

# Cheshire East Local Plan

## Site Allocations and Development Policies Document

### Chelford Settlement Report [ED 26]

August 2020

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# 1. Introduction

- 1.1 This report is the Chelford Settlement Report (“CSR”) [ED 26]. It brings together several aspects of settlement-based work, carried out to inform the development of the Revised Publication Draft Site Allocations and Development Policies Document (“SADPD”) [ED 01]. The report is split into chapters detailing work carried out for Chelford 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. Chelford

### Introduction

- 2.1 Chelford is a village with its own settlement and Green Belt inset boundaries outside which lies Green Belt and open countryside as defined in the Cheshire East Local Plan Strategy (“LPS”) adopted in 2017. Chelford is identified as a Local Service Centre (“LSC”) in the LPS, and has a 2018 mid-year population estimate of 1,200 people.

### Neighbourhood Development Plan

- 2.2 Neighbourhood Planning was introduced with the Localism Act 2011 and gives communities 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 Chelford Neighbourhood Plan was made on the 26 September 2019. Further information can be found on the Cheshire East website.<sup>1</sup>

### Strategy for development in Chelford

- 2.4 The vision for Local Service Centres as a whole 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.

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

2.5 Within the Chelford Neighbourhood Plan, the vision for Chelford is:

*“Chelford will continue as a thriving community, retaining its strong links with, and easy access to the surrounding countryside. Development in the Parish will be sustainable and demonstrate genuine progress in meeting the needs of all residents, whilst conserving and enhancing the local natural environment. Changes will have brought long-term benefits to the community; being of a scale and design which reflect the character of a semi-rural parish; protecting open and green spaces; and supported by an appropriate infrastructure and housing mix, reflecting local needs*

## 3. Development needs at Chelford

- 3.1 The LPS identifies a borough wide requirement for a minimum of 36,000 homes and 380 hectares of employment land over the Plan period, 2010 to 2030 (Policy PG 1 Overall Development Strategy).
- 3.2 LSCs are expected to accommodate in the order of 3,500 new homes and 7 hectares of employment land (Policy PG 7 Spatial Distribution of Development).
- 3.3 The approach to meeting development requirements in LSCs is set out in a separate paper entitled 'the provision of housing and employment land and the approach to spatial distribution' which is available in the SADPD library [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.
- 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 of safeguarded land across the relevant LSCs to achieve the total of 200 ha identified and justified through the LPS evidence base. The initial safeguarded land figure for Chelford is 2.55 ha.

## 4. Site Selection

- 4.1 This chapter documents the implementation of the site selection methodology ("SSM") for Chelford, and should be read alongside the SADPD Site Selection Methodology Report [ED 07], Sustainability Appraisal ("SA") [ED 03], Habitats Regulations Assessment ("HRA") [ED 04], and the Revised Publication Draft SADPD [ED 01]. It documents Stages 1 to 7 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 Chelford

- 4.2 In line with the SSM, a longlist of potential sites was established for Chelford. 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).

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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, HRA and sustainability appraisal, Stage 5 – evaluation and initial recommendations, Stage 6 – inputs from infrastructure providers / statutory consultees, Stage 7 – Final Site Selection.

4.3 A total of 5 sites were identified at stage 1. The ‘pool of sites’ is listed and mapped in Appendix 1, with headline figures shown in Table Chelford 1 below.

## Stage 2: First site sift

4.4 The first site sift was carried out to produce a shortlist of sites for further consideration in the site selection process. Sites were removed that:

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

4.5 A total of 3 sites were included in stage 2 - these are listed and mapped in Appendix 1, with headline figures shown in Table Chelford 1.

	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
<b>Stage 1</b>	5	929	2	6
<b>Stage 2</b>	3	925	2	6

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

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

4.6 Stage 3 of the SSM is a decision point whereby account was taken of the most up-to-date employment and housing land supply information in LSCs (as at 31/03/20). 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 in order to meet the remaining requirement for safeguarded land at Chelford.

It is recommended that the site selection process continues in order to identify sufficient sites to meet the initial 2.55 ha safeguarded land identified as being required at Chelford.

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

4.7 Following consideration of the sites in stage 1 of the SSM and correspondence exchanged with the site promoters early in the development of the SADPD of CFS 342 (land at Mere Hills Farm) and CFS 427 (land at Chelford Village) alongside information submitted to the First Draft / initial Publication Draft SADPD document(s), the site promoters have separately:

- Confirmed the geographic extent of site CFS 427, effectively splitting their proposals into parcels (a, b and c set out in table Chelford 2 below);
- Confirmed the content of proposals for site CFS 342.

4.8 The outcomes of these exchanges are reflected in table Chelford 2 (below). Table Chelford 2 shows the sites put forward to the Council for housing, employment and other uses. Following stage 3 of the SSM, sites included in table Chelford 2 have been considered for safeguarded land in the remaining stages of the SSM for inclusion in the Revised Publication Draft SADPD. For the purposes of the site assessment work, all of the sites are considered to be 'available' as they are being promoted to the Council through the 'call for sites' process or through responses to consultation stages in the development of the SADPD.

Option ref	Site name	Gross site area (ha)	Number of dwellings	Employment land (ha)	Policy designation <sup>3</sup>
CFS 342	Land At Mere Hills Farm	9.49	Up to 100	Up to 1 ha and up to 1 ha of land for community uses	Green Belt
CFS 2 / 48	Land off Knutsford Road	0.94	25	0	Green Belt
CFS 427a	Land at Chelford Village - parcel A	19.4	Mix of uses, up to 582 at 30 dwellings per hectare	Mix of uses	Green Belt

<sup>3</sup> In the Macclesfield Borough Local Plan / Local Plan Strategy

Option ref	Site name	Gross site area (ha)	Number of dwellings	Employment land (ha)	Policy designation <sup>3</sup>
CFS 427b	Land at Chelford Village - parcel B	18.42	Mix of uses, up to 552 at 30 dwellings per hectare	Mix of uses	Green Belt
CFS 427c	Land at Chelford Village - parcel C	14.4	Mix of uses, up to 432 at 30 dwellings per hectare	Mix of uses	Green Belt

**Table Chelford 2: Chelford sites considered in Stages 2&4 of the SSM**

4.9 These sites are considered in further detail in this chapter.

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;
- Red/amber/green traffic light assessments and site commentary, with non-Green Belt sites considered first, then Green Belt sites that have been previously developed and/or are well served by public transport; followed by those Green Belt sites making the lowest contribution to Green Belt purposes identified in the GBSAs; and
- 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 Sustainability Appraisal 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 set out 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. There is a remaining requirement to identify safeguarded land around Chelford. Therefore, work undertaken at stages 5-7 of the SSM consider the suitability of sites for safeguarded land.
- 4.14 All of the potential sites being promoted around Chelford 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 sites 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 of the 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 The urban potential assessment (2015) identified a number of sites in the village. This included large sites, such as at the former Chelford Market and Cricketers Green Site which are now under construction for predominantly housing. There were also examples of smaller sites, identified through the urban potential study which are considered and discounted in Appendix 1 of this report.
- 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 Chelford 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 Chelford are currently in the Green Belt. As defined in the LPS and NPPF, safeguarded land is ‘land between the

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

urban area and the Green Belt'. As all land outside of the existing Chelford 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 the requirement for safeguarded land, at Chelford, cannot be met from land that is currently outside of the Green Belt and there is a need to consider Green Belt sites through the SSM.

## Green Belt Sites

4.20 As required by NPPF (¶138), “where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport”. Whilst the safeguarding of land does not release it for development, it is nevertheless a potentially significant step towards that end. With that in mind, the implications of this national policy requirement have also been assessed in relation to the release of Green Belt land for safeguarding through the SADPD.

4.21 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 report. Table Chelford 3 below provides assessments of the brownfield/greenfield status and public transport availability for each site under consideration. These assessments have been carried out in accordance with the detailed traffic light criteria set out in Appendix 2 of the Site Selection Methodology.

Site ref	Site name	Brownfield/greenfield?		Public transport frequency	
		Category	Commentary	Category	Commentary
CFS 342	Land at Mere Hills Farm	<b>R</b>	Predominately a greenfield site.	<b>G</b>	Bus stop is located on Knutsford Road in the village centre. Service to Macclesfield and Knutsford (service number 88). The village has a train station on the Crewe / Manchester west coast mainline.
CFS 2/48	Land off Knutsford Road	<b>A</b>	A mix of brownfield and greenfield land	<b>G</b>	A bus stop is located on Knutsford Road in the village centre. There is a bus service to Macclesfield and Knutsford (service number 88). The village has a train station on the Crewe / Manchester west coast mainline.
CFS 427a	Land at Chelford Village – parcel A	<b>R</b>	Predominately a greenfield site.	<b>G</b>	Bus stop is located on Knutsford Road in the village centre. Service to Macclesfield and Knutsford (service number 88). The village has a train station on the Crewe / Manchester west coast mainline.
CFS 427b	Land at Chelford Village – parcel B	<b>R</b>	Predominately a greenfield site.	<b>G</b>	Bus stop is located on Knutsford Road in the village centre. Service to Macclesfield and Knutsford (service number 88). The village has a train station on the Crewe / Manchester west coast mainline.

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Site ref	Site name	Brownfield/greenfield?		Public transport frequency	
		Category	Commentary	Category	Commentary
CFS 427c	Land at Chelford Village – parcel C	R	Predominately a greenfield site.	G	
CFS 427c (i)	Land east of Chelford Railway Station (i) (variation of CFS 427c)	R	Predominately a greenfield site.	G	

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

4.27 All of the available sites are well-served by public transport and all except one are predominantly greenfield sites. The sites cannot be differentiated based on being well-served by public transport but first consideration is given to site CFS 2/48 (Land off Knutsford Road) under NPPF ¶138 by virtue of it being a mixed brownfield/greenfield site.

4.28 All Green Belt sites have been subject to a Green Belt Site Assessment (Appendix 2). Following the first consideration of site CFS 2/48 (as a result of NPPF ¶138), the remaining sites are considered following the iterative approach set out in the site selection methodology. Those making the lowest contribution to the purposes of Green Belt are considered before those making a higher contribution.

4.29 Table Chelford 4 below shows the contribution that each site makes to the purposes of Green Belt.

Option ref	Site name	GBSA Contribution to Green Belt Purposes
CFS 342	Land At Mere Hills Farm	Major contribution
CFS 2 / 48	Land off Knutsford Road	Significant contribution
CFS 427a	Land at Chelford Village - parcel A	Major contribution
CFS 427b	Land at Chelford Village - parcel B	Significant contribution
CFS 427c	Land at Chelford Village - parcel C	Significant contribution
CFS 427 c (i)*	Land east of Chelford Railway Station (i) (variation of CFS 427c)	Significant Contribution

**Table Chelford 4: Green Belt site assessments summary results**

\*variation of site CFS 427c considered through this report.

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## Sites which are previously-developed and/or are well served by public transport.

4.30 Whilst all of the potential sites in the Green Belt around Chelford are well-served by public transport, there is only one potential site that is a mix of greenfield/brownfield (and none that are predominantly brownfield). This is site CFS 2/48 (Land off Knutsford Road) and it is given first consideration as required by NPPF ¶138.

### CFS 2/48: Land off Knutsford Road, Chelford

#### Introduction

4.31 This site is located adjacent to Chelford to the south of Knutsford Road. The site is being considered for safeguarded land. The total call for sites submission is approximately 1 hectare in total size and used previously as an overflow car park for Chelford Market. 0.58 ha of the site submission is in the Green Belt and it is this area of land being considered for its suitability to be safeguarded in the Revised Publication Draft SADPD.

4.32 The site formed part of the red line boundary considered as part of outline planning application 13/4640M<sup>5</sup> at the former Eddie Stobart site off Knutsford Road, Chelford. The committee report for planning application 13/4640M noted that revised plans were submitted during the consideration of the planning application, at that time, reducing the total number of dwellings and the amount of land dedicated to housing on the car park area (which falls within the Green Belt), to which part of this call for site submission relates.

4.33 The site adjacent to this 'call for site' submission and subject to planning permission 13/4640M, called Cricketers Green, is under construction and is nearly complete at the time of drafting this report following reserved matters approval (16/0504M Reserved Matters for 94 dwellings).

4.34 The site selection findings are summarised in Table Chelford 5 (Stage 4 of the SSM).

CFS 2/48 site selection findings	
<b>Achievability</b>	<ul style="list-style-type: none"> <li>The site falls into charging Zone 5 (£71 per sqm) in the Community Infrastructure Levy Charging Schedule.</li> <li>The site is in single ownership and under option agreement with a housebuilder.</li> <li>There are no known site specific considerations at this</li> </ul>

<sup>5</sup> Outline planning application for 122 dwellings with associated public open space, pedestrian crossing and relocation of bus stops on Knutsford Road and either up to 603 sqm of B1a business space and or car parking with all matters reserved, except for access.

CFS 2/48 site selection findings	
	time that impact on the site's overall broad viability.
<b>Suitability</b>	<ul style="list-style-type: none"> <li>• The majority of the assessed criteria are either green or amber. Of the criteria assessed as being amber, it is considered that the majority of these factors can be addressed using appropriate mitigation measures, they include: <ul style="list-style-type: none"> <li>○ Settlement Character and Urban form</li> <li>○ Highways access and impact</li> <li>○ Ecology</li> <li>○ TPOs</li> <li>○ Flooding / Drainage</li> <li>○ Mineral Interest</li> <li>○ Mixed brownfield / greenfield site</li> <li>○ Agricultural land</li> <li>○ Contamination Issues</li> </ul> </li> <li>• Distance to existing employment areas was assessed as red under the criteria used in the 'traffic light' assessment.</li> </ul>

**Table Chelford 5: CFS 2/48 site selection findings**

**Stage 5: Evaluation and initial recommendations**

- 4.35 When compared against other potential call for site submissions in Chelford, it was considered that site CFS 2/48 performs well.
- 4.36 The 'traffic light' assessment of this site shows that it performs well, in relation to most of the criteria with the site being available, achievable and broadly viable. Locationally, the site is considered to be a sustainable location with access to the village centre and meeting many of the minimum distances identified in the SA Accessibility Assessment.
- 4.37 The HRA screening assessment does not identify any issues of relevance to this site. The site is more than 6km away from the nearest European Site. No potential impact pathways have been identified.
- 4.38 The site is in a known mineral resource area for salt and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. The Council will require any future application on the site to submit a Mineral Resource Assessment (MRA) as part of any future application to provide information on both the feasibility of prior extraction of the sand and gravel mineral resource before the proposed development.

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proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.

4.39 The Green Belt Assessment for the site is included in Appendix 2 of this document and a summary provided in table Chelford 6 below:

Consideration	Summary
Potential area for Green Belt release	The area within GBAU parcel CF07 occupying a finger of land within the Green Belt 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 Chelford Heath, an existing tree belt and a boundary with adjacent development including the Cricketers Green development, currently under construction and nearly complete.
Surrounding Green Belt	Release of CFS 2/48 would not undermine the overall function of the surrounding Green Belt but adjacent parcel CF08, which makes a major contribution to Green Belt purposes, will increase in importance in its function.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided that there are no other suitable alternatives that make 'no contribution' or a 'contribution' to Green Belt purposes.

**Table Chelford 6: CFS 2/48 GBAU Summary**

4.40 Exceptional circumstances are required to release this site from the Green Belt, which could include the inability to meet Chelford's requirements without removing land from the Green Belt, and by not meeting those needs would result in unsustainable development or a site specific reason is identified that would justify altering the Green Belt Boundaries.

4.41 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 Green Belt Assessment Update [2015] 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 alternative suitable sites in Chelford that make a lower contribution to Green Belt purposes that could be released instead of CFS 2/48.

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4.42 Overall, it is considered that the site performs well. The site lies adjacent to the settlement of Chelford. The site consists of land previously used as an overflow car park for the cattle market, which is now closed. The site is visually contained by Chelford Heath to the south and is able to be accessed via the adjacent Cricketers Green development or Knutsford Road. It is locationally sustainable with access to facilities in Chelford and wider public transport links via bus services and the train station.

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

4.43 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. The consultation responses are summarised below, with a list also provided in the Appendix 5 of this Report:

- **CEC Public Rights of Way** - all sites to require provision and / or improvement of high quality routes for active travelling including walking and cycling links between development sites and public transport hubs
- **Environment Agency** – have not identified particular sites of specific concern at this stage which would result in our objection to their allocation. In line with best practice, we ask that all site allocations are reviewed in line with local and national planning policy and relevant governing legislation.
- **Historic England** - no identified heritage assets.
- **Natural England** - not within an impact risk zone for a designated site. Deciduous woodland is located along the western edge 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. Provisionally Agricultural Land Quality Grade 3.
- **Network Rail** - transport assessments should consider the impacts of any level crossings in the area. Development proposals for Chelford should include assessment of the impacts of increased footfall at the train station. Before submitting planning applications for the sites, the developer and council are advised to contact Network Rail to discuss enhancements to the station to mitigate the increase in users.
- **Sport England** - should take account of findings of playing pitch strategy / built sport facilities strategy
- **Cheshire Clinical Commissioning Group** - The CCG request pre-application consultation for any of the subsequent planning applications that fall out of the site allocations. In particular, large scale housing and any residential/care homes. Significant development looks to be prevalent within Alderley Edge, Chelford and Mobberley; which will subsequently result in requests for section 106 funding as the GP premises in this area will come under increased capacity and demand issues.

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- **United Utilities** - need to consider the proximity of waste water treatment works when considering site allocations in the Plan. The expectation from United Utilities will be for only foul flows to communicate with the public sewer from all sites in accordance with the principles of sustainable drainage. It must be therefore understood that CFS2 and 48 that there is no combined sewer network in the immediate area, just foul sewer. The method to discharge surface water must be determined before it can be considered for allocation, to avoid any complications at application stage.
- **Natural Resources Wales** – links to additional guidance and advice to contact Natural England with respect future forms of development at this site.
- **Highways England** - 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.
- **National Grid** – no comment on site allocation

4.44 In relation to those responses received from infrastructure providers / statutory consultees, the Cheshire East Public Rights of Way team noted the importance of walking and cycling links. Natural England noted that deciduous woodland is located along the western edge of the site. United Utilities has requested early engagement with any site promotor prior to the application stage.

#### **Stage 7: Recommendation re CFS 2/48: Land off Knutsford Road**

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site be included as 0.58 ha of safeguarded land in the SADPD.





**Map Chelford 1: Site CFS 2/48: Land off Knutsford Road**

- 4.45 Following the first consideration of site CFS 2/48 (as a result of NPPF ¶138), the remaining sites are considered following the iterative approach set out in the site selection methodology. Those making the lowest contribution to the purposes of Green Belt are considered before those making a higher contribution to the purposes of Green Belt.

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

- 4.46 A review of the Green Belt Assessment Update (2015) and site submissions in the Green Belt around Chelford indicates that there are no Green Belt parcels of land around Chelford that make ‘no contribution’ or ‘contribution’ to Green Belt purposes
- 4.47 Safeguarded land requirements in Chelford cannot be fully met from land currently outside of the Green Belt, Green Belt sites making ‘no contribution’ or ‘contribution’ to Green Belt purposes or the safeguard land site CFS 2/48: Land off Knutsford Road alone. As a result, there is a need to consider Green Belt sites making a ‘significant contribution’ to Green Belt purposes.

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

- 4.48 There are a number of further potential site submissions in the Green Belt around Chelford that have been assessed in the Green Belt Site Assessment (outcomes set out in appendix 2) as making a ‘significant contribution’ to Green Belt purposes. These are CFS 427b (land at Chelford Village – parcel b) & CFS 427c (land at Chelford Village – parcel c). It should be noted that land at Chelford Village – parcel c has been further split and assessed through an individual Green Belt Site Assessment (references CFS 427 ci). This is reflected in table Chelford 4 (above).
- 4.49 The next site to be considered that makes a significant contribution to Green Belt purposes, in no particular order, is parcel b of the land at Chelford Village proposal.

