

Cheshire East Local Plan

Site Allocations and Development Policies Document

Bunbury Settlement Report [ED 25]

August 2020

Contents

1.	Introduction	1
2.	Bunbury	2
	Introduction	2
	Neighbourhood Development Plan	2
	Strategy for development in Bunbury	2
3.	Development needs at Bunbury	4
4.	Site selection	5
	Stage 1: Establishing a pool of sites for Bunbury	5
	Stage 2: First site sift	5
	Stage 3: Decision point – the need for sites in Bunbury	6
5.	Retail planning	7
	Introduction	7
	Retail Overview	7
	Complementary Strategies and Parking Provision	7
	Retail Health Indicators and Analysis	8
	Retail and Leisure Boundaries	8
6.	Settlement boundaries	9
	Introduction	9
	Settlement boundary overview	9
	Settlement boundary review	11
7.	Appendices	20
	Appendix 1: Site selection maps and tables	20
	Appendix 2: Settlement boundary map	25

1. Introduction

- 1.1 This report is the Bunbury Settlement Report (“BSR”) [ED 25]. It brings together several aspects of settlement-based work, carried out to inform the development of the Revised Publication Draft SADPD (“SADPD”) [ED 01]. The BSR is split into chapters detailing work carried out for Bunbury 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 SADPD consultation library.

2. Bunbury

Introduction

- 2.1 Bunbury is a village with three separate settlement boundaries, set in the Open Countryside as defined on the Proposals Map of the Crewe and Nantwich Local Plan and policy PG 6 (Open Countryside) of the Local Plan Strategy (“LPS”). Bunbury is identified as a Local Service Centre (“LSC”) in the adopted LPS, and has a 2018 mid-year population estimate of 2,100 people¹.

Neighbourhood Development Plan

- 2.2 Neighbourhood Planning was introduced with the Localism Act 2011 and gives communities new powers to write planning policies through Neighbourhood Development Plans (“NDPs”) and grant planning permission through Neighbourhood Development Orders. Neighbourhood planning provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 2.3 Bunbury NDP was made on the 29 March 2016 and now forms part of the Development Plan. Further information can be found on the Cheshire East website.²

Strategy for development in Bunbury

- 2.4 The focus for LSCs over the Plan 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.
- 2.5 The vision for Bunbury within the adopted Neighbourhood Development Plan is:

“To thrive as a vibrant and distinctive village and to evolve and grow in a sustainable way. To continue to provide an outstanding quality of life for current and future residents....To sustain and promote local businesses and a range of community activities and facilities. It will build upon the strong sense

¹ Source: Office for National Statistics (“ONS”) 2012-18 mid-year population estimates for small areas (October 2019 release). ONS Crown Copyright 2019. ONS licensed under the Open Government Licence v. 3.0.

² http://www.cheshireeast.gov.uk/planning/neighbourhood_plans/Bunbury-neighbourhood-plan.aspx

of the community, quality of life and flourishing natural environment of the area that currently exists.

To keep and, where appropriate, improve the range of community facilities that currently exists. Local businesses are also important and people want to support these as well as attract new enterprises, provided they are in keeping with the area.

People recognise the need for small scale housing developments in the village over the period of the Plan, provided it is carefully controlled, the design of the housing is in keeping with the character of the settlement, and the environmental sustainability of the plan area is enhanced.

All new development must protect the rural character of the plan area, maintain and enhance the form of the existing settlement, retaining the important green spaces and open vistas, as well as preserving existing trees, hedgerows, sandstone banks and walls and not encroaching into the countryside....Any additional new housing should meet the needs of people who already live or wish to move into the area.”

3. Development needs at Bunbury

- 3.1 The LPS identifies a borough wide requirement for a minimum of 36,000 homes and 380 hectares of employment land over the plan period, 2010 to 2030 (Policy PG 1 Overall Development Strategy).
- 3.2 Local Service Centres (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. The residual requirement for employment land at the LSC tier is to be met at Holmes Chapel.

4. Site selection

- 4.1 This chapter documents the implementation of the site selection methodology (“SSM”) and should be read alongside the Revised Publication Draft SADPD Site Selection Methodology Report [ED 07], the Sustainability Appraisal (“SA”) [ED 03], the Habitats Regulations Assessment (“HRA”) [ED 04], and the Revised Publication Draft SADPD [ED 01]. It documents the application of the relevant stages of the SSM³.

Stage 1: Establishing a pool of sites for Bunbury

- 4.2 In line with the SSM, a longlist of potential sites was established for Bunbury. 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 Revised Publication Draft SADPD (September 2019).
- 4.3 A total of 15 sites were identified at stage 1 and this pool of sites is listed and mapped in Appendix 1, with headline figures shown in Table Bunbury 1.

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 31/3/20;
 - 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.
- 4.5 A total of 8 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 Bunbury 1.

³ 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.

	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
Stage 1	15	390	0	0
Stage 2	8	185	0	0

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

Stage 3: Decision point – the need for sites in Bunbury

- 4.6 Stage 3 of the SSM is a decision point whereby account was taken of the most up-to-date employment and housing land supply information as at 31/03/20.
- 4.7 As detailed in ¶3.3 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.

