entirely within the North Cheshire Green belt. It lies within GBAU parcel BT10 as shown on the map above. The site occupies a small portion of the parcel along its northern boundary. The northern and eastern boundaries correspond to the parcel boundaries in this area. The western boundary does not follow a parcel boundary but follows the eastern curtilage boundary of 73 Grimshaw Lane. The southern boundary does not follow a parcel boundary but follows the northern curtilage boundary of the large residential property of The Old Stables, Hollin Farm.

#### Boundary Considerations / Area Considered for Removal from Green Belt

7.2 As described above the northern and eastern boundaries correspond to the parcel boundaries in this area. The western boundary follows the line of the eastern boundary of the curtilage of 73 Grimshaw Lane which is comprised of bushes and a pole and wire fence. The southern boundary follows the northern curtilage boundary of The Old Stables comprising a pole and wire fence. 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 along the western and southern boundaries. 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

7.3 The GBAU makes the following assessment of parcel BT10, within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
BT10: Land to the east of Bishop Road and south of Grimshaw Lane	The parcel has limited contribution to the Green Belt. Although the parcel has a major contribution to assisting urban regeneration, it doesn't in terms of preventing urban sprawl and safeguarding land, which are the fundamental aims, as stated in paragraph 79 of the NPPF <sup>10</sup> ; the parcel has a no contribution to these purposes. The parcel is largely developed and there is no degree of openness. Given the level of development within the parcel it plays a limited contribution to preserving the historic setting despite the heritage assets within it	Contribution

### Green Belt Assessment of Potential Area for Release

7.4 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	Contribution: The site is contained by development on four sides but some of this development is more open than other sections: there is existing housing on Jackson Lane with long gardens sloping upwards to the private road that forms the eastern site/parcel boundary; the northern site boundary which is a substantial retaining stone wall also corresponds to the parcel boundary (the school playing fields and garden curtilage beyond have an open character); 73 Grimshaw Lane lies to the west and the extensive curtilage of the Old Stables lies to the south. The site is open and free from development but well connected to the urban area. The site could be considered to fill in a gap but an elevated one between properties on Grimshaw Lane.
2 Prevent neighbouring towns merging into one another	No contribution: The site is on the southern edge of Bollington. There is a no adjacent settlement to Bollington therefore the parcel makes no contribution to maintaining the gap between settlements.

1.1 <sup>10</sup> The fundamental aim of Green Belt policy remains the same in the revised NPPF 2019 but is now referred to in paragraph 133.

<b>Green Belt Purpose</b>	<b>Assessment</b>
3 Assist in safeguarding the countryside from encroachment	No Contribution: Large urbanising influence of Hollin Hall and associated car park to the south plus residential development. This site is a small open area of land within the larger green belt parcel. The site does however have long-line views out to the Cheshire Plain due to the elevated position of the site within the green belt parcel.
4 Preserve the setting and special character of historic towns	Contribution: The site abuts Kerridge Conservation Area and Hollin Hall Hotel (which is a Grade II listed building) lies to the south of the site. The site has a limited role in preserving the historic setting due the neighbouring residential development on all four sides but it is open and free from development. There is a substantial stone retaining wall along the northern boundary.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the site makes a significant degree of contribution to the purpose.
Overall evaluation	The site makes a contribution to the Green Belt in terms of being open and free from development and due to its elevated position. The site has a major contribution to assisting urban Regeneration. The site has no contribution to preventing towns from merging (as there is no adjacent settlement) and safeguarding the countryside from encroachment (apart from its elevated position). The contained nature of the site on four sides affects the contribution of the site in terms of restricting urban sprawl.
<b>Overall assessment</b>	<b>Contribution</b>

### Surrounding Green Belt

7.5 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.

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential for release from Green Belt</b>	<b>Impacts on adjacent parcels of releasing this site</b>	<b>Impacts on this site of releasing additional adjacent land</b>
BT10	Contribution	Site FDR855a occupies a small portion of the parcel along its northern boundary. The northern and eastern boundaries correspond to the parcel boundaries in this area. The western boundary does not follow a parcel boundary but follows a domestic curtilage	The overall importance of this parcel in relation to the function of the Green Belt will only be partly affected by the release of this site due to the degree of containment and small site	

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
		boundary (73 Grimshaw Lane). The southern boundary follows the curtilage boundary of The Old Stables.	size.	
BT10	Contribution	In addition to site FDR855a, this parcel contains sites FDR855b and sites FDR2818a and FDR2818b which are also being considered through the site selection methodology.	Release of site FDR855a could be considered in isolation to the other three sites as the remaining “parcel land” could still continue to make a limited contribution to green belt purposes.	Potential site FDR855b lies to the south east of site FDR855a and parcels FDR2818a and b lie on the western edge of parcel BT10. These other sites could be released separately without impacting on site FDR855a.

7.6 The area also sits within the GBAU General Area M4, which makes a Major contribution to Green Belt purposes. Release of this site from the Green Belt would not undermine the Green Belt function of the wider area.

### Exceptional Circumstances

7.7 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 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).

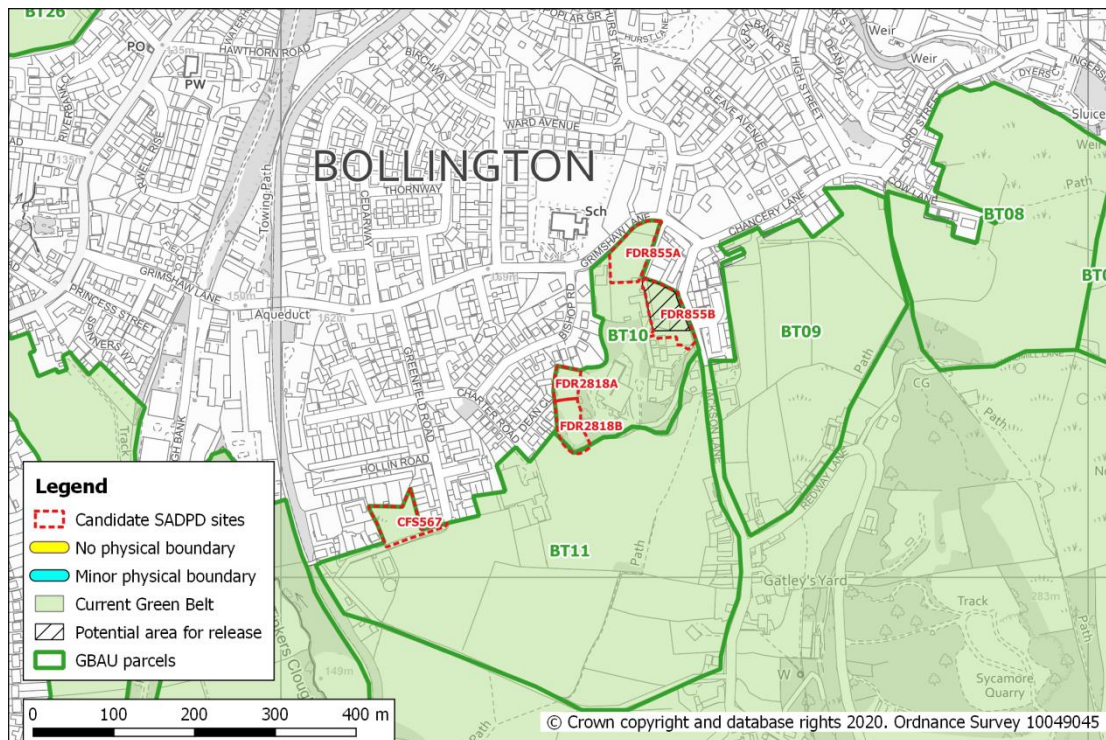
7.8 These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” to Green Belt purposes).

7.9 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 site occupies a small portion of parcel BT10 along its northern boundary.
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 ' <b>contribution</b> ' 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. The northern and eastern site boundaries correspond to the parcel boundaries in this area. The western and southern boundaries follow domestic curtilages (bushes and post and wire fencing). 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 along the western and southern boundaries. 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.
Surrounding Green Belt	Release of site FDR885a would not undermine the overall 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.

## FDR855b Land between 15 and 17a Jackson Lane, Bollington



**Map FDR855b: Site Boundary and Potential Area for Release from the Green Belt**

### Relationship of Site to Green Belt Parcels

7.10 The site is located entirely within the North Cheshire Green belt. It lies within GBAU parcel BT10 as shown on the map above. The site occupies a small portion of the parcel along its eastern boundary. The northern and eastern boundaries correspond to the parcel boundaries in this area. The western boundary does not follow a parcel boundary but follows the line of a private track/road. The southern boundary does not follow a parcel boundary but follows the curtilage boundary of number 17a Jackson Lane. There is some discrepancy between the site boundary as submitted and the boundary on the ground. The boundary on the ground is a very mature hedge that forms the northern curtilage boundary of 17a Jackson Lane. This boundary on the ground has been taken as the southern site boundary.

### Boundary Considerations / Area Considered for Removal from Green Belt

7.11 As described above the northern and eastern boundaries correspond to the parcel boundaries in this area. The western boundary follows the line of a private road which is a recognisable boundary. The southern boundary follows the curtilage boundary of number 17a Jackson Lane which is a recognisable boundary (mature hedge).

## Green Belt Assessment of Parcels

7.12 The GBAU makes the following assessment of parcel BT10, within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
BT10: Land to the east of Bishop Road and south of Grimshaw Lane	The parcel has limited contribution to the Green Belt. Although the parcel has a major contribution to assisting urban regeneration, it doesn't in terms of preventing urban sprawl and safeguarding land, which are the fundamental aims, as stated in paragraph 79 of the NPPF; the parcel has a no contribution to these purposes. The parcel is largely developed and there is no degree of openness. Given the level of development within the parcel it plays a limited contribution to preserving the historic setting despite the heritage assets within it	Contribution

## Green Belt Assessment of Potential Area for Release

7.13 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	Contribution: The site is contained by development on four sides (existing housing on Jackson Lane); two sides (northern and eastern boundaries) correspond to BT10 parcel boundaries. The site is open and free from development but well connected to the urban area. The site could be considered to fill in a gap between properties on Jackson Lane.
2 Prevent neighbouring towns merging into one another	No contribution: The site is on the southern edge of Bollington. There is a no adjacent settlement to Bollington therefore the parcel makes no contribution to maintaining the gap between settlements.
3 Assist in safeguarding the countryside from encroachment	No Contribution: Large urbanising influence of Hollin Hall and associated car park to the south west plus residential development. This site is a small open area of land within the larger green belt parcel.
4 Preserve the setting and special character of historic towns	Contribution: The site is located in Kerridge Conservation Area and Hollin Hall Hotel (which is a Grade II listed building) lies to the south west of the site. The site has a limited role in preserving the historic setting due to the neighbouring residential development on all four sides but it is open and free from development. Dry stone retaining wall along eastern boundary.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the site makes a significant degree of contribution to the purpose.
Overall evaluation	The site makes a contribution to the Green Belt in terms of being open and free from development. The site has a major contribution to assisting urban



<b>Green Belt Purpose</b>	<b>Assessment</b>
	Regeneration. The site has no contribution to preventing towns from merging (as there is no adjacent settlement) and safeguarding the countryside from encroachment. The contained nature of the site on four sides affects the contribution of the site in terms of restricting urban sprawl.
<b>Overall assessment</b>	<b>Contribution</b>

### Surrounding Green Belt

7.14 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.

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential for release from Green Belt</b>	<b>Impacts on adjacent parcels of releasing this site</b>	<b>Impacts on this site of releasing additional adjacent land</b>
BT10	Contribution	Site FDR855b occupies a small portion of the parcel along its eastern boundary. The northern and eastern boundaries correspond to the parcel boundaries in this area. The western boundary does not follow a parcel boundary but follows the line of a private track/road. The southern boundary follows the curtilage boundary of 17a Jackson Lane.	The overall importance of this parcel in relation to the function of the Green Belt will only be partly affected by the release of this site due to the degree of containment and small site size.	
BT10	Contribution	In addition to site FDR855b, this parcel contains sites FDR855a and sites FDR2818a and FDR2818b which are also being considered through the site selection methodology.	Release of site FDR855b could be considered in isolation to the other three sites as the remaining "parcel land" could still continue to make a limited contribution to green belt purposes.	Potential site FDR855a lies to the north of site FDR855b and parcels FDR2818a and b lie on the western edge of parcel BT10. These other sites could be released separately without impacting on site FDR855b.

7.15 The area also sits within the GBAU General Area M4, which makes a Major contribution to Green Belt purposes. Release of this site from the Green Belt would not undermine the Green Belt function of the wider area.

### Exceptional Circumstances

7.16 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 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).

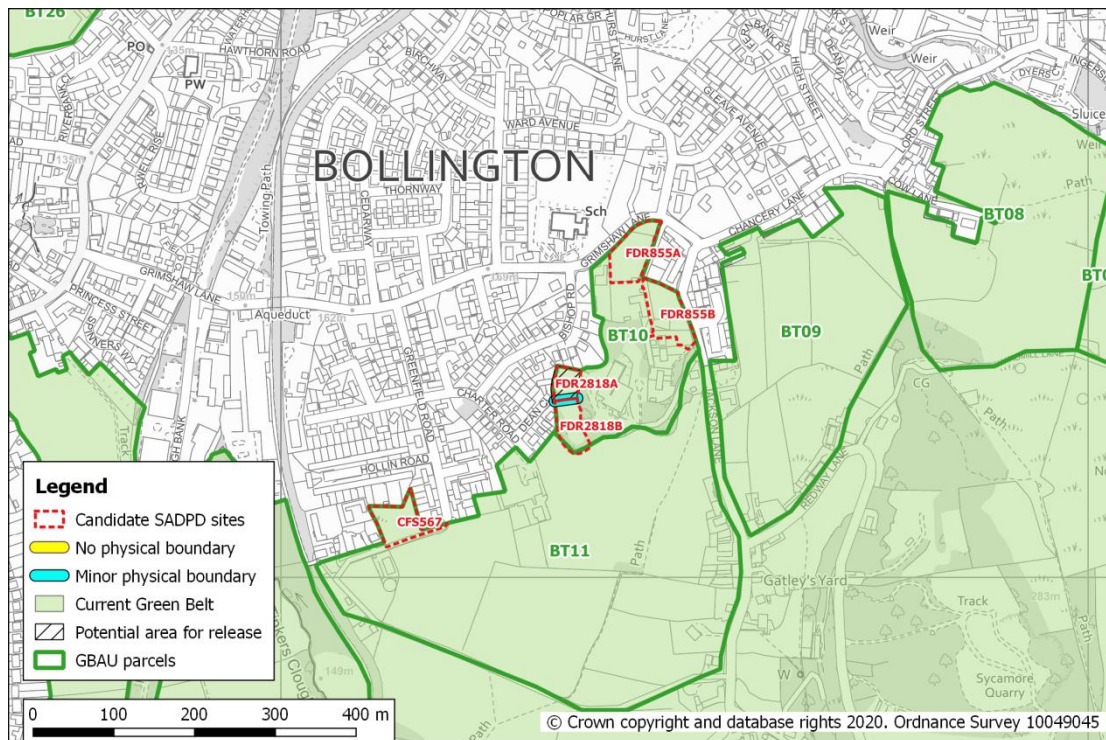
7.17 These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” to Green Belt purposes).

7.18 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 site occupies a small portion of parcel BT10 along its eastern boundary.
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 ‘ <b>contribution</b> ’ 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. The northern and eastern site boundaries correspond to the parcel boundaries in this area. The western boundary follows the line of a private track/road which is a recognisable boundary. The southern boundary follows the curtilage boundary of 17a Jackson Lane which is a recognisable boundary.
Surrounding Green Belt	Release of site FDR885b would not undermine the overall 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.

## FDR2818a Overflow car park at Hollin Hall Hotel, Bollington



**Map FDR2818a: Site Boundary and Potential Area for Release from the Green Belt**

### Relationship of Site to Green Belt Parcels

7.19 The site is located entirely within the North Cheshire Green belt. It lies within GBAU parcel BT10 as shown on the map above. The site occupies a small portion of the parcel along its western boundary. The northern and western boundaries correspond to the parcel boundaries in this area. The eastern boundary does not follow a parcel boundary - it comprises the access road to the car park and a belt of mature protected trees. The southern boundary does not follow a parcel boundary and is open in nature comprising a line of posts only.

### Boundary Considerations / Area Considered for Removal from Green Belt

7.20 As described above the northern and western boundaries correspond to the parcel boundaries in this area. The eastern boundary does not follow a parcel boundary - it comprises the access road to the car park and a belt of mature protected trees. The southern boundary does not follow a parcel boundary and is open in nature comprising a line of posts only. 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 along the eastern and southern boundaries. 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. At the detailed map scale there appears to be a very thin strip of land between the inset settlement boundary and the site boundary which would need to be removed from the Green Belt.

## Green Belt Assessment of Parcels

7.21 The GBAU makes the following assessment of parcel BT10, within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
BT10: Land to the east of Bishop Road and south of Grimshaw Lane	The parcel has limited contribution to the Green Belt. Although the parcel has a major contribution to assisting urban regeneration, it doesn't in terms of preventing urban sprawl and safeguarding land, which are the fundamental aims, as stated in paragraph 79 of the NPPF; the parcel has a no contribution to these purposes. The parcel is largely developed and there is no degree of openness. Given the level of development within the parcel it plays a limited contribution to preserving the historic setting despite the heritage assets within it	Contribution

## Green Belt Assessment of Potential Area for Release

7.22 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	Contribution: The site is contained by development on three sides: residential development along Bishop Drive to the north, Dean Close to the west and Hollin Hall Hotel to the east. The site is urban in nature (comprising a tarmac car park with a storage unit and skip on the eastern portion of the site) and well connected to the urban area. There is an open grassed area to the south. The site could be considered to extend the residential development of Dean Close and provide some "round off" of the settlement pattern.
2 Prevent neighbouring towns merging into one another	No contribution: The site is on the southern edge of Bollington. There is a no adjacent settlement to Bollington therefore the parcel makes no contribution to maintaining the gap between settlements.
3 Assist in safeguarding the countryside from encroachment	No Contribution: Large urbanising influence of Hollin Hall to the east plus residential development to the north and west. This site is a small open area of "urban" land within the larger green belt parcel. The site feels enclosed with limited views to the south.
4 Preserve the setting and special character of historic towns	Contribution: The site lies within the Kerridge Conservation Area and Hollin Hall Hotel (which is a Grade II listed building) lies to the east of the site. The site is within the Hotel curtilage. The site has a limited role in preserving the historic setting due to development on three sides and its urban character.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the site makes a significant degree of contribution to the purpose.

<b>Green Belt Purpose</b>	<b>Assessment</b>
5. Overall evaluation	The site makes a very limited contribution to the Green Belt in terms of being free from actual built development but being urban in character (a tarmac car park). The site has a major contribution to assisting urban regeneration. The site has no contribution to preventing towns from merging (as there is no adjacent settlement) and safeguarding the countryside from encroachment. The contained nature of the site on three sides affects the contribution of the site in terms of restricting urban sprawl.
<b>Overall assessment</b>	<b>Contribution</b>

### Surrounding Green Belt

7.23 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.

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential for release from Green Belt</b>	<b>Impacts on adjacent parcels of releasing this site</b>	<b>Impacts on this site of releasing additional adjacent land</b>
BT10	Contribution	Site FDR2818a occupies a small portion of the parcel along its western boundary. The northern and western boundaries correspond to the parcel boundaries in this area. The eastern boundary does not follow a parcel boundary - it comprises the access road to the car park and a belt of mature protected trees. The southern boundary does not follow a parcel boundary and is open in nature comprising a line of posts only.	The overall importance of this parcel in relation to the function of the Green Belt will only be partly affected by the release of this site due to the degree of containment and small site size.	
BT10	Contribution	In addition to site FDR2818a, this parcel contains sites FDR2818b and sites FDR855a and FD855b which are	Release of site FDR2818a could be considered in isolation to the other three sites as the remaining	Potential site FDR2818b lies adjacent to the south of site FDR2818a and parcels FDR855a and b lie in the northern

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.	“parcel land” could still continue to make a limited contribution to Green Belt purposes.	part of parcel BT10. Sites FDR855a and b could be released separately without impacting on site FDR2818a. Site FDR2818b could not be released in isolation – only in conjunction with site FDR2818a.

7.24 The area also sits within the GBAU General Area M4, which makes a Major contribution to Green Belt purposes. Release of this site from the Green Belt would not undermine the Green Belt function of the wider area.

### Exceptional Circumstances

7.25 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 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).

7.26 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).