### CFS 427b: land at Chelford Village (parcel B)

#### Introduction

- 4.50 This site is part of a wider proposal submitted around Chelford to the call for sites exercise (land at Chelford Village). Following receipt of the call for site submission and engagement with the site promoter, the site has been split into a number of parcels for consideration through the initial site selection process. This particular parcel is located to the south of Chelford between the railway line, Peover Lane and Knutsford Road and has been named ‘land at Chelford Village (parcel B)’ for the purposes of the assessment.
- 4.51 The site promoter has not provided an indication for the overall quantum of development that could be achieved on the site. The promoter has confirmed the extent of the boundaries to be considered at this early stage and acknowledged that future masterplanning and appraisal work would be required collaboratively with relevant stakeholders. The site is being considered for its suitability to be identified as safeguarded land.
- 4.52 The site selection findings are summarised in Table Chelford 7 (Stage 4 of the SSM).

	<b>CFS 427b site selection findings</b>
<b>Achievability</b>	<ul style="list-style-type: none"> <li>• The site falls into charging Zone 5 (£71 per sqm) in the Community Infrastructure Levy Charging Schedule.</li> <li>• The site is greenfield, in single ownership.</li> <li>• There are no known site specific considerations at this time that impact on the site’s overall broad viability.</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>• There is a mix of green, amber and red ratings for the assessed criteria for this site. Of the criteria assessed as being amber, it is considered that the majority of</li> </ul>

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<b>CFS 427b site selection findings</b>	
	<p>these factors can be addressed using appropriate mitigation measures, they include:</p> <ul style="list-style-type: none"> <li>○ Neighbouring and compatible uses</li> <li>○ Highways access and impact</li> <li>○ Ecology</li> <li>○ TPOs</li> <li>○ Mineral Interest</li> <li>○ Flooding / Drainage</li> <li>○ Contamination</li> </ul> <ul style="list-style-type: none"> <li>● There were a number of criteria considered to be red in the traffic light criteria, these include: <ul style="list-style-type: none"> <li>○ Landscape</li> <li>○ Settlement character and form</li> <li>○ Greenfield site</li> <li>○ Impact on agricultural land</li> <li>○ Distance to existing employment areas</li> </ul> </li> </ul>

**Table Chelford 7: CFS 427b site selection findings**

**Stage 5: Evaluation and initial recommendation**

- 4.53 When compared against other potential call for site submissions in Chelford, it was considered that site CFS 427b does not perform quite as well as CFS 2/48 and is similar in performance to site CFS 427c.
- 4.54 The traffic light assessment of this site shows that the site scores a mixture of green, amber and red. Items considered amber included potential impacts on highways and ecology which would require future assessment and potential mitigation if the site was to come forward for development in the future. The site also scored amber in respect of compatible uses given its proximity to the West Coast Mainline which again would require potential mitigation, if the site was to come forward for development, at some point in the future, through policy wording and potential future implementation of the site.
- 4.55 Locationally, the site is considered to be able to access a number of services and facilities as identified in the SA Accessibility Assessment.
- 4.56 The traffic light assessment of the site shows that it scores a red rating for landscape. The site is of scale, dissected by a public footpath (FP5), with a bridleway (BR5) to the south of the site. It is currently an agricultural field with sporadic development fronting on Knutsford Road and a number of properties on the other side of Peover Lane.

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- 4.57 Associated with the above, the site also scores a red rating for settlement character and urban form. The site is separated by the West Coast Mainline and Knutsford Road from the built form of Chelford Village. It is currently an agricultural field, open and undeveloped in character with the visual and recreational amenity this provides.
- 4.58 The site is significant in scale (over 18 hectares) in a Local Service Centre the size of Chelford. Such a proposal would not be fully aligned with the vision for Local Service Centres where modest growth is considered appropriate to meet locally arising needs and priorities.
- 4.59 The site also scores a red rating for impacts on agricultural land as the site is considered to be Grade 2, in parts, in terms of agricultural land quality. A phase 1 contaminated land assessment would be required with any future submission of a planning application.
- 4.60 The HRA does not identify any issues of relevance to this site. The site is more than 6km away from the nearest European Site. No potential impact pathways have been identified.
- 4.61 The site is in a known mineral resource area for salt and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. The Council will require the applicant to submit a Mineral Resource Assessment (MRA) as part of any future planning application to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource
- 4.62 The Green Belt Assessment for the site is included in Appendix 2 of this document and a summary provided in table 8 below:-

Consideration	Summary
Potential area for Green Belt release	The area between railway line, Knutsford Road and Peover Lane
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 land considered for potential release from the Green Belt corresponds to the boundaries of parcel CF06 of the Green Belt Assessment Update (2015). It incorporates properties fronting on Knutsford Road and the roundabout.
Surrounding Green Belt	Release of adjoining sites would increase the emphasis of this parcel in terms of preventing urban sprawl and encroachment into the countryside
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

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	contribution” or a “contribution” to Green Belt purposes.
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### **Table Chelford 8: CFS 427b GBAU Summary**

- 4.63 Exceptional circumstances are required to release this site from the Green Belt, which could include the inability to meet Chelford’s needs without removing land from the Green Belt, and by not meeting those needs would result in unsustainable development or a site specific reason is identified that would justify altering the Green Belt Boundaries.
- 4.64 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 Green Belt Assessment Update [2015] 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 Chelford that make a lower contribution to Green Belt purposes than that could be released instead of CFS427b.
- 4.65 Focusing development in one location provides the opportunity to deliver infrastructure improvements and a comprehensive approach to delivery if the site was required at a point in the future.
- 4.66 The site is in close proximity to the strategic road network, with access to the A537 Knutsford Road, has access to the railway station, a transport hub with regular services to Manchester, Macclesfield, Crewe and Manchester Airport. It also has access to bus services. There is also a public right of way which bisects the site.
- 4.67 The land is available for development and is in single ownership. There is no indication of any ownership or other legal issues (such as third party ownerships or ransom strips) which might present an obstacle to the delivery of the site should it be identified as safeguarded land.
- 4.68 Overall, the site is considered, in its current form and on the basis of the information submitted, to be significant in scale and would represent an impact on the landscape, character and appearance of Chelford Village. Further information would be required from the site promotor to provide reassurance that any of these impacts could be appropriately mitigated.
- 4.69 The proposal far exceeds the remaining safeguarded land requirements of Chelford, as a Local Service Centre. It is considered that the scale of the

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proposal would present issues that would be difficult to mitigate, particularly given the level of information provided to the Council at this stage.

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

4.70 Following the appraisal and initial recommendations (stage 5), this site was not considered to be suitable for inclusion in the shortlist of sites considered for potential safeguarded land and was not included in the list of sites for the infrastructure providers / statutory consultee’s consultation at stage 6 of the SSM.

### Stage 7: Recommendation for site CFS 427b Land at Chelford Village Parcel B

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site is not proposed to be identified as safeguarded land in the SADPD due to its scale and associated impacts on landscape, settlement character and agricultural land. It also far exceeds the remaining safeguarded land requirement for Chelford, which is a LSC.

4.71 Following the iterative approach, the next site to be considered is the greenfield site: Land at Chelford Village Parcel C (CFS 427c).

### CFS 427c: land at Chelford Village (parcel C)

#### Introduction

4.72 This site is part of a wider proposal submitted around Chelford to the call for sites exercise (land at Chelford Village). Following receipt of the call for site submission and engagement with the site promoter, the site has been split into a number of parcels for consideration through the initial site selection process. This particular parcel is located to the south east of Chelford between the railway line, Knutsford Road and Alderley Road and has been named ‘Land at Chelford Village (parcel C)’ for the purposes of the assessment.

4.73 The site promoter has not provided an indication for the overall quantum of development that could be achieved on the site. The site promoter has confirmed the extent of the boundaries to be considered at this early stage and acknowledged that future masterplanning and appraisal work would be required. The site is being considered for its suitability to be identified as safeguarded land.

4.74 The site selection findings are summarised in Table Chelford 9 (Stage 4 of the SSM).

CFS 427c site selection findings	
<b>Achievability</b>	<ul style="list-style-type: none"> <li>The site falls into charging Zone 5 (£71 per sqm) in the Community Infrastructure Levy Charging Schedule.</li> </ul>

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	<b>CFS 427c site selection findings</b>
	<ul style="list-style-type: none"> <li>• The site is greenfield, in single ownership.</li> <li>• There are no known site specific considerations at this time that impact on the site's overall broad viability.</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>• There is a mix of green, amber and red ratings for the assessed criteria of this site. Of the criteria assessed as being amber, it is considered that the majority of these factors can be addressed using appropriate mitigation measures, they include: <ul style="list-style-type: none"> <li>○ Landscape</li> <li>○ Neighbouring compatible uses</li> <li>○ Highways access and impact</li> <li>○ Ecology</li> <li>○ TPOs</li> <li>○ Mineral Interest</li> <li>○ Contamination</li> <li>○ Flooding / Drainage</li> </ul> </li> <li>• There were a number of criteria considered to be red in the traffic light assessment, these include: <ul style="list-style-type: none"> <li>○ Settlement character and form</li> <li>○ Greenfield site</li> <li>○ Impact on agricultural land</li> <li>○ Distance to existing employment areas</li> </ul> </li> </ul>

**Table Chelford 9: CFS 427c site selection findings**

**Stage 5: Evaluation and initial recommendations**

- 4.75 When compared against other potential call for site submissions in Chelford, it was considered that site CFS 427c does not perform quite as well as CFS 2/48 and is similar in performance to site CFS 427b.
- 4.76 The traffic light assessment of this site shows that the site scores a mixture of green, amber and red. Items considered amber included potential impacts on landscape, highways and ecology which would require future assessment and potential mitigation if the site was to come forward for development in the future. The site also scored amber in respect of compatible uses given its proximity to the West Coast Mainline which again would require potential mitigation if the site was to come forward for development at some point in the future through policy wording and potential future implementation of the site.

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- 4.77 Locationally, the site is considered accessible as identified in the SA Accessibility Assessment.
- 4.78 The site scores a red rating for settlement character and urban form as it is separated by the West Coast Mainline from the village of Chelford. It is currently an agricultural field, open and undeveloped in character with the visual and recreational amenity this provides.
- 4.79 The site is significant in scale being 14.4 ha in size. Such a proposal would not be fully aligned with the vision for Local Service Centres where modest growth in housing and employment is expected by 2030 which will have taken place to meet locally arising needs and priorities.
- 4.80 The site also scores a red for impacts on agricultural land as the site is considered to be a mix of Grade 2 & 3 in terms of agricultural land quality.
- 4.81 The HRA does not identify any issues of relevance to this site. The site is more than 6km away from the nearest European Site. No potential impact pathways have been identified.
- 4.82 The site is in a known mineral resource area for salt and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. The Council will require the applicant to submit a Mineral Resource Assessment (MRA) as part of any future planning application to provide information on both the feasibility of prior extraction of the sand and gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
- 4.83 The Green Belt Assessment for the site is included in Appendix 2 of this document and a summary provided in table 10 below

Consideration	Summary
Potential area for Green Belt release	To enable a logical and clear Green Belt boundary, the village hall, playing field and associated facilities would have to be removed from the Green Belt along Knutsford Road. The petrol filling station, cottages and nursery, as shown on the GBAU map, would also have to be removed from the Green Belt.
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 Green Belt boundary would be defined by footpath FP1 to the northern boundary of the site. The footpath is marked on an OS base map. The site selection process would have to demonstrate that a boundary could be formed with is strong and reasonably permanent in structure.
Surrounding Green Belt	Release of CFS 427c would not undermine the overall function of the surrounding Green Belt but would increase the importance and therefore emphasis on the remaining Green Belt parcel.

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Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided that there are no other suitable alternatives that make 'no contribution' or a 'contribution' to Green Belt purposes.
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**Table Chelford 10: CFS 427c GBAU Summary**

- 4.84 Exceptional circumstances are required to release this site from the Green Belt, which could include the inability to meet Chelford’s needs without removing land from the Green Belt, and by not meeting those needs would result in unsustainable development or a site specific reason is identified that would justify altering the Green Belt Boundaries.
- 4.85 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 Green Belt Assessment Update [2015] 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 Chelford that make a lower contribution to Green Belt purposes than that could be released instead of CFS427c.
- 4.86 The location of the site is associated with Chelford by the presence of the Village Hall and the pedestrian links up to the Village Hall and beyond along Knutsford Road to the Shell Garage, Post Office, Cricket Ground and St John’s Church which links the village to its historic core.
- 4.87 Focusing development in one location provides the opportunity to deliver infrastructure improvements of development in a master-planned and coherent way if the site was required at a future point in time. The site also has the potential to provide opportunities for other facilities such as improved direct pedestrian links and parking facilities to support the village hall and railway station.
- 4.88 The site has access to the strategic road network, with access to the A537 Knutsford Road, it is also in close proximity to the railway station, a transport hub with regular services to Manchester, Macclesfield, Crewe and Manchester Airport. It also has access to bus services. There is also a public right of way running along the northern extent of the site and beneath the railway line, providing non vehicular access to the Village.
- 4.89 The land is available for development and is in single ownership. There is no indication of any ownership or other legal issues (such as ransom strips)

which might present an obstacle to the delivery of the site should the site be required at a point in the future.

- 4.90 Overall, the site is considered, in its current form and on the basis of the information submitted, to represent a significant impact on the landscape, character and appearance of Chelford Village. Further information would be required from the site promotor to provide reassurance that any of these impacts could be appropriately mitigated and that the site could be delivered in a sustainable way.
- 4.91 The site, similar to the assessment of CFS 427b is significant in scale (14.4 ha in size). The scale of impact would be difficult to mitigate based on the information submitted to the Council at this stage and would far exceed the overall safeguarded land requirements of Chelford, as a Local Service Centre.

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

- 4.92 Following the appraisal and initial recommendations (stage 5), this site was not considered to be suitable for inclusion in the shortlist of sites considered for potential safeguarded land and was not included in the list of sites for the infrastructure providers / statutory consultees consultation at stage 6 of the SSM.

#### **Stage 7: Recommendation re CFS 427c: land at Chelford Village (Parcel C)**

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site is not proposed to be identified as safeguarded land in the SADPD due to its scale and associated impacts on landscape, settlement character and agricultural land. It also far exceeds the remaining safeguarded land requirement for Chelford, which is a LSC.

- 4.93 The initial option for the distribution of safeguarded land for Chelford was for 2.55 hectares. Following the proposed safeguarding of 'land off Knutsford Road' (ref CFS 2/48), for 0.58 hectares there is a remaining residual requirement of 1.97 hectares of safeguarded land to provide at Chelford. As demonstrated above, the available sites at Chelford are significantly larger than Chelford's initial remaining requirement for safeguarded land.
- 4.94 Following the conclusions set out above, a further site assessment (including Green Belt Site Assessment) has been undertaken to determine whether another site option should be identified as safeguarded land in the Revised Publication Draft SADPD.

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## CFS 427c (i): Land east of Chelford Railway Station (variation of land at Chelford Village (parcel C))

### Introduction

4.95 This site is part of a wider proposal submitted around Chelford to the call for sites exercise (CFS 427c - land at Chelford Village – parcel C). This particular site is located to the south east of Chelford between the railway line, Knutsford Road and extends to a single field and has been named land east of Railway Station (i) for the purposes of the assessment.

4.96 The site promotor has not provided an indication for the overall quantum of development that could be achieved across the entire site (CFS 427 parcel C). However, for the purposes of the site assessment, we have tested a reduced site area of circa 4.63 hectares. The site selection findings are summarised in Table Chelford 11 (Stage 4 of the SSM).

<b>CFS 427c (i) site selection findings</b>	
<b>Achievability</b>	<ul style="list-style-type: none"> <li>● The site falls into charging Zone 5 (£71 per sqm) in the Community Infrastructure Levy Charging Schedule.</li> <li>● The site is a greenfield site and in single ownership.</li> <li>● There are no known site specific considerations at this time that impact on the site’s overall broad viability.</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>● There is a mix of green and amber and red ratings for the assessed criteria for this site. Of the criteria assessed as being amber, it is considered that the majority of these factors can be addressed using appropriate mitigation measures, they include:               <ul style="list-style-type: none"> <li>○ Landscape</li> <li>○ Neighbouring compatible uses</li> <li>○ Highways access and impact</li> <li>○ Ecology</li> <li>○ TPOs</li> <li>○ Mineral Interest</li> <li>○ Contamination</li> <li>○ Flooding / drainage</li> </ul> </li> <li>● There were a number of criteria considered to be red in the traffic light criteria, these include:               <ul style="list-style-type: none"> <li>○ Settlement character and form</li> <li>○ Greenfield site</li> <li>○ Impact on agricultural land</li> </ul> </li> </ul>

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	<b>CFS 427c (i) site selection findings</b>
	<ul style="list-style-type: none"> <li>○ Distance to existing employment areas</li> </ul>

**Table Chelford 11: CFS 427c (i) site selection findings**

**Stage 5: Evaluation and initial recommendation**

- 4.97 When compared against other potential call for site submissions in Chelford, it was considered that site CFS 427c (i) does not perform quite as well as CFS 2/48 and is similar in performance to site CFS 427b and CFS 427c.
- 4.98 The traffic light assessment of this site shows that the site scores a mixture of green, amber and red. There are items in the traffic light assessment which have been given an amber including acknowledgement of potential impacts on landscape, highways and ecology which would require future assessment and potential mitigation if the site was to come forward for development in the future.
- 4.99 The site is in close proximity to the West Coast Mainline. This would require potential mitigation, if the site was to come forward for development at some point in the future. The site also scored amber in respect of compatible uses given its proximity to the West Coast Mainline which again would require potential mitigation if the site was to come forward for development at some point in the future through policy wording and potential future implementation of the site.
- 4.100 Locationally, the site is considered accessible to services and facilities as identified in the SA Accessibility Assessment.
- 4.101 The site scores a red rating for settlement character and urban form as it is separated by the West Coast Mainline from the village of Chelford. It is currently a single agricultural field, open and undeveloped in character with the visual and recreational amenity this provides.
- 4.102 The site is considered to be mostly Grade 2 with a small area of Grade 3 in terms of agricultural land quality.
- 4.103 The HRA does not identify any issues of relevance to this site. The site is more than 6km away from the nearest European Site. No potential impact pathways have been identified.
- 4.104 The site is in a known mineral resource area for salt and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. The Council will require the applicant to submit a Mineral Resource Assessment (MRA) as part of any future planning application to provide information on both the feasibility of prior extraction of the sand and gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.

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4.105 The Green Belt Assessment for the site is included in Appendix 2 of this document and a summary provided in table 12 below

Consideration	Summary
Potential area for Green Belt release	The potential area to be released would represent a single field to the east of the railway line, bounded by Knutsford Road, a field boundary marked on an OS base and the railway line.
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 Green Belt boundary would be defined by a field boundary to the northern boundary of the site. The field boundary is marked on an OS base map. The eastern boundary would be defined by a farmers fields and the boundary with the village hall. The site selection process would have to demonstrate that a boundary could be formed which is strong and reasonably permanent in structure.
Surrounding Green Belt	Release of CFS 427c (i) would not undermine the overall function of the surrounding Green Belt but would increase the importance and therefore emphasis on the remaining Green Belt parcel.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided that there are no other suitable alternatives that make 'no contribution' or a 'contribution' to Green Belt purposes.

**Table Chelford 12: CFS 427c (i) GBAU Summary**

4.106 Exceptional circumstances are required to release this site from the Green Belt, which could include the inability to meet Chelford's needs without removing land from the Green Belt, and by not meeting those needs would result in unsustainable development or a site specific reason is identified that would justify altering the Green Belt Boundaries.

4.107 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 Green Belt Assessment Update [2015] and confirmed through the examination of the LPS. These are the need to allocate sufficient land, 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 Chelford that make a lower contribution to Green Belt purposes than that could be released instead of CFS427c(i).

