

Cheshire East Local Plan

Site Allocations and Development Policies Document

Disley Settlement Report [ED 29]

August 2020

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1. Introduction

- 1.1 This report is the Disley Settlement Report [ED 29]. 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 Disley 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. Disley

Introduction

- 2.1 Disley 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. The inset and settlement boundaries have two separate areas: the main village of Disley and the smaller area of Disley Newtown which adjoins the urban area of New Mills in the adjacent High Peak district. Disley is identified as a local service centre (“LSC”) in the LPS, and has a 2018 mid-year population estimate of 4,800 people.

Neighbourhood development plan

- 2.2 Neighbourhood Planning was introduced with the Localism Act 2011 and gives communities new powers to write planning policies through Neighbourhood Development Plans and grant planning permission through Neighbourhood Development Orders. Neighbourhood planning provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 2.3 The Disley Neighbourhood Plan was made on 12 July 2018. Further information can be found on the council’s website¹.

Strategy for development in Disley

- 2.4 The focus for Disley over the LPS period is for some modest growth in housing to meet locally-arising needs and priorities, and to secure its continuing vitality.
- 2.5 Within the Disley Neighbourhood Plan, the vision is:

¹ <http://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-a-f/disley-neighbourhood-plan.aspx>

“Disley is a village with a cherished history and its unique character and atmosphere will be maintained. The position of Disley as a “Gateway to the Peak District” will be developed ensuring that visitors continue to be attracted and welcomed to the village. The green belt around Disley will remain, with any development being well managed and sustainable and meeting the needs of the whole community, whilst maintaining the village character, scale and atmosphere.

By 2030 Disley and Newtown will be a vibrant, thriving community with easy access to green spaces and the open countryside. Disley’s position as a local service centre will be enhanced with excellent amenities and services for all, and an improved village centre which balances the needs of motorists, pedestrians, cyclists and public transport users along with those of local businesses.”

3. Development needs at Disley

- 3.1 The LPS identifies a borough wide requirement for a minimum of 36,000 homes and 380 hectares of employment land over the plan period, 2010 to 2030 (Policy PG 1 ‘Overall development strategy’).
- 3.2 LSCs are expected to accommodate in the order of 3,500 new homes and 7 hectares of employment land (Policy PG 7 ‘Spatial distribution of development’).
- 3.3 The approach to meeting development requirements in LSCs is set out in a separate paper ‘The provision of housing and employment land and the approach to Spatial Distribution’ [ED 05]. This paper establishes that housing allocations are not necessary at the LSC tier of the settlement hierarchy and the residual LSC employment land should be provided in Holmes Chapel.
- 3.4 LPS Policy PG 4 sets the policy approach to safeguarded land, and notes that it may be necessary to identify further areas of safeguarded land in the SADPD. The ‘Local service centres safeguarded land distribution’ report [ED 53] considers the disaggregation of the remaining 13.6 ha requirement for safeguarded land across the relevant LSCs to meet the total of 200 ha identified and justified through the LPS evidence base. The disaggregated safeguarded land figure for Disley is 2.24 ha.

4. Site selection

- 4.1 This chapter documents the implementation of the site selection methodology (“SSM”) for Disley, and should be read alongside the SADPD site selection methodology report [ED 07], the Revised Publication Draft SADPD Sustainability Appraisal (“SA”) [ED 03], the SADPD Habitats Regulations assessment (“HRA”) [ED 04], and the Revised Publication Draft SADPD [ED

01]. It documents all seven stages of the SSM², including recommending sites to be included in the Revised Publication Draft SADPD.

Stage 1: Establishing a pool of sites for Disley

- 4.2 In line with the SSM, a longlist of potential sites was established for Disley. This pool consists of all sites listed or submitted in the Urban Potential Assessment (August 2015); the Edge of Settlement Assessment (August 2015); the LPS Final Site Selection Reports (July 2016); the LPS examination hearing sessions (October 2016); the Call for Sites (June 2017); the First Draft SADPD consultation (October 2018); and the initial Publication Draft SADPD consultation (September 2019).
- 4.3 A total of 18 sites were identified at stage 1 and this pool of sites is listed and mapped in Appendix 1, with headline figures shown in Table Disley 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 10 sites were included in stage 2 following the first site sift. These are listed and mapped in Appendix 1, with headline figures shown in Table Disley 1.

	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
Stage 1	18	850	0	0.00
Stage 2	10	747	0	0.00

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

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

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

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

It is recommended that the site selection process continues in order to identify sufficient sites to meet the 2.24 ha safeguarded land requirement at Disley.