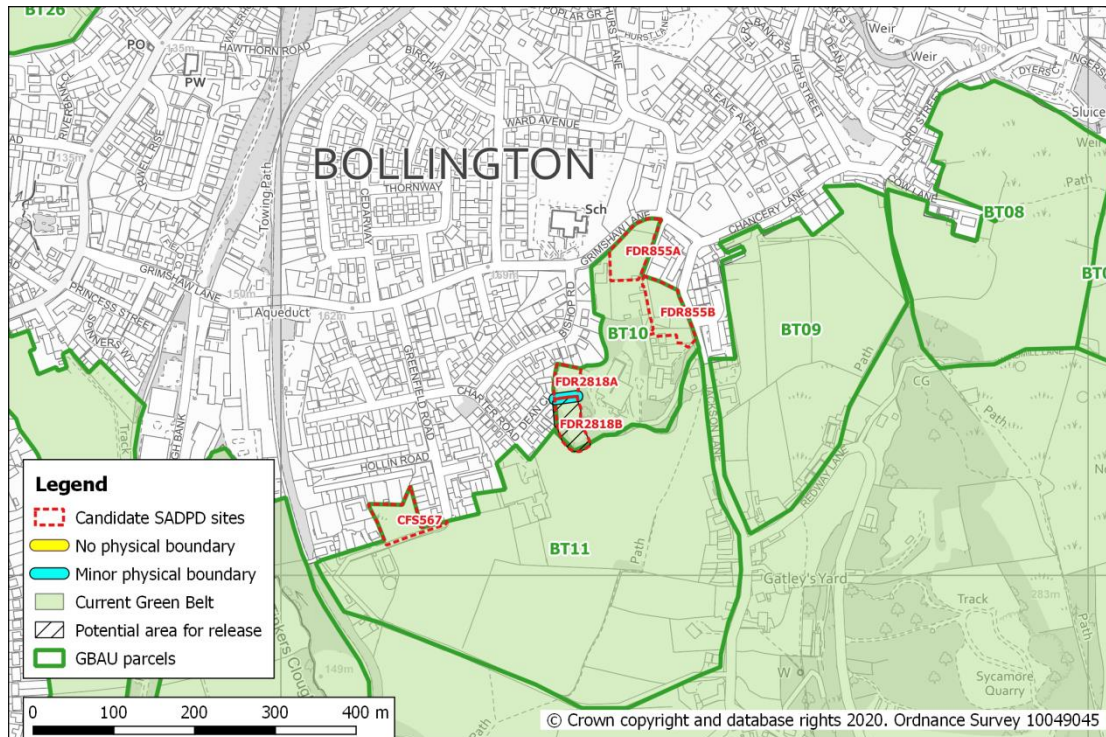
7.27 The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

### Summary

Consideration	Summary
Potential area for Green Belt release	The site occupies a small portion of parcel BT10 along its western boundary.
Green Belt Assessment of the Potential Area to be	The assessment of the potential area of land to be released shows that it makes a ‘ <b>contribution</b> ’ to Green Belt purposes.

Consideration	Summary
Released	
Resulting Green Belt boundary	<p>The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent. The northern and western site boundaries correspond to the parcel boundaries in this area. The eastern boundary comprises the access road to the car park and a belt of mature protected trees (recognisable boundary). The southern boundary is open in nature comprising a line of posts only. 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 along the eastern and southern boundaries. 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.</p>
Surrounding Green Belt	<p>Release of site FDR2818a would not undermine the overall function of the surrounding Green Belt.</p>
Exceptional Circumstances	<p>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.</p>

## FDR2818b Land south of the overflow car park at Hollin Hall Hotel, Bollington



**Map FDR2818b: Site Boundary and Potential Area for Release from the Green Belt**

### Relationship of Site to Green Belt Parcels

7.28 The site is located entirely within the North Cheshire Green belt. It lies within GBAU parcel BT10 as shown on the map above. The site occupies a small portion of the parcel along its south western boundary. The western boundary corresponds to the parcel boundary in this area. The eastern boundary does not follow a parcel boundary - it comprises a belt of mature protected trees. The southern boundary is also composed of mature trees (some protected) and shrubs and follows the parcel boundary. The northern boundary does not follow a parcel boundary and is open in nature comprising a line of posts only.

### Boundary Considerations / Area Considered for Removal from Green Belt

7.29 As described above the western and southern boundaries correspond to the parcel boundary in this area. The eastern boundary does not follow a parcel boundary - it comprises a belt of mature protected trees. The southern boundary is also composed of mature trees (some protected) and shrubs. The northern boundary does not follow a parcel boundary and is open in nature comprising a line of posts only. 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 along the northern and eastern boundaries plus strengthen the southern boundary. 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. This site could also not be removed in isolation but only in conjunction with site FDR2818a. At the detailed map scale there appears to be a very thin strip of land between the inset settlement boundary and the site boundary which would need to be removed from the Green Belt.

### Green Belt Assessment of Parcels

7.30 The GBAU makes the following assessment of parcel BT10, within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
BT10: Land to the east of Bishop Road and south of Grimshaw Lane	The parcel has limited contribution to the Green Belt. Although the parcel has a major contribution to assisting urban regeneration, it doesn't in terms of preventing urban sprawl and safeguarding land, which are the fundamental aims, as stated in paragraph 79 of the NPPF; the parcel has a no contribution to these purposes. The parcel is largely developed and there is no degree of openness. Given the level of development within the parcel it plays a limited contribution to preserving the historic setting despite the heritage assets within it	Contribution

### Green Belt Assessment of Potential Area for Release

7.31 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	Contribution: The site is contained by some development on three sides: tarmac overflow car park to the north, Dean Close to the west and Hollin Hall Hotel to the east. The site is open in nature being a grassed area (containing a pagoda) with mature trees on the eastern and southern boundaries but it is connected to the urban area.
2 Prevent neighbouring towns merging into one another	No contribution: The site is on the southern edge of Bollington. There is a no adjacent settlement to Bollington therefore the parcel makes no contribution to maintaining the gap between settlements.
3 Assist in safeguarding the countryside from encroachment	No Contribution: Large urbanising influence of Hollin Hall to the east plus residential development to the north and west. This site is a small open area within the larger Green Belt parcel. The site feels partly enclosed with the surrounding mature trees but it does have some views out to the surrounding countryside.
4 Preserve the setting and special character of historic towns	Contribution: The site lies within the Kerridge Conservation Area and Hollin Hall Hotel (which is a Grade II listed building) lies to the east of the site. The site is within the Hotel curtilage and performs a garden function. The site has a limited role in preserving the historic setting due to development on three sides.

<b>Green Belt Purpose</b>	<b>Assessment</b>
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the site makes a significant degree of contribution to the purpose.
Overall evaluation	The site makes a contribution to the Green Belt in terms of being open and free from development. The site has a major contribution to assisting urban regeneration. The site has no contribution to preventing towns from merging (as there is no adjacent settlement) and safeguarding the countryside from encroachment. The contained nature of the site on three sides affects the contribution of the site in terms of restricting urban sprawl.
<b>Overall assessment</b>	<b>Contribution</b>

### Surrounding Green Belt

7.32 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.

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential for release from Green Belt</b>	<b>Impacts on adjacent parcels of releasing this site</b>	<b>Impacts on this site of releasing additional adjacent land</b>
BT10	Contribution	Site FDR2818b occupies a small portion of the parcel along its western boundary. The western and southern boundaries correspond to the parcel boundary in this area. The eastern boundary does not follow a parcel boundary - it comprises a belt of mature protected trees. The southern boundary is also composed of mature trees (some protected) and shrubs and may need to be strengthened. The northern boundary does not follow a parcel boundary and	The overall importance of this parcel in relation to the function of the Green Belt will only be partly affected by the release of this site due to the degree of containment and small site size.	

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
		is open in nature comprising a line of posts only This site could also not be removed in isolation but only in conjunction with site FDR2818a.		
BT10	Contribution	In addition to site FDR2818b, this parcel contains sites FDR2818a and sites FDR855a and FD855b which are also being considered through the site selection methodology.	Release of site FDR2818b could only be considered in relation to the release of the adjacent site FDR2818a. The release of these two sites would have a limited effect and the remaining “parcel land” could still continue to make a limited contribution to green belt purposes.	Potential site FDR2818a lies adjacent to the north of site FDR2818b and parcels FDR855a and b lie in the northern part of parcel BT10. Sites FDR855a and b could be released separately without impacting on site FDR2818b. Site FDR2818b could not be released in isolation though—only in conjunction with site FDR2818a.

7.33 The area also sits within the GBAU General Area M4, which makes a Major contribution to Green Belt purposes. Release of this site from the Green Belt would not undermine the Green Belt function of the wider area.

### Exceptional Circumstances

7.34 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 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).

7.35 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

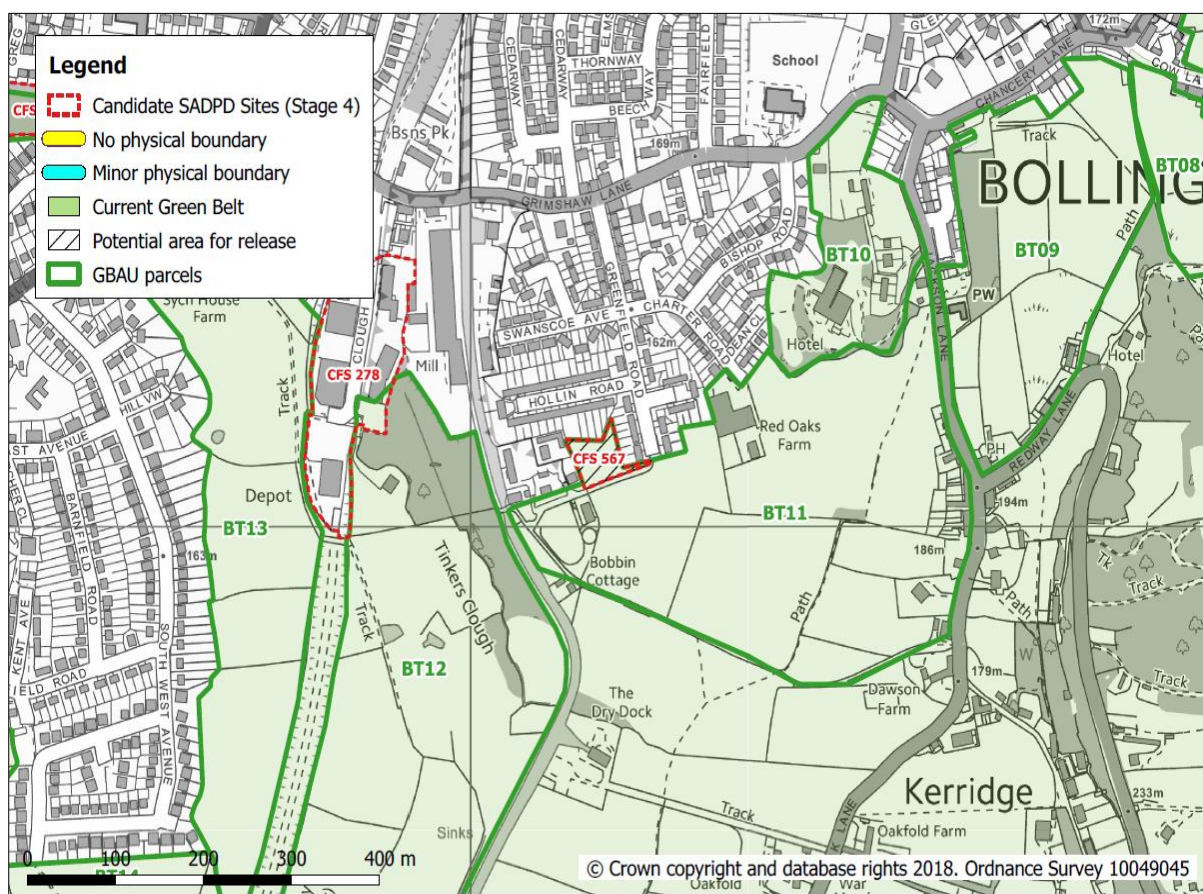
harm to the Green Belt (in this case sites that make “no contribution” to Green Belt purposes).

7.36 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 site occupies a small portion of parcel BT10 along its south western boundary.
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 ‘ <b>contribution</b> ’ to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would have to be defined using physical features that are readily recognisable and likely to be permanent. The western and southern site boundaries correspond to the parcel boundary in this area. The eastern boundary comprises a belt of mature protected trees (recognisable boundary); the southern boundary a mixture of trees and bushes (some protected trees) - a parcel boundary which may need to be strengthened. The northern boundary is open in nature comprising a line of posts only. 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 along the northern and eastern boundaries and the southern boundary may need to be strengthened. 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. This site could also not be removed in isolation but only in conjunction with site FDR2818a.
Surrounding Green Belt	Release of site FDR2818b would not undermine the overall function of the surrounding Green Belt but must not be considered in isolation but in relation to site FDR2818a as well .
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.

## CFS 567 Oak Lane/Greenfield Road, Bollington



**Map CFS 567: Site Boundary and Potential Area for Release from the Green Belt**

### Relationship of Site to Green Belt Parcels

7.37 The site is located entirely within the North Cheshire Green belt. It lies within GBAU parcel BT11 as shown on the map above. The site occupies a small portion of the parcel along its northern boundary. The western, northern and eastern boundaries correspond to the parcel boundaries in this area. The southern boundary does not follow a parcel boundary but follows the line of a private road.

### Boundary Considerations / Area Considered for Removal from Green Belt

7.38 As described above the western, northern and eastern boundaries correspond to the parcel boundaries in this area. The southern boundary follows the line of a private road which is a recognisable boundary.

### Green Belt Assessment of Parcels

7.39 The GBAU makes the following assessment of parcel BT11, within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
BT11: Land between Jackson Lane and the Macclesfield Canal	The parcel has significant contribution to the Green Belt. Although the parcel has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the fundamental aims as stated in paragraph 79 of the NPPF. The parcel has a no contribution to these purposes. There is some development within the parcel however the parcel is characterised by open farmland and provides long line views from the settlement. The parcel has no contribution to preventing towns from merging as there are no settlements located on the eastern side of Bollington. The parcel has a significant contribution preserving the historic setting of the Kerridge Conservation Area.	Significant Contribution

### Green Belt Assessment of Potential Area for Release

7.40 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	Contribution: The site is contained by development on three sides (western, northern and eastern boundaries – which correspond to BT11 parcel boundaries). The site is open and free from development. The site could be considered to fill in a gap and round off the settlement.
2 Prevent neighbouring towns merging into one another	No contribution: The site is on the southern edge of Bollington. There is a no adjacent settlement to Bollington to the south therefore the site makes no contribution to maintaining the gap between settlements.
3 Assist in safeguarding the countryside from encroachment	Significant Contribution: The site is open but overgrown with tall conifers at the northern edge, areas of shrubs and mature trees and hedge lines; there are extensive views across the neighbouring fields and likewise in the opposite direction from the public footpath from Jackson Lane to Clarke Lane. The southern boundary/hedge line of mature trees partly screens the site. The site is connected to the open fields beyond but as mentioned above is contained by development on three sides.
4 Preserve the setting and special character of historic towns	Significant contribution: The site lies adjacent to the Kerridge Conservation Area. The site assists in preserving the historic town due to the openness the site provides and the lack of development.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the site makes a significant degree of contribution to the purpose.

<b>Green Belt Purpose</b>	<b>Assessment</b>
Overall evaluation	The site makes a significant contribution to the Green Belt. The site has a major contribution to assisting urban regeneration. The site is open and free from development and links to the open farmland beyond with views out and into the site so achieves significant contribution in safeguarding the countryside from encroachment and preserving the historic setting of the Kerridge Conservation Area. The site has no contribution to preventing towns from merging as there are no settlements located on the eastern side of Bollington. The contained nature of the site on three sides affects the contribution of the site in terms of restricting urban sprawl.
<b>Overall assessment</b>	<b>Significant Contribution</b>

### Surrounding Green Belt

7.41 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.

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential for release from Green Belt</b>	<b>Impacts on adjacent parcels of releasing this site</b>	<b>Impacts on this site of releasing additional adjacent land</b>
BT11	Significant Contribution	Site CFS 567 occupies a small portion of the parcel along its northern boundary. The western, northern and eastern boundaries correspond to the parcel boundaries in this area. The southern boundary does not follow a parcel boundary but follows the line of a private road.	The overall importance of this parcel in relation to the function of the Green Belt will only be partly affected by the release of this site due to its degree of containment and small site size. Sensitive design and landscaping would mitigate the impact.	No other land is being considered for release within this parcel.

7.42 The area also sits within the GBAU General Area M4, which makes a Major contribution to Green Belt purposes. Release of this site from the Green Belt would not undermine the Green Belt function of the wider area.

### Exceptional Circumstances

7.43 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 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).

7.44 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).

7.45 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 site occupies a small portion of parcel BT11 along its northern boundary.
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 <b>‘significant contribution’</b> to Green Belt purposes.
Resulting Green Belt boundary	The western, northern and eastern site boundaries correspond to the parcel boundaries in this area. The southern boundary follows the line of a private road which is a recognisable boundary.
Surrounding Green Belt	Release of site CFS 567 would not undermine the overall 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” or a “contribution” to Green Belt purposes.



## CFS 561 Land at Henshall Road, Bollington



**Map CFS 561: Site Boundary and Potential Area for Release from the Green Belt**

### Relationship of Site to Green Belt Parcels

7.46 The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel BT19 as shown on the map above. The site occupies the southern portion of the green belt parcel. The southern and eastern boundaries of the site correspond with the outer boundaries of parcel BT19 as does half of the western site boundary. The northern site boundary does not follow a parcel boundary and extends through the wooded area of the wider parcel.

### Boundary Considerations / Area Considered for Removal from Green Belt

7.47 The western area of Green Belt parcel BT19 would remain uncompromised. A new green belt boundary would need to be created along the northern boundary of the site. This boundary is recognisable on the OS base map but the extensive nature of the mature woodland in this area makes it difficult to mark out on the ground. The proposal for the site involves the retention of the wooded area in the northern part of the site which could create a recognisable Green Belt boundary. 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

7.48 The GBAU makes the following assessment of parcel BT19, within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
BT19: Land to the east of Moss Brow, north of Henshall Road	The parcel makes a significant contribution to Green Belt purposes. Located to the west of Bollington, it is well contained by residential properties and Dean Valley Community Primary School to the north. The parcel itself is free from urbanising influences, but has robust boundaries formed by existing development, Henshall Road and Moss Brow, which would prevent future encroachment. The parcel does not perform a separation function and has a limited role in preventing ribbon development. Development of the parcel would help to round off the settlement pattern. Whilst Bollington has a high brownfield urban potential rate, the parcel is not overly large in comparison to other parcels thus reducing the weight of this contribution.	Significant Contribution

## Green Belt Assessment of Potential Area for Release

7.49 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	Contribution: The area is contained on three sides by development along Henshall Road but the northern boundary extends through the remainder of the open land extending westwards to Moss Brow. The southern part of the site could be viewed as infilling along Henshall Road. There is existing development at either end of Henshall Lane and Moss Brow and so the site could be used to connect existing development, helping to “round off” the existing settlement pattern. The nature of the site has prevented infilling rather than ribbon development.
2 Prevent neighbouring towns merging into one another	No Contribution: Mainly contained by existing development, this area of land does not perform a separation function between Bollington and Prestbury.
3 Assist in safeguarding the countryside from encroachment	Contribution: Fairly contained area of land, surrounded by existing residential development on three sides. The site itself is free from urbanising influences, but being surrounded by development, limits the feeling of openness. The site has a beneficial use in terms of biodiversity with the woodland area in the northern part of the site. The site is part of a wider area important for its biodiversity. The retention of the wooded area would prevent future encroachment and the retention of the woodland area forms part of the proposal.

<b>Green Belt Purpose</b>	<b>Assessment</b>
4 Preserve the setting and special character of historic towns	Significant contribution: The Bollington Conservation Area falls within the 250m buffer zone however it is separated from the site and the Green Belt boundary by residential development. There are also a number of listed buildings located within the 250m buffer zone.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the site makes a major degree of contribution to the purpose.
Overall evaluation	The area makes a significant contribution to Green Belt purposes. Located to the west of Bollington, it is partly contained by residential properties in the Hall Hill estate to the west, the Springbank estate to the east and development along Henshall Road. The area itself is free from urbanising influences, and has robust boundaries formed by existing development along Henshall Road. However the northern boundary of the site crosses open land but the mature woodland area could be used as a feature to limit further development. The area makes a significant contribution in preserving the historic town of Bollington and contributes to restricting urban sprawl and safeguarding the countryside from further encroachment. Development of the site could help to round off the existing settlement pattern.
<b>Overall assessment</b>	Significant Contribution

## Surrounding Green Belt

7.50 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.

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential for release from Green Belt</b>	<b>Impacts on adjacent parcels of releasing this site</b>	<b>Impacts on this site of releasing additional adjacent land</b>
BT18	Major Contribution	This parcel does not contain any potential sites and is not being considered for release from the Green Belt.	GBAU Parcel BT18 lies to the west of potential site CFS 561 which lies within GBAU Parcel BT19. The high points of Site CFS561 are visible from the surrounding countryside. To limit this impact the high points of Site CFS 561 (which includes an area of mature woodland) should probably be	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
			excluded from any development.	
BT19	Significant Contribution	In addition to CFS 561, this parcel contains site CFS 352 which is also being considered through the site selection methodology.	Release of site CFS 561 would leave a part of parcel BT19 remaining in the Green Belt. The two areas are visually separated from each other by the intervening wooded area so provided this remains, there are unlikely to be significant visual impacts on the remaining part of parcel BT19 if CFS 561 were to be released from the Green Belt.	Potential site CFS 352 land at Hall Hill is adjacent to site CFS 561. Site CFS 352 forms part of the western GBAU Parcel BT19. The release of this in isolation would isolate site CFS 561 and therefore the two sites should be considered in tandem if site CFS 352 was considered for release.

7.51 The area also sits within the GBAU General Area P1, which makes a Major Contribution to Green Belt purposes. Release of this site from the Green Belt would reduce the size of this General Area particularly in the southern part of General Area P1 but it is not considered that it would undermine the overall Green Belt function of the wider area.