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- 4.108 The site, in its current form and on the basis of the information submitted, to be large in scale and would have an impact on the landscape, character and appearance of Chelford Village. Further information would be required from the site promotor to provide reassurance that impacts could be appropriately mitigated and that the site could be delivered in a sustainable way.
- 4.109 The Green Belt Site Assessment has identified that the site would require appropriate strong boundaries, particularly to the north and east of the site.
- 4.110 The location of the site is associated with Chelford by the presence of the Village Hall and the pedestrian links up to the Village Hall and beyond along Knutsford Road to the Shell Garage, Cricket Ground and St John's Church which links the village to its historic core.
- 4.111 Focusing development in one location provides the opportunity to deliver infrastructure improvements and the delivery of development in a comprehensively master-planned and coherent way. The site also has the potential to provide significant connectivity improvements to the village hall and its other recreational and community facilities. It could provide for other improvements to the operation of Chelford Railway Station through direct pedestrian links, improved access and car parking facilities.
- 4.112 The site has access to the strategic road network, the A537 Knutsford Road; it is also in close proximity to Chelford railway station, a transport hub, on the West Coast Mainline with regular services to Manchester (and Manchester Airport) and the principal towns of Macclesfield and Crewe. It also has frequent bus services, which provides connectivity to Macclesfield, Alderley Park, Knutsford and other locations.
- 4.113 The land is available for development should it be required in the future: it is in single ownership with no known ownership or other legal issues (such as ransom strips) which might present an obstacle to delivery
- 4.114 The size of the site, circa 4.63 hectares, which allows for the Green Belt boundary to be defined clearly, using physical features that are readily recognisable and likely to be permanent, would result in a safeguarded land area still in excess of the initial residual requirements identified for Chelford (1.97 ha of safeguarded land).
- 4.115 However, in developing and considering options to provide safeguarded land around the LSCs in the north of the borough, it has become clear that not all of the settlements could address their initial safeguarded land apportionment. In response to this issue, a separate paper has been prepared (ED 53 LSC Safeguarded Land Distribution Report) which has considered a number of options to addressing residual safeguarded land requirements. The LSC Safeguarded Land Distribution Report also considered a number of reasonable and alternative site options across the LSCs to the north of the borough.



4.116 Following a detailed appraisal of a number of site options in this Chelford Settlement report and a review of site options in other LSCs to the north of the borough contained in the LSC Safeguarded Land Distribution report [ED 53], it has been concluded that site CFS 427 c (i) represents an appropriate site option to progress in to stage 6 of the SSM as this site performs relatively well through the site selection methodology. Whilst there are a number of areas where mitigation measures would be required (such as to mitigate landscape impact), the main area of concern scoring 'red' in the traffic light assessment is for agricultural land quality as the site has areas of Grade 2 and Grade 3 land, so is likely to be predominantly best and most versatile.

4.117 At 4.63 ha, the size of the site is comparable to the unmet safeguarded land requirement as demonstrated in the LSC Safeguarded Land Distribution report [ED 53] of 4.71 ha when considered alongside the 0.58 ha identified at CFS 2/48. This allows for the Green Belt boundary to be defined clearly, using physical features that are readily recognisable and likely to be permanent.

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

4.118 The consultation responses are summarized below with a list also provided in Appendix 5 of this report:

- CEC Public Rights of Way - All sites should require the provision and/or improvement of high quality routes for active travelling including walking and cycling links between development sites and public transport hubs and other local facilities. Walking and cycling route from existing residential estates to railway station and also to village hall. Potential improvements to Public Right of Way to part deliver the aspirations noted above.
- National Grid – no comment on site allocation
- Historic England – no identified heritage assets
- Natural England - No designated impact risk zone site triggers in respect proximity to designated sites. There is no priority habitat within the site and best and most versatile land unknown.
- Network Rail - proposals should be discussed with Network Rails Asset protection team. Consideration should be given to impacts upon Chelford Railway Station including an assessment of the impacts of increased footfall at the station. Before submitting planning applications for the sites, the developer and council are advised to contact Network Rail to discuss enhancements to the station to mitigate the increase in users. Where mitigation measures are required at Chelford Station, the developer is to fully fund the measures as part of the planning application. Engagement with Network Rail Asset Protection team is also advised. Transport assessments should consider the impacts of any proposal on level crossings in the area.
- Sport England - should take account of findings of playing pitch strategy / built sport facilities strategy

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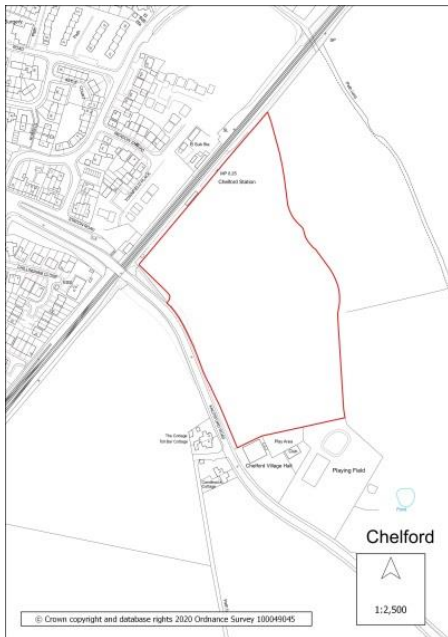
- Cheshire Clinical Commissioning Group - the CCG request pre-application consultation for any of the subsequent planning applications that fall out of the site allocations. In particular, large scale housing and any residential/care homes. Significant development looks to be prevalent within Alderley Edge, Chelford and Mobberley; which will subsequently result in requests for section 106 funding as the GP premises in this area will come under increased capacity and demand issues. This is the same for the GP Practices that boundaries fall under the other smaller sites identified within the Cheshire East patch
  - United Utilities – CFS427C would require significant assessment to obtain a connection to our wastewater network. There is little wastewater infrastructure in the area south of the site, whilst the railway line to the north acts as a barrier for a connection that way. Early engagement is required with United Utilities to assess options and costings for a new wastewater connection. The expectation from United Utilities will be for only foul flows to communicate with the public sewer from all sites in accordance with the principles of sustainable drainage. United Utilities note that a gravity sewer along the frontage of site reference CFS C1 providing a connection between the farm and Knutsford Road. UU preference would be for surface water drainage to be discharged into existing watercourses. United Utilities’ expectation will be for only foul flows to communicate with the public sewer from all sites in accordance with the principles of sustainable drainage.
  - Environment Agency - not identified particular sites of specific concern at this stage which would result in our objection to their allocation. In line with best practice, we ask that all site allocations are reviewed in line with local + national planning policy and relevant governing legislation.
  - Natural Resources Wales – additional references to guidance notes and expectation of consultation with Natural England.
  - Highways England - 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
- 4.119 In relation to those responses received from infrastructure providers / statutory consultees, the Cheshire East Public Rights of Way team noted the importance of walking and cycling links. Proposals should be discussed with Network Rail regarding impacts and also potential contributions. United Utilities have noted that significant assessment may be required in order to obtain connection to the waste water network and early engagement is required on the site should it be required in the future. The Cheshire Clinical Commissioning Group have also asked for early engagement should the site be required to be developed in the future.

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**Stage 7: Recommendation for site CFS 427c: Land east of Chelford Railway Station (Parcel C i)**

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site is included within the SADPD, as safeguarded land for 4.63 hectares. This site will be called ‘land east of Chelford Railway Station’.



**Map Chelford 2: - site CFS 427c (i) Land East of Chelford Railway Station**

**Sites recommended for inclusion in the SADPD for Chelford**

4.120 In conclusion, the sites recommended for inclusion in the SADPD for Chelford (Stage 7) are shown in Table Chelford 13.

Option ref	Site name	Safeguarded Land (Ha)
CFS 2/48	Land south of Knutsford Road	0.58
CFS 427c (i)	CFS 427c (i) Land East of Chelford Railway Station	4.63

**Table Chelford 13: Sites recommended for inclusion in the SADPD**

4.121 Two other sites were submitted around Chelford during the call for sites stage, these were CFS 427a Land at Chelford Village (parcel a) and CFS 342 Land at Mere Hills Farm. Green Belt Site Assessments have been undertaken for these sites that suggest that they perform a ‘major’ contribution to Green Belt

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purposes aligned with the conclusions of the Green Belt Assessment Update (2015). Copies of the Green Belt Site Assessments are included in Appendix 2.

4.122 As the safeguarded land requirement for Chelford has been met, by the sites set out in table Chelford 13, then it is not considered appropriate, at this time, to consider sites that make a 'major' contribution to Green Belt purposes as part of the iterative process to site selection.

## 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 Chelford is a village near to the junction of the A537 and A535 roads six miles (10 km) west of Macclesfield (a Principal Town) and six miles south-east of Knutsford, a Key Service Centre.
- 5.3 Chelford 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 As a village, Chelford does not currently 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 village itself. Its retail offer is diversified by the presence of Chelford Farm Supplies, which is the largest unit in the village (910 sqm gross).
- 5.5 There are also some further services including a petrol filling service station located south-east of the village, where Knutsford Road meets Alderley Road, Holmes Chapel Road, and Peover Lane. Egerton Arms is located to the west of the village.

### Complementary Strategies and Parking Provision

- 5.6 Chelford has a neighbourhood plan. Policy LE 1: Local Economy seeks to support areas identified in the village centre for appropriate commercial, retail or employment uses (use classes A1, B1 and B2).
- 5.7 There is a customer car park available adjacent to Chelford Farm Supplies and limited car parking at Chelford Railway Station.

### 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 study 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) (pp 22-26<sup>7</sup>) 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. Chelford is an attractive village located in a semi-rural setting. The village is accessible by train and private vehicle. There is a mixed diversity of uses with representation from the convenience goods, comparison goods, retail service and financial service sectors although there are no leisure services located in the commercial centre.
- 5.10 Chelford Farm Supplies comprises over two thirds of Chelford's retail floorspace and contributes significantly to the village's offer. Additional services are available outside of the village centre, such as the Shell Garage and Egerton Arms which also make a positive contribution to the village's vitality. Although the level of retail and service units in Chelford is limited, given the village's role in serving the needs of the local community and the clear concentration of units, it supports its designation as a Local Service Centre.
- 5.11 The environmental quality of the village is good, with well presented areas such a shops and residential properties running through the Village. Its semi rural setting and well kept public spaces, add to the sense of safety and security in the village. Knutsford Road is a busy highway. A zebra crossing has been installed along Knutsford Road. Pedestrian activity in the centre is also influenced by the Railway Station and activity in and around the arrival of trains throughout the day at the village.
- 5.12 It is acknowledged that the closure of the Chelford Cattle Market might have an impact on visitor numbers in the area but housing developments in the village, on principally two large brownfield sites as they are completed, will support the continued viability and vitality of the centre.

### **Impact test threshold (if appropriate)**

- 5.13 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].
- 5.14 WYG recommend that Chelford, as a LSC, should utilise a policy approach of a retail impact test threshold of 200sq.m gross floorspace outside of the LSC

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<sup>7</sup>[http://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/cheshire\\_town\\_centres\\_study.aspx](http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx)

retail boundary for (Convenience, Comparison, Service & Leisure – Use Class A1, A2, A3, A4 & A5 proposals<sup>8</sup>) in relation to the closest defined centre(s).

## Retail and Leisure Boundaries

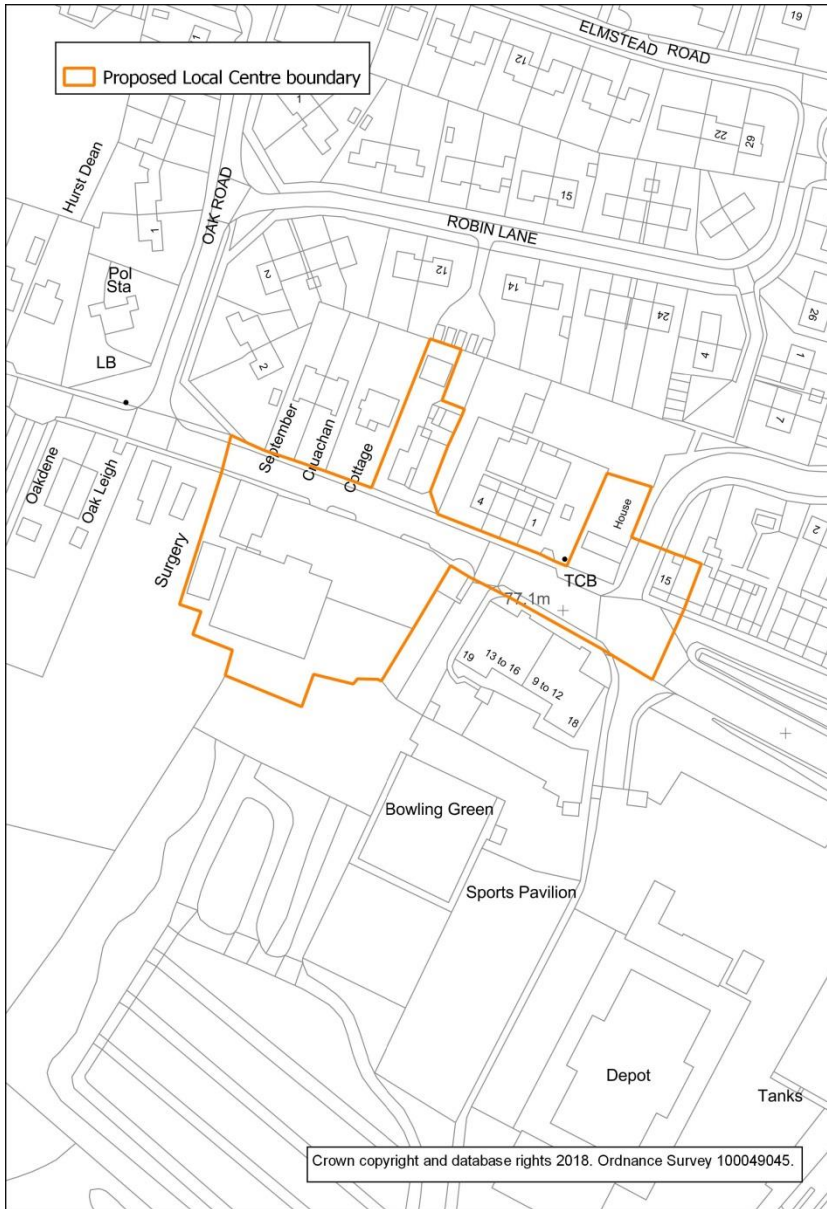
5.15 The WYG Retail Study (2016) initially considered the existing centres in the legacy local plans and identified where potential changes to (or indeed new) boundaries (be that town or local centre, primary shopping areas (where relevant)) are appropriate. The 2020 WYG Retail Study Partial Update [ED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

5.16 Chelford does not have a retail centre defined in the Macclesfield Local Plan. However, following the consideration of recommendations in the retail work undertaken by WYG, it is proposed that a Local Centre boundary, for retail purposes, is identified to support the role of the settlement.

Proposed local centre boundary	No on Map and amendment proposed	Justification for amendment
To include Chelford Farm Supplies, Londis, AJ Boon Butchers, Hairdresser, Floral Couture Shop, Hornby Snape Insurance company & GP Green Limited.	1) Proposed new local centre retail boundary.	The proposed boundary incorporates a large proportion of the retail and commercial units within the village centre. Those uses provide valuable services to the current and future residents and local community. The boundary also includes Chelford Farm supplies (which comprises over two thirds of Chelford’s retail floorspace) and contributes significantly to the village’s retail offer.

**Table Chelford 14: Consideration of Local Centre Boundary**

<sup>8</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.



**Map Chelford 3: Local Centre (Retail Boundary)**

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## 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' [ED 06] note 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, except for safeguarded land which will fall outside of both and be within open countryside. Therefore, for those settlements, (including Chelford), the settlement boundary review is limited to stage 1 only.

### Settlement boundary overview

- 6.4 The Green Belt inset boundary comprises the settlement boundary in the MBLP .
- 6.5 The Chelford Neighbourhood Plan was made on the 26 September 2019. Neighbourhood Plan Policy HP1: 'Housing Development and Scale', in the justification text, notes how the SADPD will define the settlement boundary for Chelford.
- 6.6 For the purposes of review, this existing settlement boundary has been divided into sections as set out in Table Chelford 15 below.



Ref	Boundary Section	Description
1	From 19 Burnt Acre to Knutsford Road	The settlement boundary runs from the hedgerow to the rear of 19, 20 & and 21 Burnt Acre adjacent to the West Coast Main Line and runs south along the rear of properties on Chapel Croft (properties 27 – 35 odd numbered properties). It then continues along the rear of 32 – 20 Chapel Croft (even numbered properties) along the West Coast Railway Line. It then runs along the Railway Line past the former cattle market site to Knutsford Road, which is currently under construction as a housing site (predominantly)
2	From Chelford Railway Station on Knutsford Road to the junction of Knutsford Road / Dixon Drive	The settlement boundary runs around part of the former Eddie Stobart depot which is now the Cricketers Green development and is currently under construction and nearly complete. It then follows the boundaries of residential development to the south of Dixon Court to the north and then around the boundary of Chelford Market Supplies. It then continues to the rear of Roadside House / Oak Dene before joining with Knutsford Road until it meets with Dixon Drive.
3	From Dixon Drive to the rear of 27 Hitchlowes	The settlement boundary runs from Dixon Drive, along the rear of properties 134 – 120 (even numbers) before following a path and open space (tree lined boundary) to the rear of properties on Dixon Drive / Millbank Close until it meets Carter Lane. It then runs along Carter Lane to the rear of 1,3 & 5 Drumblefield and 12 – 6 (even numbered properties) Drumblefield. It then runs along the rear of 21, 23 & 25 Hitchlowes until it reaches an established row of trees to the rear of 27 Hitchlowes.
4	From the rear of 27 Hitchlowes to 19 Burnt Acre and the West Coast Mainline.	The settlement boundary follows the Green Belt inset boundary, running along an established row of trees from the rear of 27 Hitchlowes, along the rear of 29 and 30 Hitchlowes and then the rear curtilage of properties 26 – 18 Hitchlowes (even numbered properties). The established row of trees continues along the boundaries with properties 3 – 17 Burnt Acre (odd numbered properties) until it reaches number 19 Burnt Acre and the West Coast Mainline.

**Table Chelford 15: Existing settlement boundary**

6.7 This existing settlement boundary is shown in Appendix 7.

## Settlement boundary review

6.8 Each section of the existing settlement boundary has been reviewed using the methodology set out in the ‘settlement and infill boundaries review’ [ED 06]. As Chelford 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 Chelford 16 below.



Ref	Stage 1 Criteria A, B, C (allocated sites)	Boundary recommendations
1	Site CFS 427c (i) – Land East of Chelford Railway Station lies adjacent to the existing settlement boundary. There are no other LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary	CFS 427ci is proposed as safeguarded land and therefore there should be no change to the existing settlement boundary.
2	Site CFS 2/48 lies adjacent to the existing settlement boundary. There are no other LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary	The site (CFS 2/48) is proposed as safeguarded land and therefore there should be no change to the existing settlement boundary.
3	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
4	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.

**Table Chelford 16: Boundary review and recommendations**

The recommended boundary is shown in Appendix 7.