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

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

Option ref	Site name	Gross site area (ha)	Number of dwellings	Employment land (ha)	Policy designation ³
CFS29	Cloughside Farm, Lower Greenshall Lane	4.70	141	0	Green Belt
CFS105	Jacksons Edge Quarry, Jacksons Edge Road	3.91	Up to 117	0	Green Belt
CFS112	Bentside Farm Site A	4.14	100	0	Green Belt
CFS113	Bentside Farm Site B	4.59	100	0	Green Belt
CFS193	Land at Lower Greenshall Lane, north of Buxton Road	2.15	49	0	Green Belt
CFS196	Land at Hag Bank Lane	0.08	2	0	Green Belt
CFS199	Greystones Allotment Site, Buxton Road	0.36	20	0	Existing Open Space
CFS275 / FDR1941	Land off Lymewood Drive ⁴	0.67	21	0	Green Belt
CFS407	Land between Buxton Road and Corks Lane	8.11	Up to 140	0	Green Belt
FDR1941	Land off Jacksons Edge Road	2.43	73	0	Green Belt

Table Disley 2: Disley sites considered in Stage 4 of the SSM

³ In the adopted LPS.

⁴ Land off Lymewood Drive is a smaller part of FDR1941 'Land off Jacksons Edge Road'

- 4.8 These sites are considered in further detail in this chapter and are all thought to be in conformity with the LPS Vision and Strategic Priorities.
- 4.9 The sites were assessed in a consistent way:
- Site visits to all sites;
 - Green Belt site assessments for those sites in the Green Belt; and
 - 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.
- 4.10 The Green Belt site assessments are shown in Appendix 2 and the traffic light assessments are shown in Appendix 3 of this report. The results of the sustainability appraisal can be found in the Revised Publication Draft SADPD Sustainability Appraisal [ED 03] and the results of the Habitats Regulations Assessment can be found in the SADPD Habitats Regulations Assessment [ED 04].

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

- 4.11 Using the SSM, and the iterative⁵ assessment approach, the following sections of this chapter evaluate and assess the candidate sites. The work from each of the stages 5 to 7 of the SSM is presented together for each site.
- 4.12 As set out in ¶¶3.1-3.4 of this report, housing allocations are not necessary at the LSC tier of the settlement hierarchy and the residual LSC requirement for employment land is to be met at Holmes Chapel. However, there is a remaining requirement to identify safeguarded land around Disley. Therefore, work undertaken at stages 5-7 of the SSM considers the suitability of sites for safeguarded land.
- 4.13 All but one of the potential sites being promoted around Disley are in the Green Belt. As set out in the SSM, sites are considered iteratively: non-Green Belt brownfield sites first, followed by other non-Green Belt sites, then Green Belt sites with first consideration given to sites that have been previously-developed and/or are well-served by public transport, followed by other Green Belt sites in accordance with the contribution made to Green Belt purposes. All

⁵ Further details on the iterative assessment approach can be found in the SADPD Site Selection Methodology Report.

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

Non-Green Belt sites

Brownfield sites

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

Greenfield sites

- 4.17 There is one potential non-Green Belt site in Disley. This is site CFS199 (Greystones Allotments). As defined in the LPS and NPPF, safeguarded land is “land between the urban area and the Green Belt”. This site is within the urban area and as a result, it is not considered further as it does not meet the definition of safeguarded land.
- 4.18 As all land outside of the existing Disley 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 Disley’s requirement for safeguarded land cannot be met from land that is currently outside of the Green Belt; and there is a need to consider Green Belt sites through the SSM.

Green Belt sites

- 4.20 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. Table Disley 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
CFS29	Cloughside Farm, Lower Greenshall Lane	R	The site is greenfield land.	G	There is a commutable bus service to Stockport, Manchester Airport and Buxton, and a commutable rail service to Manchester and Buxton within walking distance.
CFS105	Jacksons Edge Quarry, Jacksons Edge Road	R	The site is greenfield land.	G	There is a commutable bus service to Stockport, Manchester Airport and Buxton, and a commutable rail service to Manchester and Buxton within walking distance.
CFS112	Bentside Farm Site A	R	The site is greenfield land.	G	There is a commutable bus service to Stockport, Manchester Airport and Buxton, and a commutable rail service to Manchester and Buxton within walking distance.
CFS113	Bentside Farm Site B	R	The site is greenfield land.	G	There is a commutable rail service to Manchester and Buxton within walking distance but the distance to the nearest bus stop is beyond the recommended walking distance (500m)
CFS193	Land at Lower Greenshall Lane, north of Buxton Road	R	The site is greenfield land.	G	There is a commutable bus service to Stockport, Manchester Airport and Buxton, and a commutable rail service to Manchester and Buxton within walking distance.
CFS196	Land at Hag Bank Lane	R	The site is greenfield land.	G	There is a commutable bus service to Stockport, Manchester Airport and Buxton, and a commutable rail service to Manchester and Buxton within walking distance.
CFS275	Land off Lymewood Drive	R	The site is greenfield land.	G	There is a commutable bus service to Stockport, Manchester Airport and Buxton, and a commutable rail service to Manchester and Buxton within walking distance.