### Exceptional Circumstances

7.52 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 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).

7.53 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).

7.54 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 within GBAU parcel BT19 occupying the southern portion of the green belt parcel 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 ' <b>Significant Contribution</b> ' 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. A new green belt boundary would need to be created along the northern boundary of the site or by using the southern boundary of the mature wooded area as a boundary as suggested in the proposal for the site.
Surrounding Green Belt	Potential site CFS 352 should only be considered for release if this site is also selected for release. Release of CFS 561 would not undermine the overall function of the surrounding Green Belt but adjacent parcel BT18 will increase in importance in its function.
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.

## CFS 352 Land at Hall Hill, Bollington



**Map CFS 352: Site Boundary and Potential Area for Release from the Green Belt**

### Relationship of Site to Green Belt Parcels

7.55 The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel BT19 as shown on the map above. The site occupies the western and northern portions of the green belt parcel. The western, northern and eastern boundaries of the site correspond with the outer boundaries of parcel BT19 as does half of the southern site boundary. Part of the southern site boundary does not follow a parcel boundary and extends through the wooded area of the wider parcel.

### Boundary Considerations / Area Considered for Removal from Green Belt

7.56 The southern area of Green Belt parcel BT19 would remain as an isolated site if site CFS 352 was considered for release. This isolated area (Site CFS 561) would also need to be removed from the green Belt as shown on the map above. The detailed site selection work would need to consider an appropriate designation for this land.

### Green Belt Assessment of Parcels

7.57 The GBAU makes the following assessment of parcel BT19, within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
BT19: Land to the east of Moss Brow, north of Henshall Road	The parcel makes a significant contribution to Green Belt purposes. Located to the west of Bollington, it is well contained by residential properties and Dean Valley Community Primary School to the north. The parcel itself is free from urbanising influences, but has robust boundaries formed by existing development, Henshall Road and Moss Brow, which would prevent future encroachment. The parcel does not perform a separation function and has a limited role in preventing ribbon development. Development of the parcel would help to round off the settlement pattern. Whilst Bollington has a high brownfield urban potential rate, the parcel is not overly large in comparison to other parcels thus reducing the weight of this contribution.	Significant Contribution

### Green Belt Assessment of Potential Area for Release

7.58 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	Contribution: The area is contained by development to the north and east and along Henshall Road to the south where there are residential areas plus deciduous woodland on the high ground and open land beyond. To the west there are open fields extending westwards beyond Moss Brow. The eastern part of the site could be viewed as infilling between Springbank and Oliver Close. There is existing development at Henshall Lane and Moss Brow and so the site could be used to connect existing development, helping to “round off” the existing settlement pattern. The nature of the site has prevented infilling rather than ribbon development.
2 Prevent neighbouring towns merging into one another	No Contribution: Mainly contained by existing development, this area of land does not perform a separation function between Bollington and Prestbury.
3 Assist in safeguarding the countryside from encroachment	Contribution: Fairly contained area of land, surrounded by existing residential development on roughly three sides. The site itself is free from urbanising influences, but being surrounded by development, limits the feeling of openness apart from the long distance views to the surrounding countryside from the high points of the site. The site has a beneficial use in terms of biodiversity with mature trees, scrub and unimproved grassland. The site connects with the woodland area to the south of the site. The site is part of a wider area important for its biodiversity.
4 Preserve the setting and special character of historic towns	Significant contribution: The Bollington Conservation Area falls within the 250m buffer zone however it is separated from the site and the Green Belt boundary by residential development. There are also a number of listed buildings located within the 250m buffer zone.

<b>Green Belt Purpose</b>	<b>Assessment</b>
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the site makes a major degree of contribution to the purpose.
Overall evaluation	The area (Site CFS 352) makes a significant contribution to Green Belt purposes. Located to the west of Bollington, it is partly contained by residential properties along Henshall Road in the Hall Hill and Springbank estates to the south and east and development along Albert Road to the north. The area itself is free from urbanising influences, and has robust boundaries formed by existing development along Albert Road and Henshall Road and Moss Brow forms a robust western boundary. However part of the southern boundary of the site crosses open land and the southern area of Green Belt parcel BT19 would remain as an isolated site if site CFS 352 was considered for release. The area makes a significant contribution in preserving the historic town of Bollington and contributes to restricting urban sprawl and safeguarding the countryside from further encroachment. Development of the site could help to round off the existing settlement pattern.
<b>Overall assessment</b>	Significant Contribution

### Surrounding Green Belt

7.59 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.

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential for release from Green Belt</b>	<b>Impacts on adjacent parcels of releasing this site</b>	<b>Impacts on this site of releasing additional adjacent land</b>
BT18	Major Contribution	This parcel does not contain any potential sites and is not being considered for release from the Green Belt.	GBAU Parcel BT18 lies to the west of potential site CFS 352 which lies within GBAU Parcel BT19. The high points of Site CFS352 are visible from the surrounding countryside and from the Middlewood Way (Hawthorn Road viaduct). To limit this impact the high points of Site CFS 352 should probably be excluded from any	If adjacent site CFS 561 is also considered for release this would increase the function of parcel BT18.



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
			development. The western boundary of BT19 formed by the robust boundary of Moss Brow limits encroachment. The release of site CFS 352 would mean that the function of this boundary is increased plus the major contribution of parcel BT18.	
BT19	Significant Contribution	In addition to CFS 352, this parcel contains site CFS 561 which is also being considered through the site selection methodology. (Site CFS352a is also being considered through the site selection methodology and is the eastern portion of site CFS352)	Release of site CFS 352 would leave an isolated part of parcel BT19 remaining in the Green Belt. This isolated area (Site CFS 561) would also need to be removed from the Green Belt. The detailed site selection work would need to consider an appropriate designation for this land.	Potential site CFS 561 land at Henshall Road is adjacent to site CFS 352. Site CFS 561 forms part of the southern GBAU Parcel BT19. The release of this in isolation would require a recognisable Green Belt boundary to be created using the mature woodland but would not impact on site CFS 352 if this existing screening remained.

7.60 The area also sits within the GBAU General Area P1, which makes a Major Contribution to Green Belt purposes. Release of this site from the Green Belt would reduce the size of this General Area particularly in the southern part of General Area P1 but it is not considered that it would undermine the overall Green Belt function of the wider area.

### Exceptional Circumstances

7.61 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 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).

7.62 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).

7.63 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 within GBAU parcel BT19 occupying the western and northern portions of the green belt parcel 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 ‘ <b>Significant Contribution</b> ’ 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. A new green belt boundary would need to be created along part of the southern boundary of the site but this would leave an isolated portion of Green Belt therefore this site cannot be considered in isolation and would require the release of site CFS 561 as well. The resulting Green Belt boundaries would therefore follow the boundaries of GBAU parcel BT19.
Surrounding Green Belt	Potential site CFS 352 should only be considered for release if the adjoining site CFS 561 is also selected for release. Release of CFS 352 would not undermine the overall function of the surrounding Green Belt but adjacent parcel BT18 will increase in importance in its function.
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.

## CFS 352a Eastern area of land at Hall Hill, Bollington



**Map CFS 352a: Site Boundary and Potential Area for Release from the Green Belt**

### Relationship of Site to Green Belt Parcels

7.64 The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel BT19 as shown on the map above. The site occupies the eastern portion of the green belt parcel. The northern and eastern boundaries of the site and the majority of the southern boundary correspond with the outer boundaries of parcel BT19. Part of the southern site boundary does not follow a parcel boundary and extends through the wooded area of the wider parcel. The western boundary follows the tree lined stream corridor.

### Boundary Considerations / Area Considered for Removal from Green Belt

7.65 As described above the northern and eastern boundaries and the majority of the southern boundary follow the parcel boundaries of Green Belt parcel BT19. The tree lined stream corridor would create a recognisable boundary along the western boundary. A recognisable boundary would need to be created along part of the southern boundary around the mature woodland.

### Green Belt Assessment of Parcels

7.66 The GBAU makes the following assessment of parcel BT19, within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
BT19: Land to the east of Moss Brow, north of Henshall Road	The parcel makes a significant contribution to Green Belt purposes. Located to the west of Bollington, it is well contained by residential properties and Dean Valley Community Primary School to the north. The parcel itself is free from urbanising influences, but has robust boundaries formed by existing development, Henshall Road and Moss Brow, which would prevent future encroachment. The parcel does not perform a separation function and has a limited role in preventing ribbon development. Development of the parcel would help to round off the settlement pattern. Whilst Bollington has a high brownfield urban potential rate, the parcel is not overly large in comparison to other parcels thus reducing the weight of this contribution.	Significant Contribution

### Green Belt Assessment of Potential Area for Release

7.67 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	Contribution: The area is contained by development to the north, east and south. There is woodland to the south east on the high ground and open land beyond. To the west beyond the stream corridor there is the remaining open area of Hall Hill with trees and grassland. This eastern portion of the Hall Hill area could be viewed as infilling between Springbank and Oliver Close. There is existing development on three sides and so the site could be used to connect existing development, helping to “round off” the existing settlement pattern. The nature of the site has prevented infilling rather than ribbon development.
2 Prevent neighbouring towns merging into one another	No Contribution: Mainly contained by existing development, this area of land does not perform a separation function between Bollington and Prestbury.
3 Assist in safeguarding the countryside from encroachment	Contribution: Contained area of land, surrounded by existing residential development on roughly three sides. The site itself is free from urbanising influences, but being surrounded by development, limits the feeling of openness and this area is quite secluded and does not benefit quite the same from the long distance views to the surrounding countryside. The site has a beneficial use in terms of biodiversity with mature trees, scrub and unimproved grassland. The site connects with the woodland area to the south of the site. The site is part of a wider area important for its biodiversity.
4 Preserve the setting and special character of historic towns	Significant contribution: The Bollington Conservation Area falls within the 250m buffer zone however it is separated from the site and the Green Belt boundary by residential development. There are also a number of listed buildings located within the 250m buffer zone.

<b>Green Belt Purpose</b>	<b>Assessment</b>
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the site makes a major degree of contribution to the purpose.
Overall evaluation	The area (Site CFS 352a) makes a significant contribution to Green Belt purposes. Located to the west of Bollington, it is contained on three sides by residential properties on the Springbank estate to the south and east and development along Albert Road to the north. The area itself is free from urbanising influences, and has robust boundaries formed by existing development along Albert Road and the Springbank estate and the tree lined stream corridor forms a robust western boundary. However part of the southern boundary of the site crosses open land and therefore a green belt boundary would need to be created around the woodland. The area makes a significant contribution in preserving the historic town of Bollington and contributes to restricting urban sprawl and safeguarding the countryside from further encroachment. Development of the site could help to round off the existing settlement pattern.
<b>Overall assessment</b>	Significant Contribution

### Surrounding Green Belt

7.68 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.

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential for release from Green Belt</b>	<b>Impacts on adjacent parcels of releasing this site</b>	<b>Impacts on this site of releasing additional adjacent land</b>
BT19	Significant Contribution	In addition to site CFS352a this parcel contains site CFS352 of which CFS352a forms the eastern part. Site CFS352 is being considered through the site selection methodology.	Site CFS352a occupies the eastern portion of parcel BT19. The northern and eastern boundaries and the majority of the southern boundary correspond to the parcel boundaries. Site CFS352a is separated from the rest of site CFS352 by the tree lined stream corridor. The release of this site would not impact on	If the remainder of site CFS 352 is also considered for release this would not affect site CFS352a but would affect the function and importance of parcel BT19 in relation to the function of the Green Belt. The high points of Site CFS352 are visible from the surrounding countryside and from the Middlewood Way (Hawthorn Road viaduct). To limit this

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
			the integrity of parcel BT19. The overall importance of this parcel in relation to the function of the Green Belt will only be partly affected by the release of this site due to its degree of containment and small site size.	impact the high points of Site CFS 352 should probably be excluded from any development. The western boundary of BT19 formed by the robust boundary of Moss Brow limits encroachment.
BT19	Significant Contribution	In addition to CFS 352a, this parcel contains site CFS 561 which is also being considered through the site selection methodology.	Release of site CFS 352a would leave the majority of parcel BT19 remaining in the Green Belt (remainder of site CFS352 and CFS561).	Potential site CFS 561 land at Henshall Road is south of site CFS 352a. Site CFS 561 forms part of the southern GBAU Parcel BT19. The release of this in isolation would require a recognisable Green Belt boundary to be created using the mature woodland but would not impact on site CFS 352a if this existing screening remained.

7.69 The area also sits within the GBAU General Area P1, which makes a Major Contribution to Green Belt purposes. Release of this site from the Green Belt would reduce the size of this General Area in the southern part of General Area P1 but due to the small size of the site it is not considered that it would undermine the overall Green Belt function of the wider area.

### Exceptional Circumstances

7.70 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 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).

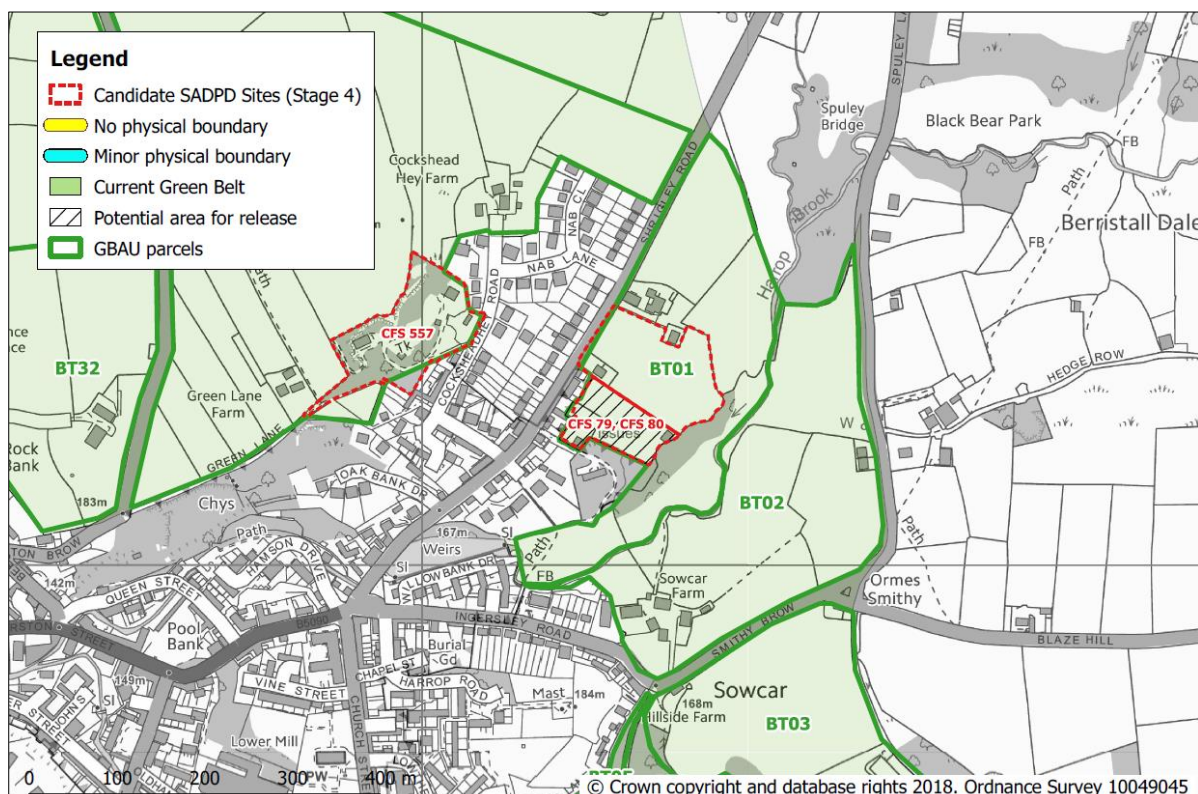
7.71 These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” or a “contribution” to Green Belt purposes).

7.72 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 within GBAU parcel BT19 occupying the far eastern portion of the green belt parcel 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 <b>‘Significant Contribution’</b> 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. A new green belt boundary would need to be created along part of the southern boundary and the western boundary would follow the recognisable boundary of the tree lined stream corridor. The northern and eastern boundaries and the remainder of the southern boundary follow the boundaries of GBAU parcel BT19.
Surrounding Green Belt	Release of site CFS 352a would not undermine the overall 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” or a “contribution” to Green Belt purposes.

## CFS 79 Land to east of 41a Shrigley Road, Bollington



**Map CFS 79: Site Boundary and Potential Area for Release from the Green Belt**

### Relationship of Site to Green Belt Parcels

7.73 The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel BT01 as shown on the map above. The site occupies the western corner of the parcel. The southern and western boundaries of the site correspond to the parcel boundaries. The northern boundary extends through the middle of the parcel and is defined by a pole and wire fence line with some mature trees. The eastern boundary of the site is formed by the mature woodland bordering Harrop Brook.

### Boundary Considerations / Area Considered for Removal from Green Belt

7.74 The western and southern boundaries of the site would follow the existing parcel boundaries. New green boundaries would need to be created along the northern and eastern boundaries. The northern boundary consists of a pole and wire fence and some mature trees – this would need to be reinforced. The eastern boundary is formed by mature woodland bordering Harrop Brook. Both boundaries are recognisable on the OS base map. 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

7.75 The GBAU makes the following assessment of parcel BT01, within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
BT01: Land to the east of Shrigley Road	The parcel has a major contribution to the Green Belt given its role in preserving Bollington's historic setting and special character and in assisting urban regeneration. The parcel has a significant contribution to checking unrestricted sprawl. There is some development within the parcel however the parcel is characterised by open farmland and provides long line views from the settlement toward the Peak District National Park. The parcel has no contribution to preventing towns from merging as there are no settlements located on the eastern side of Bollington. The parcel has a significant contribution preserving the historic setting of the Bollington Conservation Area.	Major Contribution

## Green Belt Assessment of Potential Area for Release

7.76 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	Contribution: The site is well bounded by existing development and is well connected to the urban area. The western part of the site could be said to represent 'rounding-off' of the settlement pattern. The site has a good eastern boundary, formed by mature woodland bordering Harrop Brook although the northern boundary is not so strong. The site plays no role in preventing ribbon development.
2 Prevent neighbouring towns merging into one another	No contribution: The area of land is on the eastern edge of Bollington which is close to the Peak District National Park boundary. There is a no adjacent settlement to Bollington therefore the area of land makes no contribution to maintaining the gap between settlements.
3 Assist in safeguarding the countryside from encroachment	Contribution: The site has some strong boundaries due to the wooded eastern boundary although the northern boundary is not so strong. The site has some urbanising influences as it includes the yard area and buildings to the rear of 41a Shrigley Road. There are also a number of urbanising influences directly adjacent and visible from the site. The majority of the site is open with grazing land and an overgrown area that slopes away towards Harrop Brook. The site has some views towards the surrounding hills but these are limited as the site lies at a lower level than the farmland to the north. Given the level of built form, dense vegetation and partial long-line views, it is considered that overall the site has a limited degree of openness. The site does not serve any of the defined beneficial

<b>Green Belt Purpose</b>	<b>Assessment</b>
	uses of the Green Belt.
4 Preserve the setting and special character of historic towns	Major contribution: Although well screened and visually separate the site is adjacent to the Bollington Conservation Area therefore the site provides a major contribution to preserving the setting of the historic town. It is part of the rural character and setting for the town.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the site makes a significant degree of contribution to the purpose.
Overall evaluation	The site forms a small corner of the wider parcel. It contains some existing level of built development, is reasonably well-contained by the urban area and part of the site would represent 'rounding-off' of the settlement pattern. It makes no contribution to the prevention of towns merging and only a contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment. Although well-screened, the site does make a major contribution to protecting the historic setting of Bollington and it also makes a major contribution in assisting with urban regeneration. Given the differing levels of contributions to each purpose, it has been necessary to consider the fundamental aim of Green Belt policy as set out in NPPF para 133, "to prevent urban sprawl by keeping land permanently open, the essential characteristics of Green Belt are their openness and permanence". Although the site makes a major contribution to preserving historic towns and assisting in urban regeneration, it is considered to make a significant contribution overall, when considering the other purposes of Green Belt and the fundamental aim as set out in NPPF para 133.
<b>Overall assessment</b>	<b>Significant Contribution</b>

### Surrounding Green Belt

7.77 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.

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential for release from Green Belt</b>	<b>Impacts on adjacent parcels of releasing this site</b>	<b>Impacts on this site of releasing additional adjacent land</b>
BT02	Major Contribution	This parcel does not contain any potential sites and is not being considered for release from the Green Belt.	GBAU Parcel BT02 lies to the south-east of potential site CFS 79 which lies within Parcel BT01. The impact of releasing site CFS 79 would be the reduction	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
			in open countryside to the east of Bollington. The function of parcel BT02 would be increased.	
BT01	Major Contribution	In addition to CFS 79, this parcel contains site CFS 277 which is also being considered through the site selection methodology.	Release of site CFS 79 would leave the majority of parcel BT01 in the Green Belt. The open area behind the ribbon development along Shrigley Road would be reduced but there are unlikely to be severe visual impacts on the remaining part of parcel BT01 if site CFS 79 was released from the Green Belt.	Potential site CFS 277 land at 59 Shrigley Road is adjacent to site CFS 79, forming the central part of parcel BT01. The release of site CFS 277 in isolation would isolate site CFS 79 and therefore the two sites should be considered in tandem if site CFS 277 was considered for release.