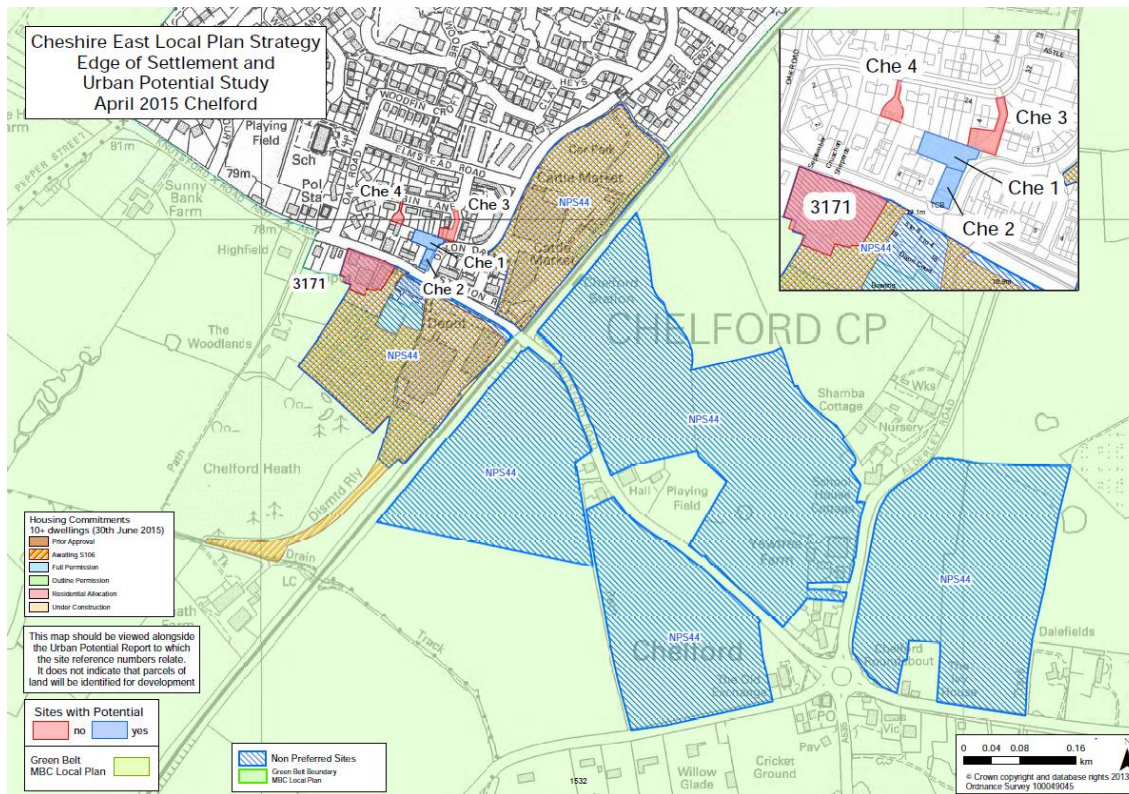
## Green Belt Boundary

- 6.9 The recommended Green Belt inset boundary is also shown 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

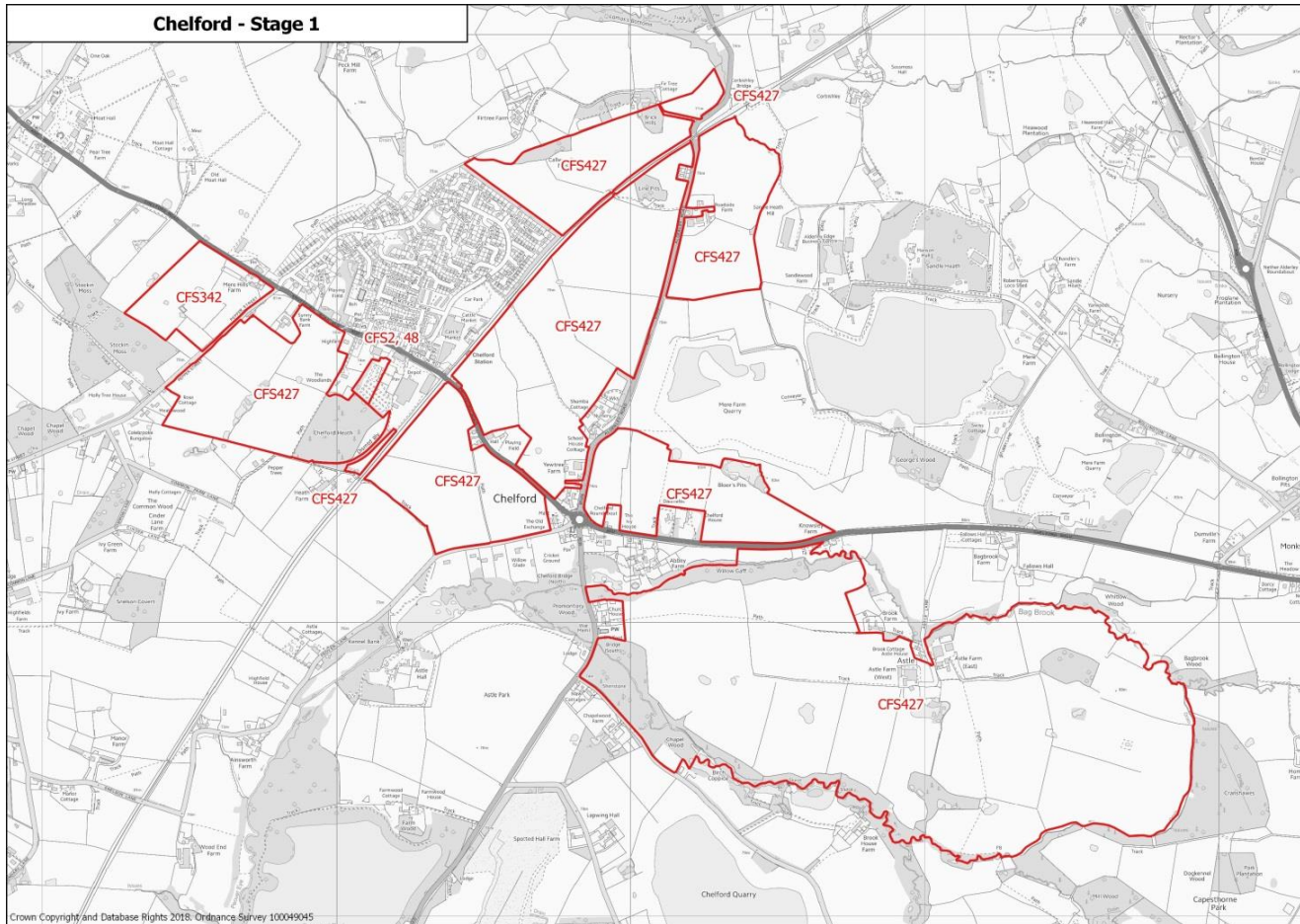
## Appendix 1: Site Selection Maps and Table

### Stage 1 Sites Map



Map Chelford 4 Stage 1 Sites

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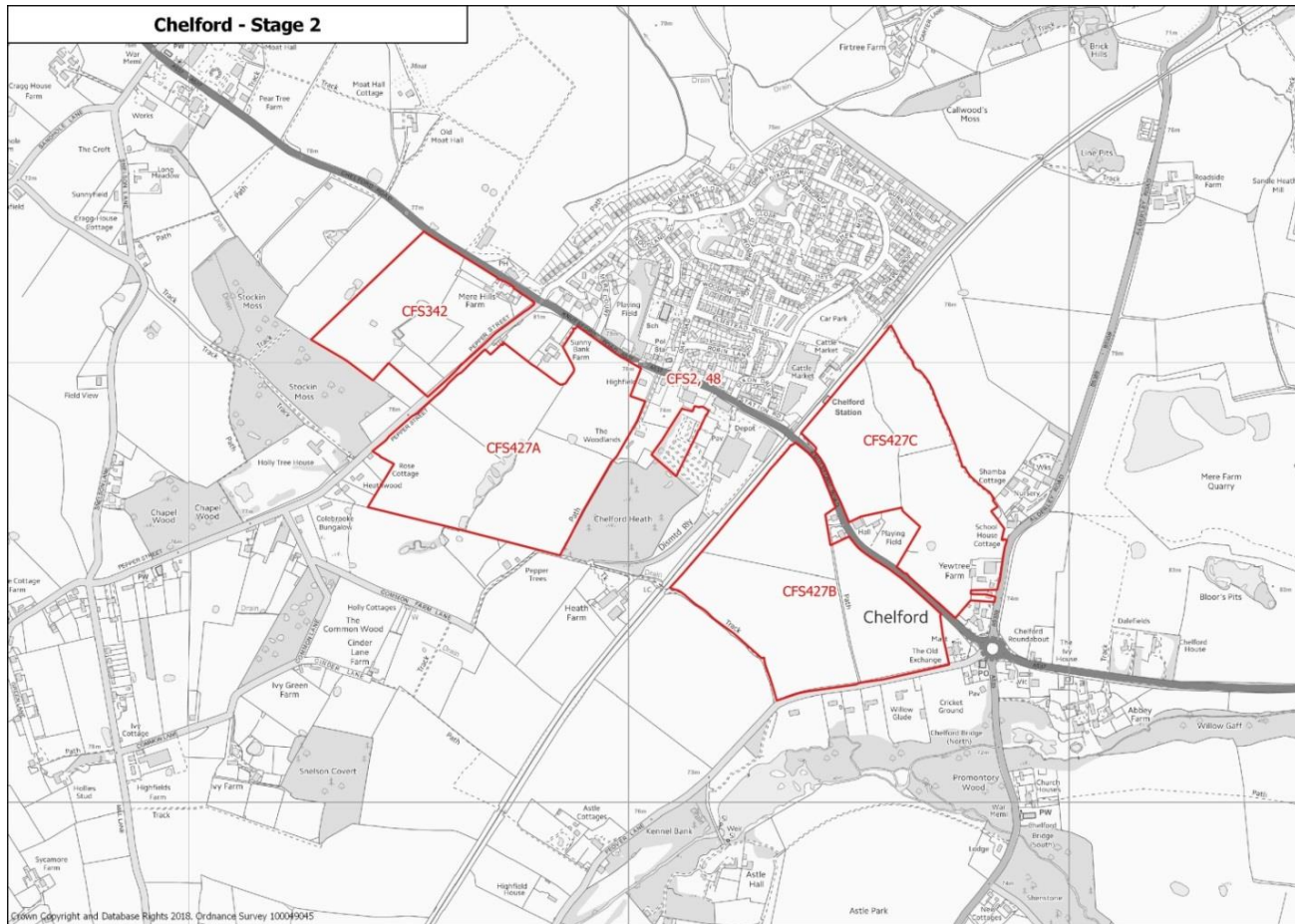


**Map Chelford 5 Stage 1 Sites**

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## Stage 2 Sites Map



Map Chelford 6 Stage 2 Sites

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## Stage 1 and Stage 2 Sites table

Source <sup>9</sup>	Ref	Site name and address	Size (ha) <sup>10</sup>	No. of dwgs <sup>11</sup>	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? <sup>12</sup> (Y/N)	Comments
B	Che 1	Dixon Drive, Chelford	0.08	3	0	0	No	Yes	Whilst the site may have potential for development during the plan period, it is not being actively promoted. It is an urban site that cannot accommodate 10 dwellings or more.

<sup>9</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 – Publication Draft Site Allocations and Development Policies Document (Aug 2019)

<sup>10</sup> Numbers in brackets are the developable areas, when stated in the call for sites / first or publication draft SADPD representation.

<sup>11</sup> Figure as stated in call for sites / first draft SADPD representation or estimated at 30 dwellings per hectare.

<sup>12</sup> Exclude sites that: can't accommodate 10 dwellings or more, unless they are in the Green Belt or open countryside; 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.

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B	Che 2	Knutsford Road, Chelford	0.04	1	0	0	No	Yes	Whilst the site may have potential for development during the plan period, it is not being actively promoted. It is an urban site that cannot accommodate 10 dwellings or more.
D / F / G	CFS 2 / 48 / FDR 84 / PBD14 4	Land off Knutsford Road	1	25	0	0	No	No	
D / F	CFS 342 / FDR 737	Land at Mere Hills Farm	9.38	Up to 100	Up to 1 ha	Up to 1 ha	Up to 1 ha of community uses	No	Assumed 6 ha (at 30dpa) for housing and the remainder split between community / commercial and community uses. N.B confirmation from site promotor that lower density scheme sought and so 75-100

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									dwelling and rest community / commercial use
D / F / G	CFS 427 / FDR 1868 / PBD 915	Land at Chelford Village	276.66	Up to 800	Up to 5 ha	Up to 1 ha	Community uses	No	<p>Mix of uses with a quantum to be decided. A mix of uses proposed. Development potential figures taken from NPS 44 - information from the Local Plan Strategy</p> <p>N.B this site was split into a number of parcels at stage 2 following further correspondence with the site promoter</p>

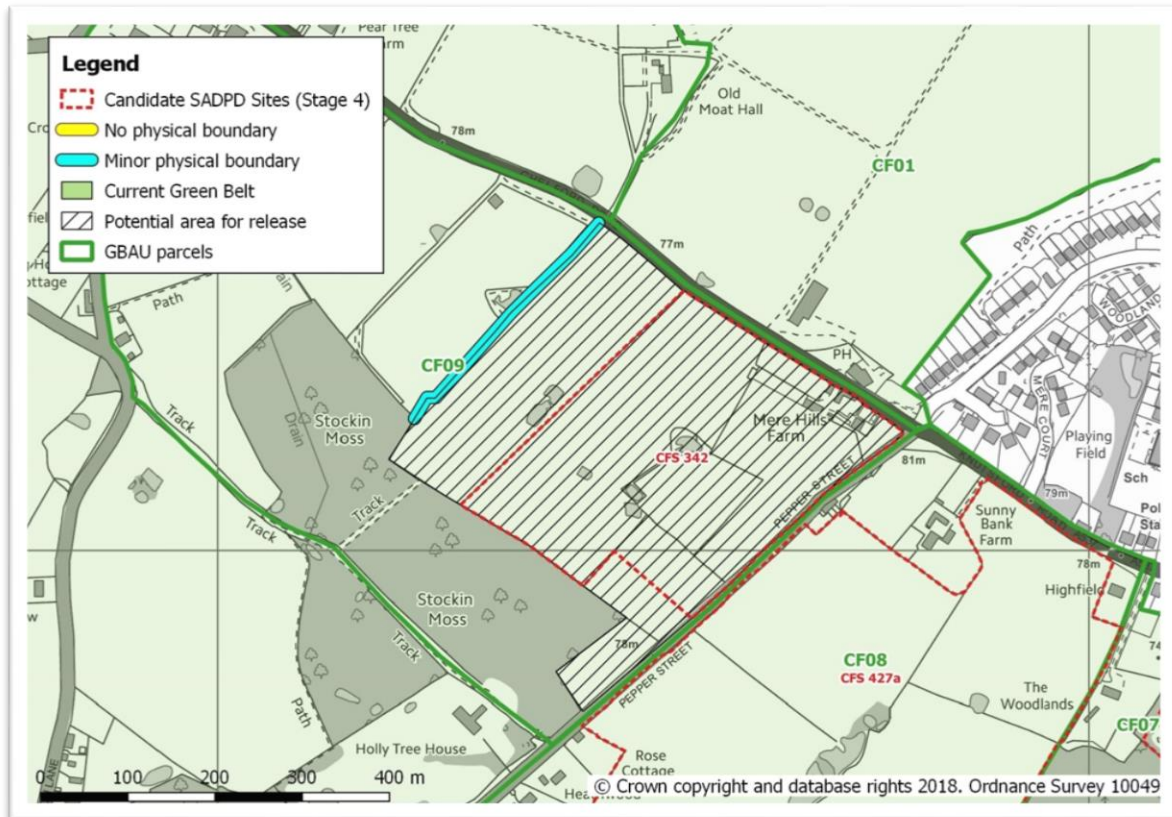
**Table Chelford 19: Stages 1 and 2 of the site selection work.**

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## Appendix 2: Green Belt Site Assessments

### Green Belt Site Assessment: CFS 342 Land at Mere Hills Farm



Map CFS 342 Land at Mere Hills Farm, Chelford: 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 in the North Cheshire Green Belt. It lies within GBAU Parcel CF09 as shown on the map above. The proposed site boundaries correspond with the outer boundary of parcel CF09 to its northern and eastern boundary. The GBAU parcel extends beyond the proposed site to the south and west.

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

7.2 To enable a logical and clear Green Belt boundary, Mere Hills House, built off Pepper Street to the south west of the proposed site would need to be removed from the Green Belt as shown on the map above.

7.3 The Green Belt boundary would be defined using Stockin Moss to the south and south west of the site. This is a physical feature that is readily recognisable and likely to be permanent. The boundary would also be defined by a field boundary to the west of the site. The field boundary is marked on an OS base map with a minor hedgerow and trees in places but this is

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intermittent. If removed from the Green Belt, the site selection work must demonstrate that a new Green Belt boundary can be defined using physical features that are readily recognisable and likely to be permanent. If removed from the Green Belt, any future policy for the site should 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

7.4 The GBAU makes the following assessment of parcel CF09, within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
CF09: Land to the south of Chelford Road to the east of Snelson Lane and west of Pepper Street	The parcel has a major contribution to preventing urban sprawl as it has prevented development despite being bounded by existing development on the southern boundary. The parcel has a major degree of openness due to the size of the parcel and the open farmland that characterises it. The parcel has no contribution to the prevention of merging and no contribution to preserving the historic town.	Major Contribution

### Green Belt Assessment of Potential Area for Release

7.5 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	Major contribution: The area of land potentially released from the Green Belt has a major contribution to preventing urban sprawl. It is defined by minor physical features. The potential area to be removed from the Green Belt is not well connected to the settlement of Chelford and is not contained by the urban area. The parcel has successfully prevented further development, including ribbon development, extending out from the settlement of Chelford along the A537 and / or Pepper Street
2 Prevent neighbouring towns merging into one another	No contribution; There are no settlements located immediately south / south west of Chelford and therefore the potential area to be removed from the Green Belt does not perform a separation role between settlements. The potential area to be removed from the Green Belt does not result in the merger of any distinct towns or settlements.
3 Assist in safeguarding the countryside from encroachment	Major contribution: The potential area to be removed from the Green Belt is a large area of open farmland to the south of Chelford that has a major degree of openness including long-line views. The potential area to be removed from the Green Belt is not well connected to Chelford. There are a few urbanising features within the parcel however these do not detract from the openness.

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<b>Green Belt Purpose</b>	<b>Assessment</b>
4 Preserve the setting and special character of historic towns	No contribution: the potential area to be removed from the Green Belt makes no contribution to preserving a historic settlement as for the purposes of this Green Belt assessment, Chelford is not considered a historic town.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Chelford has 32.4% brownfield urban capacity for potential development, therefore the potential area to be released from the Green Belt makes a major degree of contribution to the purpose.
Overall evaluation	The area makes a major contribution to Green Belt purposes given its role in checking unrestricted sprawl, safeguarding the countryside from unrestricted sprawl and in assisting urban regeneration. It does not contribute to separating nearby towns or in preserving the historic character of Chelford.
<b>Overall assessment</b>	<b>Major contribution</b>

## Surrounding Green Belt

7.6 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 CFS 342</b>	<b>Impacts on CFS 342 of releasing additional adjacent land</b>
CF07	Significant contribution	This parcel contains a site (CFS 2/48) which is also being considered for release from the Green Belt	Release of CFS342 would impact on the long views and perception of openness and introduce views of urban development to the west of parcel CF07.	This would result in development adjacent to the Cricketers Green development (ref 16/0504M 94 dwellings under construction / nearly complete). Development of CFS 2/48 would further extend the urban area towards CFS 342.
CF08	Major contribution	This parcel contains a site (CFS 427a) which is also being considered for release from the Green Belt	Parcels CF08 and CF09 currently have a degree of openness. Development of CFS342 would lead to urban development beyond Pepper Street / Chelford Road (A537) and impact on the perception and views from CF08 to the west of	Parcel CF08 is adjacent to the CF09, located to the east of Pepper Street. Development of CFS 427a on parcel CFS08 would extend and bring the urban area closer to parcel CF09. Parcel CF08 and CF09 currently make a major contribution to

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GBAU parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing CFS 342	Impacts on CFS 342 of releasing additional adjacent land
			the parcel.	safeguarding the countryside from encroachment and the release of site would likely emphasise the importance of this function.
CF01	Major contribution	This parcel does not currently contain any potential strategic sites and is not being considered for release from the Green Belt	Parcel CF01 has a degree of openness behind the properties on Dixon Drive / the Egerton Arms. Parcel CF01 currently makes a major contribution to safeguarding the countryside from encroachment and supporting urban regeneration. The release of site CFS342 would likely emphasise these function(s), despite site CFS 342 being separated from parcel CF01 by Chelford Road (A537).	No adjacent land considered for release.