The provision of housing and employment land and the approach to spatial distribution' [ED 05] paper establishes that housing allocations are not necessary at the LSC tier of the settlement hierarchy. The requirement for employment land allocations at the LSC tier is to be met at Holmes Chapel. Therefore, no sites for housing and employment are required to be identified at Bunbury 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 Bunbury is a village situated in the south-west of Cheshire East and is located approximately 13km from Crewe which is a Principal Town and 10km from Nantwich, a Key Service Centre.
- 5.3 Bunbury is a Local Service Centre ("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 Bunbury does not currently have a defined centre for retail purposes in the Crewe and Nantwich Local Plan.
- 5.5 Bunbury has a made Neighbourhood Development Plan (29 March 2016). The Neighbourhood Plan sets out to maintain and encourage the local economy by supporting the expansion of small businesses and enterprises in the parish and brownfield sites within the plan area. The Neighbourhood Plan also supports rural tourism and local facilities that will benefit the local economy and the wider community whilst respecting the character of the area.

Complementary Strategies and Parking Provision

- 5.6 Bunbury has a pavement on one side of the road in the majority of the village. However there is no pavement where the convenience stores are located which has the greatest amount of pedestrian activity.
- 5.7 The Bunbury Neighbourhood Plan also recognises the need to improve parking within the centre of the village and associated with the school. The Neighbourhood Plan states the following:

"Careful consideration and encouragement will be given to proposals that will provide or improve off-street car parking in the centre of the village or in association with the school."

- 5.8 A 38-space car park (permission 15/0198N) is currently under construction opposite Bunbury Aldersey Church of England Primary School. The parking is provided for use of the staff working at the primary school opposite and the adjacent cricket club.

Retail Health Indicators and Analysis

- 5.9 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.
- 5.10 A full health check is included in Appendix 4 of the WYG Retail Study (2016) and this has been updated in Appendix C of the WYG Study Partial Update (2020) [ED 17]. The health check assessments draw on a number of key indicators in accordance with national guidance.
- 5.11 Bunbury is a vital small centre which meets the immediate needs of the local population. It has a viable village centre with a good diversity of uses including a Co-operative food store, butchers, public house, fish and chip shop, and a café.
- 5.12 The centre falls within the Lower Bunbury Conservation Area and has a high architectural quality. The village maintains a semi-rural characteristic but the environmental quality is impacted by the amount of on-street parking.

Retail and Leisure Boundaries

- 5.13 The WYG Retail Study (2016) initially considered the existing centres in the legacy local plans and identified where potential changes to (or indeed new) boundaries (be that town or local centre, primary shopping areas (where relevant)) are appropriate. The 2020 WYG Retail Study Partial Update [ED 17] has also provided recommendations on retail boundaries, which have been considered as part of the council's evidence base in preparing this report.
- 5.14 Bunbury does not have a defined centre in the Crewe and Nantwich Local Plan. Given that there is no discernible cluster of retail and town centre uses in Bunbury to enable a local centre to be drawn, following the recommendations for Bunbury in the WYG Retail Study (2016) and subsequent updates, it is not proposed to define a Local Centre boundary.
- 5.15 Any additional retail and service provision should be of an appropriate scale, function and character that meets the needs of the village.

6. Settlement boundaries

Introduction

- 6.1 As set out in the LPS, settlement boundaries currently comprise the existing settlement boundaries 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.

Settlement boundary overview

- 6.3 The existing settlement boundaries for Bunbury are defined in the Crewe and Nantwich Local Plan, which the Bunbury Neighbourhood Development Plan (March 2016) has adopted.
- 6.4 For the purposes of review, the existing settlement boundaries have been divided into sections as set out in Table Bunbury 3 below. As Bunbury has three separate settlement boundaries within the Crewe and Nantwich Local Plan, the larger settlement boundary which encompasses Lower Bunbury and Bunbury Heath, has been divided into separate sections (section 1, 2 and 3). The two other separate settlement boundaries are relatively small and therefore each have been examined on their own (section 4 and 5).