7.78 The area also sits within the GBAU General Area M4, which makes a Major contribution to Green Belt purposes. Release of this site from the Green Belt would not undermine the Green Belt function of the wider area.

### Exceptional Circumstances

7.79 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 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).

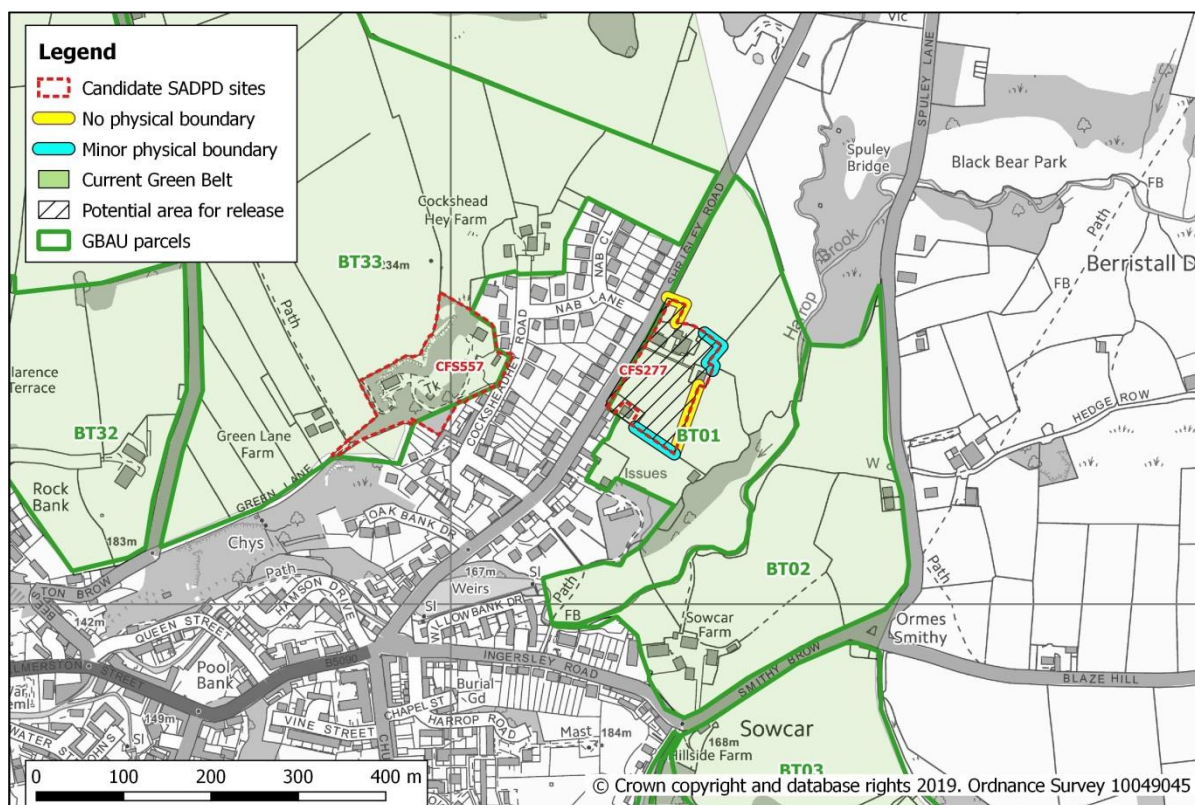
7.80 These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, or a “contribution” to Green Belt purposes).

7.81 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 within GBAU parcel BT01 occupying the western corner of the parcel.
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 ' <b>Significant contribution</b> ' 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. Robust boundaries exist on the western, southern and eastern boundaries but even though the northern boundary is recognisable on the OS base the existing boundary (pole and wire fence and some mature trees) would need to be reinforced to create a new Green Belt boundary.
Surrounding Green Belt	The adjacent potential site CFS 277 should only be considered for release if this site is also considered for release. Release of site CFS 79 would not undermine the overall function of the surrounding Green Belt but adjacent parcel BT02 and the remainder of parcel BT01 will increase in importance in their function.
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.

## CFS 277/FDR1768 Land at 59 Shrigley Road, Bollington



**Map CFS 277/FDR1768: Site Boundary and Potential Area for Release from the Green Belt**

### Relationship of Site to Green Belt Parcels

7.82 The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel BT01 as shown on the map above. The site occupies part of the central portion of the parcel. The western boundary of the site corresponds to the parcel boundary with the built up area of Shrigley Road lying to the west. The southern boundary extends through the middle of the parcel and loops around the semi-detached properties (53 & 55 Shrigley Road) and then is defined by a pole and wire fence line with some mature trees. The eastern boundary of the site crosses the top of the hill (no boundary line) and then follows the hedges/fence around the elevated bungalow (57 Shrigley Road). The northern boundary beyond the complex of buildings (Bollington Air Cadets headquarters, former abattoir buildings and No 57 Shrigley Road) is composed of an open section, a conifer hedge and a fence.

### Boundary Considerations / Area Considered for Removal from Green Belt

7.83 The western boundary would follow the existing parcel boundary. The other boundaries are partly recognisable on the OS base where there are hedges and fences. The eastern boundary is the least well defined as it crosses the brow of the hill. A recognisable green belt boundary would need to be created here. The northern boundary consists of an open section, a conifer hedge and a fence but the buildings adjacent do assist containment. The southern

boundary extends through the middle of the parcel and loops around 53 and 55 Shrigley Road and then is defined by a pole and wire fence line with some mature trees which would need reinforcing. To create a recognisable boundary the two semi-detached properties would also need to be removed from the Green Belt. 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. Boundaries at the detailed map scale show a very thin strip of land between the inset settlement boundary and the site boundary that would also need to be removed from the Green Belt.

### Green Belt Assessment of Parcels

7.84 The GBAU makes the following assessment of parcel BT01, within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
BT01: Land to the east of Shrigley Road	The parcel has a major contribution to the Green Belt given its role in preserving Bollington's historic setting and special character and in assisting urban regeneration. The parcel has a significant contribution to checking unrestricted sprawl. There is some development within the parcel however the parcel is characterised by open farmland and provides long line views from the settlement toward the Peak District National Park. The parcel has no contribution to preventing towns from merging as there are no settlements located on the eastern side of Bollington. The parcel has a significant contribution preserving the historic setting of the Bollington Conservation Area.	Major Contribution

### Green Belt Assessment of Potential Area for Release

7.85 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: Prevents further development to the east of Bollington. The site is bounded by the complex of buildings at No 59 Shrigley Road and development along Shrigley Road and is therefore partly connected to the urban area. The site is bounded by open land to the south and the east of the site is bounded by open land and then the mature woodland bordering Harrop Brook. There are long-line views to the hills of the Peak Park and this site is prominent from Blaze Hill and Hedge Row path. The houses to the west of Shrigley Road are slightly elevated and also have views over the site. The site frontage to Shrigley Road would fill in a gap between 53/55 and 59 Shrigley Road. There is a distinct break in slope level with the end of No 55's curtilage. The eastern part of the site forms a grassy hill, the eastern edge of the site follows the brow of the hill.

<b>Green Belt Purpose</b>	<b>Assessment</b>
2 Prevent neighbouring towns merging into one another	No contribution: The site is on the eastern edge of Bollington which is close to the Peak District National Park boundary. There is a no adjacent settlement to Bollington therefore the site makes no contribution to maintaining the gap between settlements.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: The site has one strong boundary due to the development along Shrigley Road. The site has some urbanising influences as it includes Nos 53, 55 and 57 Shrigley Road and the complex of buildings at 59 Shrigley Road. The rest of the site is open grazing land with a level part fronting Shrigley Road and a grassy slope in the eastern part. There are long-line views to the hills of the Peak Park and this site is prominent from Blaze Hill and Hedge Row path. Due to the open nature of the site between the buildings, the site assists in safeguarding the countryside from encroachment.
4 Preserve the setting and special character of historic towns	Major contribution: The site lies adjacent to the Bollington Conservation Area therefore the parcel provides a major contribution to preserving the setting of the historic town. It is part of the rural character and setting for the town.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Bollington has 7.3% 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 Green Belt purposes. Located to the east of Bollington it is partly bounded by development along Shrigley Road and despite the urbanising influences of the complex of buildings at 57/59 Shrigley Road the site remains open in character. The site only has one robust boundary along the western edge. The southern boundary is partly recognisable on the OS base but crosses open land as does the eastern boundary. The northern boundary again is mainly recognisable on the OS base apart from the small section adjacent to Shrigley Road. The site makes a major contribution to assisting urban regeneration and protecting the historic setting of Bollington. The site also makes a significant contribution in safeguarding the countryside from further encroachment and urban sprawl. Development of the site would extend development along Shrigley Road and out into the open countryside but would mirror the development on the western side of Shrigley Road.
<b>Overall assessment</b>	<b>Major Contribution</b>

## Surrounding Green Belt

7.86 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
BT02	Major Contribution	This parcel does not contain any potential sites and is not being considered for release from the Green Belt.	GBAU Parcel BT02 lies to the south-east of potential site CFS 277/FDR1768 which lies within Parcel BT01. The impact of releasing site CFS 277/FDR1768 would be the reduction in open countryside to the east of Bollington. The function of parcel BT02 would be increased.	No adjacent land considered for release.
BT01	Major Contribution	In addition to CFS 277/FDR1768, this parcel contains site CFS 79 which is also being considered through the site selection methodology.	Release of site CFS 277/FDR1768 would remove part of the central Green Belt portion of parcel BT01 and potentially leave an isolated area to the south (Site CFS 79.) The release of site CFS 277/FDR1768 in isolation would partially isolate site CFS 79 and therefore the two sites should potentially be considered in tandem if site CFS 277/FDR1768 was considered for release.	Potential site CFS 79 land at 41a Shrigley Road is adjacent to site CFS 277/FDR1768, forming the western corner of parcel BT01. The open area behind the ribbon development along Shrigley Road would be reduced but there are unlikely to be severe visual impacts on the remaining part of parcel BT01 if site CFS 79 was released from the Green Belt.

7.87 The area also sits within the GBAU General Area M4, which makes a Major contribution to Green Belt purposes. Release of this site from the Green Belt would not undermine the Green Belt function of the wider area.

### Exceptional Circumstances

7.88 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 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).

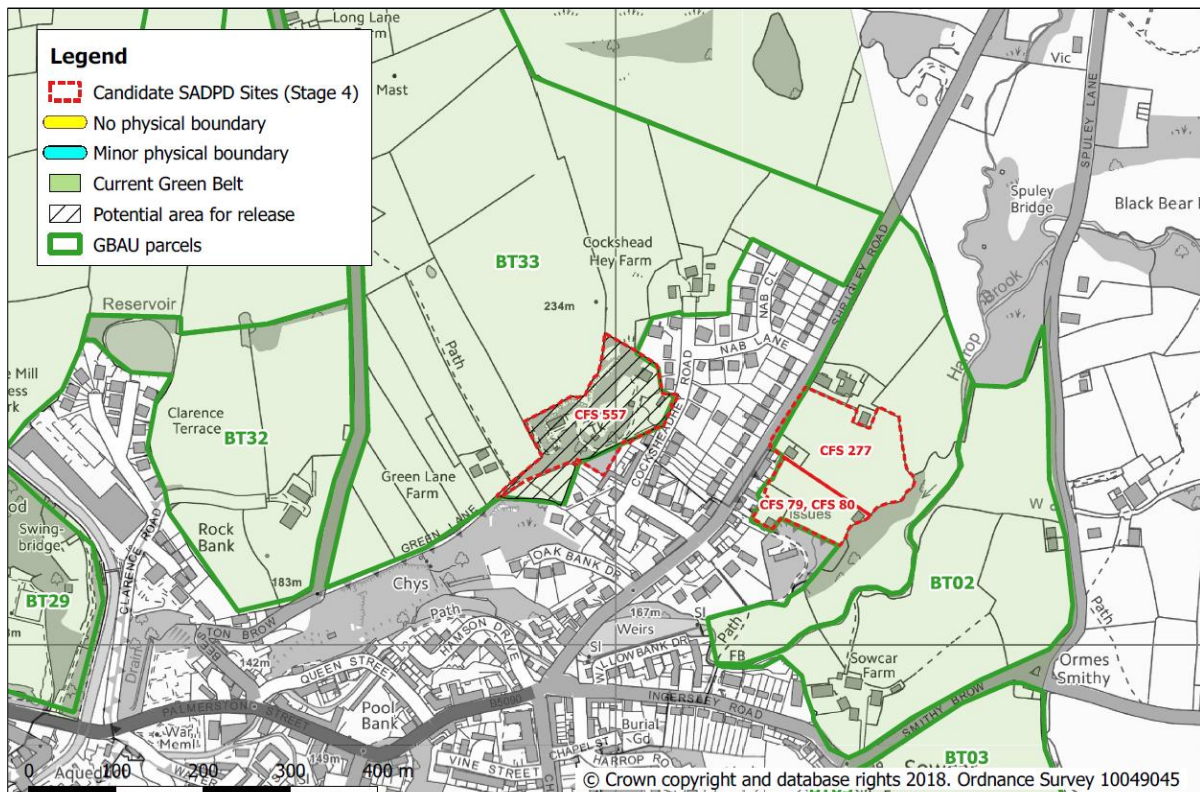
7.89 These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, a “contribution” or a “significant contribution” to Green Belt purposes).

7.90 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 within GBAU parcel BT01 occupying part of the central portion of the parcel.
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 <b>‘Major contribution’</b> to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would need to be defined by creating/using physical features that are readily recognisable and likely to be permanent. One robust boundary exists on the western boundary. However the northern, southern and eastern boundaries need to be created/strengthened. Even though the southern boundary is recognisable on the OS base the existing boundary (pole and wire fence and some mature trees) would need to be reinforced to create a new Green Belt boundary plus the two semi-detached properties would need to be removed from the Green Belt. The eastern boundary where it follows the brow of the hill would require a recognisable boundary to be created and the northern boundary would also need strengthening. The release of this site could potentially leave an isolated area (CFS 79) but the remaining part of parcel BT01 would loop around site CFS277/FDR1768..
Surrounding Green Belt	Release of site CFS 277/FDR1768 would partially undermine the overall function of the surrounding Green Belt and adjacent parcel BT02 and the remainder of parcel BT01 will increase in importance in their function.
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,” “contribution” or a “significant contribution” to Green Belt purposes.

## CFS 557 Cocksheadhey Road, Bollington



**Map CFS 557: Site Boundary and Potential Area for Release from the Green Belt**

### Relationship of Site to Green Belt Parcels

7.91 The site is located entirely within the North Cheshire Green belt. It lies within GBAU parcel BT33 as shown on the map above. The site occupies a small portion of the parcel along its southern boundary. The southern and eastern boundaries of the site mainly correspond to the parcel boundaries in this area. The northern boundary does not follow a parcel boundary but follows the line of a former quarry. The western boundary follows the line of an existing footpath.

### Boundary Considerations / Area Considered for Removal from Green Belt

7.92 As described above the southern and eastern boundaries use the parcel boundaries. The northern boundary follows the former quarry edge and field boundaries which are identifiable on the OS base as is the western boundary that follows an existing footpath. An isolated triangle of land would remain south of the footpath – this would also need to be removed from the Green Belt. The detailed site selection work would need to consider an appropriate designation for this land.

## Green Belt Assessment of Parcels

7.93 The GBAU makes the following assessment of parcel BT33, within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
BT33 Cocksheadhey Road, Bollington	The parcel has a major contribution to safeguarding the countryside by providing a significant degree of openness despite some urbanising features within the parcel. There are open long line views towards to the Peak District National Park which have a major degree of openness. The parcel significantly contributes to preventing urban sprawl, although there is some development within the parcel, the parcel prevents further development. The parcel also contributes to preserving the historic settlement of Bollington. The parcel has no contribution to preventing the merging of towns.	Major Contribution

## Green Belt Assessment of Potential Area for Release

7.94 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: There is built development on the southern side and open countryside on the northern side. The site does contain urbanising features but also contains areas of mature woodland which together with the quarry edge create a sense of enclosure which contrasts with the open fields to the north.
2 Prevent neighbouring towns merging into one another	No contribution: The site is on the north eastern edge of Bollington which is close to the Peak District National Park boundary. There is a no adjacent settlement to Bollington in this direction therefore the site makes no contribution to maintaining the gap between settlements.
3 Assist in safeguarding the countryside from encroachment	Major/Significant Contribution: There are urbanising features within the site and the wooded nature and enclosed nature of the site provide a wooded buffer to the open fields beyond. The site does not have open views due to the nature of the vegetation; the open views are achieved from the site edges once the former quarry boundary is reached. The site therefore forms a useful buffer preventing further encroachment. The site has a beneficial use in terms of biodiversity with high wildlife value due to the deciduous woodland.
4 Preserve the setting and special character of historic towns	Significant contribution: The site lies within the Bollington Conservation Area. The site has a significant contribution to preserving the setting of the historic town of Bollington particularly with its wooded nature which is a feature of the edge of Bollington and its former quarrying past.
5 Assist in urban regeneration, by encouraging the recycling	Major contribution: Bollington has 7.3% brownfield urban capacity for potential development, therefore the site makes a significant degree of contribution to the purpose.

<b>Green Belt Purpose</b>	<b>Assessment</b>
of derelict and other urban land	
Overall evaluation	The site has a major contribution to safeguarding the countryside by providing a wooded buffer despite some urbanising features within the parcel. There are no long line views apart from views from the edge of the site. The site significantly contributes to preventing urban sprawl, although there is some development within the site, the site prevents further development and has a beneficial role regarding biodiversity. The site also contributes to preserving the historic settlement of Bollington. The site has no contribution to preventing the merging of towns.
<b>Overall assessment</b>	<b>Major Contribution</b>

### Surrounding Green Belt

7.95 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.

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential for release from Green Belt</b>	<b>Impacts on adjacent parcels of releasing this site</b>	<b>Impacts on this site of releasing additional adjacent land</b>
BT33	Major Contribution	The site occupies a small portion of the parcel along its southern boundary. The southern and eastern boundaries of the site mainly correspond to the parcel boundaries in this area. The northern boundary does not follow a parcel boundary but follows the line of a former quarry. The western boundary follows the line of an existing footpath. The isolated triangle of land to the south of the footpath would need to be removed from the Green Belt if this site was considered for release.	The overall importance of this parcel in relation to the function of the Green Belt will only be partly affected by the release of this site due to its degree of enclosure and small site size. However it does perform as an important wooded buffer on the edge of the urban area.	No other land is being considered for release within this parcel.

7.96 The area also sits within the GBAU General Area P1, which makes a Major contribution to Green Belt purposes. Release of this site from the Green Belt

would reduce the size of this General Area particularly in the southern part of General Area P1 but it is not considered that it would undermine the overall Green Belt function of the wider area.

### Exceptional Circumstances

- 7.97 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 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).
- 7.98 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).
- 7.99 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 site occupies a small portion of parcel BT33 along its southern boundary.
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 ' <b>Major contribution</b> ' 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. The southern and eastern boundaries of the site mainly correspond to the parcel boundaries in this area. The northern boundary does not follow a parcel boundary but follows the line of a former quarry (a recognisable boundary). The western boundary follows the line of an existing footpath. The isolated triangle of land to the south of the footpath would need to be removed from the Green Belt if this site was considered for release.
Surrounding Green Belt	Release of site CFS 557 would not undermine the overall 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,” a “contribution” or “significant contribution” to Green Belt purposes.