7.7 The area also sits within the GBAU General Area K1, which makes a major contribution to Green Belt purposes. Release of this site from the Green Belt would not undermine the overall Green Belt function of this general area.

### Exceptional Circumstances

7.8 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).

7.9 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).

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

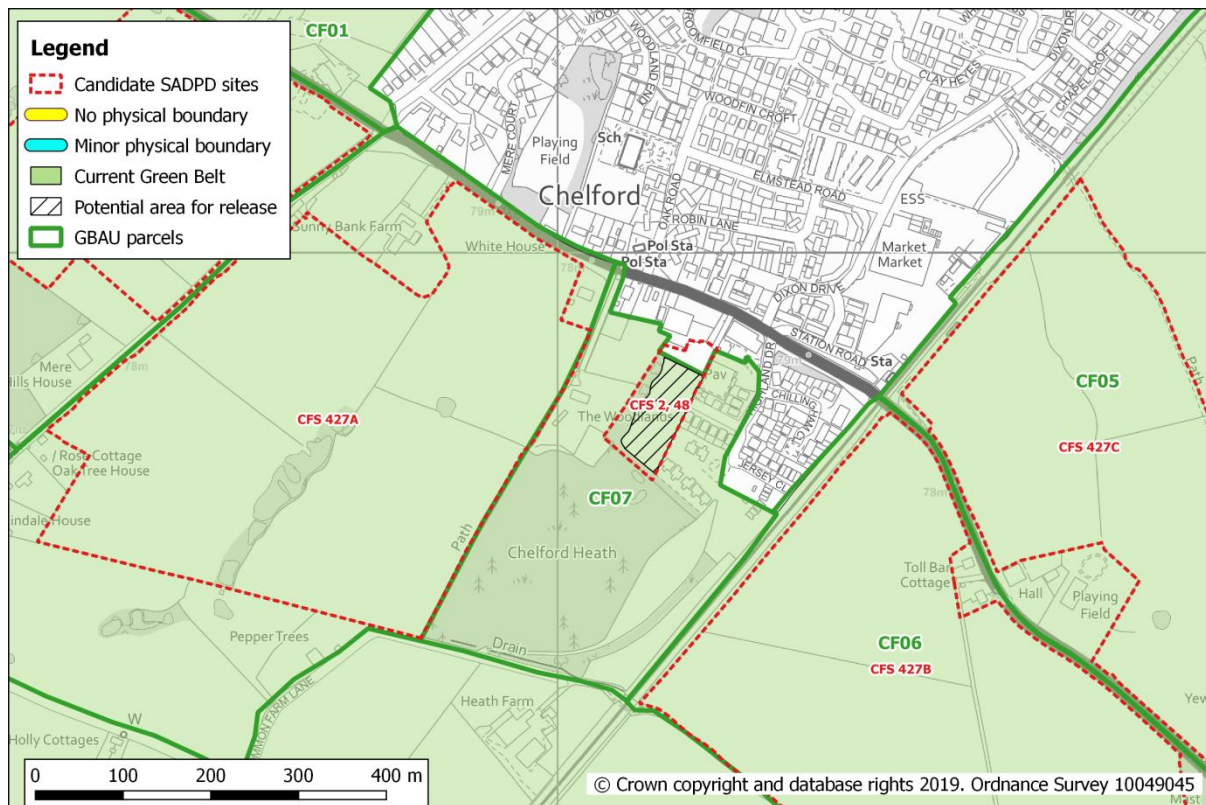
## Summary

Consideration	Summary
Potential area for Green Belt release	The area between Pepper Street, Stockin Moss, Chelford Road as shown on the map above.
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 on the ground. The boundary to the west of the parcel would be defined by a field boundary and any future site selection work would need to demonstrate that the boundary could be made using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Development of CFS342 would lead to urban development beyond Pepper Street / Chelford Road (A537) and impact on the perception of openness and views of development from parcel CF09.
Exceptional Circumstances	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).

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## Green Belt Site Assessment: CFS 2/48 Land off Knutsford Road



**Map CFS 2/48 Land off Knutsford Road: Site Boundary and Potential Area for Release from the Green Belt**

### Relationship of Site to Green Belt Parcels

7.11 The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel CF07 as shown on the map above. The site occupies part of the northern portion of the green belt parcel. The northern site boundary corresponds to the GBAU parcel boundaries. The southern boundary of the site extends into the parcel and is bounded by Chelford Heath. To the west of the site is an established tree belt. Following the completion of the GBAU in 2015, to the east of the site reserved matters approval has been granted for 94 dwellings at Cricketers Green (16/0504M) and this development is currently under construction and is near completion at the time of drafting the report.

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

7.12 To enable a logical and clear Green Belt boundary, land between the site and the boundary of the development at Cricketers Green (16/0504M), now under construction and nearly complete would need to be removed from the Green Belt as shown on the map above. This boundary has been identified to reflect readily recognisable boundaries to the east of the site.

7.13 The Green Belt boundary would be defined using Chelford Heath to the south and a tree line belt running from Chelford Heath that runs to the west of the

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site. This is a physical feature that is readily recognisable and likely to be permanent.

7.14 To the north there is built form and to the east there is land under construction (and nearly completed) for development, with a newly established boundary, which is readily recognisable and likely to be permanent (Cricketers Green development (16/0504M Reserved Matters for 94 dwellings).

### Green Belt Assessment of Parcels

7.15 The GBAU makes the following assessment of parcel CF07, within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
CF07	Significant contribution	Although the parcel has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the fundamental aims as stated in the NPPF. The parcel has a significant contribution to these purposes. The parcel has a significant contribution to preventing urban sprawl. There is some development along the northern boundaries however the parcel has successfully prevented urban development. The parcel has a significant degree of openness due to open farmland and the woodland does not detract from the perception of openness. There is no contribution to preventing nearby towns from merging.

### Green Belt Assessment of Potential Area for Release

7.16 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: The potential area of land to be released from the Green Belt makes a significant contribution to the prevention of urban sprawl as the area of land borders existing development to the north of the parcel. In addition, the character of the eastern extent of the potential area to be released from the Green Belt will change following development, currently under construction and nearly complete, at the Cricketers Green site (16/0504M).
2 Prevent neighbouring towns merging into one another	No contribution: There are no settlements located directly to the south of Chelford and therefore the potential area of land to be released from the Green Belt has no contribution to the prevention of settlements merging. . The potential area to be removed from the Green Belt does not result in the merger of any distinct towns or settlements.



<b>Green Belt Purpose</b>	<b>Assessment</b>
3 Assist in safeguarding the countryside from encroachment	Significant contribution: The potential land to be released from the Green Belt has a significant contribution to safeguarding the countryside; the site offers views across open farmland, however, much of the land to the south of the site is woodland which has a limited degree of openness. There are urbanising influences adjacent to the parcel, including a housing site under construction and nearly complete (16/0504M) which may limit longer line views
4 Preserve the setting and special character of historic towns	No contribution: the potential area of land to be released from the Green Belt does not make any contribution to preserving a historic settlement as for the purposes of the Green Belt assessment; Chelford is not considered a historic town.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Chelford has 32.4% brownfield urban capacity for potential development, therefore the potential area of land to be released from the Green Belt makes a major degree of contribution to the purpose.
Overall evaluation	Although the area of land to be released from the Green Belt has a major contribution to assisting urban regeneration as one of the fundamental aims as stated in the NPPF. The potential site to be released from the Green Belt has a significant contribution to the purposes of preventing urban sprawl and safeguarding the countryside from encroachment. There is development along the northern and eastern boundaries whose character will change through built development, currently under construction which is nearly complete at the Cricketers Green development. The remaining parcel has a degree of openness which is impacted by the presence of woodland but there remains a perception of openness. There is no contribution to preventing nearby towns from merging.
<b>Overall assessment</b>	<b>Significant contribution</b>

## Surrounding Green Belt

7.17 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 CFS02/48</b>	<b>Impacts on CFS 02/48 of releasing additional adjacent land</b>
CF06	Significant Contribution	This parcel contains a site (CFS 427b) which is also being considered for	Parcel CF06 to the east of the site has been assessed as significant in Green Belt terms. Release of Green Belt at CFS 2/48 would not materially impact of CF06 as	Due to the presence of the railway line and Cricketers Green development there is unlikely to be any material impact on this

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GBAU parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing CFS02/48	Impacts on CFS 02/48 of releasing additional adjacent land
		release from the Green Belt	there is development under construction at Cricketers Green to the east of the parcel and the presence of the railway line which forms a boundary between the parcels.	parcel.
CF07	Significant Contribution	Site CFS 2/48, this part of the GBAU site assessment relates to the remaining area of the parcel	Release of site CFS 2/48 would leave part of parcel CF07 remaining in the Green Belt. The remaining area is extensively covered by woodland (as part of Chelford Heath) and therefore, as long as this remains there are unlikely to be significant visual impacts on the remaining part of the parcel CF07 if CS2/48 were to be released from the Green Belt	There are no sites proposed to be removed from this remaining area of the parcel.
CF08	Major Contribution	This parcel contains a site (CFS 427a) which is also being considered for release from the Green Belt	Parcel CF08 has a major contribution to Green Belt purposes in respect of preventing urban sprawl and encroachment and assisting with urban regeneration. The impact of releasing site CFS 2/48 would seek to put increased emphasis on these purposes of Green Belt.	Releasing additional adjacent land from the Green Belt would increase the perception of development fronting onto the A537 (Knutsford Road) and put increased emphasis of parcel CF08, which makes a major contribution in Green Belt terms.

7.18 The area also sits within the GBAU General Area K1, which makes a Major contribution to Green Belt purposes. Release of this site from the Green Belt would not undermine the overall Green Belt function of this general area.

### Exceptional Circumstances

7.19 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. 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

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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).

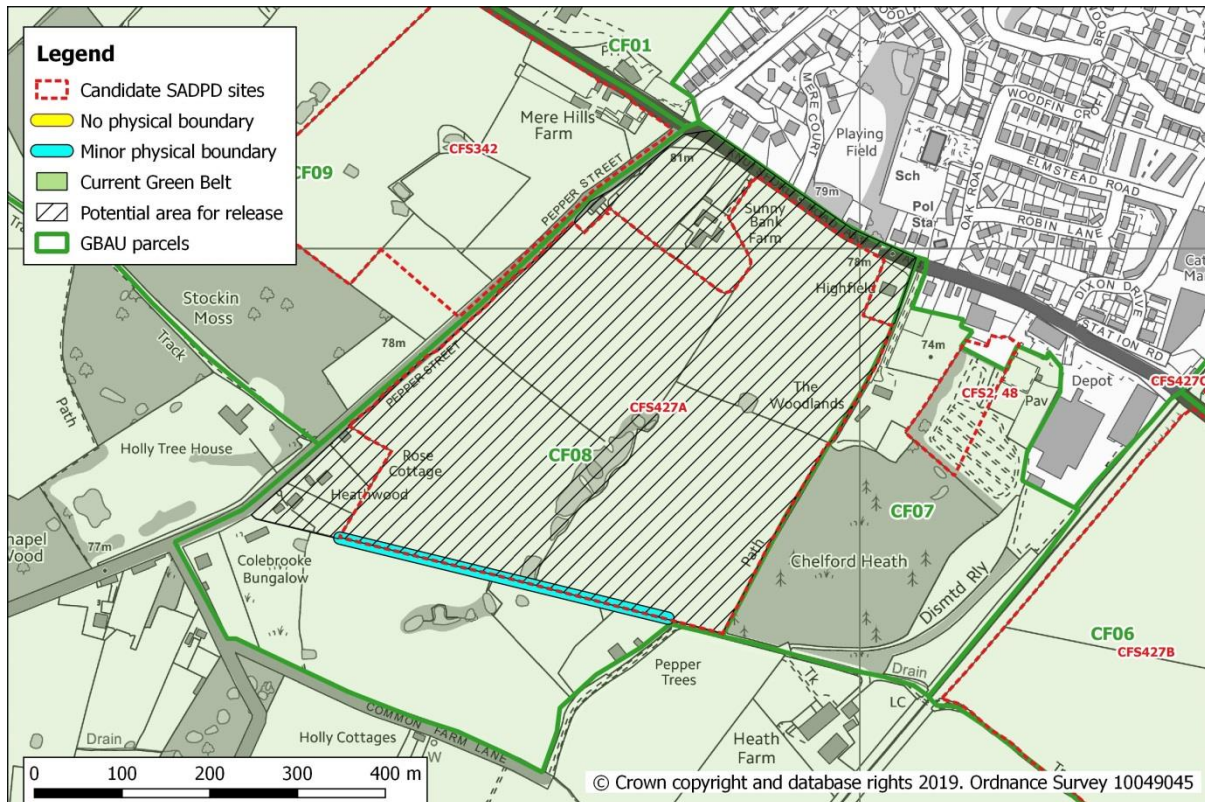
7.20 These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, a “contribution” to Green Belt purposes).

7.21 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 CF07 occupying a finger of land within the green belt parcel as shown on the map above.
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 Chelford Heath, an existing tree belt and a boundary with adjacent development including the Cricketers Green development, currently under construction and nearly complete.
Surrounding Green Belt	Release of CFS 2/48 would not undermine the overall function of the surrounding Green Belt but adjacent parcel CF08, which makes a major contribution to Green Belt purposes, will increase in importance in its Green Belt function.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided that there are no other suitable alternatives that make 'no contribution' or a 'contribution' to Green Belt purposes.

## Green Belt Site Assessment: CFS 427a land bounded by Chelford Road / Pepper Street



Map CFS 427a land bounded by Chelford Road / Pepper Street: Site Boundary and Potential Area for Release from the Green Belt

### Relationship of Site to Green Belt Parcels

7.22 The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel CF08 as shown on the map above. The site boundaries correspond with the eastern boundary of parcel CF08 alongside Chelford Heath. The western extent of the site runs along Pepper Street as does the parcel boundary. In other places there are some very slight differences where the parcel boundary goes up to the feature and the site falls away from the boundary slightly and other areas where the boundaries do not meet at all, particularly to the south of the area being considered for release from the Green Belt.

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

7.23 To enable a logical and clear Green Belt boundary, Sunny Bank Farm, on the junction of Chelford Road / Pepper Street to the north of the site would need to be removed from the Green Belt as shown on the map above. In addition, a group of properties to the north east corner of parcel CF08, fronting onto Knutsford Road, would need to be removed from the Green Belt to avoid an isolated parcel of Green Belt as shown on the map above.

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7.24 A new Green Belt boundary would have to be created to the south of the site running from Common Farm Lane over to Pepper Street. This field boundary is recognisable on the OS base map but is intermittent in terms of its strength of boundaries. 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

7.25 The GBAU makes the following assessment of parcel CF08, within which the site is located.

Parcel	Overall Evaluation	Overall Assessment
CF08	Major Contribution	The parcel has a major contribution to preventing urban sprawl as it has prevented development despite being bounded by existing development on the southern boundary. The parcel has a major degree of openness due to the size of the parcel and the open farmland that characterises it. The parcel plays no contribution to the prevention of settlements merging and no contribution to preserving the historic town.

### Green Belt Assessment of Potential Area for Release

7.26 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	Major contribution: The potential area of land to be released from the Green Belt has a major contribution to preventing urban sprawl. It is well connected to the settlement of Chelford and has prevented development within the parcel including ribbon development along Pepper Street
2 Prevent neighbouring towns merging into one another	No contribution: There are no settlements in close proximity located to the south of Chelford therefore the potential area to be released from the Green Belt has no contribution to preventing settlements merging. The potential area to be removed from the Green Belt does not result in the merger of any distinct towns or settlements.
3 Assist in safeguarding the countryside from encroachment	Major contribution: the site is a large extent of open farmland to the south of Chelford and has a degree of openness. The land offers views including long line views across open farmland. There are a few urbanising influences in the parcel however these do not detract from the openness.
4 Preserve the setting and special character of historic towns	No contribution: the area of land has no contribution to preserving a historic settlement as for the purposes of this Green Belt assessment, Chelford is not considered a historic town.

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<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: Chelford has 32.4% brownfield urban capacity for potential development, therefore the potential area of land to be released from the green belt makes a major degree of contribution to the purpose.
Overall evaluation	The area of land has a major contribution to preventing urban sprawl as it has prevented development despite being bounded by existing development on its northern boundary. The site has a degree of openness due to its size and the open farmland that characterises it. The area of land considered for release from the Green Belt makes no contribution to the prevention of settlements merging and no contribution to preserving the historic town.
<b>Overall assessment</b>	Major contribution

### **Surrounding Green Belt**

7.27 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 CFS427a</b>	<b>Impacts on CFS 427a of releasing additional adjacent land</b>
CF07	Significant contribution	This parcel contains a site (CFS 2/48) which is also being considered for release from the Green Belt	Release of CFS 427a would increase views of the urban area and impact on the openness of this land, providing for an urbanising feature to the west of the potential site.	Parcel CF08 has a major contribution for Green Belt purposes in respect of preventing urban sprawl and encroachment and assisting with urban regeneration. The impact of releasing site CFS 2/48 would seek to put increased emphasis on these purposes of Green Belt.
CF08	Major Contribution	This is the remaining area of the parcel of CF08 should CFS427a be proposed to be removed from the Green Belt.	Release of CFS 427a would significantly reduce the size of parcel CF08. There would be a need for careful design and boundary treatments in order to reduce views of the new development which could affect the openness. Any site policy	No additional land considered for release.

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GBAU parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing CFS427a	Impacts on CFS 427a of releasing additional adjacent land
			should detail how the design and boundary treatments will minimise the visual impacts on this area of Green Belt.	
CF09	Major contribution	This parcel contains a site (CFS 342) which is also being considered for release from the Green Belt	Parcel CF09 is detached from the urban area with a significant degree of openness. Release of CFS427a could increase the views of the urban area which could impact on the openness. Any site policy should detail how the design and boundary treatments will minimise the visual impacts on this area of Green Belt.	Parcel CF09 is detached from the urban area and has a significant degree of openness, although there are some urbanising influences around its edges. There are low levels of vegetation and open long-line views. Release of CFS342 for development is likely to increase views of the urban area which could impact on the openness and increase the emphasis of the contribution that this parcel makes in preventing urban sprawl. Careful design and boundary treatments would be required to help minimise visual impacts.

7.28 The area also sits within the GBAU General Area K1, which makes a Major contribution to Green Belt purposes. Release of this site from the Green Belt would reduce the overall extent of General Area K1 but should not undermine the overall Green Belt function of this general area.

### Exceptional Circumstances

7.29 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).