Ref	Boundary section	Description of existing boundary
1	Land to the north of School Lane and to the east of Vicarage Lane.	The settlement boundary follows the rear curtilages of properties located to the north of School Lane until it reaches White House Bungalow, where it runs down the side curtilage until it adjoins School Lane. The settlement boundary continues along School Lane in an easterly direction, excluding a large grassed area, no. 1 and 2 White House Cottage, and the curtilage of White House. The settlement boundary then heads in a northerly direction along the River Gowy which adjoins the rear curtilage of properties on Willow Drive. The boundary then goes in an easterly direction along the side curtilage of 9 Willow Drive and the property Foxdale until it meets Vicarage Lane.
2	Land to the south of School Lane and to the east of Bunbury Lane	The settlement boundary goes across Vicarage Lane before heading in a southerly direction until it meets the curtilage of Exchange House. It continues in an easterly and then southerly direction to include Exchange House and properties along Orchard Close. It then goes in a southerly direction to include a bowling green and pavilion; a group of bungalows located off Hurst Close; and the curtilage of properties along Queen Avenue and those along Bunbury Lane. The settlement boundary then goes along the side curtilage of 6 Bunbury Lane to adjoin Bunbury Lane.
3	Land to the east of Bunbury Lane and to the south of School Lane	The settlement boundary cuts across Bunbury Lane and goes down the side curtilage of Parkhouse Farm. It then heads in a northerly direction around the curtilages of properties fronting Bunbury Lane, before heading eastwards around properties along Wakes Meadow until it meets a stream. The boundary then follows the stream before it heads in a northerly direction along the curtilage of 9 The Hawthorns and The Cottage. The boundary cuts across Sadlers Wells and then follows the rear boundary of 2 Ivy Cottage, Beech House and the former property known as The Outspan. The settlement boundary includes the playing fields of Bunbury Aldersey Church of England Primary School before heading in a westerly direction around the rear curtilage of properties located to the south of School Lane.
4	Higher Bunbury (north)	The settlement boundary cuts across Vicarage Lane and heads in a northerly direction to include the boundary of Dysart Arms. It then runs along College Lane and cuts across this to go down the side curtilage of Old School, before heading in a southerly direction to include its rear curtilage and also that of Little Orchard and Little Orchard Stables. The boundary then goes eastwards around the rear curtilages of properties fronting Bowe's Gate Road (Twelawn, The Crest and Rose Cottage), before heading northwards around the cemetery and then around the curtilage of properties within Church Row. The settlement boundary goes across Bowe's Gate Road and runs around part of the triangular area of open space before going around the curtilage of the former doctor's surgery, Birchfields, St Boniface's graveyard, Half Penny House, and Stone Bank Cottage. The boundary cuts across Wyche Road and includes Church Bank Cottage and Church Bank Farm before meeting Vicarage Lane.

Ref	Boundary section	Description of existing boundary
5	Higher Bunbury (south)	The settlement boundary goes along the side curtilage of Delrosa and cuts across Wyche Road. It then heads in a southerly direction along Wyche Road before going along the side curtilage of The Mount in an easterly direction. It then heads southwards along the rear curtilages of properties off Wyche Lane before reaching The Gosland. It then goes around the curtilage of The Gosland and Long Acre before heading in an easterly direction around the rear curtilages no.1 -10 Wyche Lane. It then goes down the side curtilage of 10 Wyche Lane and then back in a westerly direction along Wyche Lane before going down the side curtilage of Wyche House and Fox Covert. It then follows the rear curtilages of properties located to the west of Wyche Lane until it reaches the end property, Fernleigh, and then heads in a westerly direction along Wyche Lane. It then goes in a northerly direction around those properties located to the west of Wyche Road until it reaches the end property Delrosa where it then runs around its side curtilage.

Table Bunbury 3: Existing settlement boundary

Settlement boundary review

- 6.5 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]. The assessments and recommendations for defining the new boundary are set out in Table Bunbury 4 below.
- 6.6 The recommended boundary is shown on Map Bunbury 4 in Appendix 2.

Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
1	This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood Plan site allocations.	This boundary is impacted by an extant permission for two dwellings and 38 space car park (15/0198N) on land located to the west of White House Cottages. A lawful start was confirmed by the council by virtue of permission 18/1753N dated May 2018.	This boundary is impacted by an extant permission for two dwellings and 38 space car park (15/0198N) on land located to the west of White House Cottages. This is adjacent to the settlement boundary and will display a level of built form, once built and should be included.	<p>This boundary excludes No.1 and 2 White House Cottages. These cottages are adjacent to the planning application for two houses and 38 space car park located to the west (15/0198N) and should be included within the settlement boundary.</p> <p>The settlement boundary excludes White House. This property is set in large grounds and relates better to the open countryside, rather than the built form of the settlement.</p> <p>The settlement</p>	The settlement boundary relates to readily recognisable features that are likely to be permanent: it follows a combination of roads, the curtilage boundary of properties, and the River Gowy.	<p>The settlement boundary should be amended to include the extant permission (15/0198N) for the two dwellings and 38 space car park on land to the west of White House Cottages (1A).</p> <p>The settlement boundary should also be amended to include No.1 and 2 White House Cottages which is adjacent to (15/0198N - two dwellings and car park) (1B).</p>

Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
				boundary excludes Meadow View, off Wythin Street. This displays low levels of self-containment and relates more to the open countryside.		
2	This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood Plan site allocations.	<p>This boundary is impacted by an extant full planning consent for the erection of 8 dwellings (19/0371N) on land adjacent to Bunbury Medical Practice.</p> <p>There is also a permission (17/6119N) for 15 dwellings on land off Hill Close currently under construction.</p> <p>15 dwellings (19/3767N) on land at and to the</p>	This boundary is not impacted by any existing built development.	<p>The boundary currently excludes Bunbury Medical Practice, however extant consent for 8 dwellings (19/0371N) adjacent to it, would create a high level of built form. Bunbury Medical Practice (including the parking area) should be included within the settlement boundary.</p> <p>The boundary currently includes the outdoor bowling green adjacent to</p>	The settlement boundary relates to readily recognisable features that are likely to be permanent: it follows the curtilage boundary of properties.	<p>Include Bunbury Medical Practice building and the extant full planning consent for the erection of 8 dwellings (19/0371N), with the exception of the area of open space to the west of the permitted dwellings (2a).</p> <p>Exclude the outdoor bowling green adjacent to Bracknell and Witch Hazel (2b)</p> <p>Include the extant full permission (17/6119N) for 15 dwellings on land off Hill Close, with the exception of the open space to the east of the</p>

Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
		rear of no.6 Bunbury Lane have detailed planning consent.		Bracknell and Witch Hazel. The bowling green however has an outdoor recreational use similar to that of the adjacent football pitches and nearby tennis court which are already excluded from the boundary. Similarly, the bowling green should also be excluded.		<p>proposed dwellings and 'Paddock' area to the south. (2c)</p> <p>Include the extant detailed permission for the demolition of a bungalow and the erection of 15 dwellings (19/3767N) on land at and to the rear of no.6 Bunbury Lane, with the exception of the area of open space to the east of the proposed dwellings. (2d)</p>
3	This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood Plan site allocations.	<p>This boundary is impacted by 6 completed dwellings (09/2035N) on land off Bunbury Lane.</p> <p>The boundary is impacted by an</p>	This boundary is impacted by an existing built development for 6 dwellings (09/2035N) on land off Bunbury Lane which is adjacent to the existing settlement boundary	This boundary is impacted by an existing built development for 6 dwellings (09/2035N) on land off Bunbury Lane which has a functional relationship with the	The boundary relates to recognisable and permanent features. It follows a combination of roads, hedgerows, streams and curtilage boundaries of properties.	<p>The settlement boundary should be amended to include the existing built development for 6 dwellings (09/2035N) on land off Bunbury Lane (3a).</p> <p>The boundary should be amended to include the</p>

Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
		extant detailed planning consent on land off Oaks Gardens, Bunbury Lane for 15 dwellings (19/5534N)	and the extant outline planning consent (19/5534N).	<p>built up area.</p> <p>The boundary excludes Brook Bank, located off Sadlers Wells. This property is located on the edge of the settlement boundary and is not well-contained. It appears to relate more to open countryside rather than the built form of the settlement.</p> <p>The settlement boundary includes Bunbury Aldersey Church of England Primary School playing field. This land is not well-contained within the existing built form of the settlement and relates more to open countryside.</p>	<p>There have been some rear curtilages that have been extended or do not follow any recognisable features on the ground which is proposed to be amended. This includes the rear boundary line to: three semi-detached properties located to the west of Upper Aldersey House; Peartree Cottage and Heath Villa; and Manor Cottage and Hope Cottage.</p>	<p>extant detailed planning consent on land off Oaks Gardens, Bunbury Lane for 15 dwellings (19/5534N) (3b)</p> <p>The settlement boundary is proposed to be amended to exclude the school playing field to the rear of Bunbury Aldersey Church of England Primary School (3c).</p> <p>The settlement boundary should be amended to reflect the rear curtilages of some dwellings located off School Lane to follow a clear defined boundary line. This includes:</p> <ul style="list-style-type: none"> • Three semi-detached properties located to the west of Upper Aldersey House, Off School Lane (3d); Peartree Cottage and Heath Villa (3e);

Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
				The settlement boundary excludes the rear curtilage of properties along School Lane (such as Manor House, Stablecroft and The Orchard). It also excludes properties along the A49. These properties are on large plots and are not considered to relate well to the built-up area. Paddock land to the rear also separates some of the properties from the main built form of the settlement.		<ul style="list-style-type: none"> Manor Cottage and Hope Cottage (3f).
4	This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood Plan site allocations.	This boundary is impacted by an extant detailed planning consent for 11 dwellings (15/1666N).	This boundary is not impacted by any existing built development.	The settlement boundary excludes farm buildings located to the west of College Lane. This is typical of a countryside location and does not have a functional	This boundary follows the rear curtilages of dwellings, a graveyard, open space, and farm buildings.	The settlement boundary should be amended to: <ul style="list-style-type: none"> Exclude the graveyard located to the north of Bowe's Gate Road (4A); Exclude the farm buildings located to the

Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
				<p>requirement to be included within the settlement boundary.</p> <p>The settlement boundary however includes some farm buildings to the west of Church Farm, Vicarage Lane. This is proposed to be excluded from the settlement boundary as it is not well-contained and relates more with open countryside.</p> <p>The settlement boundary includes the church graveyard to the north of Bowe's Gate Road which contains limited built development and relates more to open countryside.</p>		<p>west of Church Farm (4B).</p> <ul style="list-style-type: none"> • Include the extant planning outline permission for 11 dwellings (15/1666N) (4C)

Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
5	This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood Plan site allocations.	<p>This boundary excludes development that has been completed for 10 dwellings (P07/0867) on land to the south of Wyche Lane.</p> <p>The boundary also excludes a completed development for 14 dwellings at The Grange, Wyche Lane. (16/6079N).</p>	<p>This boundary excludes the completed development of 10 dwellings (P07/0867) on land to the south of Wyche Lane. As this is adjacent, its built form should be included within the settlement boundary.</p> <p>The boundary excludes completed development (16/6079N) for 14 dwellings at The Grange, Wyche Lane. This is adjacent to the 10 dwellings completed as part of permission P07/0867. The cumulative level of built form should therefore be included within the settlement boundary, with the exception large area of garden</p>	<p>The settlement boundary excludes the completed development of 10 dwellings (P07/0867) that has a strong relationship in terms of built form.</p> <p>This boundary excludes the completed residential development for 14 dwellings (16/6079N) that has a strong relationship to the built form.</p> <p>The settlement boundary excludes Chantry House, Vergar's House and Greenways located to the east of Wyche Road. These properties are not well contained and relate</p>	This boundary follows the rear curtilage of dwellings and part of Wyche Lane and Wyche Road.	<p>The settlement boundary should be amended to include the 10 completed dwellings (P07/0867) on land off Wyche Lane (5A).</p> <p>The settlement boundary should also be amended to include 14 completed dwellings (16/6079N) at The Grange, Wyche lane (5B). This will follow the built form illustrated in the layout plan to ensure a strong permanent settlement boundary. It is proposed not to include a large area of garden space to the south of the 16/6079N site.</p> <p>The settlement boundary should be amended to exclude the area of land to the rear of Delrosa (5C). This will enable more of a gap between the two separate settlement boundaries of Bunbury.</p>

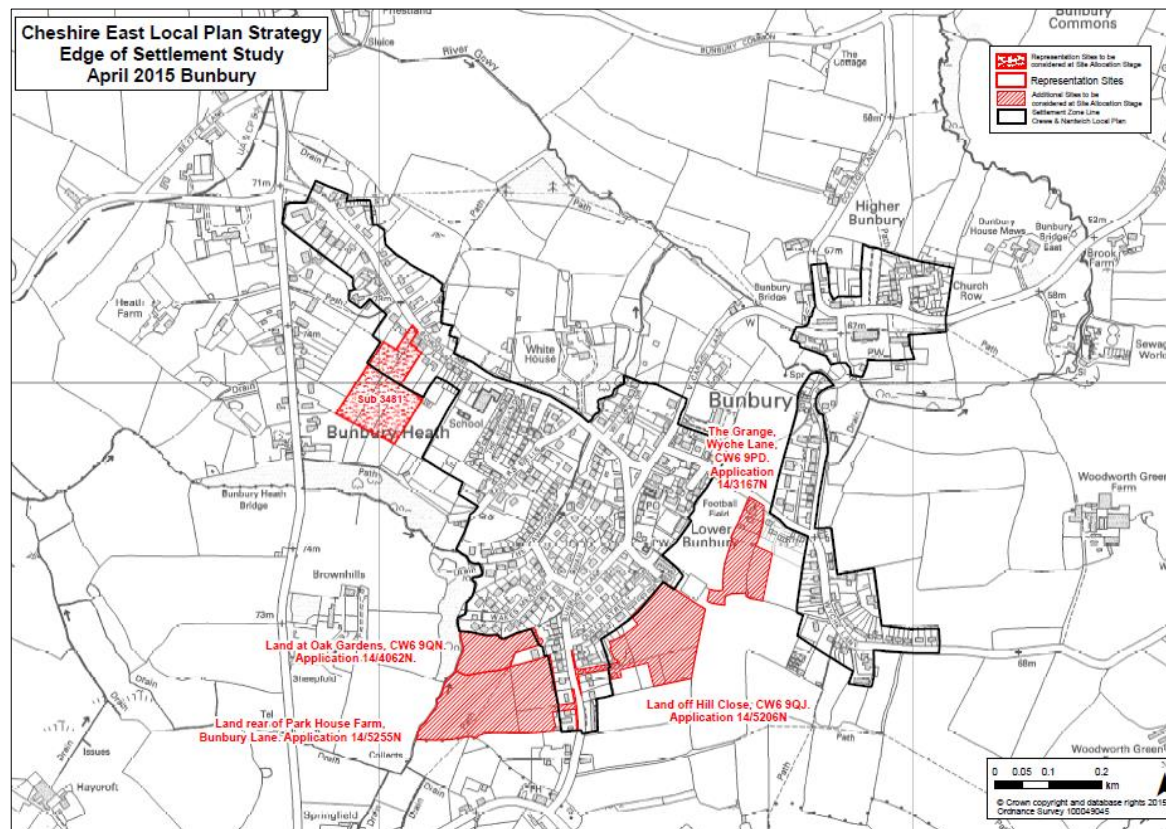
Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
			to the south of the 16/6079N site which relates more to the surrounding countryside.	more to open countryside. The settlement boundary includes an area of undeveloped land behind the rear curtilage of Delrosa, which does not display a high level of self-containment.		The settlement boundary should be amended to follow the rear boundary of 'The Cobbles'. The existing boundary unnecessarily includes a small section of the adjacent field (5d)