## Appendix 3: Traffic Light Forms

### FDR855a Land to the south of Grimshaw Lane, Bollington

- Gross Site Area: 0.31ha, 10 dwellings, Green Belt, Site being considered for Safeguarded Land

Criteria	Category	Commentary
1. Economically viable?	G	The site falls into charging Zone 4 in the Community Infrastructure Levy Charging Schedule
2. Landscape impact?	R	The plot is a prominent sloping site located within the boundary of the Peak Fringe Local Landscape designation (LLD). The site is also adjacent to the Kerridge Conservation area and is bound by a dry stone retaining wall on Grimshaw Lane. There are long-line views out to the Cheshire Plain due to the elevated nature of the site.
3. Settlement character and urban form impact?	G	There is built development on three/four sides; to the north the school playing fields and garden curtilage opposite have an open character
4.Strategic Green Gap?	G	The site is not located in the Strategic Green Gap.
5.Compatible neighbouring uses?	G	There are residential properties on all four sides plus school playing fields
6.Highways access?	R	No existing access from Grimshaw Lane (stone wall); private access track on eastern boundary; Existing access to northern plot unsuitable to serve further development due to poor visibility along Grimshaw Lane. May be possible to access from southern site FDR855b across private access track; owners of site would need right of access across private track.
7.Highways impact?	G	Minimal highways impact if access sorted
8.Heritage assets impact?	A	Plot adjoins Grimshaw Lane– adjacent to the Kerridge Conservation Area – elevated area between existing housing; bound by a dry stone retaining wall. The open aspect of this area of land together with the solid stone retaining wall to Grimshaw Lane helps to maintain the rural and open feeling of this part of Bollington. This is particularly true when viewed from the junction of Hurst Lane and Grimshaw Lane towards the long distance views of the surrounding countryside. <i>A heritage impact assessment would be needed to establish the significance of the heritage assets and potential for harm.</i>
9.Flooding/drainage issues?	G	Flood Zone 1, low risk of surface water on site. No surface water sewers adjacent to these sites. Both sites slope towards the highway. Drainage would need to be carefully designed to ensure no flooding on or offsite, with appropriate boundary controls/drainage between plots and to adjacent

Criteria	Category	Commentary
		properties/highway; infiltration should be explored as a first choice for surface water discharge.
10.Ecology impact?	A	Grassland habitats appear to be of low nature conservation value. Could be potential for protected species to occur on site, but impacts on these could be mitigated by means of standard methodologies
11.TPO's on/immediately adjacent?	G	No TPOs on site or on boundary; couple of mature trees on boundary with private track
12.In an AQMA?	G	Not in an AQMA
13.In/adjacent to an area of mineral interest?	A	In a known mineral resource area for coal, sand & gravel and sandstone
14.Accessibility?	G	Accessible site (16G, 3A, 1R) Amber criteria relate to access to railway station cash machine and leisure facilities; red criterion relates to access to secondary school
15.Public transport frequency?	G	Commutable bus service to Macclesfield and Stockport
16.Brownfield/greenfield?	R	Greenfield
17.Agricultural land?	G	Grade 4 Zone
18.Contamination issues?	A	Natural contamination issue only. Location within a Radon Affected Area so properties will need to be built with appropriate protection.
19.Employment land loss?	G	There would be no loss of employment land
20.Distance to existing employment areas?	G	Within 500m of the Lower Mill employment area

## FDR855b Land between 15 and 17a Jackson Lane, Bollington

- Gross Site Area: 0.25ha, 10 dwellings, Green Belt, Site being considered for Safeguarded Land

Criteria	Category	Commentary
1. Economically viable?	G	The site falls into charging Zone 4 in the Community Infrastructure Levy Charging Schedule
2. Landscape impact?	A	The plot is a sloping site located within the boundary of the Peak Fringe Local Landscape designation (LLD) and within the boundary of the Kerridge Conservation area and is bound by a dry stone retaining wall. Any impacts can be mitigated against. The site is bound to the north and south by existing residential dwellings.
3. Settlement character and urban form impact?	G	There is built development on all four sides
4. Strategic Green Gap?	G	The site is not located in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	There are residential properties on all four sides
6. Highways access?	A	No existing access from Jackson's Lane (stone wall); private access track on western boundary; Access to Jacksons Lane could be created to serve the site, with potential to serve the adjoining northern site.
7. Highways impact?	G	Minimal highways impact
8. Heritage assets impact?	A	Plot adjoins Jackson Lane – within Kerridge Conservation Area – sloping infill plot between existing housing; bound by a dry stone retaining wall. This area of land within the Kerridge Conservation Area contributes to the open feeling of this area; whilst there are residential units to the top of this area of land they are set well back from the road leaving this open area of land before entering the built environment with the stone built terraces. <i>A heritage impact assessment would be needed to establish the significance of the heritage assets and potential for harm.</i>
9. Flooding/drainage issues?	G	Flood Zone 1, low risk of surface water on site. No surface water sewers adjacent to these sites. Both sites slope towards the highway. Drainage would need to be carefully designed to ensure no flooding on or offsite, with appropriate boundary controls/drainage between plots and to adjacent properties/highway; infiltration should be explored as a first choice for surface water discharge.
10. Ecology impact?	A	Grassland habitats appear to be of low nature conservation value. Could be potential for protected species to occur on site, but impacts on these could be mitigated by means of standard methodologies/local plan policies
11. TPO's on/immediately adjacent?	A	Oak on south west corner/boundary of site (Bollington 17a Jackson Lane TPOs 2008)

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Criteria	Category	Commentary
		Also large mature high value Lime (CA not TPO) located adjacent to number 15 Jackson Lane Kerridge, so whole road frontage cannot be developed
12.In an AQMA?	G	Not in an AQMA
13.In/adjacent to an area of mineral interest?	A	In a known mineral resource area for coal, sand & gravel and sandstone
14.Accessibility?	G	Accessible site(15G, 4A, 1R) Amber criteria relate to access to railway station children's play ground, cash machine and leisure facilities; red criterion relates to access to secondary school
15.Public transport frequency?	G	Commutable bus service to Macclesfield and Stockport
16.Brownfield/greenfield?	R	Greenfield
17.Agricultural land?	G	Grade 4 Zone
18.Contamination issues?	A	Natural contamination issue only. Location within a Radon Affected Area so properties will need to be built with appropriate protection.
19.Employment land loss?	G	There would be no loss of employment land
20.Distance to existing employment areas?	G	Within 500m of the Lower Mill employment area

## FDR2818a Overflow car park at Hollin Hall Hotel, Bollington

- Gross Site Area: 0.12ha, 4 dwellings, Green Belt, Site being considered for Safeguarded Land

Criteria	Category	Commentary
1. Economically viable?	G	The site falls into charging Zone 4 in the Community Infrastructure Levy Charging Schedule
2. Landscape impact?	A	The plot is located within the boundary of the Peak Fringe Local Landscape designation (LLD) and within the boundary of the Kerridge Conservation Area. It is bound by existing residential development to the north and west and Hollin Hall Hotel to the east. The site is currently an overflow car parking area.
3.Settlement character and urban form impact?	G	There is built development on three sides; to the south there is an open grassed area
4.Strategic Green Gap?	G	The site is not located in the Strategic Green Gap.
5.Compatible neighbouring uses?	G	There are residential properties on two sides; the hotel complex to the east and open land to the south
6.Highways access?	A	Existing access through hotel complex off Jackson's Lane; Dean Close to west – turning head – Access could be created from Dean Close which could also serve the southern area.
7.Highways impact?	G	Traffic impact associated with 4 dwellings would be negligible.
8.Heritage assets impact?	R	Plot within Kerridge Conservation Area and Hollin Hall Hotel (listed building Grade II) lies to the east. This area of land is both within the Conservation Area, within the curtilage of the listed building and within green belt land. There is no enabling justification for the benefit of the listed building for the building of property within this overflow car park which would detract from the setting of this listed building. The same is true for the area of grassed land to the South of the car park, and would be even more damaging to the setting of the listed building. <i>A heritage impact assessment would be needed to establish the significance of the heritage assets and potential for harm.</i>
9.Flooding/drainage issues?	G	Floodzone 1, low surface water risk on site. Infiltration should be explored as a first choice for surface water discharge.
10.Ecology impact?	G	No ecological concerns
11.TPO's on/immediately adjacent?	A	TPOs on site boundary – bank of mature trees on eastern boundary (Bollington – Kerridge TPO 1974 – mixed hardwoods and conifers W11) Detailed comments: Both sites FDR2818A and FDR2818B are located within the Kerridge Conservation Area all trees presenting a stem diameter greater than 75mm at 1.5 metres above ground level are protected as part of the

Criteria	Category	Commentary
		<p>Conservation Area designation; trees are specifically mentioned within the CA appraisal. Trees protected as part of the Macclesfield Borough Council (Bollington - Kerridge) Tree Preservation Order 1974 (W11) are located adjacent to the East of the site on an elevated banking. The area is presently laid down to car parking hard standing, some development could be accommodated within a sensitive design layout which accords with the requirements of current best practice BS5837:2012 Trees in Relation to Design Demolition and Construction – Recommendations</p> <p>The existing TPO covering both sites was made in 1974, a desk top survey identifies significant additional mature trees cover worthy of formal protection in addition to the present Conservation Area designation, a review of the TPO should be undertaken.</p>
12.In an AQMA?	G	Not in an AQMA
13.In/adjacent to an area of mineral interest?	A	In a known mineral resource area for coal, sand & gravel and sandstone
14.Accessibility?	G	Accessible site (15G, 4A, 1R) Amber criteria relate to access to railway station amenity OS and children's play and leisure facilities; red criterion relates to access to secondary school
15.Public transport frequency?	G	Commutable bus service to Macclesfield and Stockport
16.Brownfield/greenfield?	G	Brownfield
17.Agricultural land?	G	Grade 4 Zone
18.Contamination issues?	A	Very minor risk of contamination from site's use as a car park
19.Employment land loss?	G	There would be no loss of employment land
20.Distance to existing employment areas?	G	Within 500m of the Grimshaw Lane employment area

## FDR2818b Land south of the overflow car park at Hollin Hall Hotel, Bollington

- Gross Site Area: 0.2ha, 6 dwellings, Green Belt, Site being considered for Safeguarded Land

Criteria	Category	Commentary
1. Economically viable?	G	The site falls into charging Zone 4 in the Community Infrastructure Levy Charging Schedule
2. Landscape impact?	R	The plot is located within the boundary of the Peak Fringe Local Landscape designation (LLD) and within the boundary of the Kerridge Conservation Area. It is bound by existing residential development to the west, a car park to the north and Hollin Hall Hotel to the east. The site is bound to the south by the wider designated landscape, open countryside and Conservation Area. Site visible from Macclesfield Canal.
3. Settlement character and urban form impact?	G	There is built development on three sides; to the south there is open countryside
4. Strategic Green Gap?	G	The site is not located in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	There are residential properties and the tarmac car park on two sides; the hotel complex to the east and open countryside to the south
6. Highways access?	A	Existing access through hotel complex off Jackson's Lane to tarmac car park to north; Dean Close to west – turning head – access could be achieved here through northern plot/car park
7. Highways impact?	G	Minimal highways impact
8. Heritage assets impact?	R	Plot within Kerridge Conservation Area and Hollin Hall Hotel (listed building Grade II) lies to the east. This area of land is both within the Conservation Area, within the curtilage of the listed building and within green belt land. There is no enabling justification for the benefit of the listed building for the building of property within this overflow car park which would detract from the setting of this listed building. The same is true for the area of grassed land to the South of the car park, and would be even more damaging to the setting of the listed building. <i>A heritage impact assessment would be needed to establish the significance of the heritage assets and potential for harm.</i>
9. Flooding/drainage issues?	G	Floodzone 1, low surface water risk on site. Infiltration should be explored as a first choice for surface water discharge.
10. Ecology impact?	A	Southern site should look to maintain the existing trees. Bats may be affected if any mature trees were removed. Potential for other protected species to occur on site, but impacts could be mitigated.
11. TPO's on/immediately	A	TPOs on site boundary – bank of mature trees on

Criteria	Category	Commentary
adjacent?		<p>eastern boundary (Bollington – Kerridge TPO 1974 – mixed hardwoods and conifers W11) plus TPOs on southern and western boundaries G30.</p> <p>Detailed comments: Both sites FDR2818A and FDR2818B are located within the Kerridge Conservation Area all trees presenting a stem diameter greater than 75mm at 1.5 metres above ground level are protected as part of the Conservation Area designation; trees are specifically mentioned within the CA appraisal. Amber / Red - Trees protected as part of the Macclesfield Borough Council (Bollington - Kerridge) Tree Preservation Order 1974 (W11 &amp; G30) are located to the East of the site on an elevated banking and forming the south south western edge of the site. The area is formally laid to lawn with tree cover extending across the majority of the site, only the central core of the site is completely open; <u>red element</u>: apart from the northern edge abutting FDR2818A any development will be difficult to accommodate without significantly impacting on the important high value tree cover. A sensitive design layout which accords with the requirements of current best practice BS5837:2012 Trees in Relation to Design Demolition and Construction - Recommendations</p> <p>The existing TPO covering both sites was made in 1974, a desk top survey identifies significant additional mature trees cover worthy of formal protection in addition to the present Conservation Area designation, a review of the TPO should be undertaken.</p>
12.In an AQMA?	G	Not in an AQMA
13.In/adjacent to an area of mineral interest?	A	In a known mineral resource area for coal, sand & gravel and sandstone
14.Accessibility?	G	Accessible site (15G, 4A, 1R) Amber criteria relate to access to railway station amenity OS and children's play and leisure facilities; red criterion relates to access to secondary school
15.Public transport frequency?	G	Commutable bus service to Macclesfield and Stockport
16.Brownfield/greenfield?	R	Greenfield
17.Agricultural land?	G	Grade 4 Zone
18.Contamination issues?	G	Would class southern area as GREEN due to no former potentially contaminative uses.
19.Employment land loss?	G	There would be no loss of employment land
20.Distance to existing employment areas?	G	Within 500m of the Grimshaw Lane employment area

## CFS 567 Oak Lane/Greenfield Road, Bollington

- Gross Site Area: 0.3ha, 9 dwellings, Green Belt, Site being considered for Safeguarded Land

Criteria	Category	Commentary
1. Economically viable?	G	The site falls into charging Zone 4 in the Community Infrastructure Levy Draft Charging Schedule
2. Landscape impact?	A	LCT - urban; Peak Park Fringe – ASCV. Mature trees/hedge currently screens the site; views to Kerridge Hill and to public footpath from Jackson lane to Clarke Lane; Backdrop of dwellings to site
3. Settlement character and urban form impact?	G	There is built development on three sides to the west, north and east. To the south is open countryside.
4. Strategic Green Gap?	G	The site is not located in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	There are residential properties on three sides to the west, north and east. To the south there are fields.
6. Highways access?	A	Existing access but scores amber as access/visibility will need improving. (Access from the end of Greenfield Road then private road to houses in west (6 dwellings plus domestic stables); sharp bend into private road; would need to create access through hedge/tree line) Highway Comments: The access will need to be widened/improved to allow two way traffic and ensure sufficient driveway visibility for the existing dwelling on the corner. Latest highway update: the neighbouring farm suggest they may be willing to offer land for road widening and drainage. Owner confirmed that site benefits from access rights via Greenfield Road
7. Highways impact?	G	No known issues that would prevent a development of 9 dwellings in this location; negligible highway impact
8. Heritage assets impact?	G	Kerridge Conservation Area to south of site – no meaningful impact on setting of Conservation Area provided that the majority of the tree/hedge on the boundary are retained. Need to mention tree/hedge retention in policy
9. Flooding/drainage issues?	G	No known flooding issues
10. Ecology impact?	G	Bollington Neighbourhood Plan – not noted for its wildlife value; hedges and mature trees on boundaries; overgrown site – shrubs, nettles; mature trees/hedge line on frontage; area would need a survey
11. TPO's on/immediately adjacent?	A	TPOs adjacent to west - The several Elm, Sycamore, Horse and Sweet Chestnut, Ash, Cherry, and Oak standing in the area numbered A10 on the map.
12. In an AQMA?	G	Not in an AQMA

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Criteria	Category	Commentary
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for shallow coal, sandstone and sand & gravel. The Coal Authority should be consulted on any planning application for the development of this site. Due to the size of the site it is likely that sandstone and sand & gravel mineral extraction will not be viable.
14. Accessibility?	G	(18G, 2R) Poor access to secondary school and railway station only
15. Public transport frequency?	G	Commutable bus service to Macclesfield and Stockport
16. Brownfield/greenfield?	R	Greenfield
17. Agricultural land?	G	Grade 4
18. Contamination issues?	G	Adjacent to a former Mill. Phase 1 contaminated land assessment would be required with submission. SADPD consultation suggested presence of former mine: historical mapping reviewed - could see nothing that indicated a mine, however the geology is lower coal measures. Any mine present would predate 1880. A coal mining search could resolve this query easily.
19. Employment land loss?	G	There would be no loss of employment land
20. Distance to existing employment areas?	G	Within 500m of the Grimshaw Lane employment areas

## CFS 561 Henshall Road, Bollington

- Gross Site Area: 2.0ha, 40 dwellings, Green Belt, Site being considered for Safeguarded Land

Criteria	Category	Commentary
1. Economically viable?	G	The site falls into charging Zone 4 in the Community Infrastructure Levy Charging Schedule.
2. Landscape impact?	A	LCT – Higher Farms and Woods; shrubs and grassland; restricted views into site from Henshall Road because of hedge/mature trees; woodland area in north and high ground visible from surrounding hills and from high point on Springbank Road Proposal retains woodland – needs to be protected open space. The landscape impact would score red if the woodland were not retained.
3. Settlement character and urban form impact?	G	There is built development on three sides to the west, south and east. To the north beyond the wooded northern part there is open land and then Albert Road further north.
4. Strategic Green Gap?	G	The site is not located in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	There are residential areas on three sides to the west, south and east. To the north beyond the wooded northern part there is open land and then Albert Road further north.
6. Highways access?	G	There is existing access to Henshall Lane which will need improvements. (Gated access off Henshall Road – wire gates; access on slight bend near junction with Ovenhouse Lane)
7. Highways impact?	G	No known issues that would prevent a development of 40 dwellings in this location Application will need to be supported by a Transport Statement.
8. Heritage assets impact?	A	Bollington CA lies to the west. The site is separated from the Bollington Cross CA by the cul de sac of Hall Hill and many of the trees within the site appear to be self-sown (rather than it being a historic woodland). Nevertheless, the more mature trees along the frontage of the site, the dry-stone wall along part of the frontage and the prominent mound at the E end of the frontage all contribute positively to the views out from the CA, the approach to it and thus to the setting of the CA. The harmful impact of development on the site could be reduced by: retaining the positive features; restricting development to the rear of the site and; removing the unsightly concrete post and wire fence at the W end of the frontage. A Heritage Impact Assessment would be required
9. Flooding/drainage issues?	G	No known flooding issues Latest response re flooding: Flood zone 1. Low risk of surface water flood risk. Ordinary watercourse



Criteria	Category	Commentary
		runs through the site, 675diameter culvert following the line of Nursery Road North through the site. Any alterations to the watercourse would require consent from the LLFA. Opening up of the culvert would be encouraged by the LLFA. Potential exists for this feature to alleviate the flooding experienced upstream and create a green corridor through the site and a potential surface water discharge point(s) following consultation and consent with the LLFA. No development permitted within 8m of the watercourse corridor without prior written consent of the LLFA. Red line below shows indicative watercourse route as currently understood by the LLFA. UU response looks fine and doesn't suggest any problems with drainage connection – excellent opportunities here to restore the watercourse and drain sustainably. Agents again confirmed in their response at the initial Publication Draft SADPD stage that development of the site could be delivered without increasing flood risk; foul drainage could be achieved and gravity discharge.
10. Ecology impact?	A	Neighbourhood Plan – medium/high wildlife value (woodland area high wildlife value) and wildlife corridor; shrubs and grassland lower part of site adjacent Henshall road; upper part mature woodland (National Inventory – Priority Woodland) on highest part of site; mature trees and hedges on boundaries (woodland red – need to retain woodland; rest of site amber) Proposal retains woodland – needs to be protected open space with appropriate management of woodland.
11. TPO's on/immediately adjacent?	A	TPOs on site –groups of trees northern edge and some on frontage and various boundary trees. (Blanket TPO -Several trees of whatever species within the area marked A1 on the map.) Particularly important to retain frontage trees and the sycamore in the western group of trees (T2) as well as the northern woodland.
12. In an AQMA?	G	Not in an AQMA
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for shallow coal and sand & gravel. The Coal Authority should be consulted on any planning application for the development of this site. Due to the size of the site it is likely that sand and gravel mineral extraction will not be viable.
14. Accessibility?	G	(19G, 1R) Access to secondary school only poor score) Very accessible site
15. Public transport frequency?	G	Commutable bus service to Macclesfield and Stockport
16. Brownfield/ greenfield?	R	Greenfield
17. Agricultural land?	A	Grade 3

Criteria	Category	Commentary
18. Contamination issues?	R	Very High. Site is Henshall Road landfill site. Potential gassing waste. Phase 1 and Phase 2 contaminated land assessments would be required with submission. Would recommend that the woodland area be handed over to the Community only once it is assessed, remediated and planted. Depending on contamination present, would need specific direction as to how to manage the woodland and possibly where not to dig. Would need to resolve all liability issues before handing to community.
19. Employment land loss?	G	There would be no loss of employment land
20. Distance to existing employment areas?	G	Within 500m of Lowerhouse Mill employment area

## CFS 352 Land at Hall Hill, Bollington

- Gross Site Area: 3.64ha, 80-90 dwellings, Green Belt, Site being considered for Safeguarded Land

Criteria	Category	Commentary
1. Economically viable?	G	The site falls into charging Zone 4 in the Community Infrastructure Levy Charging Schedule
2. Landscape impact?	R	LCT – Higher Farms and Woods; site rises to high points in south of site; valley feature sloping down to Dean Valley School; extensive views across to hills and Gritstone Trail; can see the high points of the site from the Middlewood way viaduct (Hawthorn Road crossing); mature trees, shrubs and unimproved grassland. Important open space regarding historic setting of Lowerhouse. Objective to extend CA in Neighbourhood Plan (NP). Maintenance of views important – policy ENE.P2 in Bollington NP.
3. Settlement character and urban form impact?	A	There is built development to the north and east of the site. To the west there are open fields and to the south there is an area of residential properties plus woodland and open land bordering Henshall Road.
4. Strategic Green Gap?	G	The site is not located in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	There are houses and a school to the north; open fields to the west; to the south there are residential areas plus woodland and open land.
6. Highways access?	A	Access would have to be created off Ashbrook Road but very narrow and no turning head (disused dropped vehicle crossing); Moss Brow emergency access but very narrow – no footway in one section (disused dropped vehicle crossing). Neither road is considered to be suitable for access up to 90 dwellings.
7. Highways impact?	A	A Transport Statement/Assessment will be needed to assess the traffic impact on the local highway network.
8. Heritage assets impact	A	The site has been identified in the Bollington Neighbourhood Plan as having some heritage significance and so could be classed as a non-designated Heritage Asset. In any event, it forms part of the setting of the existing Bollington Cross Conservation Area. Development on the site would affect: trees; the skyline and; the open character, appearance and significance of the Conservation Area's setting. A Heritage Impact Assessment would be required
9. Flooding/drainage issues?	G	No known flooding issues; (valley feature crosses site) Floodzone 1, low surface water risk. Open watercourse borders western site boundary. No development within 8m of