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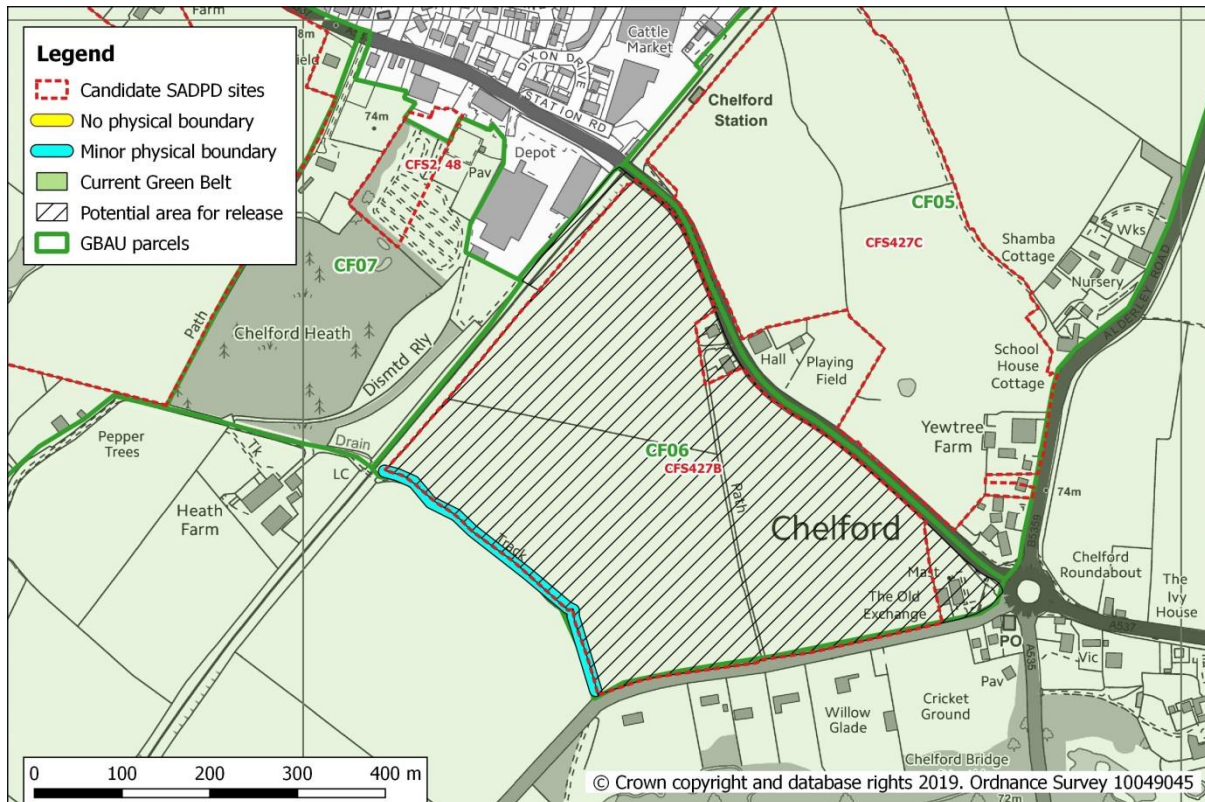


- 7.30 These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, a “contribution” or a “significant contribution” to Green Belt purposes).
- 7.31 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	To enable a logical and clear Green Belt boundary, Sunny Bank Farm, on the junction of Chelford Road / Pepper Street to the north of the site would need to be removed from the Green Belt as shown on the map above. In addition, a group of properties to the north east corner of parcel CF08, fronting onto Knutsford Road, would need to be removed from the Green Belt to avoid an isolated parcel of Green Belt as shown on the map above.
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 site selection process would need to identify a suitably strong resulting green belt boundary, particularly on its southern extent.
Surrounding Green Belt	Development of CFS427a would lead to urban development beyond Chelford Road (A537) and impact on the perception and views of development from parcel CF08.
Exceptional Circumstances	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).

## Green Belt Site Assessment: CFS 427b Land to the south of Chelford between railway line, Peover Lane and Knutsford Road



Map CFS 427b Land to the south of Chelford between railway line, Peover Lane and Knutsford Road, Site Boundary and Potential Area for Release from the Green Belt

### Relationship of Site to Green Belt Parcels

7.32 The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel CF06 as shown on the map above. The site boundaries largely correspond with the parcel boundaries with the exception of a group of properties adjacent to Knutsford Road to the north of the parcel and buildings adjacent to the Peover lane, A537 Knutsford Road, Holmes Chapel Road and Alderley Road roundabout to the north east of the parcel.

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

7.33 To enable a logical and clear Green Belt boundary, a group of properties on Knutsford Road and land adjacent to the A537 Knutsford Road / Holmes Chapel roundabout would need to be removed from the Green Belt as shown on the map above to avoid an isolated parcel of Green Belt. An area of land over the railway line would also have to be released. There is a high level of consistency in the boundaries between parcel CF06 and the area considered for release from the Green Belt as they correspond.

## Green Belt Assessment of Parcels

7.34 The GBAU makes the following assessment of parcel CF06, within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
CF06	Although the parcel has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the fundamental aims as stated in the NPPF. The parcel has a significant contribution to these purposes. The parcel has a significant contribution to preventing urban sprawl, it is not particularly connected to the settlement however has some disparate development along the northern and eastern boundaries. The parcel has a significant degree of openness due to open farmland and has no contribution to preserving the historic settlement. There is no contribution to preventing nearby towns from merging.	Significant Contribution

## Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant contribution: The area of land has a significant contribution to the prevention of urban sprawl and ribbon development along Knutsford Road to retain the division of Chelford.
2 Prevent neighbouring towns merging into one another	No contribution: There are no settlements located directly to the south of Chelford and therefore the area of land has no contribution to preventing merging. The potential area to be removed from the Green Belt does not result in the merger of any distinct towns or settlements.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: The area of land has a significant contribution to safeguarding the countryside due to the significant degree of openness the land has; the area of land offers long line views across open farmland. There are few urbanising influences in the area of land however these do not detract from the openness.
4 Preserve the setting and special character of historic towns	No contribution: The area of land makes no contribution to preserving a historic settlement as for the purposes of this Green Belt assessment, Chelford is not considered a historic town.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Chelford has 32.4% brownfield urban capacity for potential development, therefore the area of land considered for release from the Green Belt makes a major degree of contribution to the purpose.

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<b>Green Belt Purpose</b>	<b>Assessment</b>
Overall evaluation	Although the area of land has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the fundamental aims as stated in the NPPF. The area of land has a significant contribution to these purposes. The land has a significant contribution to preventing urban sprawl; it is not particularly connected to the settlement however has some disparate development along the northern and eastern boundaries. The land has a significant degree of openness due to open farmland and has no contribution to preserving the historic settlement. There is no contribution to preventing nearby towns from merging.
<b>Overall assessment</b>	<b>Significant Contribution</b>

## Surrounding Green Belt

7.36 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 site CFS 427b</b>	<b>Impacts on CFS 427b of releasing additional adjacent land</b>
CF05	Significant Contribution	This parcel contains sites (CFS 427c / CFS 427ci) which are also being considered for release from the Green Belt	The site is separated from this parcel by A537 Knutsford Road and a strong hedge boundary. Release of CFS 427b may increase views of the urban area which could impact upon openness. Any site policy should detail how the design and boundary treatments will minimise the visual impacts on this area of the Green Belt.	The site is separated from parcel CF05 by A537 Knutsford Road and a strong hedge boundary. Release of CFS 427b may increase views of the urban area which could impact upon openness.
CF07	Significant Contribution	This parcel contains a site (CFS 2/48) which is also being considered for release from the Green Belt	The site is separated from the parcel by a railway line. Release of CFS 427b may increase views of the urban area which could impact upon openness. Any site policy should detail how the design and boundary treatments will minimise the visual impacts on this area of the Green Belt.	Release of CFS 2/48 would not materially impact on the potential for site 427b to be released from the Green Belt due to construction of the Cricketers Green Development and the influence of the railway line.

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7.37 The area also sits within the GBAU General Area K1, which makes a major contribution to Green Belt purposes. Release of this site from the Green Belt would reduce the overall extent of General Area K1 but should not undermine the overall Green Belt function of this general area

## Exceptional Circumstances

7.38 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).

7.39 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).

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

## Summary

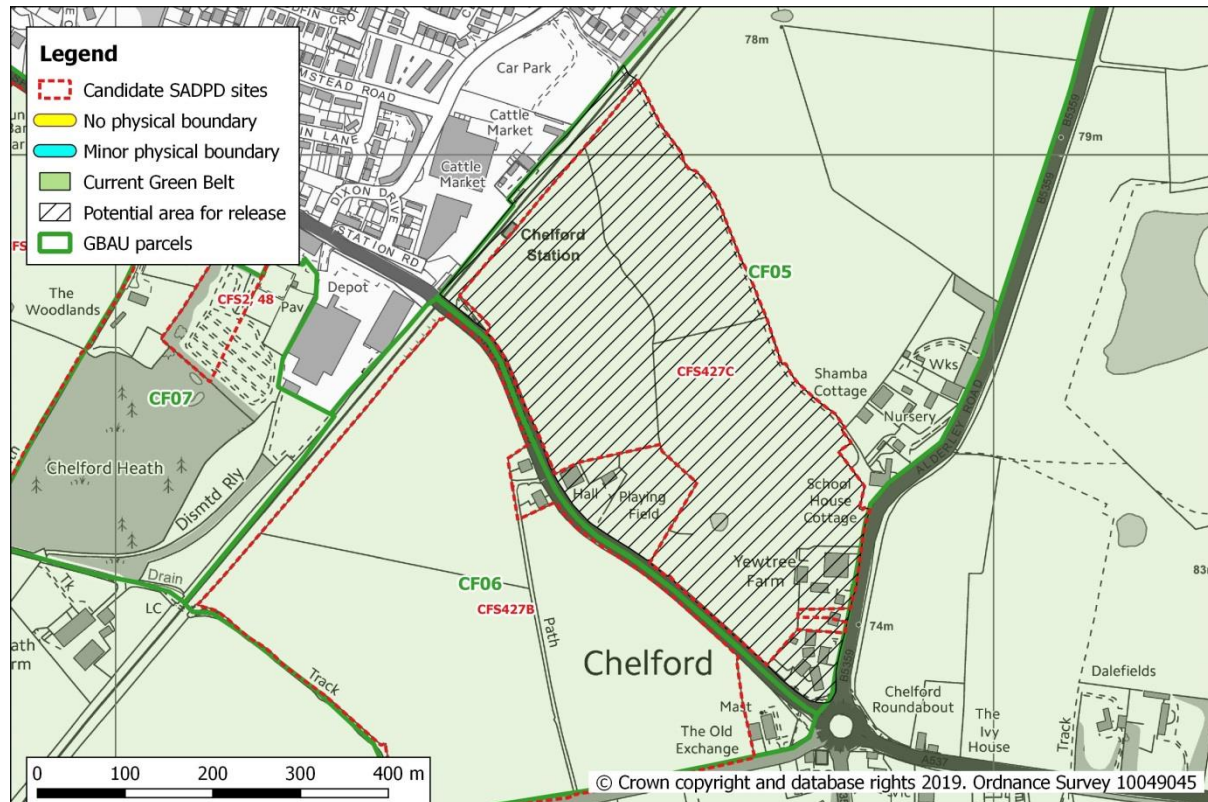
Consideration	Summary
Potential area for Green Belt release	The area between railway line, Knutsford Road and Peover Lane as shown on the map
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ‘ <b>significant contribution</b> ’ to Green Belt purposes.
Resulting Green Belt boundary	The land considered for potential release from the Green Belt corresponds to the boundaries of parcel CF06 of the Green Belt Assessment Update (2015). It incorporates properties fronting on Knutsford Road and the roundabout.
Surrounding Green Belt	Release of adjoining sites would increase the emphasis of this site in terms of preventing urban sprawl and encroachment into the countryside
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

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	contribution” or a “contribution” to Green Belt purposes.
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## Green Belt Site Assessment: CFS 427c Land to the south east of Chelford between railway line, Knutsford Road and Alderley Road



**Map CFS 427c: Land to the south east of Chelford between railway line, Knutsford Road and Alderley Road, Site Boundary and Potential Area for Release from the Green Belt**

### Relationship of Site to Green Belt Parcels

7.41 The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel CF05 as shown on the map above. The site boundaries largely correspond with the parcel boundaries to its western extent. The site follows the south eastern boundary of the parcel along Alderley Road with the exception of a group of buildings around the petrol filling station and a further group of buildings along Alderley Road (Yewtree Farm and Cottages). To its southern extent, the site boundary follows the Green Belt parcel boundary with the exception of Chelford Village Hall and associated facilities as shown on the map above. An area of land over the railway line would also have to be released. The northern boundary of the site runs along an existing footpath (Chelford FP1) and does not correspond to the Green Belt parcel boundary but can be seen on an OS map base.

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

7.42 To enable a logical and clear Green Belt boundary, the village hall, playing field and associated facilities would have to be removed from the Green Belt along Knutsford Road. The petrol filling station, cottages and nursery, as shown on the map, would also have to be removed from the Green Belt.

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7.43 The Green Belt boundary would be defined by footpath FP1 to the northern boundary of the site. The footpath is marked on an OS base map with a minor hedgerow and trees in places but this is intermittent. If removed from the Green Belt, the site selection work must demonstrate that a new Green Belt boundary can be defined using physical features, including FP1 to the northern boundary of the site that are readily recognisable and likely to be permanent. Any future policy for the site should 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

7.44 The GBAU makes the following assessment of parcel CF05, within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
CF05	The parcel makes a significant contribution to Green Belt purposes. The parcel has strong boundaries which play an important role in preventing the spread of Chelford. The land is mainly agricultural with some development in the southern corner. Railway line provides a visual distinction between the urban area and open countryside. Whilst the parcel makes a major contribution to assisting urban regeneration, it does not contribute to preserving Chelford's historic setting and character and makes a limited contribution to preventing the merger of nearby towns.	Significant Contribution

### Green Belt Assessment of Potential Area for Release

7.45 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: Strong boundaries to this area formed by railway line, Knutsford Road and Alderley Road. The area of land is separated from Chelford by the railway which gives a good strong boundary to the existing settlement. However, Knutsford Road does cross the railway and there are examples of built development within the parcel. The area of land does play an important role in preventing spread of Chelford east wards and also prevents additional ribbon development forming along Knutsford Road alongside the Village Hall.
2 Prevent neighbouring towns merging into one another	Contribution: Forms part of the gap between Chelford and Alderley Edge. However, the gap is fairly wide and loss of this area of land would not significantly reduce the gap.
3 Assist in safeguarding the countryside from encroachment	Significant Contribution: the area of land contains some urbanising influence around its edges but is predominantly free from development and it prevents development from spreading beyond the railway line.

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<b>Green Belt Purpose</b>	<b>Assessment</b>
4 Preserve the setting and special character of historic towns	No contribution: The area of land has no contribution to preserving a historic settlement as for the purposes of this Green Belt assessment, Chelford is not considered a historic town
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Chelford has 32.4% brownfield urban capacity for potential development, therefore the area of land makes a major degree of contribution to the purpose.
Overall evaluation	The area of land makes a significant contribution to Green Belt purposes. The land has strong boundaries which play an important role in preventing the spread of Chelford. The land is mainly agricultural with some development in the southern corner. The Railway line provides a visual distinction between the urban area and open countryside but is crossed by Knutsford Road. Whilst the area of land makes a major contribution to assisting urban regeneration, it does not contribute to preserving Chelford's historic setting and character and makes a limited contribution to preventing the merger of nearby towns.
<b>Overall assessment</b>	<b>Significant Contribution</b>

## Surrounding Green Belt

7.46 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 release for from Green Belt</b>	<b>Impacts on adjacent parcels of releasing CFS 427c</b>	<b>Impacts on 427c of releasing additional adjacent land</b>
CF04	Significant Contribution	There is no area to be considered for release from the Green Belt currently.	The area of land is separated from this parcel by the railway line and therefore there is not considered to be any material impact.	There is no area to be considered for release from the Green Belt currently.
CF05	Significant Contribution	This is the remaining parcel if site 427c was removed from the Green Belt. This remaining parcel area does not contain any potential sites being considered for	The release of CFS 427c / CFS 427 ci would reduce the extent of the overall parcel and introduce urban influences reducing its overall openness. It would also put increased emphasis of the need to prevent urban sprawl and encroachment into the	There is no area to be considered for release from the Green Belt currently.

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GBAU parcel	Contribution	Potential release from Green Belt	Impacts on adjacent parcels of releasing CFS 427c	Impacts on 427c of releasing additional adjacent land
		release from the Green Belt	countryside.	
CF06	Significant contribution	This parcel contains a site (CFS 427b) which is also being considered for release from the Green Belt	The site is separated from this parcel by A537 Knutsford Road and a strong hedge boundary. Release of CFS 427c / CFS 427 ci may increase views of the urban area which could impact upon openness. Any site policy should detail how the design and boundary treatments will minimise the visual impacts on this area of the Green Belt.	The site is separated from this parcel by A537 Knutsford Road and a strong hedge boundary. Release of CFS 427b may increase views of the urban area which could impact upon openness.

7.47 The area also sits within the GBAU General Area MO1, which makes a Major contribution to Green Belt purposes. Release of this site from the Green Belt would reduce the extent of the general area but would not make a material impact.

### Exceptional Circumstances

7.48 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).

7.49 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” to Green Belt purposes).

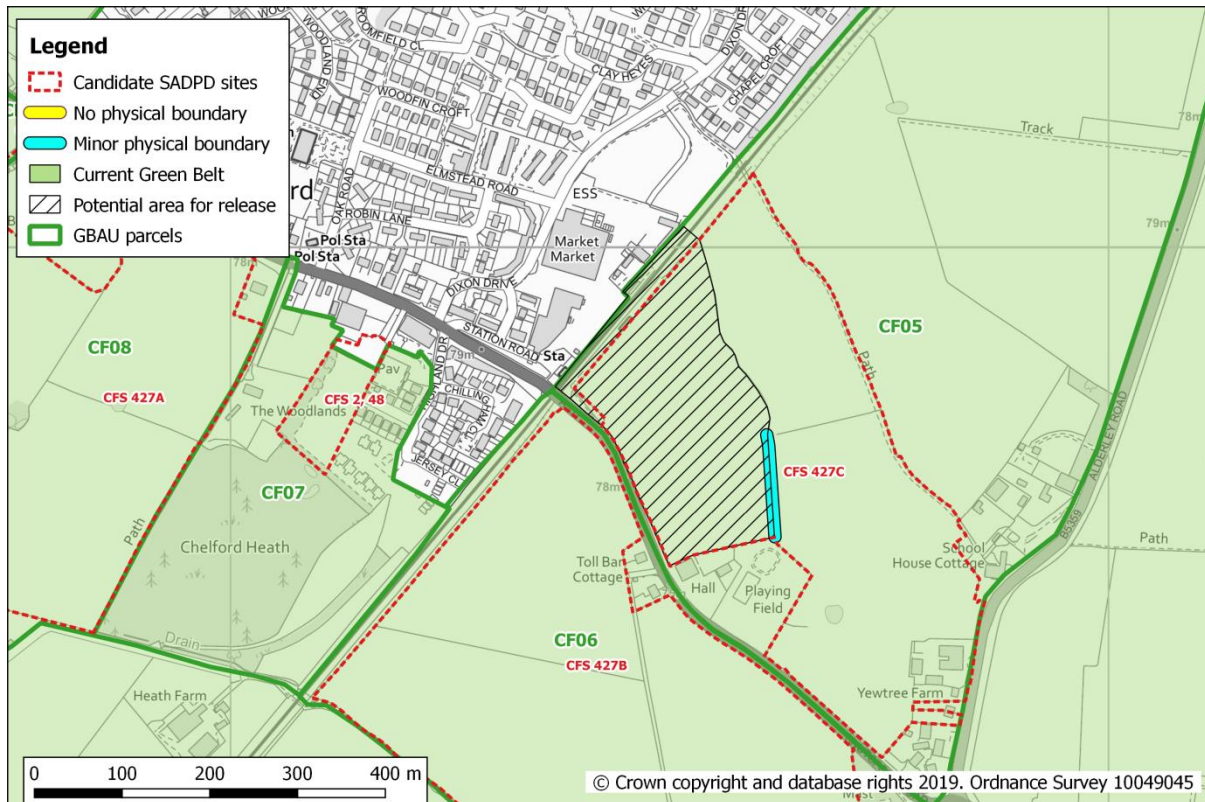
7.50 The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

## Summary

Consideration	Summary
Potential area for Green Belt release	To enable a logical and clear Green Belt boundary, the village hall, playing field and associated facilities would have to be removed from the Green Belt along Knutsford Road. The petrol filling station, cottages and nursery, as shown on the GBAU map, would also have to be removed from the Green Belt.
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 Green Belt boundary would be defined by footpath FP1 to the northern boundary of the site. The footpath is marked on an OS base map. The site selection process would have to demonstrate that a boundary could be formed with is strong and reasonably permanent in structure.
Surrounding Green Belt	Release of CFS 427c would not undermine the overall function of the surrounding Green Belt but would increase the importance and therefore emphasis on the remaining Green Belt parcel.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided that there are no other suitable alternatives that make 'no contribution' or a 'contribution' to Green Belt purposes.