Site ref	Site name	Brownfield/greenfield?		Public transport frequency	
		Category	Commentary	Category	Commentary
CFS407	Land between Buxton Road and Corks Lane	R	The site is greenfield land.	G	There is a commutable bus service to Stockport, Manchester Airport and Buxton, and a commutable rail service to Manchester and Buxton within walking distance.
FDR1941	Land off Jacksons Edge Road	R	The site is greenfield land.	G	There is a commutable bus service to Stockport, Manchester Airport and Buxton, and a commutable rail service to Manchester and Buxton within walking distance.

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

- 4.23 All of the available sites are greenfield sites and they are all well-served by public transport. As a result, they cannot be differentiated based on these factors and they should all be given first consideration under NPPF ¶138 by virtue of being well-served by public transport.
- 4.24 All Green Belt sites have been subject to a Green Belt Site Assessment (Appendix 2). As they are all given first consideration under NPPF ¶138, those making the lowest contribution to the purposes of Green Belt are considered first, following the iterative approach set out in the Site Selection Methodology.
- 4.25 Table Disley 4 below shows the contribution that each site makes to the purposes of Green Belt.

Site Ref	Site Name	GBSA contribution to Green Belt purposes
CFS29	Cloughside Farm, Lower Greenshall Lane	Significant contribution
CFS105	Jacksons Edge Quarry, Jacksons Edge Road	Major contribution
CFS112	Bentside Farm Site A	Major contribution
CFS113	Bentside Farm Site B	Major contribution
CFS193	Land at Lower Greenshall Lane, north of Buxton Road	Major contribution
CFS196	Land at Hag Bank Lane	Significant contribution
CFS275	Land off Lymewood Drive	Significant contribution
CFS407	Land between Buxton Road and Corks Lane	Major contribution
FDR1941	Land off Jacksons Edge Road	Significant contribution

Table Disley 4: Green Belt site assessments summary results

Sites making 'no contribution' to Green Belt purposes

- 4.26 None of the potential sites in the Green Belt around Disley have been assessed in the Green Belt Site Assessments as making 'no contribution' to the purposes of Green Belt.

- 4.27 A review of the Green Belt Assessment Update (“GBAU”) reveals that there are no Green Belt parcels of land around Disley that make ‘no contribution’ to Green Belt purposes and therefore, there is no potential for any further sites to be found that make ‘no contribution’ to Green Belt purposes.
- 4.28 Disley’s safeguarded land requirements cannot be met from land that is currently outside of the Green Belt and Green Belt sites making ‘no contribution’ to Green Belt purposes. As a result, there is a need to consider Green Belt sites making a ‘contribution’ to Green Belt purposes.

Sites making a ‘contribution’ to Green Belt purposes

- 4.29 None of the potential sites in the Green Belt around Disley have been assessed in the Green Belt Site Assessments as making a ‘contribution’ to the purposes of Green Belt.
- 4.30 There are however, a number of parcels of land identified in the GBAU around Disley that make a ‘Contribution’ to Green Belt purposes. The GBAU is a pure Green Belt assessment and makes no assessment of the suitability of these parcels for development. To determine whether any of these have potential to be considered for safeguarded land, a review has been carried out as part of the site selection work (shown in Table Disley 5 below). This is to make sure that all land that makes a lower contribution to the purposes of Green Belt is considered before looking at sites that make a ‘significant contribution’

GBAU Parcel	Suitability for inclusion as a potential SADPD site.
DS34: Land at the end of Coppice Lane north of the railway line	This parcel is not adjacent to the Disley inset boundary and would be considered as part of the ‘Other Settlements and Rural Areas’. It is adjacent to High Lane in Stockport Metropolitan Borough. The majority of the parcel consists of Coppiceside Farm and contains the potential site CFS410. Given the site’s location adjacent to High Lane, it is considered to fall within the ‘Other Settlements and Rural Areas’ rather than potentially contribute to the identified requirements of Disley.
DS35: Residential area south of Buxton Road including properties on Farm Lane, Park Road and Coppice Lane	This parcel is not adjacent to the Disley inset boundary and would be considered as part of the ‘Other Settlements and Rural Areas’. It is adjacent to High Lane in Stockport Metropolitan Borough. The majority of the parcel consists of existing built development and its curtilages but it does contain a potential site (CFS572). Given the site’s location adjacent to High Lane, it is considered to fall within the ‘Other Settlements and Rural Areas’ rather than potentially contribute to the identified requirements of Disley.
DS36: Residential area north of Buxton Road including properties on Light Alders Lane and Lyme Road	This parcel is not adjacent to the Disley inset boundary and would be considered as part of the ‘Other Settlements and Rural, Areas’. It is adjacent to High Lane in Stockport Metropolitan Borough and consists entirely of existing built development and its curtilages. It is not suitable for consideration as a potential site.