Criteria	Category	Commentary
		watercourse, and no discharges without written consent of the LLFA. Watercourse to remain open and any culvert sections to be opened up as part of the development.
10. Ecology impact?	A	Neighbourhood Plan – medium wildlife value and wildlife corridor; deciduous woodland adjacent see site CFS 561; edges of site bounded by mature trees and hedges; valley feature; shrubs, bramble areas and unimproved grassland; butterflies and wild flowers present
11. TPO's on/immediately adjacent?	A	TPOs on site – area of woodland to south of site also (Blanket TPO - Several trees of whatever species within the area marked A1 on the map) Important to retain trees along Moss Brow
12. In an AQMA?	G	Not in an AQMA
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for coal and sand & gravel
14. Accessibility?	G	Accessible site (Scores 19G, 1R)
15. Public transport frequency?	G	Commutable bus service to Macclesfield and Stockport
16. Brownfield/greenfield?	R	Greenfield
17. Agricultural land?	A	Grade 3
18. Contamination issues?	R	Adjacent to Henshall Road landfill site. Phase 1 and Phase 2 contaminated land assessments would be required with submission.
19. Employment land loss?	G	There would be no loss of employment land
20. Distance to existing employment areas?	G	Within 500m of Lowerhouse Mill employment area

## CFS 352a Greg Avenue/Ashbrook Road (eastern end of Hall Hill), Bollington

- Gross Site Area: 0.79ha, 15 dwellings, Green Belt, Site being considered for Safeguarded Land

Criteria	Category	Commentary
1. Economically viable?	G	The site falls into charging Zone 4 in the Community Infrastructure Levy Charging Schedule
2. Landscape impact?	A	LCT – Higher Farms and Woods; valley feature sloping down to Dean Valley School is western tree lined boundary; mature trees, shrubs and unimproved grassland; secluded site with access off Greg Ave to north and Ashbrook Road to east
3. Settlement character and urban form impact?	A	There is built development to the north, south and east of the site. To the west beyond the tree lined watercourse there is the rest of the open area of Hall Hill with mature trees, shrubs and unimproved grassland.
4. Strategic Green Gap?	G	The site is not located in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	There are houses and a school to the north; the remainder of the Hall Hill site to the west; to the south there is woodland and housing and to the east there are houses
6. Highways access?	A	Existing access to Ashbrook Road and gated pedestrian access to Greg Avenue. Access would be possible from both Greg Avenue and Ashbrook Road. Access rights from Ashbrook Drive and Greg Ave confirmed by owner/agent (PBD2712)
7. Highways impact?	G	Traffic impact associated with 15 dwellings would be negligible.
8. Heritage assets impact	G	The Bollington Neighbourhood Plan has identified the heritage significance of Lowerhouse and parts of Site 352. Policy BE.02 is that "...the Bollington Cross Conservation Area should be extended to encompass Lowerhouse" Although that part of Site 352 which is W of the watercourse has heritage significance and contributes positively to the setting of the Bollington Cross CA and Lowerhouse, that part to the E of the watercourse: is surrounded on the N, E and S by 20th C houses (and a school); is separated from Moss Brow by the topography and; makes no meaningful contribution to the setting of the Bollington Cross CA or Lowerhouse.
9. Flooding/drainage	G	No known flooding issues; (valley feature

Criteria	Category	Commentary
issues?		western boundary of site) Floodzone 1, low surface water risk. Open watercourse borders western site boundary. No development within 8m of watercourse, and no discharges without written consent of the LLFA. Watercourse to remain open and any culvert sections to be opened up as part of the development. ( United Utilities expressed concerns that wastewater system under pressure in area.)
10. Ecology impact?	A	Neighbourhood Plan – medium wildlife value and part of wildlife corridor; deciduous woodland adjacent see site CFS 561; western edge of site mature trees/stream corridor; shrubs, bramble areas and unimproved grassland.
11. TPO's on/immediately adjacent?	A	TPOs on site – area of woodland to south of site also (Blanket TPO - Several trees of whatever species within the area marked A1 on the map)
12. In an AQMA?	G	Not in an AQMA
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for coal and sand & gravel
14. Accessibility?	G	Accessible site (Scores 18G, 1A, 1R)
15. Public transport frequency?	G	Commutable bus service to Macclesfield and Stockport
16. Brownfield/greenfield?	R	Greenfield
17. Agricultural land?	A	Grade 3
18. Contamination issues?	R	Adjacent to Henshall Road landfill site. Phase 1 and Phase 2 contaminated land assessments would be required with submission.
19. Employment land loss?	G	There would be no loss of employment land
20. Distance to existing employment areas?	G	Within 500m of Lowerhouse Mill employment area

## CFS 79/80 Land to the east of 41a Shrigley Road, Bollington

- Gross Site Area: 0.65ha, 15 dwellings, Green Belt, Site being considered for Safeguarded Land

Criteria	Category	Commentary
1. Economically viable?	G	The site falls into charging Zone 4 in the Community Infrastructure Levy Charging Schedule
2. Landscape impact?	R	<p>LCT Upland Foothills; Peak Park Fringe – ASCV; Grassland, mature trees, overgrown wild area sloping away to brook. Site secluded elements because of change in slope – land falling away along Shrigley Road.</p> <p>This site is located to the east of Shrigley Road and to the rear of existing dwellings, within the boundary of the Peak Fringe Local landscape Designation and adjacent to the Bollington Conservation Area. The site is also in very close proximity to the Peak District National Park boundary, located immediately to the north west.</p> <p>The site forms an important transition between urban Bollington, the Peak Fringe designated landscape and the Peak District National Park</p>
3. Settlement character and urban form impact?	R	There is built development on the north-western side of the site; some development on the southern edge with open countryside on the other two sides.
4. Strategic Green Gap?	G	The site is not located in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	Residential properties to the north-west and south; open fields on the other two sides with Harrop Brook further east
6. Highways access?	G	<p>There is existing access to Shrigley Road which will need improvements. Visibility could be problematic so red element if this cannot be achieved satisfactorily( Access off Shrigley Road through curtilage of 41A (large yard area/access point))</p> <p>Agent now confirmed that owner of site also owns 41a Shrigley Road that could be demolished to create a suitable access (PBD1025).</p>
7. Highways impact?	G	No known issues that would prevent a development of 15 dwellings in this location
8. Heritage assets impact?	A	Development of the site would affect the open rural setting and significance of the Bollington Conservation Area( abutting the site) and the open rural setting and significance of the Vicarage Grade II Listed Building (adjacent) A Heritage Impact

Criteria	Category	Commentary
		Assessment would be required
9. Flooding/drainage issues?	A	No known flooding issues; however drainage issues may be exacerbated as follows: UU system on Shrigley road drops from a 150mm to a 100mm diameter pipe. Ponding/flooding would be expected on the highway. Without careful management of the site drainage this issue may be exacerbated as the site rises up to a small hill as you travel SE towards the back of the site.
10. Ecology impact?	A	Bollington Neighbourhood Plan – area has medium wildlife value – some nature conservation value – would trigger need for proper survey; Local Wildlife Site Grade A to SE – Lower Harrop Brook Meadows; deciduous woodland (on National Inventory of Priority Deciduous Woodland) on southern boundary (need to buffer down to brook and woodland); in CWT report for Bollington Neighbourhood Plan; Grassland, mature trees and wild/overgrown area sloping down to brook
11. TPO's on/immediately adjacent?	G	No TPOs on site.
12. In an AQMA?	G	Not in an AQMA
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for Coal, sand & gravel and sandstone
14. Accessibility?	A	Site on eastern edge of Bollington. Some red and amber scores re access to open space and services and amenities. (9G, 8A, 3R)
15. Public transport frequency?	G	Commutable bus service to Macclesfield and Stockport.
16. Brownfield/greenfield?	R	Majority Greenfield – some of curtilage of 41a included.
17. Agricultural land?	G	The agricultural land quality of the site is Grade 4
18. Contamination issues?	G	Field and yard area. Phase 1 contaminated land assessment required with submission.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	G	Within 500m of the town centre and Lower Mill employment area



## CFS 277 Land at 59 Shrigley Road, Bollington

Gross site area: 1.07 ha, 0.3 ha employment, 38 dwellings, Site being considered for Safeguarded Land

Criteria	Category	Commentary
1. Economically viable?	G	The site falls into charging Zone 4 in the Community Infrastructure Levy Draft Charging Schedule
2. Landscape impact?	R	LCT Upland footslopes; Peak Park Fringe - ASCV; grassland, mature hedges on frontage and north side of site; level area adjoining Shrigley Road then land rises to form a small hill (slopes down to Harrop Brook beyond eastern edge of site); extensive views to hills. This site is located adjacent to Shrigley Road within the boundary of the Peak Fringe Local landscape Designation and is in very close proximity to the Peak District National Park boundary, located immediately to the north west. While the western side of Shrigley Road has a number of residential dwellings, the eastern side and the site offers open and distant views across to the Peaks and the Peak District National Park
3. Settlement character and urban form impact?	R	There is built development on the north-western side of the site and open countryside on the other two/three sides. The abattoir buildings plus a dwelling are on the northern side of the site providing some built form along part of the northern edge.
4. Strategic Green Gap?	G	The site is not located in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	Residential properties to the north-west and open fields on the other three sides with Harrop Brook further east. The abattoir buildings plus a dwelling are on the northern side of the site providing some built form along part of the northern edge.
6. Highways access?	A	Access could be created to Shrigley Road. Application will need to be supported by a Transport Statement. Existing access opposite Nab Lane (green) will need improvements to visibility or new safe access will need to be created (amber overall)
7. Highways impact?	A	(If employment a Transport Statement/Assessment may be needed to assess the Transport Impact on the local highway network)
8. Heritage assets impact?	A	Bollington Historic Triangle Conservation Area lies to the south of the site. The development of the site would have an impact on its open rural character and its role

Criteria	Category	Commentary
		<p>in providing an open rural setting for the Bollington Historic Triangle CA.</p> <p>The former agricultural buildings to the NE of the site appear to date from the late 18th C, have a reasonable degree of authenticity and integrity and should be regarded as non-designated heritage assets</p> <p>The development of the site would have an impact on its open character and its role in providing an open rural setting for these non-designated former agricultural buildings.</p> <p>The proposed development would damage the long distance views from this area. The views from within and from the outside of the Conservation Area would be compromised.</p> <p>Heritage Impact Assessment required</p>
9. Flooding/drainage issues?	A	<p>EA Floodzone 1 - however there is a high risk of surface water on the site which suggests a defined flow path or watercourse may be present. Developer would need to incorporate attenuation for this flood risk on site to reduce on and offsite flooding. Excellent opportunity for a green/blue corridor and use of green suds features on site.</p> <p>Drainage issues may also be exacerbated as follows: UU system on Shrigley Road drops from a 150mm pipe to a 100mm diameter pipe. Ponding/flooding would be expected on the highway. Without careful management of the site drainage this issue may be exacerbated. RAG assessment tending towards red. Infiltration testing required and flood risk assessment.</p>
10. Ecology impact?	R	<p>Bollington Neighbourhood Plan – area has medium wildlife value; Local Wildlife Site Grade A to E - Lower Harrop Brook Meadows; grassland, mature hedge on frontage and conifers on north side of site; level area adjoining Shrigley Road then land rises to form a small hill (before sloping down eastwards to Harrop Brook with an area of mature trees– on National Inventory of Priority Deciduous Woodland)</p> <p>A small part of the proposed allocation is located within Lower Harrop Brook Meadows Local Wildlife Site.</p> <p>The boundary should be amended to exclude</p>

Criteria	Category	Commentary
		<p>any encroachment into the Local Wildlife Site.</p> <p>Grassland habitats on site, that are located outside the Local Wildlife Site, may potentially be of value. A botanical survey would be required to determine this.</p> <p>There is potential for protected species to be present on site, such as bats and barn owls within the existing buildings. Impacts on protected species could be mitigated through the use of standard best practise methodologies.</p>
11. TPO's on/immediately adjacent?	G	No TPOs on site.
12. In an AQMA?	G	Not in an AQMA
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for coal, sand & gravel and sandstone
14. Accessibility?	A	Site on the eastern edge of Bollington. Site scores poorly re access to open space and services and amenities generally (9G, 7A, 4R)
15. Public transport frequency?	G	Commutable bus service to Macclesfield and Stockport
16. Brownfield/greenfield?	A	Greenfield mainly but curtilages of 53 and 55 Shrigley Road included in plan plus No 57 and former abattoir buildings
17. Agricultural land?	G	The agricultural land quality of the site is Grade 4
18. Contamination issues?	A	<p>Fields &amp; semi- detached houses and gardens plus former abattoir; Phase 1 contaminated land assessment required with submission.</p> <p>Former abattoir - previously considered under 09/1099M. Used up to 2003; property known as The Slaughter House. Desk study submitted with application: <a href="https://doc.cheshireeast.gov.uk/aniteim.websearch/(S(zbnizk45hsjmluyte2d45n45))/Download.aspx?ID=6964625">https://doc.cheshireeast.gov.uk/aniteim.websearch/(S(zbnizk45hsjmluyte2d45n45))/Download.aspx?ID=6964625</a></p> <p>Also in a Radon Affected Area so properties will need to be built with appropriate protection.</p>
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	G	Just within 500m of the town centre

## CFS 557 Cocksheadhey Road, Bollington

Gross site area: 2ha, 2 dwellings, Site being considered for Safeguarded Land

Criteria	Category	Commentary
1. Economically viable?	G	The site falls into charging Zone 4 in the Community Infrastructure Levy Draft Charging Schedule
2. Landscape impact?	R	LCT Upland footslopes; Peak Park Fringe - ASCV; secluded site because of mature trees and nature of landform – old quarry. Part of wooded backdrop of this part of Bollington. Need to leave vegetation – otherwise a red.
3. Settlement character and urban form impact?	A	There is built development on the southern side and open countryside on the northern side.
4. Strategic Green Gap?	G	The site is not located in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	There are residential properties on the southern edge and open fields on the northern edge.
6. Highways access?	G	Existing access off Cocksheadhey Road which serves Quarry House – private road
7. Highways impact?	G	No known issues that would prevent a development of 2 dwellings in this location.
8. Heritage assets impact?	A	<p>Within Bollington Conservation Area; Development of site with two houses and provision of access could affect tree cover, the skyline plus character, appearance and significance of Conservation Area.</p> <p>Also could affect setting and significance of Green Lane chimney (Grade II LB) which is a very prominent landmark in the wooded area to the west of the site..</p> <p>Heritage Impact Assessment required.</p>
9. Flooding/drainage issues?	G	No known flooding issues; amber elements as limited options for surface

Criteria	Category	Commentary
		water discharge; infiltration testing required as infiltration preferred option
10. Ecology impact?	A	Mixed site – deciduous woodland and garden areas plus lowland heathland (National Inventory) identified in CWT report and part of core area for wildlife – CWT report. Bollington Neighbourhood Plan - area has high wildlife value. Protected trees as part of Conservation Area status.
11. TPO's on/immediately adjacent?	G	No TPOs on site but trees of a certain size will be protected as part of the Conservation Area status.
12. In an AQMA?	G	Not in an AQMA
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for coal, sand & gravel and sandstone
14. Accessibility?	G	Mixed accessibility to services (Scores 12G, 6A, 2R)
15. Public transport frequency?	G	Commutable bus service to Macclesfield and Stockport
16. Brownfield/greenfield?	A	Greenfield in part; disused quarry and implement store but considerable areas of woodland etc
17. Agricultural land?	G	The agricultural land quality of the site is Grade 4
18. Contamination issues?	A	Quarry and disturbed ground. Phase 1 contaminated land assessment required with submission.
19. Employment land loss?	R	There may be some loss of employment land if implement store/business etc removed.
20. Distance to existing employment areas?	G	Within 500m of the town centre and Lower Mill employment area

## Appendix 4: Heritage Impact Assessments

### Site FDR855a Land to the south of Grimshaw Lane, Bollington SK10 5LY. Rag Assessment: Amber

Heritage Impact Assessments of Sites in Cheshire East. April 2019

Table 1. Site FDR855a. Land to the south of Grimshaw Lane, Bollington SK10 5LY. Pot Dev: circa 10 dwellings. RAG Assessment: Amber

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 upon the significance of the asset with mitigation measures in place.	Conclusions
<p><b>Kerridge Conservation Area</b> A Bollington and Kerridge Conservation Area Appraisal was prepared by Macclesfield Borough Council in 2006. It states: - "Of paramount importance... on the form and appearance of the conservation areas is the undulating topography, the attractive hills, which surround the built-up areas, and the line of the River Dean and its various tributaries." - "... Kerridge, a dispersed settlement set amongst fields and woodland." and "Kerridge still retains the character of a rural settlement with winding, narrow lanes, large, open fields, blocks of woodland, and scattered buildings." - "The landscape setting provides a very important constituent to the character of the Bollington and Kerridge Conservation Areas." - "Kerridge Hill is a particularly important and dominant feature, with further rolling hills (the start of the Pennines) to the east." Medium Heritage Significance</p>	<p>The site is immediately adjacent to the CA and its openness contributes considerably to the setting of the small settlement at the junction of Chancery Lane, Hurst Lane and Grimshaw Lane. The site contributes to the rural and open feeling of this part of the CA, especially when viewed from the junction of Hurst Lane and Grimshaw Lane. Crucially, the site provides an important buffer, separating this historic settlement from the more modern settlement to the W and SW. The topography of the site and its surroundings and the elevated level of the site make it an essential part of the setting of the CA. The continuous high stone retaining wall around the NW boundary of the site was the N boundary of the New Hollin Hall estate and now forms a "gateway", together with the wall on the opposite side of the road, into the CA. The mature trees on the E boundary mark the line of the track to the home farm and the boundary of the CA and contribute to much to the significance of the CA.</p>	<p>The development of the site would: a) be especially prominent due to the topography; b) would lead to the loss of the buffer between the CA and the more modern development and therefore the loss of distinctiveness of the historic settlement; c) would involve the loss of a considerable length of the stone retaining wall and; further fragment the historic park of Hollin New Hall. The development may also involve the loss of the important trees or damage to their root systems. The cumulative impact would be a Major adverse impact on the setting and significance of the CA.</p>	<p>Harm might be reduced by: a) massive excavations to reduce the datum level of any dwellings on the site to reduce their dominance but this in itself would still involve the loss of the openness and the loss of the rounded mound and would be harmful; b) finding an acceptable alternative vehicular access which would not involve the loss of a significant length of the front stone boundary wall (although there is no obvious alternative); c) ensuring that any development does not affect the mature trees or their root systems 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 still be major adverse impact on the setting of the CA.</p>	<p>The openness and elevated topography of the site and the stone boundary wall all contribute to the heritage significance and appearance of the CA. The development of the site would have <b>Moderate/ Large adverse</b> impact which would cause substantial harm to the significance and character of the CA. This suggest that the site should not be included in the SADPD.</p> <p>It is recommended that CEC should give consideration to including this site within the Kerridge CA.</p>

Heritage Impact Assessments of Sites in Cheshire East. April 2019

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 upon the significance of the asset with mitigation measures in place.	Conclusions
<p><u>Hollin Old Hall, Grimshaw Lane (Grade II Listed Building)</u> Formerly hall, then farmhouse, now divided into 2 houses: Early C17 core, addition to rear -and raising of roof mid C18 for Richard Broster, further major addition c1870 for Ascoli family, who remodelled the whole house. Part of the house in Jacobean style with stone-coped gables and a mixture of mullioned and transomed, and mullioned windows. Interior of western half: Essentially C1870. Cellar contains large slab reading "This must stand here forever, Richard Broster 1757". Room has C18 wooden panelling brought from elsewhere. Room to rear has Adam-style fireplace from Tadcaster Hall. A substantial historic hall in substantial landscaped grounds behind high stone wall. <b>Medium Heritage Significance</b></p> <p><u>58 Grimshaw Lane (Grade II Listed Building)</u> Formerly farmhouse now house: C17 with C19 alterations and additions to rear. White-washed, coursed squared sandstone rubble. Kerridge stone-slate roof, stone/ridge and a stone chimney. Gable entry 2-room plan. <b>Medium Heritage Significance</b></p>	<p>The immediate visual setting of Hollin Old Hall is largely contained within the landscaped grounds of the hall on the NW side of Grimshaw Lane, enclosed by the stone wall. The heritage asset is separated from the site by distance, the landscaped grounds and the wall. Even so, the openness of the site makes a small contribution to its wider setting, especially as the hall's main vehicular access is immediately opposite the site. The site is thus especially prominent when viewed on entering/leaving the main driveway of the hall and it makes a small contribution to the wider visual setting of the listed building.</p> <p>No. 58 Grimshaw Lane is located at a much lower level than the site and around a bend in the road. It is also separated from it by distance and there is no inter-visibility between the site and the listed building, with the effect that the site makes no contribution to the setting of this heritage asset</p>	<p>The development of the site would encroach slightly into the open setting of Hollin Old Hall and would have a <b>Negligible/Minor</b> adverse impact on its visual setting.</p> <p>The development of the site would have <b>No Change</b> impact on the setting of 58 Grimshaw Lane.</p>	<p>Harm might be reduced by: a) retaining an open, undeveloped buffer zone of land opposite the main driveway to Hollin Old Hall, to retain an open aspect from the driveway; b) siting the vehicular access in a location which is not directly opposite the entrance to Hollin Old Hall so that the stone wall opposite does not need to be removed/altered) and; c) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i>.</p> <p>No mitigation measures are required to reduce the impact on 58 Grimshaw Lane.</p>	<p>The impact of the development of the site with these mitigation measures in place would be <b>negligible</b> adverse on the setting of Hollin Old Hall.</p> <p>The impact of the development of the site with these mitigation measures in place would involve <b>No Change</b> on the setting of 58 Grimshaw Lane</p>	<p>The impact of the development of the site on the setting of these two listed buildings with mitigation measures in place, would have <b>Neutral/Slight</b> adverse impact on the setting of these heritage assets. This impact would be in the category of "Less than substantial."</p>