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## Green Belt Site Assessment: CFS 427c (i) Land east of Chelford Railway Station (i) (variation of CFS 427c)



Map CFS 427c (i) Land east of Chelford Railway Station (i) (variation of CFS 427 c)

### Relationship of Site to Green Belt Parcels

7.51 The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel CF05 as shown on the map above. The site follows field boundaries which can be seen on an OS map to its eastern extent. The site boundary follows the railway line and Knutsford Road as shown on the map above.

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

7.52 To enable a logical and clear Green Belt boundary, the boundary would be defined by a field line to the northern boundary of the site. The boundary is marked on an OS base map with a minor post and wire fence. There is also hedgerow and trees in places but this is intermittent. It would also follow field boundaries along its eastern extent until it meets the boundary with the Village Hall. If removed from the Green Belt, the site selection work must demonstrate that a new Green Belt boundary can be defined using physical features that are readily recognisable and likely to be permanent. Any future policy for the site should include details of the boundary treatment required to make sure that a readily recognisable boundary ensures in the long term.

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## Green Belt Assessment of Parcels

7.53 The GBAU makes the following assessment of parcel CF05, within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
CF05	The parcel makes a significant contribution to Green Belt purposes. The parcel has strong boundaries which play an important role in preventing the southwards spread of Chelford. The land is mainly agricultural with some development in the southern corner. Railway line provides a visual distinction between the urban area and open countryside. Whilst the parcel makes a major contribution to assisting urban regeneration, it does not contribute to preserving Chelford's historic setting and character and makes a limited contribution to preventing the merger of nearby towns.	Significant Contribution

## Green Belt Assessment of Potential Area for Release

7.54 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: Strong boundaries to this area formed by railway line and Knutsford Road. The area of land is separated from Chelford by the railway. However, Knutsford Road does cross the railway. The area of land does play a role in preventing spread of Chelford eastwards and also prevents additional ribbon development forming along Knutsford Road alongside the Village Hall.
2 Prevent neighbouring towns merging into one another	Contribution: Forms part of the gap between Chelford and Alderley Edge. However, the gap is fairly wide and loss of this area of land would not significantly reduce the gap.
3 Assist in safeguarding the countryside from encroachment	Significant Contribution: the area of land is predominantly free from development and it prevents development from spreading beyond the railway line.
4 Preserve the setting and special character of historic towns	No contribution: The area of land has no contribution to preserving a historic settlement as for the purposes of this Green Belt assessment, Chelford is not considered a historic town
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Chelford has 32.4% brownfield urban capacity for potential development, therefore the area of land makes a major degree of contribution to the purpose.



<b>Green Belt Purpose</b>	<b>Assessment</b>
Overall evaluation	The area of land makes a significant contribution to Green Belt purposes. The land play's a role in preventing the spread of Chelford. The land is agricultural in nature. The Railway line currently provides a visual distinction between the urban area and open countryside. Whilst the area of land makes a major contribution to assisting urban regeneration, it does not contribute to preserving Chelford's historic setting and character and makes a limited contribution to preventing the merger of nearby towns.
<b>Overall assessment</b>	<b>Significant Contribution</b>

## Surrounding Green Belt

7.55 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 CFS 427c (i)</b>	<b>Impacts on 427c (i) of releasing additional adjacent land</b>
CF04	Significant Contribution	There is no area to be considered for release from the Green Belt currently.	The area of land is separated from this parcel by the railway line and therefore there is not considered to be any material impact.	There is no area to be considered for release from the Green Belt currently.
CF05	Significant Contribution	This is the remaining parcel if site 427c (i) was removed from the Green Belt.	The release of CFS 427c (i) would reduce the extent of the overall parcel and introduce urban influences reducing its overall openness. It would also put increased emphasis on the remaining area of the parcel of the need to prevent urban sprawl and encroachment into the countryside.	There is the larger CFS 427c proposal. However, this larger proposal incorporates the proposal being considered here i.e. CFS 427c (i).
CF06	Significant contribution	This parcel contains a site (CFS 427b) which is also being considered for release from the Green Belt	The site is separated from this parcel by A537 Knutsford Road and a strong hedge boundary. Release of CFS 427c (i) may increase views of the urban area which could impact upon openness. Any site policy should detail how the design and boundary treatments will	The site is separated from this parcel by A537 Knutsford Road and a strong hedge boundary. Release of CFS 427b may increase views of the urban area which could impact upon

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GBAU parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing CFS 427c (i)	Impacts on 427c (i) of releasing additional adjacent land
			minimise the visual impacts on this area of the Green Belt.	openness.

7.56 The area also sits within the GBAU General Area MO1, which makes a Major contribution to Green Belt purposes. Release of this site from the Green Belt would reduce the extent of the general area but would not make a material impact.

### Exceptional Circumstances

7.57 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU. 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).

7.58 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).

7.59 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 potential area to be released would a single field to the east of the railway line, bounded by Knutsford Road, a field boundary marked on an OS base and the railway line.
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	The Green Belt boundary would be defined a field boundary to the northern boundary of the site. The field boundary is marked on an OS base map.

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boundary	The eastern boundary would be defined by farmers fields and the boundary with the village hall. The site selection process would have to demonstrate that a boundary could be formed with is strong and reasonably permanent in structure.
Surrounding Green Belt	Release of CFS 427c (i) would not undermine the overall function of the surrounding Green Belt but would increase the importance and therefore emphasis on the remaining Green Belt parcel.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided that there are no other suitable alternatives that make 'no contribution' or a 'contribution' to Green Belt purposes.

## Appendix 3: Traffic Light Forms

### CFS 2/48 Land off Knutsford Road, Chelford

Land off Knutsford Road, Chelford, CFS 2 / 48 GREEN BELT	Safeguarded land (0.58 ha)
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Criteria	Category	Commentary
1. Economically viable?	G	<p>Part of the site falls into Charging Zone 5 (£71 per sqm) in the Community Infrastructure Levy Charging Schedule.</p> <p>The site has existing hardstanding and has been used as an overflow car park previously.</p> <p>The site promotor has indicated that the site is deliverable within the Plan period. There are no known site specific considerations at this time that impact on the site's overall broad viability</p>
2. Landscape impact?	G	<p>The site is in part urban, part Lower Farms and Woods Landscape character area (2009 study) and is not part of a local landscape designation.</p> <p>A public footpath runs to the west of the site (Chelford FP4) and a bridleway over 300 meters to the south of the site (Snelson BR5). The presence of Chelford Heath woodland and an associated tree belt to the west of the site could contain the site visually to the south and the west.</p> <p>Part of the site is an informal car park, which has its own existing and urbanising impact on the character of the area.</p> <p>The character of the area is likely to change following the development of the adjacent site (16/0504M Reserved Matters for 94 dwellings) currently under construction and is nearly complete at the time of drafting the report.</p>
3. Settlement character and urban form impact?	A	<p>Site is adjacent to the Chelford Farm Supplies shop and car park. It is also adjacent to the Cricketers Green development (16/0504M) which is currently under construction and nearly complete.</p> <p>The site is immediately adjacent to the settlement of Chelford and will be adjacent to built form on two sides, following the completion of the</p>

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Criteria	Category	Commentary
		Cricketers Green development.
4. Strategic Green Gap?	G	The site is not located in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	Site in/on the edge of an mixed use area where no known amenity issues exist that would preclude development
6. Highways access?	A	<p>Access could be achieved from the adjoining Cricketers Green development (16/0504M Reserved Matters). Additional access could be achieved from Knutsford Road (A537). Any future development would have to demonstrate that appropriate road widths could be achieved to standard.</p> <p>Pedestrian access can be achieved from Knutsford Road (A537). As part of the adjacent Cricketers Green development, a pedestrian crossing has been installed along Knutsford Road (A537).</p>
7. Highways impact?	A	<p>It is considered that the site would not produce a severe capacity problem in regards traffic generation on the local road network, subject to a transport assessment being submitted for this to be confirmed.</p> <p>The outline planning permission for the adjacent site at Cricketers Green provides for traffic management measures at Knutsford Road.</p> <p>Any proposal would also need to consider the issue of car parking on site. The outline planning permission for the site (13/4640M) identified that part of CFS 2/48 would provide for employment land and / or additional car parking on the site.</p>
8. Heritage assets impact?	G	No known heritage asset impacts identified
9. Flooding/drainage issues?	A	Majority in Flood Zone 1. There is an area of surface water risk adjacent to the site boundary indicated on the Environment Agency's mapping system and a area of low risk of surface water risk running across the site. Suitable assessment and mitigation measures should be considered to ensure that the site can be adequately drained.
10. Ecology impact?	A	In HRA terms, the site is more than 6km away from the nearest European Site (Midlands Meres and Mosses Phase 1 Ramsar). No potential impact pathways were identified regarding any

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Criteria	Category	Commentary
		<p>European site.</p> <p>This is a mixed greenfield / brownfield site with the presence of trees / hedges. There is Chelford Heath (a site of nature conservation interest in the Macclesfield Local Plan) to the south of the site.</p> <p>The woodland belt and Chelford Heath are on the national inventory of priority habitats and therefore should be retained on the site.</p> <p>There are protected species in close proximity to the site and therefore appropriate ecological surveys would be required.</p> <p>Any potential impacts could be mitigated through the retention of habitats and standard protected species mitigation/compensation.</p>
11. TPO's on/immediately adjacent?	A	There are no TPO tree's on the site. There are protected trees adjacent to the site along Knutsford Road. Chelford Heath is located to the south of the site with a tree belt running along the western extent of the site.
12. In an AQMA?	G	No part of the site is in an AQMA
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for salt and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. The Council will require the applicant to submit a Mineral Resource Assessment (MRA) as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
14. Accessibility?	G	The site meets the minimum standard (green) for 14 of the accessibility criteria. The site significantly fails to meet the minimum standard (red) for six criterion (public park, supermarket, pharmacy (there is a dispensing pharmacy at Chelford Medical Centre), secondary school, leisure and childcare facilities).
15. Public transport frequency?	G	Bus stop is located on Knutsford Road in the village centre. Service to Macclesfield and Knutsford (service number 88). The village has a train station on the Crewe / Manchester west

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Criteria	Category	Commentary
		coast mainline.
16. Brownfield/greenfield ?	A	A mix of brownfield and greenfield land
17. Agricultural land?	A	Grade 3
18. Contamination issues?	A	<p>The site is adjacent to an allocated site in the Cheshire Replacement Waste Local Plan 2007 as a 'Preferred Site' (WM23). However, this was considered in the determination of the planning application on the adjacent Cricketers Green Development, which is now under construction on the site.</p> <p>Medium contaminated land potential as an overspill car park and former ponds (small) on the site. Phase 1 contaminated land assessment would be required on the site.</p>
19. Employment land loss?	G	<p>The outline consent for the site indicated an element of employment land and / or car parking on part of this land (13/4640M). The employment element of the outline planning permission has not been implemented and was clearly caveated as an either or with the option of additional car parking to be provided on the site.</p> <p>The site was previously an overflow car park for Chelford Market and now is part of the works area from the adjoining Cricketers Green Development.</p>
20. Distance to existing employment areas?	R	Over 1,000m from an existing employment area.

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## CFS 427b Land at Chelford Village

<b>CFS 427b Land at Chelford Village GREEN BELT</b>	<b>18.4 ha, Safeguarded Land</b>
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Criteria	Category	Commentary
1. Economically viable?	G	<p>The site falls into charging zone 5 (£71 per sqm) in the Community Infrastructure Levy Charging Schedule.</p> <p>The site is a predominantly greenfield site on the edge of the settlement. There are no known site specific considerations that impact on the site's overall broad viability.</p>
2. Landscape impact?	R	<p>The site is in the Lower Farms and Woods Landscape Character Area (2009 study) and is not part of a local landscape designation. The site borders but is not within the Alderley Edge and West Macclesfield Wooded Estates Local Landscape Designation.</p> <p>The site would represent an urbanising feature on the landscape and be visible, particularly from Peover Lane and from the bridge over the railway.</p> <p>There are also a number of residential properties adjacent to the site and receptors including footpath (Chelford FP5) running across the site and a bridleway Snelson BR5 running along the southern boundary of the site</p> <p>The site would therefore require a significant level of mitigation given its scale.</p>
3. Settlement character and urban form impact?	R	<p>Site is on the edge of the settlement, bounded by the railway line, the A537 Knutsford Road and Peover Lane.</p>
4. Strategic Green Gap?	G	<p>The site is not in the Strategic Green Gap</p>
5. Compatible neighbouring uses?	A	<p>Site is on the edge of transport infrastructure in the form of the railway line where some form of mitigation will be required to minimise any noise or associated impacts.</p>
6. Highways access?	A	<p>Principal access would most likely be required from A537 (Chelford Road), where farm access exists. Peover Lane is considered unsuitable to provide direct access into the site.</p>

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Criteria	Category	Commentary
7. Highways impact?	A	<p>Transport Assessment would be required given the scale of proposal. Principal impact at the roundabout junction of A537/B359 scope of assessment and consideration of impact(s) would have to be agreed with CEC highways.</p> <p>The potential cumulative impact of development would need to be considered also.</p>
8. Heritage assets impact?	G	There are no heritage assets located on nor adjacent to the site.
9. Flooding/drainage issues?	A	The site is predominately Flood Zone 1. There are areas of potential surface water risk within the site indicated by the Environment Agency's mapping system. The risk of flooding will need to be appropriately assessed and mitigation measures established, potentially through a drainage strategy.
10. Ecology impact?	A	<p>In HRA terms, the site is more than 6km away from the nearest European Site (Midlands Meres and Mosses Phase 1 Ramsar). No potential impact pathways were identified regarding any European site.</p> <p>The site is currently farmland with features including hedges and trees on site. Potential presence of protected species which would require further investigation / mitigation of any impacts</p>
11. TPO's on/immediately adjacent?	A	A group of TPO tree's adjacent to the site on Knutsford Road.
12. In an AQMA?	G	Site is not in a AQMA
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for salt and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. The Council will require the applicant to submit a Mineral Resource Assessment (MRA) as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
14. Accessibility?	G	The site meets the minimum standard (green) for 14 of the accessibility criteria. Whilst it doesn't fail

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Criteria	Category	Commentary
		to meet the minimum standard (amber) for any criteria, it does significantly fail to meet the minimum standard (red) for six criteria (public park, supermarket, pharmacy (there is a dispensing pharmacy at Chelford Medical Centre), secondary school, leisure and childcare facilities).
15. Public transport frequency?	G	Bus stop is located on Knutsford Road in the village centre. Service to Macclesfield and Knutsford (service number 88). The village has a train station on the Crewe / Manchester West Coast mainline.
16. Brownfield/greenfield?	R	Predominantly a greenfield site
17. Agricultural land?	R	Grade 2
18. Contamination issues?	A	Fields, low potential for contamination but a phase 1 contaminated land assessment would be required with any future submission of a planning application.
19. Employment land loss?	G	The site is not an existing / allocated employment site.
20. Distance to existing employment areas?	R	Over 1,000m from an existing employment area.

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## CFS 427c Land at Chelford Village

CFS 427c Land at Chelford Village GREEN BELT	14.4 ha, Safeguarded Land
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Criteria	Category	Commentary
1. Economically viable?	G	<p>The site falls into charging zone 5 (£71 per sqm) in the Community Infrastructure Levy Charging Schedule.</p> <p>The site is a greenfield site on the edge of the settlement. There are no known site specific considerations that impact on the site's overall broad viability</p>
2. Landscape impact?	A	<p>The site is in the Lower Farms and Woods Landscape Character Area (2009 study) and is not part of a local landscape designation. The site borders but is not within the Alderley Edge and West Macclesfield Wooded Estates Local Landscape Designation.</p> <p>The site would represent an urbanising feature on the landscape and be visible. It would therefore require mitigation in the form of appropriate boundary treatment(s).</p> <p>The site is bounded by footpath (FP1) to the north of the site which would present a prominent receptor from the site.</p>
3. Settlement character and urban form impact?	R	<p>Site is on the edge of the settlement, bounded by the railway line, the A537 Knutsford Road and Alderley Road. The site only substantially adjoins development on 1 side on Alderley Road</p>
4. Strategic Green Gap?	G	<p>The site is not in the Green Gap</p>
5. Compatible neighbouring uses?	A	<p>Site is on the edge of transport infrastructure in the form of the railway line where some form of mitigation will be required to minimise any noise or associated impacts.</p>
6. Highways access?	A	<p>There is existing farm access from Knutsford Road / Alderley Road</p>
7. Highways impact?	A	<p>A Transport Assessment would be required for any proposal.</p> <p>Any proposal would need to consider the impact on a principal roundabout junction of A537/B359</p>

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Criteria	Category	Commentary
		with scope of impact to be agreed with CEC highways.  It would also need to consider potential cumulative impact to be assessed if all proposals come forward
8. Heritage assets impact?	G	There are no heritage assets located on nor adjacent to the site
9. Flooding/drainage issues?	A	The site is predominantly Flood Zone 1. There are areas of potential surface water risk within the site indicated by the Environment Agency's mapping system. The risk of flooding will need to be appropriately assessed and mitigation measures established, potentially through a drainage strategy.
10. Ecology impact?	A	In HRA terms, the site is more than 6km away from the nearest European Site (Midlands Meres and Mosses Phase 1 Ramsar). No potential impact pathways were identified regarding any European site.  The site is currently farmland, features hedges and trees on site. Potential presence of protected species which would require further investigation / mitigation of any impacts.
11. TPO's on/immediately adjacent?	A	A group of TPO tree's adjacent to the site on Knutsford Road. There are also TPO tree's along Alderley Road
12. In an AQMA?	G	Not in a AQMA
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for salt and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining The Council will require the applicant to submit a Mineral Resource Assessment (MRA) as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
14. Accessibility?	G	The site meets the minimum standard (green) for 14 of the accessibility criteria. Whilst it doesn't fail to meet the minimum standard

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Criteria	Category	Commentary
		(amber) for any criteria, it does significantly fail to meet the minimum standard (red) for five criteria (supermarket, pharmacy (there is a dispensing pharmacy at Chelford Medical Centre), secondary school, leisure and childcare facilities).
15. Public transport frequency?	G	Bus stop is located on Knutsford Road in the village centre. Service to Macclesfield and Knutsford (service number 88). The village has a train station on the Crewe / Manchester west coast mainline.
16. Brownfield/greenfield?	R	Predominantly a greenfield site
17. Agricultural land?	R	Areas of Grade 2 and Grade 3.
18. Contamination issues?	A	No direct known contamination issues. Farm and fields, potential contamination associated with the activities of the farm. Phase 1 contaminated land assessment would be required.
19. Employment land loss?	G	The site is not an existing / allocated employment site
20. Distance to existing employment areas?	R	Over 1,000m from an existing employment area.