Table Disley 5: GBAU parcels making a ‘contribution’ to Green Belt purposes

- 4.31 Whilst there are potential sites that could be found from within parcels that make a ‘contribution’ to Green Belt purposes, these are not adjacent to the

Disley inset boundary and are considered to be within the ‘Other Settlements and Rural Areas’. Therefore, in Disley, there are no further potential sites that can be found from land that makes a ‘contribution’ to Green Belt purposes.

4.32 Disley’s safeguarded land requirements cannot be met from land that is currently outside of the Green Belt, Green Belt sites making ‘no contribution’ to Green Belt purposes, and Green Belt sites making a ‘contribution’ to Green Belt purposes. As a result, there is a need to consider Green Belt sites making a ‘significant contribution’ to Green Belt purposes.

Sites making a ‘significant contribution’ to Green Belt purposes

4.33 There are four potential sites in the Green Belt around Disley that have been assessed in the Green Belt Site Assessments as making a ‘significant contribution’ to Green Belt purposes. These are CFS29 (Cloughside Farm), CFS196 (land at Hag Bank Lane); CFS275 (land off Lymewood Drive); and FDR1941 (land off Jacksons Edge Road).

Site CFS29 Cloughside Farm, Lower Greenshall Lane

Introduction

4.34 This greenfield site is 4.70 ha in size and is located to the north east of Disley, between Redhouse Lane and Lower Greenshall Lane. It is being considered for safeguarded land. The site selection findings are summarised in Table Disley 6 (stage 4 of the SSM).

CFS29 site selection findings	
Achievability	<ul style="list-style-type: none"> The site falls into charging zone 4 in the CIL Charging Schedule and the site owner has confirmed that development is deliverable. The site is greenfield.
Suitability	<ul style="list-style-type: none"> The criteria in the traffic light form are mainly a mix of green and amber although there are more green than amber. Those that are amber are considered to be matters that can be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> Landscape impact; Settlement character and urban form; Neighbouring uses; Highways impact; Heritage assets impact; Ecology impact; and Minerals interest. There are three red criteria, which are: <ul style="list-style-type: none"> Flooding / drainage issues; Brownfield / greenfield; and Contamination issues.

Table Disley 6: CFS29 site selection findings

Stage 5: Evaluation and initial recommendations

- 4.35 Although this site performs relatively well through the site selection process in some areas, there are a number of factors that would require appropriate mitigation measures to be implemented and there are other issues that are likely to prove to be difficult to overcome.
- 4.36 The traffic light assessments of this site show that it performs well in relation to a number of the criteria. The site is in a sustainable location and the accessibility assessment shows that it meets the minimum standard in relation to most of the required services and facilities. It is outside of the recommended distance for three of the facilities, with leisure facilities scoring amber; and supermarket and secondary school scoring red in the assessment.
- 4.37 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place. For the landscape impacts, although the site is visible from the footpath along the northern side of the canal, it is relatively well bounded by existing development and that screening, buffers and other mitigation measures could reduce any impacts to an acceptable level. It is immediately adjacent to the urban area on its longest (southern) side and there are other areas of development to the northern and western sides.
- 4.38 The site is adjacent to a railway line and some noise mitigation measures may be required, but if the site were to come forward for development in the future, these could be determined at the planning application stage. A Transport Assessment would also be needed at the planning application stage to assess the traffic impact on the local highway network, including the impact at the Redhouse Lane / A6 Buxton Road junction, the narrow railway bridge on Redhouse Lane and the narrow canal bridge on Redhouse Lane, which has poor forward visibility. However, it is likely that measures could be implemented to mitigate these issues.
- 4.39 The site scores amber for heritage assets impact due to its proximity to White Cottage, Canal Bridge No. 26 and Canal Bridge No. 27, which are all Grade II listed. A heritage impact assessment (Appendix 4) has been carried out, which concludes that with mitigation measures (including buffer zones of landscaped open land; layout of development retaining and respecting historic field patterns; and ensuring the height and layout of buildings retains some unrestricted views to the north from the canal), the development of the site would have a slight adverse impact on the setting of these heritage assets, which would be at the lower end of the spectrum of 'less than substantial'.
- 4.40 There are some potential ecological issues to be addressed, as the site is adjacent to The Peak Forest Canal Local Wildlife Site and also includes Burymewick Wood at the eastern side of the site which is on the national inventory of priority woodland habitat. Given that the overall site size is 4.70 ha and the safeguarded land requirement for Disley is 2.24 ha, it would seem most appropriate to exclude the area of woodland from the site. This would reduce the overall site area to 3.50 ha. There would also need to be a landscaped buffer along the site's southern boundary to protect the Local