## Site FDR855b Land between 15 and 17a Jackson Lane, Bollington. RAG Assessment Amber

### Heritage Impact Assessments of Sites in Cheshire East. April 2019

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 upon the significance of the asset with mitigation measures in place.	Conclusions
<p><b>Kerridge Conservation Area</b> A Bollington and Kerridge Conservation Area Appraisal was prepared by Macclesfield Borough Council in 2006. It states:</p> <p>- "Of paramount importance on...the form and appearance of the conservation areas is the undulating topography, the attractive hills, which surround the built-up areas, and the line of the River Dean and its various tributaries."</p> <p>- "...Kerridge, a dispersed settlement set amongst fields and woodland." and "Kerridge still retains the character of a rural settlement with winding, narrow lanes, large, open fields, blocks of woodland, and scattered buildings..."</p> <p>- "The landscape setting provides a very important constituent to the character of the Bollington and Kerridge Conservation Areas.</p> <p>- "There are some important groups of trees and woodland,...</p> <p>- Kerridge Hill is a particularly important and dominant feature, with further rolling hills (the start of the Pennines) to the east."</p> <p>- In Kerridge, the terraced form continues in Chancery Lane, Jackson Lane and Redway Lane although the incremental development of short rows and pairs is more apparent."</p> <p>- "Other buildings of merit in Kerridge include: • The Hollin Hall Hotel, a solid house built in 1870 for Joseph Brook with Tudor and Jacobean detailing, notably the clusters of octagonal chimneys and the corner turret"</p> <p><b>Medium Heritage Significance</b></p>	<p>The site is within the Kerridge CA. The gently rising topography and the openness of the site contribute positively to creating the character of the CA as a dispersed settlement but the site is effectively completely surrounded by development. Its openness enables a view from Jackson Lane to the former home farm on the brow of the hill to the W. The mature trees on the site are probably part of the parkland created when Hollin New Hall was built in the late 19th C and in any event contribute to the sylvan character of the CA. The stone wall on the boundary with Jackson Lane is an important traditional feature of the CA.</p>	<p>The development of the site would slightly erode the openness of the CA and its rural character. It would further erode the historic parkland of Hollin New Hall, although it is not immediately apparent as part of its late 19th C grounds. The development of the site might: obscure sight of the stone-stone-built former home farm buildings and harm the perception of the CA's partly agricultural origins and; have an adverse impact on the mature trees on the site. The development would probably necessitate the removal of a significant length of the stone wall on the frontage to Jackson Lane to facilitate a vehicular access. The provision of off-street parking might cause further visual harm. The cumulative impact would be a <b>Minor / moderate adverse impact</b>.</p>	<p>The harmful impact of development on the site could be reduced by: a) retaining a view through the development from Grimshaw Lane to the former home farm buildings; b) requiring an arboricultural survey and ensuring that any new development avoids the root protection areas of healthy trees; c) keeping the loss or alteration of the front stone wall to a minimum by a single vehicular access only) and ensuring that it is returned into the site; d) providing off-street parking in a discrete location and; e) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i>. Any new development should reflect the prevailing character of this part of the CA, in the form of short terraces, as on the opposite side of Jackson Lane (albeit with more variety). Consideration should be given to replicating the highly distinctive scalloped stone gate piers on the NW end of Jackson Lane (Plate 8) if separate pedestrian entrances are created.</p>	<p>The impact of the development of the site on the heritage significance and appearance of the CA with these mitigation measures in place would be <b>Negligible/Minor adverse</b>.</p>	<p>The development of the site would necessarily have some adverse impact on the character and significance of the CA. With mitigation measures in place, the development of the site would have a <b>Neutral/Slight</b> adverse impact on the setting of this heritage asset. This impact would be at the lower end of the spectrum of "Less than substantial" and should be weighed against any public benefits. The mitigation measures are likely to reduce the potential number of residential units which can be satisfactorily built on the site. The extent of mitigation measures to address the considerable constraints created by the heritage issues suggest that, if the site is allocated, it should be accompanied by a development brief or appropriate text in the policy.</p>



Heritage Impact Assessments of Sites in Cheshire East. April 2019

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 upon the significance of the asset with mitigation measures in place.	Conclusions
<p><b>Hollin Hall Hotel (Grade II Listed Building)</b>                      Built, c1870 for Joseph Brook jnr. Rock-faced brown sandstone with ashlar dressings. Welsh slate roof with 4 chimneys with clusters of octagonal stacks. Mixture of Tudor and Jacobean styles. 2-storey, 4-bay front. Left end bay is a 4-stage, octagonal castellated tower with blind lancet arcading and loopholes below the castellation. Upper storey has a castellated canted oriel window with a triangular-headed light under a hood mould in a shaped gable above. Interior: Ornate entrance hall with a screen of 3 pointed arches on octagonal marble piers with gilded plaster work on the capitals and in the spandrels. Tudor grey stone fireplace to left. Massive imperial staircase with twisted balusters and carved newels. C20 one and 2-storey additions to the side and rear of original house not of special interest.</p> <p>This is an impressive late 19th C country house which formerly had extensive grounds and, presumably, a slightly later Home Farm to the N (to the W of the site). Used subsequently as a children's convalescent home and now a hotel.</p> <p><b>Medium Heritage Significance</b></p>	<p>The site has a historical association with the hall as it was part of its extensive grounds/parkland and then probably part of its Home Farm. The site therefore has historic interest and some evidential value in association with the hall. The site is separated from the hall by a ridge of higher ground which has already been partly developed in the 20th C and so, apart from the few surviving trees on the site, which were probably planted as landscape features around the time of the erection of the hall, the site has little visual connection with the hall itself. The site has a dry-stone wall of vernacular design/materials but it can be seen in the context of the more architecturally refined stone wall and gate piers at the entrance to the hall from Jackson Lane, but it makes only a minimal contribution to the appearance and significance of that entrance.</p>	<p>The development of the site would slightly erode the heritage significance of the site as part of the landscaped grounds of Hollin Hall and subsequently part of its home farm. The impact would be Negligible adverse.</p>	<p>The harm to the heritage asset of Hollin Hall Hotel and its entrance on to Jackson Lane could be reduced by: a) requiring an arboricultural survey and ensuring that any new development avoids the root protection areas of healthy trees and; b) keeping the loss or alteration of the front stone wall to a minimum;</p>	<p>The impact of the development of the site on the heritage significance and appearance of the Hollin Hall Hotel and its entrance on to Jackson Lane with these mitigation measures in place would be Negligible adverse.</p>	<p>The development of the site would necessarily have some adverse impact on the historic interest of the Hollin Hall Hotel and the setting of its entrance on to Jackson Lane. With mitigation measures in place, the development of the site would have a <b>Neutral/Slight</b> adverse impact on the setting of this heritage asset. This impact would at the lower end of the spectrum of "Less than substantial" and should be weighed against any public benefits. The mitigation measures are likely to reduce the potential number of residential units which can be satisfactorily built on the site.</p>

## Site FDR2818 Land at Hollin Hall Hotel, Bollington SK10 5NT: RAG Assessment: Red

### Heritage Impact Assessments of Sites in Cheshire East, April 2019

Table 3. Site FDR2818. Land at Hollin Hall Hotel, Bollington SK10 5 NT. Pot Dev:c.10 dwellings RAG Assessment: Red

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 upon the significance of the asset with mitigation measures in place.	Conclusions
<p><b>Hollin Hall Hotel (Grade II Listed Building)</b>                      Built, c1870 for Joseph Brook jnr. Rock-faced brown sandstone with ashlar dressings. Welsh slate roof with 4 chimneys with clusters of octagonal stacks. Mixture of Tudor and Jacobean styles. 2-storey, 4-bay front. Left end bay is a 4-stage, octagonal castellated tower with blind lancet arcading and loopholes below the castellation. Upper storey has a castellated canted oriel window with a triangular-headed light under a hood mould in a shaped gable above. Interior: Ormate entrance hall with a screen of 3 pointed arches on octagonal marble piers with gilded plaster work on the capitals and in the spandrels. Tudor grey stone fireplace to left. Massive imperial staircase with twisted balusters and carved newels. C20 one and 2-storey additions to the side and rear of original house not of special interest.                      This is an impressive late 19th C country house which formerly had extensive grounds and gardens when built, which were extended, with a Home Farm to the N (separated from the site) and further parkland within 20 years. Used subsequently as a children's convalescent home and now a hotel.  <b>Medium Heritage Significance</b></p>	<p>The site is shown on the 1871 and 1907 OS maps as being part of the garden and woodland of Hollin Hall, when it was a country house. The site therefore has historic and evidential value as part of its original layout and the setting of the building and its estate. However, the N part of the site has been hard-surfaced to create a car park, the trees have mostly been removed from the S part to create a lawn (and more recently a steel gazebo) and so their contribution to the significance of the heritage asset has been reduced. The S end of the site is within the view cone out from the principal facade of the hall. The site is at a much lower level than the hall and is separated from it by a belt of trees and so at present, the site makes only a limited contribution to the visual setting of the hall.</p>	<p>The development of the site would encroach into the historic garden of the hall and further fragment its original/early extent. It would thus have a moderate adverse impact on its historical significance and its setting, albeit it is already much damaged by hard-surfacing and removal of trees and other landscape features. The development of the site could also necessitate the further loss of trees which were probably planted around the time that the hall was built, and cause further harm to the setting. The development of the site could intrude into the view cone out from the principal facade of the hall. The loss of the car park could have an adverse knock-on effect for the setting of the hall by necessitating the provision of replacement parking elsewhere within its curtilage. The cumulative impact of the development of the site would be Minor/moderate adverse.</p>	<p>The harm to the garden and setting of the hall could be reduced by: a) requiring an arboricultural survey and ensuring that any new development avoids the root protection areas of healthy trees; b) restricting development at the S end of the site to avoid buildings appearing in the view cone out from the principal facade of the hall; c) requiring that the vehicular access is from Dean Close, to avoid a newer widened road through the grounds of Hollin Hall Hotel; d) requiring that an acceptable alternative provision for car park for the hotel is submitted in advance of allocation of the site; e) requiring that appropriate programmes of landscape restoration and acoustic barriers are submitted in advance of approval of any application and; f) 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 on the heritage significance and appearance of the Hollin Hall Hotel with these mitigation measures in place would be Negligible adverse.</p>	<p>The development of the site would necessarily have some adverse impact on the heritage significance of the Hollin Hall Hotel as a former country house in extensive landscaped grounds. With mitigation measures in place, the development of the site would have a <b>Neutral/Slight</b> adverse impact on the setting of this heritage asset. This impact would be at the lower end of the spectrum of "Less than substantial" and should be weighed against any public benefits. The mitigation measures are likely to significantly reduce the potential number of residential units which can be satisfactorily built on the site.</p>

Heritage Impact Assessments of Sites in Cheshire East, April 2019

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 upon the significance of the asset with mitigation measures in place.	Conclusions
<p><b>Kerridge Conservation Area</b>                      A Bollington and Kerridge Conservation Area Appraisal was prepared by Macclesfield Borough Council in 2006. It states:                      - "Of paramount importance...on the form and appearance of the conservation areas is the undulating topography, the attractive hills, which surround the built-up areas..."                      - "...Kerridge, a dispersed settlement set amongst fields and woodland." and                      "Kerridge still retains the character of a rural settlement with winding, narrow lanes, large, open fields, blocks of woodland, and scattered buildings..."                      -"The landscape setting provides a very important constituent to the character of the Bollington and Kerridge Conservation Areas.                      -"There are some important groups of trees and woodland,...                      - Kerridge Hill is a particularly important and dominant feature, with further rolling hills."                      - In Kerridge, the terraced form continues in Chancery Lane, Jackson Lane and Redway Lane although the incremental development of short rows and pairs is more apparent."                      -"Other buildings of merit in Kerridge include:• The Hollin Hall Hotel.                      Medium Heritage Significance</p>	<p>As stated above, the site is part of the grounds of Hollin Hall, which is within the Kerridge CA and it contributes to the setting of the hall. The site is separated from the open fields to the S around Red Oaks Farm by a line of trees and it is inset from those agricultural fields. Thus although its openness contributes slightly to the setting of the fields which form another key characteristic of the CA, it has a more domestic character and does not contribute substantially to the significance of the CA as a rural CA of partially agricultural origins.</p>	<p>The development of the site would slightly erode the openness of Kerridge CA and the setting of the agricultural fields. The development would effectively be an infill development between Dean Close and Holling Hall Hotel and would not intrude into the land with an agricultural use and character. The development could encroach on to the S boundary and might involve the loss of trees. The would have a Negligible/ minor adverse impact on the open agricultural character of this part of the CA.</p>	<p>Harm could be reduced by: a) incorporating an extensive open buffer zone of undeveloped land along the S boundary of the site to help maintain some openness where the site abuts the fields; b) requiring an arboricultural survey and ensuring that any new development avoids the root protection areas of healthy trees and ensuring that healthy mature trees are retained and incorporated into the layout, together with additional planting of indigenous species of trees and shrubs and; c) 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 Negligible.</p>	<p>The development of the site would necessarily have some adverse impact on the heritage significance of the Kerridge CA as a CA with partly agricultural origins. With mitigation measures in place, the development of the site would have a <i>Neutral/Slight</i> adverse impact on this heritage significance of this heritage asset. This impact would at the lower end of the spectrum of "Less than substantial" and should be weighed against any public benefits. The mitigation measures are likely to reduce the potential number of residential units which can be satisfactorily built on the site.</p>

## Site CFS561. Henshall Road, Bollington SK10 5DN. RAG Assessment: Amber

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 upon the significance of the asset with mitigation measures in place.	Conclusions
<p><b><u>Bollington Cross Conservation Area (including several individual Grade II Listed Buildings).</u></b></p> <p>The CA was designated in 1993. A draft Conservation Area Appraisal (CAA) has been prepared by Bollington Town Council and is currently subject to public consultation as part of consideration by CEC. The draft CAA identifies the historic importance and existing landscape value of the substantial area of land between Bollington Cross and Lowerhouse.</p> <p>Bollington Cross CA developed around the junction of Bollington Road and Moss Brow from at least the 17th C. It marks</p>	<p>The site is separated from the Bollington Cross CA by the cul de sac of Hall Hill. Many of the trees at the front of the site appear to be self-sown suggesting that it is not a historic woodland, although the N half of the site has more mature trees and is part of the larger area which helps to provide separation between Bollington Cross and Lowerhouse. Nevertheless, the trees along the frontage of the site, the dry-stone wall along the E part of the frontage and the prominent mound at the E end of the frontage all contribute positively to the views out from the CA, the approach to it</p>	<p>The development of the site would further erode the former open setting to the E of the small settlement of the Bollington Cross CA, although this has already been substantially compromised by later residential developments to the E and S</p>	<p>The harmful impact of development on the site could be reduced by: a) retaining a buffer zone of undeveloped land along the frontage of the site with Henshall Road with appropriate soft landscaping; b) locating the access road towards the E end of the site's frontage on to Henshall Road; c) restricting development to the rear of the Buffer Zone, and thereby preserving much of its current contribution; d) retaining an extensive undeveloped buffer zone at the N end of the site to retain its separation from Lowerhouse; e) removing the existing</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. The heritage significance of the setting of the CA and the Listed Buildings within it has already been compromised by the surrounding residential developments. With mitigation measures in place, the development of the site would have a <span style="color: #00AEEF;">Neutral/Slight</span> adverse impact on the setting of these heritage assets. This impact would at the lower end of the spectrum 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 upon the significance of the asset with mitigation measures in place.	Conclusions
<p>the entrance to the mill town of Bollington which is in a valley dominated by the foothills of the Pennines. The terrace of stone properties on the E side of Bollington Road and the stone cottages on the W side together with the mature trees form a sense of enclosure. Many of the older buildings are former farmhouses, indicating that much of the surrounding area was once farmland. It was further developed during the mid-19th C with cottages to provide accommodation for the workers from the nearby Lowerhouse Mill. St Oswald's Church (1908) is the major landmark.</p> <p><b>Medium Heritage Significance</b></p>	<p>and thus to the setting of the CA. The site is not fully demarcated or numbered on the 1841 Tithe Map but it is fully demarcated on the 1910 OS Map and the mound is shown.</p>		<p>unsightly concrete post and wire fence at the W end of the frontage and; either retaining; f) conserving the existing stone wall at the E end of the frontage or rebuilding it along the splay into the access road, if it is located at the E end site and; g) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i>.</p>		

**Site CFS79/80. Land at 41a Shrigley Road, Bollington SK10 5RD. RAG Assessment: Amber**

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 upon the significance of the asset with mitigation measures in place.	Conclusions
<p><b><u>Bollington Conservation Area (including several individual Grade II Listed Buildings).</u></b>                      A Bollington and Kerridge Conservation Area Appraisal was prepared by Macclesfield Borough Council in 2006. It states:                      “Of paramount importance is the impact on the form and appearance of the conservation areas is the undulating topography, the attractive hills, which surround the built-up areas, and the line of the River Dean and its various tributaries.” and                      “Along Shrigley Road, the townscape opens up with views over the former millpond and impressive rows of terraced houses towards the eastern edge of the conservation area.” It identifies important Views and</p>	<p>The site is adjacent to the NE end of the Bollington CA and contributes to its open agricultural setting, enabling some views over it from Shrigley Road towards the S. It has some mature trees which also contribute to the setting of the CA. However, it is wholly set back behind a terrace and group of houses and is at a lower level. It also has trees as a backdrop in that view. The screening effect of the houses and the topography significantly limit the contribution that the site makes to the setting of the CA.</p>	<p>The development of the site would further erode the former open setting to the NE of the Bollington CA, although this has already been substantially compromised by later residential developments on the NW side of Shrigley Road.</p>	<p>Harm would be reduced by: a) incorporating a belt of trees and shrubs along the NE boundary of the site to help to screen the development from view from Shrigley Road; b) undertaking a tree survey and ensuring that healthy mature trees are retained and incorporated into the layout; c) ensuring that the access road into the site is carefully designed to minimise loss of trees and stone walls and; d) ensuring that the layout of any development and its detailed design are</p>	<p>The impact of the development of the site with these mitigation measures in place would be Minor.</p>	<p>A housing development of around 15 dwellings could be accommodated on site given the heritage constraints. With mitigation measures in place, the development of the site would have <b>Slight</b> adverse impact on the setting of the CA. This impact would at the lower end of the spectrum 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 upon the significance of the asset with mitigation measures in place.	Conclusions
Focal Points: “Views from Shrigley Road and Beeston Mount southwards towards White Nancy” <b>Medium Heritage Significance</b>			informed by <i>The Cheshire East Borough Design Guide</i> .		
<b><u>The Vicarage, Shrigley Road (Grade II Listed Building.)</u></b> Listing Description: “Vicarage: 1898 by Ernest Newton. Hammer-dressed buff sandstone with ashlar dressing. Kerridge stone-slate roof with 3 stone chimneys. Free-Tudor style” The principle heritage significance is its architecture interest as a purpose-built late 19th C vicarage by a prominent architect.  <b>Medium Heritage Significance</b>	The visual setting of the Vicarage is largely contained within its own substantial and well-wooded grounds. The heritage asset is separated from the site by a belt of trees within the grounds. The site makes a small contribution to the wider settings, by virtue of being open farmland which is just visible from the grounds and the building.	The development of the site would slightly erode the open setting of The Vicarage	Harm could be reduced by: a) incorporating a buffer zone of a belt of trees and shrubs along the SW boundary of the site to help to further screen the development from view from the Vicarage and retain its setting; b) undertaking a tree survey and ensuring that healthy mature trees are retained and incorporated into the layout and; c) ensuring that the layout of any development and its detailed design are informed by <i>The</i>	The impact of the development of the site with these mitigation measures in place would be Negligible.	A housing development of around 15 dwellings could be accommodated on site given the heritage constraints. The visual setting of the Vicarage is largely contained within its own grounds. With mitigation measures in place, the development of the site would have <b>Slight /Negligible</b> adverse impact on the setting of these heritage assets. This impact would at the lower end of the spectrum of “Less than substantial.”