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## CFS 427c (i) Land at Chelford Village

<b>CFS 427c (i) Land at Chelford Village GREEN BELT</b>	<b>4.63 hectares, safeguarded land</b>
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Criteria	Category	Commentary
1. Economically viable?	G	<p>The site falls into charging zone 5 (£71 per sqm) in the Community Infrastructure Levy Charging Schedule.</p> <p>The site is a greenfield site on the edge of the settlement. There are no known site specific considerations that impact on the site's overall broad viability.</p> <p>The site promoter has confirmed that there are no ownership or other legal issues which might present an obstacle to the delivery of the site.</p>
2. Landscape impact?	A	<p>The site is in the Lower Farms and Woods Landscape Character Area (2009 study) and is not part of a local landscape designation.</p> <p>The site would represent an urbanising feature on the landscape and be visible. It would therefore require mitigation in the form of appropriate boundary treatment(s).</p>
3. Settlement character and urban form impact?	R	<p>Site is on the edge of the settlement, bounded by the railway line, the A537 Knutsford Road and field boundaries leading to the village hall to the east of the site.</p>
4. Strategic Green Gap?	G	<p>The site is not in the Green Gap</p>
5. Compatible neighbouring uses?	A	<p>Site is on the edge of transport infrastructure in the form of the railway line where some form of mitigation will be required to minimise any noise or associated impacts.</p>
6. Highways access?	A	<p>There is existing farm access from Knutsford Road</p>
7. Highways impact?	A	<p>A Transport Assessment would be required for any proposal.</p> <p>Any proposal would need to consider the</p>

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Criteria	Category	Commentary
		<p>impact on a principal roundabout junction of A537/B359 with scope of impact to be agreed with CEC highways.</p> <p>It would also need to consider potential cumulative impact to be assessed if all proposals come forward</p>
8. Heritage assets impact?	G	There are no heritage assets located on nor adjacent to the site.
9. Flooding/drainage issues?	A	<p>The site is predominantly Flood Zone 1. There is a small area of low surface water risk within the site indicated by the Environment Agency's mapping system. The risk of flooding will need to be appropriately assessed and mitigation measures established, potentially through a drainage strategy.</p> <p>Flood Zone 1, low risk of surface water on site. No surface water sewers adjacent to these sites. However, drainage needs to be carefully designed to ensure no flooding to adjacent networks. Following a review of United Utilities mapping there are limited sewers within the site vicinity. The Flood Risk Assessment produced must identify a clear and feasible strategy for the site. Given the limited outfall availability if soakaways are proposed, we would require outline testing in line with BRE 365 to ensure ground conditions are feasible prior to approval.</p>
10. Ecology impact?	A	<p>In HRA terms, the site is more than 6km away from the nearest European Site (Midlands Meres and Mosses Phase 1 Ramsar). No potential impact pathways were identified regarding any European site.</p> <p>The site is currently farmland and features hedges and trees on site. It is over 250m from the nearest pond so great crested newts would not be an issue. There remains the risk of protected species being present, but this is no greater than any other greenfield site and impacts on these should be further investigated / mitigated.</p>
11. TPO's on/immediately adjacent?	A	A group of TPO tree's adjacent to the site on Knutsford Road at the frontage of the

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Criteria	Category	Commentary
		Village Hall.
12. In an AQMA?	G	Not in a AQMA
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for salt and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. The Council will require the applicant to submit a Mineral Resource Assessment (MRA) as part of any application to provide information on both the feasibility of prior extraction of the sand and gravel mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
14. Accessibility?	G	The site meets the minimum standard (green) for 14 of the accessibility criteria. Whilst it doesn't fail to meet the minimum standard (amber) for any criteria, it does significantly fail to meet the minimum standard (red) for five criteria (supermarket, pharmacy (there is a dispensing pharmacy at Chelford Medical Centre), secondary school, leisure and childcare facilities).
15. Public transport frequency?	G	Bus stop is located on Knutsford Road in the village centre. Service to Macclesfield and Knutsford (service number 88). The village has a train station on the Crewe / Manchester west coast mainline.
16. Brownfield/greenfield ?	R	Predominantly a greenfield site
17. Agricultural land?	R	Mostly grade 2 with a small area of Grade 3
18. Contamination issues?	A	No direct known contamination issues. Farm and fields, potential contamination associated with the activities of the farm. Phase 1 contaminated land assessment would be required.
19. Employment land loss?	G	The site is not an existing / allocated employment site
20. Distance to existing employment areas?	R	Over 1,000m from an existing employment area.

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## Appendix 4: Heritage Impact Assessments

7.61 N/A

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## Appendix 5: Infrastructure Providers / Statutory Consultees Responses

Consultee	CFS 2/48	CFS 427 c(i)
CEC Public Rights of Way	<p>All sites should require the provision and/or improvement of high quality routes for active travelling including walking and cycling links between development sites and public transport hubs and other local facilities: In order to deliver these aspirations, the developer should be tasked to undertake a thorough assessment of the quality of the accessibility of the site for pedestrians and cyclists to and from key destinations, in line with the Cycle-Proofing Toolkit contained in the Council's adopted Cycling Strategy. The purpose would be to evaluate the facilities and to put forward proposals for, and deliver prior to first occupation, the improvement of those facilities so that they are cohesive, direct, safe, comfortable and attractive. The views of local pedestrians and cyclists would be valuable in the exploration of options</p> <p>CFS 427 (c1) - walking and cycling route from existing residential estates to railway station and also to village hall. Potential improvement of Public Right of Way's to part deliver the above.</p>	
Historic England	No identified heritage assets	
Environment Agency	<p>Do not have any outstanding/significant concerns at this stage for the potential allocated sites noted and recognise that the constraints identified within our review can be accounted for/ resolved / engineered out at a later stage in proceedings. I can also confirm that we have not identified at particular sites of specific concern at this stage which would result in our objection to their allocation. In line with best practice, we ask that all site allocations are reviewed in line with local and national planning policy and relevant governing legislation. For developments within Flood Zone 2 /3 the sequential / exception test should be applied. It should also be noted that any development within vicinity of a main river should provide an 8-metre undeveloped buffer zone measure from bank top, this should be factored into assessing site feasibility.</p>	
Natural England	<p><b>Designated Sites</b> - No IRZ triggered for designated sites.</p> <p><b>Priority Habitat</b> - Deciduous woodland is located along the western edge of the allocation. Deciduous Woodland is a Priority Habitats listed under Section 41</p>	<p><b>Designated Sites</b>- No IRZ triggered for designated sites.</p> <p><b>Priority Habitat</b> - There is no Priority Habitat within the allocation site.</p> <p><b>Best and Most Versatile Land</b> - unknown</p>

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Consultee	CFS 2/48	CFS 427 c(i)
	<p>the Natural Environmental and Rural Communities (NERC) Act 2006 and hence of national importance. The NPPF states:</p> <p>“To minimise impacts on biodiversity and geodiversity, planning policies should:</p> <p>promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations...” (NPPF: 117).</p> <p><b>Best and Most Versatile Land</b></p> <p>Provisional ALC Grade 3</p>	
Network Rail	<p>Development proposals for Chelford should include assessment of the impacts of increased footfall at the station. Before submitting planning applications for the sites, the developer and council are advised to contact Network Rail and the TOC to discuss enhancements to the station to mitigate the increase in users. Where mitigation measures are required at Chelford Station, the developer is to fully fund the measures as part of the planning application.</p>	<p>Development proposals for Chelford should include assessment of the impacts of increased footfall at the station. Before submitting planning applications for the sites, the developer and council are advised to contact Network Rail and the TOC to discuss enhancements to the station to mitigate the increase in users. Where mitigation measures are required at Chelford Station, the developer is to fully fund the measures as part of the planning application.</p> <p>Proposals for developments adjacent to the existing railway boundary should be discussed with Network Rail’s Asset Protection team in the first instance by the applicant prior to the submission of a planning application. Early engagement with Network Rail is advised to ensure that</p>

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Consultee	CFS 2/48	CFS 427 c(i)
		the works on site and as a permanent arrangement do not impact upon the safe operation of the railway. Transport assessments should consider the impacts of proposal on any level crossings in the area.
Sport England	Sport England has worked with the council recently on a playing pitch strategy completed 2016 and built sport facilities work finished in early 2017. We would require the strategy and action plans of these documents are used to feed into the sporting infrastructure requirements for site allocations and careful analysis done to determine whether provision is best on site or by enlarging or enhancing existing sporting facilities.	
Highways England	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.	
National Grid	No comment on site allocation.	
Cheshire Clinical Commissioning Group	The CCG thank Cheshire East Council for their continued engagement for this process. From reviewing the proposed infrastructure and site allocation for new dwellings; the CCG request pre-application consultation for any of the subsequent planning applications that fall out of the site allocations. In particular, large scale housing and any residential/care homes. Significant development looks to be prevalent within Alderley Edge, Chelford and Mobberley; which will subsequently result in requests for section 106 funding as the GP premises in this area will come under increased capacity and demand issues. This is the same for the GP Practices that boundaries fall under the other smaller sites identified within the Cheshire East patch.	
United Utilities	UU are pleased to see that none of the proposed residential allocations are located in close proximity to wastewater treatment works. United Utilities would like to take this opportunity to state that when considering the suitability of each	CFD 2 (Chelford) would require significant assessment to obtain a connection to our wastewater network. There is little wastewater infrastructure in the area south of the site, whilst the railway line to the north acts as a barrier for a connection that way. Early engagement is required with United Utilities to assess options and costings for a new

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Consultee	CFS 2/48	CFS 427 c(i)
	<p>of the sites you assess as part of the Local Plan Part 2 (Site Allocations), we would urge you to consider early on in the process the proximity of allocations to existing wastewater treatment works (WwTW). Should development, especially housing development, come forward on windfall sites which are located in close proximity to a WwTW, we would strongly encourage the Council to discuss the site with United Utilities and the Council's Environmental Health Officer as early as possible to understand what appropriate assessments will be necessary</p>	<p>wastewater connection.</p> <p>As was highlighted in other previous responses, the expectation from United Utilities will be for only foul flows to communicate with the public sewer from all sites in accordance with the principles of sustainable drainage. It must be therefore understood that CFS2 and 48 that there is no combined sewer network in the immediate area, just foul sewer. The method to discharge surface water must be determined before it can be considered for allocation, to avoid any complications at application stage.</p> <p>United Utilities note that a gravity sewer along the frontage of site reference CFS C1 providing a connection between the farm and Knutsford Road. UU preference would be for surface water drainage to be discharged into existing watercourses. United Utilities' expectation will be for only foul flows to communicate with the public sewer from all sites in accordance with the principles of sustainable drainage.</p> <p>UU are pleased to see that none of the proposed residential allocations are located in close proximity to wastewater treatment works. United Utilities would like to take this opportunity to state that when considering the suitability of each of the sites you assess as part of the Local Plan Part 2 (Site Allocations), we would urge you to consider early on in the process the proximity of allocations to existing wastewater treatment works (WwTW). Should development, especially housing development, come forward on windfall sites which are located in close proximity to a WwTW, we would strongly</p>

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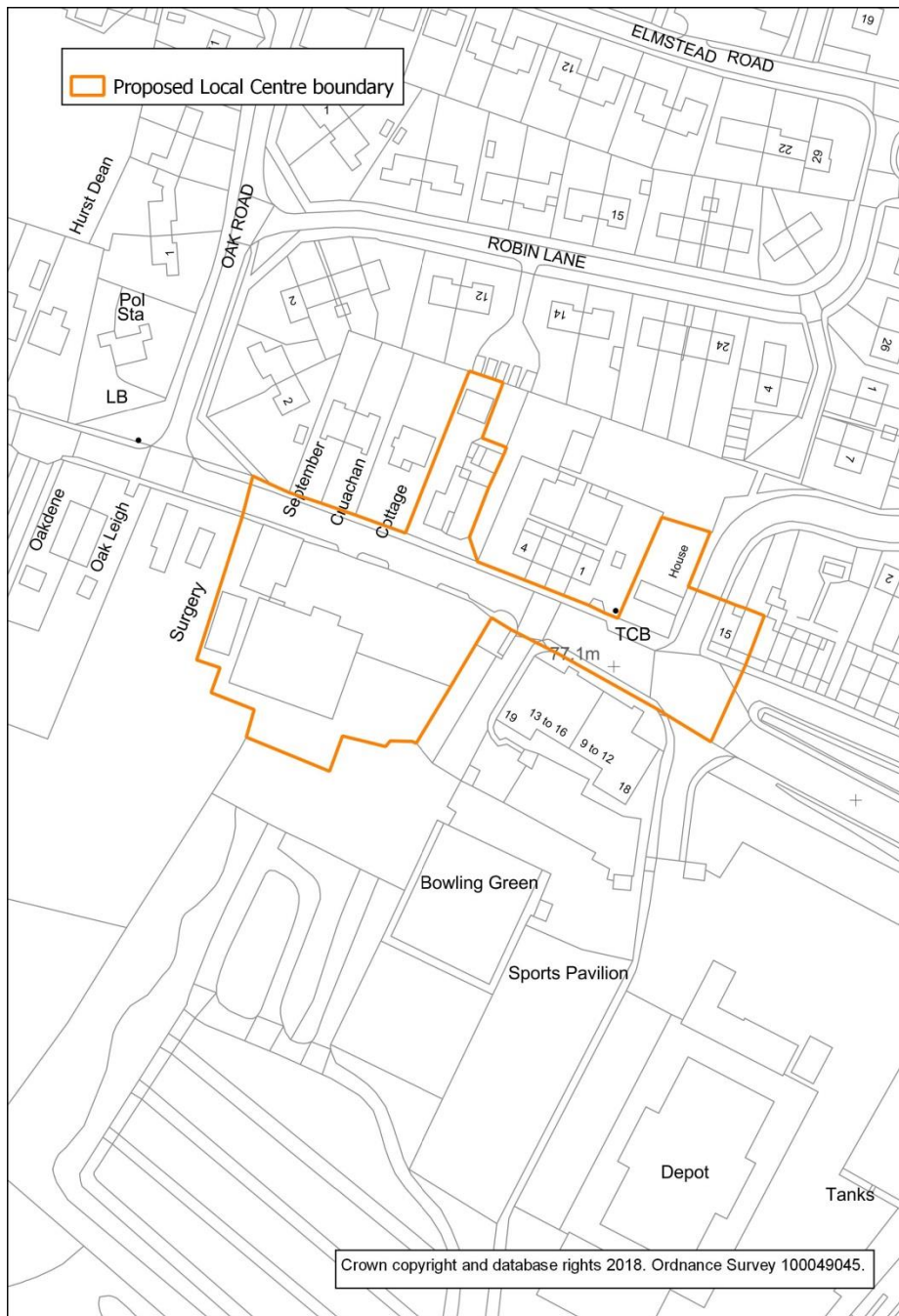
Consultee	CFS 2/48	CFS 427 c(i)
		encourage the Council to discuss the site with United Utilities and the Council's Environmental Health Officer as early as possible to understand what appropriate assessments will be necessary.
Natural Resources Wales	<p>Protected Sites: There is a need for all development to ensure the effective consideration of European site conservation objectives. As such, we recommend consultation with Natural England on the acceptability of the candidate sites.</p> <p>Protected Species: European Protected Species (EPS) are given the highest legal protection through British and European legislation. Where an EPS is present, a development may only proceed under an appropriate licence. We recommend consultation with Natural England on the acceptability of the candidate sites.</p> <p>Biosecurity and Invasive Non-Native Species: We would advocate that material provisions of design and access statements include consideration of INNS and biosecurity, during and post construction. We also advise that consideration is given to the Alien Invasive Species (Enforcement and Permitting) Order 2019.</p> <p>Water Framework Directive: We believe that the planning system has a fundamental role to play in helping achieve the objectives of the Water Framework Directive (2000/60/EC), not just in protecting waterbodies (i.e. no deterioration) but in providing enhancements to help achieve Good Status in the future.</p> <p>Foul Drainage: It is advised that Seven Trent or United Utilities are consulted to confirm that a public sewerage system is available to accommodate the proposed site allocations. Where there may be no public sewerage system available for any of the proposed site allocations, Environment Agency should be consulted to determine whether private sewerage facilities would be acceptable.</p> <p>Dee Water Protection Zone: Storage of substances within the Dee Water Protection Zone may need consent. Please see our website for details. The zone covers the English and Welsh catchment. Please note that NRW are the determining body for all applications.  <a href="https://naturalresources.wales/guidance-and-advice/environmental-topics/water-management-and-quality/water-quality/dee-water-protection-zone/?lang=en">https://naturalresources.wales/guidance-and-advice/environmental-topics/water-management-and-quality/water-quality/dee-water-protection-zone/?lang=en</a></p> <p>Active Landfills/Historic Landfills: There may be human health issues with development close to landfills (i.e. from gas migration) which need to be considered; this is normally undertaken by the local authority environmental health teams.</p>	

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Consultee	CFS 2/48	CFS 427 c(i)
	Flood Risk: We recommend you seek advice from Environment Agency to give specific detail on Flood Risk associated with the proposed sites.	

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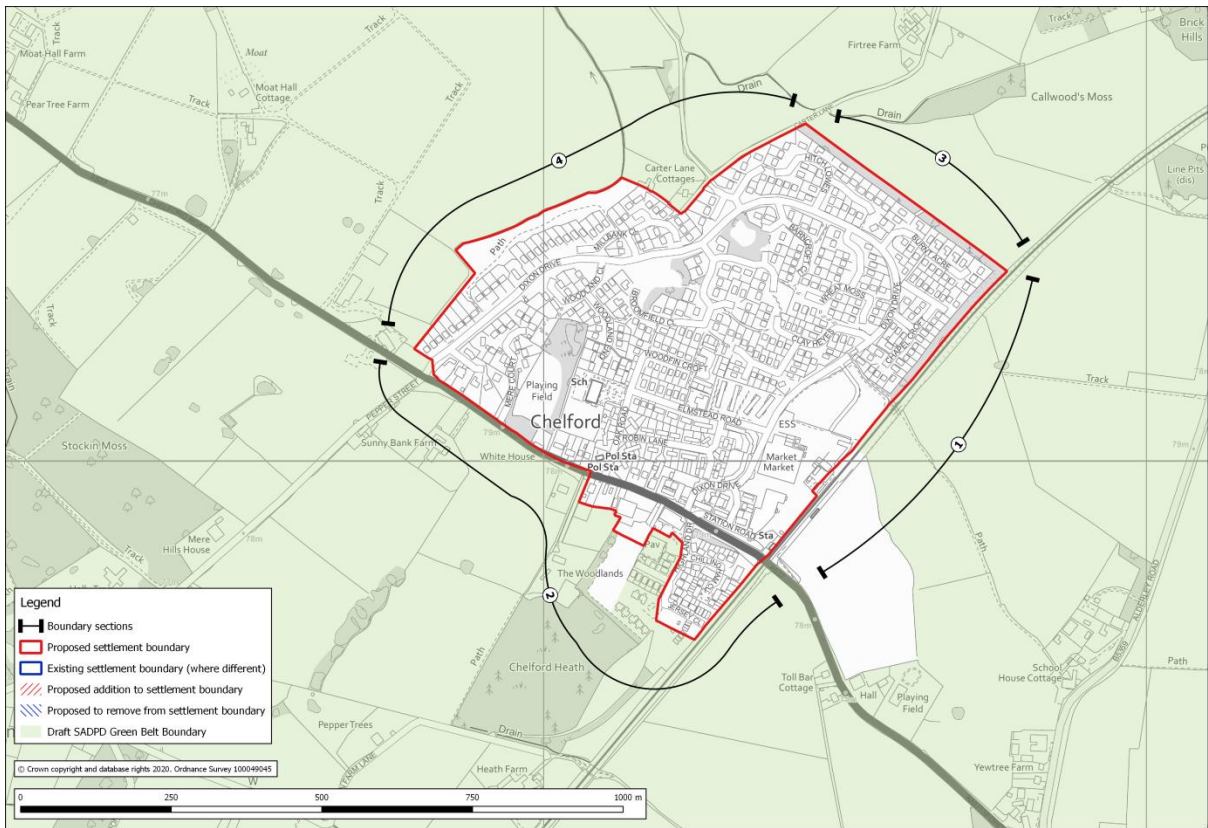
## Appendix 6: Retail boundaries maps



**Map Chelford 7: Proposed Local Centre Boundary**

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## Appendix 7: Settlement boundary map



**Map Chelford 8: Existing and proposed settlement boundary**