Table Bunbury 4: Boundary review and recommendation

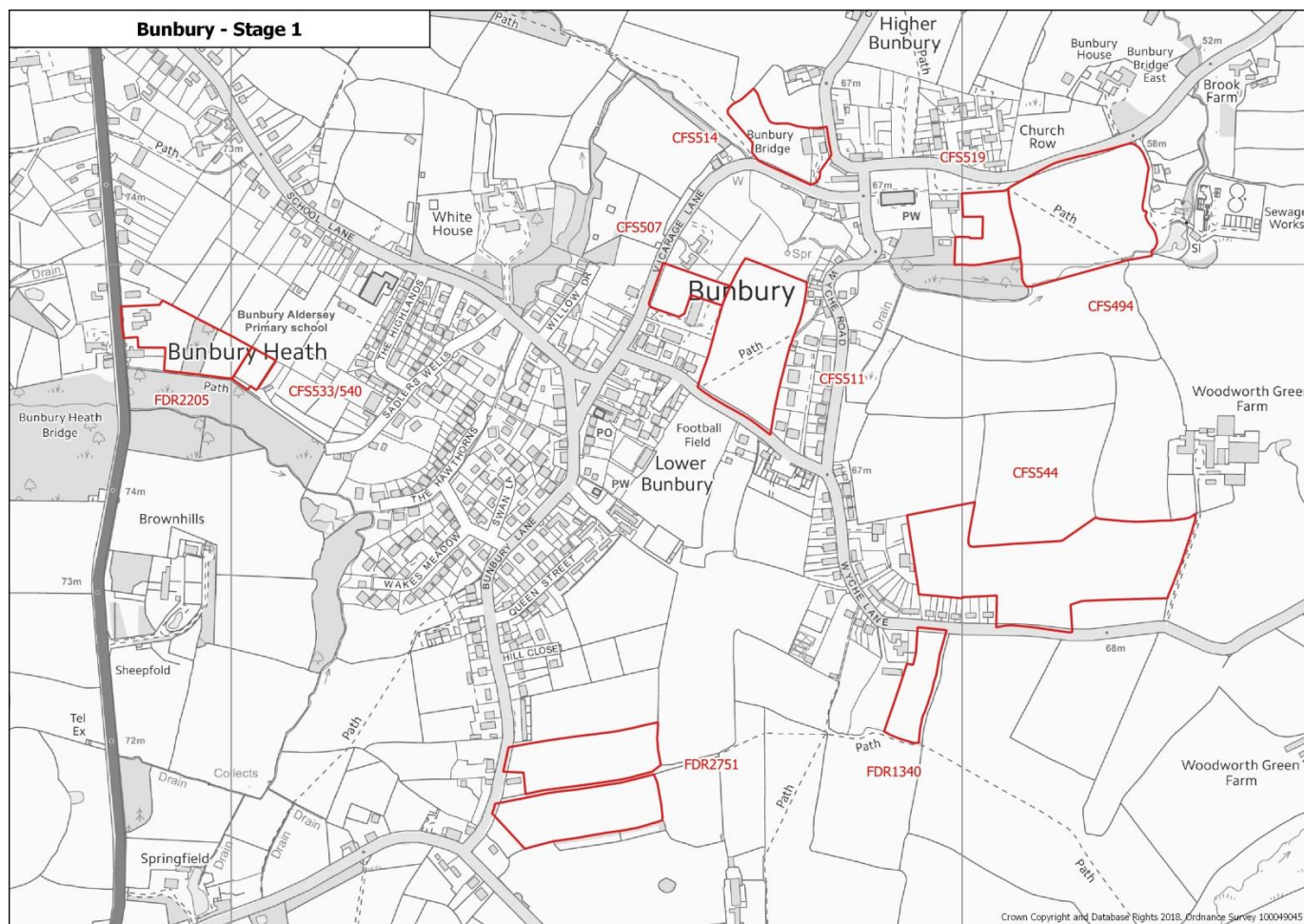
7. Appendices

Appendix 1: Site selection maps and tables

A: Stage 1 sites maps

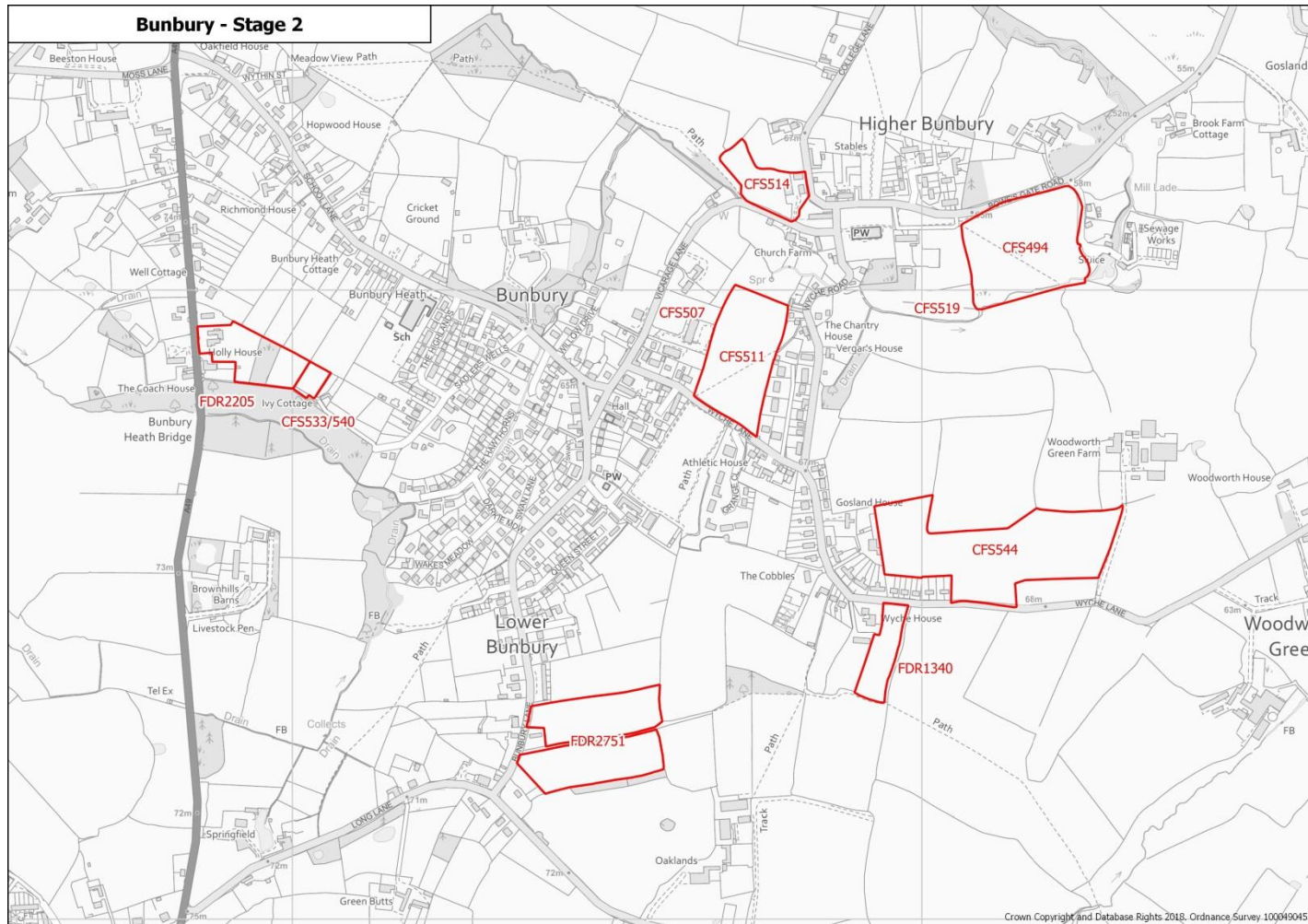


Map Bunbury 1: Edge of Settlement Assessment (2015)



Map Bunbury 2: Call for sites (2017) and First Draft SADPD Consultation Sites (2018)

B: Stage 2 sites map



Map Bunbury 3: Stage 2 sites

C: Stage 1 and Stage 2 sites table

Source ⁴	Ref	Site name and address	Size (ha) ⁵	No. of dwgs ⁶	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ⁷ (Y/N)	Comments
C	SUB 3481	Land West of Bunbury Lane, Bunbury	2.77	84	0	0	0	Y	The Site is not being actively promoted.
C		Land off Hill Close, Bunbury, CW6 9QJ Application 14/5206N	2.14	21	0	0	0	Y	Most of the site is permissioned under 15/5783N dated 19/04/2017. The residual parcel is not being actively promoted.
C		Land off Oak Gardens, Bunbury Application 14/4062N	0.84	17	0	0	0	Y	The site has outline permission under 19/5534N.
C		Land west of Bunbury Lane (rear of Park House Farm) Application 14/5255N	2.9	52	0	0	0	Y	Application 14/5255N was dismissed at appeal on 14.06.16. The site is not being actively promoted anymore.
C		The Grange, Wyche Lane, Bunbury, CW6 9PD Application 14/3167N	1.14	13	0	0	0	Y	Permission 14/3167N was granted 20/06/2016. The site is now under construction.

⁴ 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 Revised Publication Draft SADPD.

⁵ Numbers in brackets are the developable areas, when stated in the call for sites, First Draft SADPD or Publication Draft SADPD representation.