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 upon the significance of the asset with mitigation measures in place.	Conclusions
			<i>Cheshire East Borough Design Guide.</i>		

7.100 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 responses

<b>Consultee</b>	<b>FDR855a Land south of Grimshaw Lane</b>
<b>Environment Agency</b>	Mains Foul + Surface Sewer Appears Possible; No initial constraints identified
<b>Historic England</b>	Potentially developable but will require a HIA due to the Conservation Area/heritage assets.
<b>Natural England</b>	<i>Designated sites:</i> None triggered <i>Best and Most Versatile Land:</i> Unknown <i>Priority Habitat:</i> None
<b>United Utilities</b>	Difficulties over foul discharge connection; The sewer outside the site is pressurised, which would require potential connections away from the site, creating lead times for delivery.
<b>Consultee</b>	<b>FDR855b Land between 15 and 17a Jackson Lane</b>
<b>Environment Agency</b>	Mains foul and surface sewer appears possible; no initial constraints
<b>Historic England</b>	Potentially developable but will require a HIA due to the Conservation Area/heritage assets.
<b>Natural England</b>	<i>Designated sites:</i> None triggered <i>Best and Most Versatile Land:</i> Unknown <i>Priority Habitat:</i> None
<b>United Utilities</b>	No specific comments but concern over allocations generally in Bollington
<b>Consultee</b>	<b>FDR2818a Overflow car park Hollin Hall Hotel</b>
<b>Environment Agency</b>	Mains foul and surface sewer appears possible – will need suitable drainage system (interceptors etc); no initial constraints
<b>Historic England</b>	Potentially developable but will require a HIA due to the Conservation Area/heritage assets.
<b>Natural England</b>	<i>Designated sites:</i> None triggered <i>Best and Most Versatile Land:</i> Unknown <i>Priority Habitat:</i> None
<b>United Utilities</b>	Site in area where discharge of surface water may be limited. Infiltration options must be explored prior to these allocations moving forward as the expectation in Bollington will be for foul only flows to our network.
<b>Consultee</b>	<b>FDR2818b Grassed area south of overflow car park Hollin Hall Hotel</b>
<b>Environment Agency</b>	Mains foul and surface sewer appears possible – will need suitable drainage system (interceptors etc); no initial constraints

<b>Historic England</b>	Potentially developable but will require a HIA due to the Conservation Area/heritage assets.
<b>Natural England</b>	<i>Designated sites:</i> None triggered <i>Best and Most Versatile Land:</i> Unknown <i>Priority Habitat:</i> None
<b>United Utilities</b>	Site in area where discharge of surface water may be limited. Infiltration options must be explored prior to these allocations moving forward as the expectation in Bollington will be for foul only flows to our network.

<b>Consultee</b>	<b>CFS 567 Oak Lane/Oakfield Road Bollington</b>
Historic England	Potentially developable. Immediately adjacent to two Conservation Areas; Kerridge and Macclesfield Canal. Therefore, it will require a HIA.
Natural England	<b><u>Designated Sites</u></b> No IRZ triggered for designated sites. <b><u>Priority Habitat</u></b> There is no Priority Habitat within the allocation site. <b><u>Best and Most Versatile Land</u></b> Provisional ALC Grade 3
United Utilities	<b>Bollington Site Reference CFS 567</b> – A gravity sewer runs through the site, which should be considered as part of any future proposal on the site. Potential difficulty for this site to obtain a wastewater connection from United Utilities. This would result in required lead times that need to be accounted for.
Environment Agency	Source Protection Zone 3 ; principal and secondary A Aquifer; mains foul and surface sewer appears possible; no other initial constraints identified
<b>Consultee</b>	<b>CFS 561 Henshall Road Bollington</b>
Historic England	Potentially developable. Close to Bollington Cross Conservation Area and a number of Grade II heritage assets. Therefore will require a HIA to determine suitability for inclusion as an allocation.
Natural England	<b><u>Designated Sites</u></b> No IRZ triggered for designated sites. <b><u>Priority Habitat</u></b> Deciduous woodland is located in the north of the allocation. Deciduous Woodland is a Priority Habitats listed under Section 41 the Natural Environmental and Rural Communities (NERC) Act 2006 and hence of national importance. The NPPF states: <i>“To minimise impacts on biodiversity and geodiversity, planning policies should: promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations...”</i> (NPPF: 117). <b><u>Best and Most Versatile Land</u></b> Provisional ALC Grade 3
United Utilities	<b>Bollington Site Reference CFS561 and CFS352a</b> - In your consideration of the range of sites that are available to you for allocation in your borough, it is important that we explain that we are aware that our wastewater infrastructure is under pressure in the nearby area and there has been flooding in the vicinity. As a result we believe it is appropriate for us to explain that our first preference is for development to be located in an alternative location especially if you have alternative sites that are available to you for consideration. Sites are around known pinch points on the surrounding wastewater network. <b>Bollington Site Reference CFS 561</b> – A combined sewer and gravity sewer runs through the site, which should be

	considered as part of any future proposal on the site. Presence of culverted watercourse. If this site were to be proceeded with, there would be a requirement for any site specific policy to agree a drainage strategy prior to the submission of the first planning application.
Environment Agency	Historic Landfill/Industrial site (flue cleanings/reservoir cleaning); Source Protection Zone Three; principal and secondary A Aquifer; mains foul and surface sewer appears possible; no other initial constraints identified
<b>Consultee</b>	<b>CFS 352a Greg Avenue/Ashbrook Road, Bollington</b>
Natural England	<b><u>Designated Sites</u></b> No IRZ triggered for designated sites. <b><u>Priority Habitat</u></b> There is no Priority Habitat within the allocation site. <b><u>Best and Most Versatile Land</u></b> Provisional ALC Grade 3
United Utilities	<b>Bollington Site Reference CFS561 and CFS352a</b> - In your consideration of the range of sites that are available to you for allocation in your borough, it is important that we explain that we are aware that our wastewater infrastructure is under pressure in the nearby area and there has been flooding in the vicinity. As a result we believe it is appropriate for us to explain that our first preference is for development to be located in an alternative location especially if you have alternative sites that are available to you for consideration. Sites are around known pinch points on the surrounding wastewater network. <b>Bollington Site Reference CFS 352a</b> – A gravity sewer runs through the site, which should be considered as part of any future proposal on the site. Presence of culverted watercourse.
Environment Agency	Adjacent to historic landfill; source protection zone 3 ; principal and secondary A Aquifer; mains foul and surface sewer appears possible; no other initial constraints identified
Historic England	No comment
<b>Consultee</b>	<b>CFS 79/80 Land to the east of 41a Shrigley Road, Bollington</b>
Historic England	Potentially developable. Immediately adjacent to a Grade II heritage asset and Bollington Conservation Area. Therefore, will require a HIA.
Natural England	<b><u>Designated Sites</u></b> No IRZ triggered for designated sites. <b><u>Priority Habitat</u></b> There is no Priority Habitat within the allocation site. <b><u>Best and Most Versatile Land</u></b> Provisional ALC Grade 4
Environment Agency	Borders Lower Harrop Brook Meadows SSSI; Drain tributary to Harrop Brook (main river); mains foul and surface sewer appears possible/possible drainage connection to main river Harrop Brook; no other initial constraints identified
United Utilities	Site of concern as in area of known pinch points on surrounding wastewater network. Site referenced CFS79, CFS80, CFS277 and CFS557 are of particular concern, as they are the larger of the allocations in Bollington and are around

	known pinch points on the surrounding wastewater network. It is also worth highlighting the area surrounding the above sites is on the fringe of wastewater provision, so the network size is relatively small to reflect that. Any intensification would require lead times to accommodate any growth.
<b>Consultee</b>	<b>CFS 2777 Land at 59 Shrigley Road, Bollington</b>
Historic England	Edge of CA (Bollington). Will need a HIA. See Historic England advice note
Natural England	<b><u>Designated Sites</u></b> None triggered. <b><u>Priority Habitat</u></b> None <b>Best and Most Versatile Agricultural Land</b> Unknown
United Utilities	Site of concern as in area of known pinch points on surrounding wastewater network. Site referenced CFS79, CFS80, CFS277 and CFS557 are of particular concern, as they are the larger of the allocations in Bollington and are around known pinch points on the surrounding wastewater network. It is also worth highlighting the area surrounding the above sites is on the fringe of wastewater provision, so the network size is relatively small to reflect that. Any intensification would require lead times to accommodate any growth.
<b>Consultee</b>	<b>CFS 557 Cocksheadhey, Bollington</b>
Natural England	<b><u>Designated Sites</u></b> None triggered. <b><u>Priority Habitat</u></b> Webmap shows some deciduous woodland and lowland heathland within allocation site. <b>Best and Most Versatile Agricultural Land</b> Unknown
Historic England	Edge of CA (Bollington). Will need a HIA. See Historic England advice note
United Utilities	Site of concern as in area of known pinch points on surrounding wastewater network. Site referenced CFS79, CFS80, CFS277 and CFS557 are of particular concern, as they are the larger of the allocations in Bollington and are around known pinch points on the surrounding wastewater network. It is also worth highlighting the area surrounding the above sites is on the fringe of wastewater provision, so the network size is relatively small to reflect that. Any intensification would require lead times to accommodate any growth.

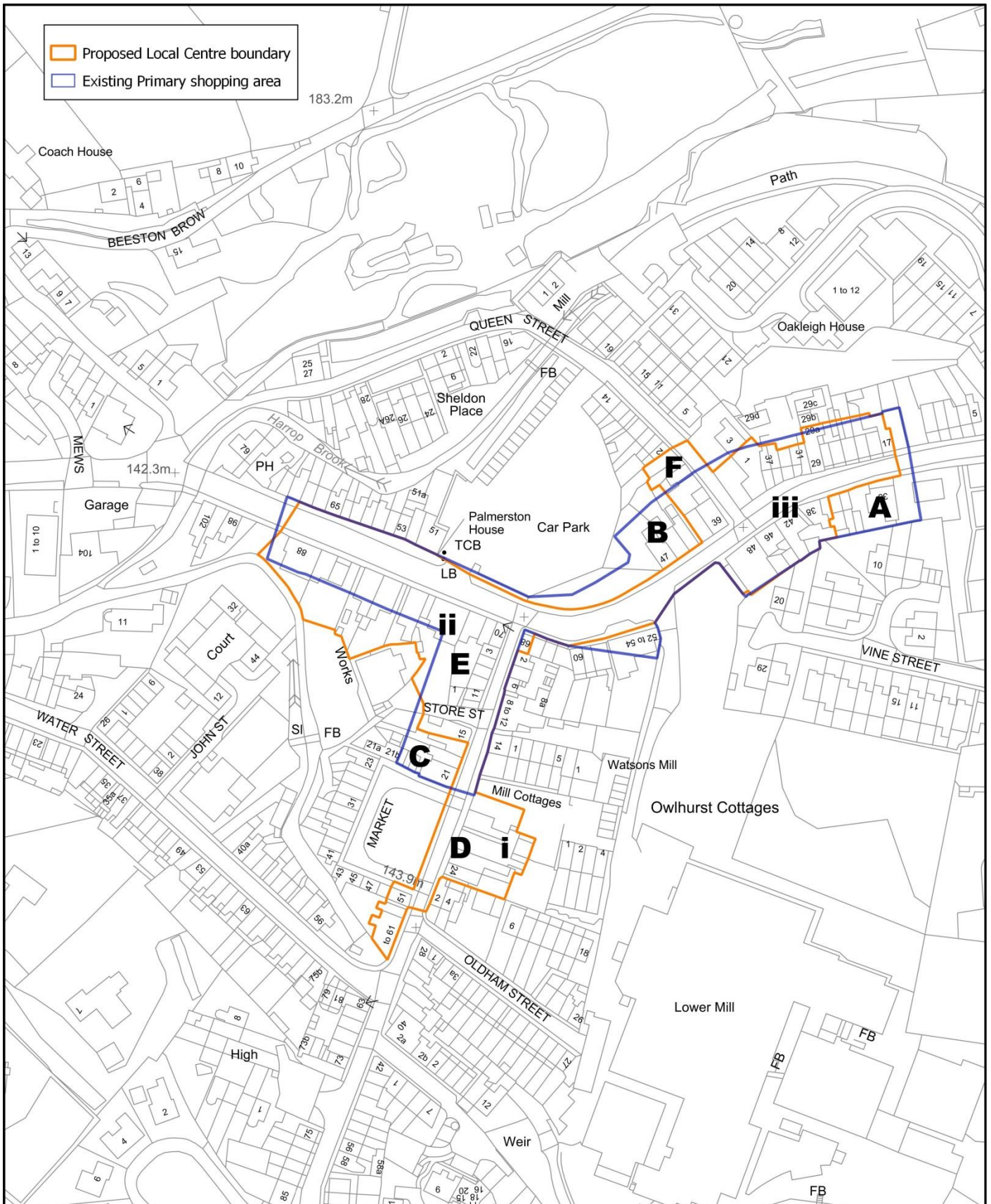
**Table Bollington 33: Infrastructure providers/statutory consultees responses**

## General Comments raised by infrastructure providers:

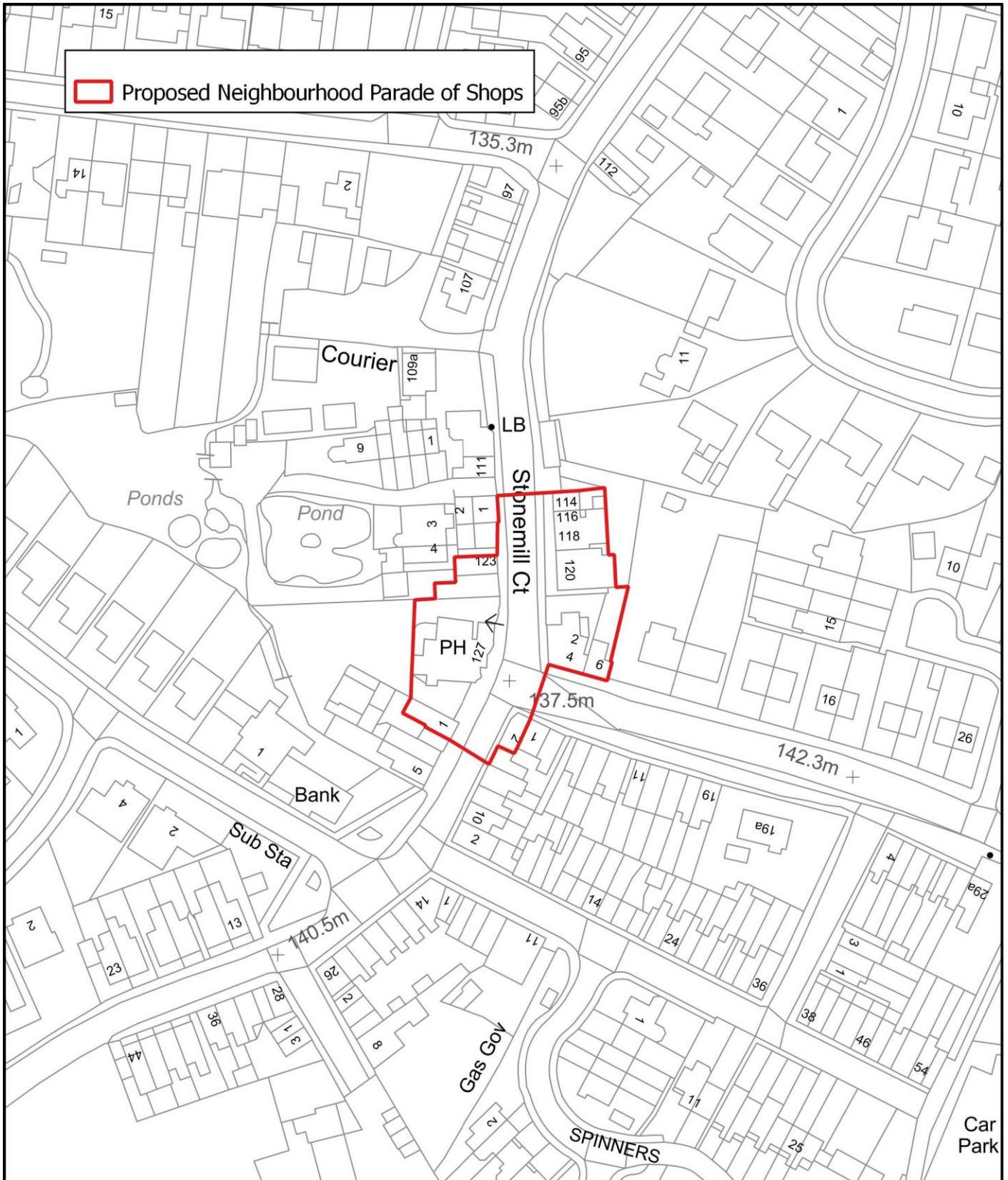
Infrastructure Provider	Summary of comments
Network Rail	Transport assessments should consider the impacts of any level crossings in the area
Sport England	Should take account of findings of playing pitch strategy / built sport facilities strategy
United Utilities	Need to consider the proximity of waste water treatment works when considering site allocations in the Plan. Sustainable drainage principles need to be followed.
Highways England	No specific comments regarding sites; maintain that, based on the available evidence, there are no individual sites that should not be progressed to the next stage of consultation on the SADPD based on their anticipated impacts on the capacity and safety of the Strategic Road Network. Highways England recommend that during the lifetime of the Local Plan, a Transport Study is undertaken in order to monitor the performance of the Local Plan in its entirety on individual strategic road network junctions as the development sites come forward.
CEC Public Rights of Way	All sites to require provision and / or improvement of walking and cycling links between development sites and public transport hubs; generic comment that 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
CEC Adult Social Care	No comment
Electricity North West	As each development takes place, they will be reviewed during the usual planning application process
East Cheshire Clinical Commissioning Group	No comments re Bollington
CEC Leisure	No comments re Bollington
National Grid	General comments re development; no specific comments re sites in Bollington

**Table Bollington 34: General comments raised by infrastructure providers**

# Appendix 6: Retail Boundaries Maps



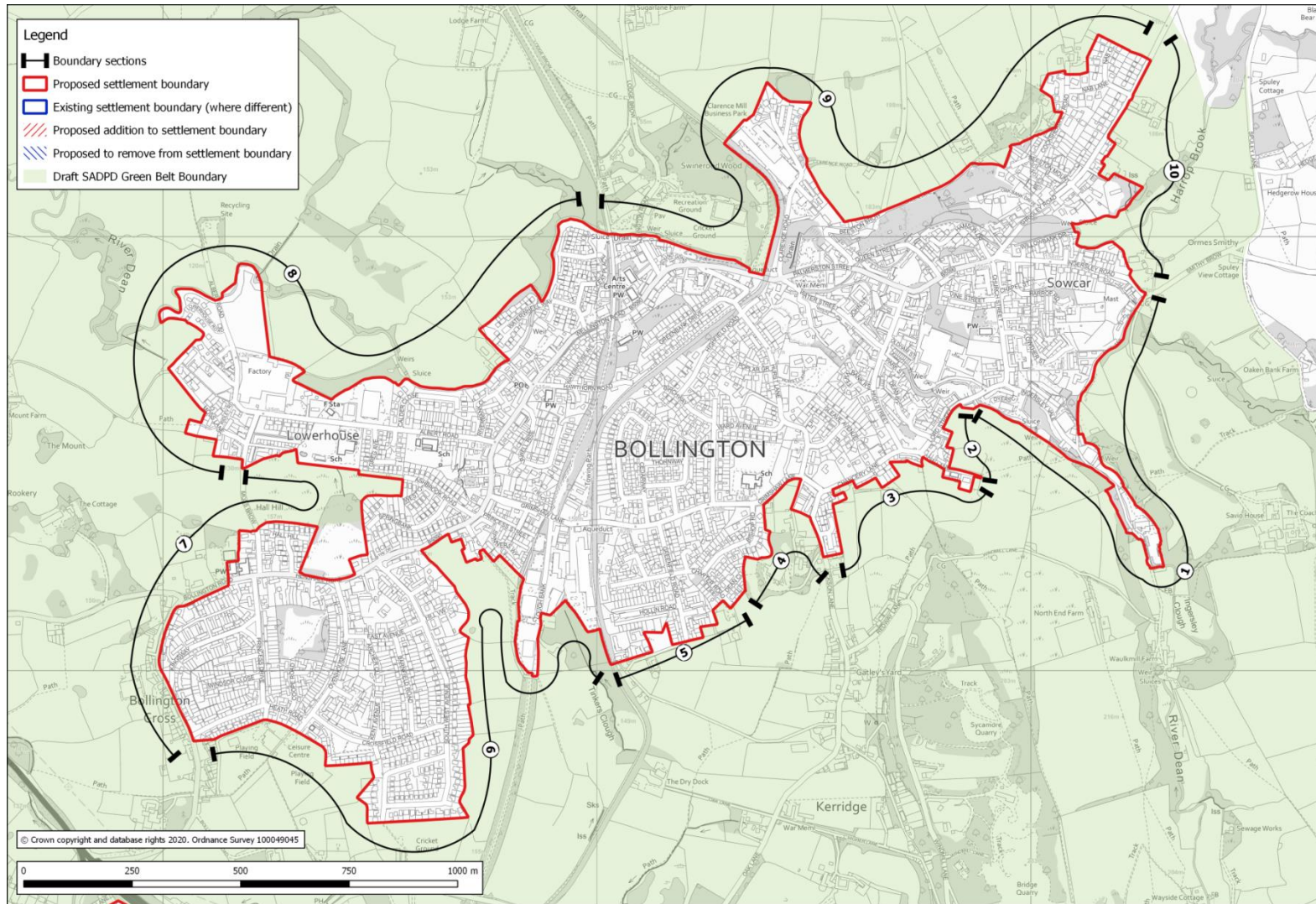
**Map Bollington 8: Existing and proposed local centre boundary**



**Map Bollington 9: Grimshaw Lane/Henshall Road Neighbourhood Parade**



## Appendix 7: Settlement Boundary Map



Map Bollington 10: Settlement boundary map showing settlement boundary and areas of safeguarded land

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