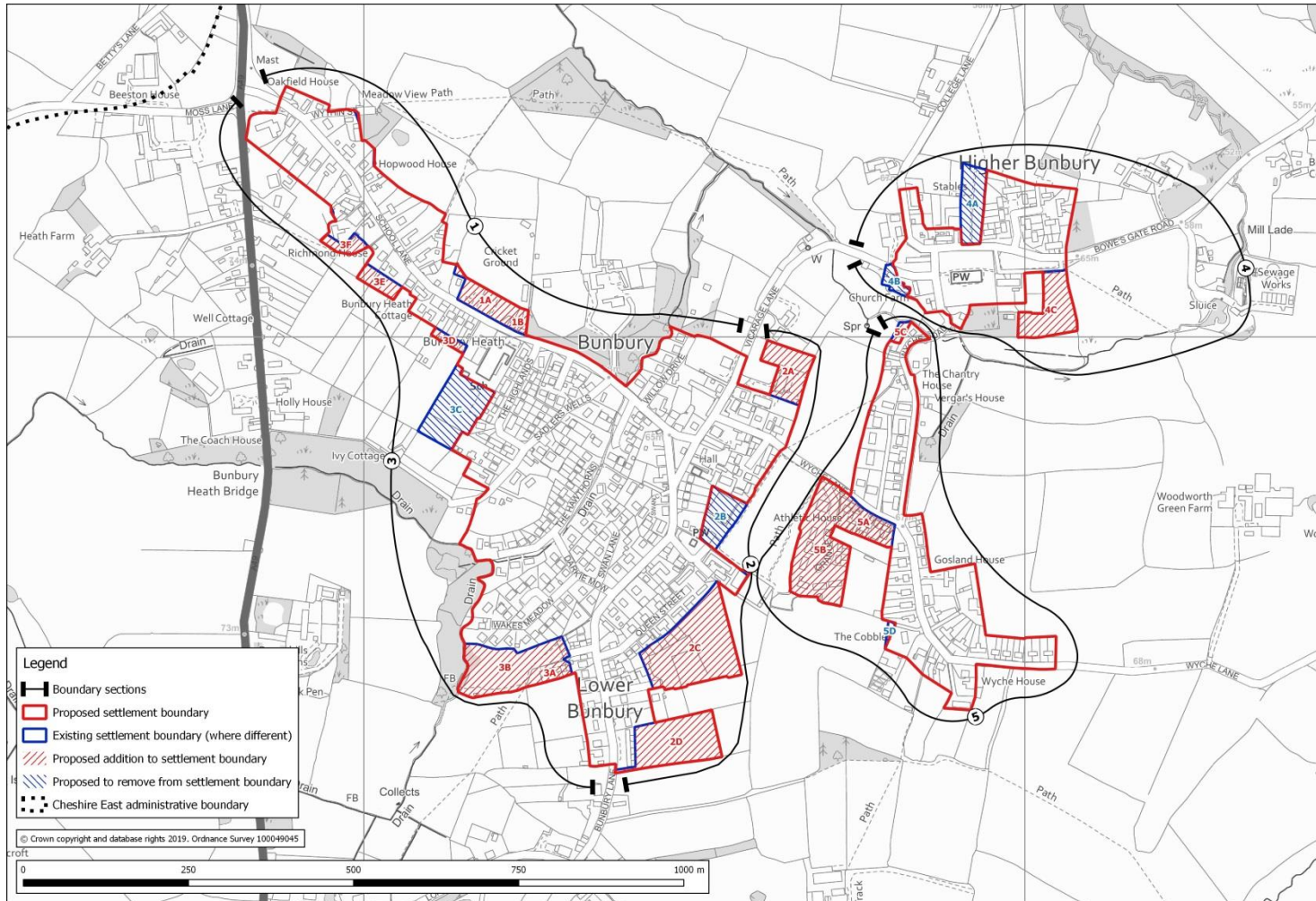
⁶ Figure as stated in call for sites representation or estimated at 30 dwellings per hectare.

⁷ Exclude sites that: can't accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside (as defined in the LPS) and are not currently compliant with those policies; are not being actively promoted; have planning permission as at 31/3/20; 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 ⁴	Ref	Site name and address	Size (ha) ⁵	No. of dwgs ⁶	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ⁷ (Y/N)	Comments
D	CFS 494	Land off Bowe's Gate Road	2.82	15-20	0	0	0	N	
D	CFS 507	Land at Higher Bunbury – Parcel 1	0.45	7	0	0	0	Y	Planning permission granted for 7 dwellings (Ref: 19/0371N) on the 26.04.17
D	CFS 511	Land at Higher Bunbury – Parcel 2	2.10	60	0	0	Proposed for community or residential	N	
D	CFS 514	Land at Higher Bunbury – Parcel 3	0.86	25	0	0	0	N	
D	CFS 519	Land at Higher Bunbury – Parcel 4	0.65	11	0	0	0	Y	Permission granted for 11 dwellings (Ref: 15/1666N) on the 27.09.17
D	CFS 533/540	Site A, Land east of Whitchurch Road	0.19	1-5	0	0	0	N	Will deliver fewer than 10 dwellings and is in the open countryside
D	CFS 544	Land north of Wyche Lane	4.02	30-40	0	0	0	N	
F	FDR2751	Land east of Bunbury Lane	2.8ha	15	0	0	0	N	
F	FDR1340	Land adjacent to Wyche House, Bunbury	0.67ha (1.66ac)	10	0	0	0	N	
F	FDR2205	Harris Homeland / Bunbury Heath	0.8ha	5-10	0	0	0	N	

Table Bunbury 5: Stage 1 and Stage 2 sites

Appendix 2: Settlement boundary map



Map Bunbury 4: Existing and proposed settlement boundary