Wildlife Site and this requirement should be incorporated into any future site policy.

- 4.41 The site is within a known mineral resource area for shallow coal and within 250m of sandstone and sand and gravel resources. The Coal Authority should be consulted on any planning application for the development of this site. Due to the proximity of the canal and railway line, sandstone and sand & gravel mineral extraction may not be viable.
- 4.42 The site scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. The site also scores red for contamination issues and overall, there is a high potential for contamination, given that the site has been in use as a farm, a railway line forms the northern boundary and it is within two no. 50m landfill buffers for special and biodegradable waste. It may be that the likely contamination issues could be dealt with by mitigation, but a phase I and phase II contaminated land assessment would be required to accompany any future planning application.
- 4.43 Whilst not within the defined fluvial floodzone, the site scores 'red' for flooding / drainage as there are some substantial flooding and drainage issues that would be difficult to overcome and it is considered that the site would be very challenging to develop without increasing flood risk off-site. It has been subject to a number of flood investigations caused by overland flow from this site in its green field condition. Surface water risk is believed to be much wider than that shown on the risk mapping based on the flooding witnessed on site on a number of occasions. A number of the properties directly adjacent to this area have made complaints about internal property flooding as a result of this parcel of land. This land rises up away from the unadopted Cloughside road. There have also been complaints to the Environment Agency as a result of alleged ground/river contamination and waste being buried and stored on this site. Although not within a flood zone, the area adjacent to the watercourse to the east of the site would be considered as Floodzone 3 and as such would not be suitable for development.
- 4.44 The traffic light form assessments do not reveal any significant issues in relation to highways access; TPO trees; air quality; public transport frequency; agricultural land, loss of employment land; or distance to existing employment areas.
- 4.45 The HRA does not identify any issues of relevance to this site. It is more than 6km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA) with no downstream hydrological connectivity.
- 4.46 A GBSA for site CFS29 is included in Appendix 2 to this document and the summary GBSA is shown in Table Disley 7 below.

Consideration	Summary
Potential area for Green Belt release	The area between Lower Greenshall Lane, Redhouse Lane and the railway line as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a 'significant contribution' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this site would not materially alter the function of the surrounding Green Belt.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

Table Disley 7: summary GBSA for site CFS29

- 4.48 Exceptional circumstances are required to release this site from the Green Belt, which could include:
- i) the inability to meet Disley's requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
 - ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.
- 4.49 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). There are no other suitable sites in Disley that make a lower contribution to Green Belt purposes that could be released instead of CFS29.
- 4.50 In some areas, the site performs relatively well through the site selection process but there are issues that may prove difficult to overcome, particularly in relation to flooding and drainage. The site is in an accessible location and although in the Green Belt, there are no other sites that make a lower contribution to Green Belt purposes that could be released instead. There are a number of traffic light criteria scoring amber, where mitigation and compensation measures could be provided (such as landscape, highways, heritage and ecology impacts). However, there are potential contamination issues and the identified flooding issues are likely to be difficult to overcome and development of the site is likely to increase flood risk off-site.

4.51 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Although there are significant issues to overcome, the range of potential sites in Disley is relatively constrained. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should go forward to Stage 6 of the SSM, notwithstanding the contamination, flooding and drainage issues.

Stage 6: Input from infrastructure providers / statutory consultees

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

- CEC Environmental Protection – rail noise.
- CEC public rights of way - all sites should have the requirement for provision of high quality walking and cycling routes where possible.
- Environment Agency – no issues noted.
- Historic England – adjacent to three Grade II heritage assets and will require a heritage impact assessment.
- Natural England – the deciduous woodland along the eastern edge is a priority habitat and of national importance.
- Network Rail – need to consider the impacts on Disley Railway Station.
- NHS CCG – There is only one GP practice and an increase in the number of dwellings could potentially put pressure on this practice, but the impact would be felt if cumulatively the number of dwellings increased to over 250.
- United Utilities – a combined sewer runs through the site, which should be considered as part of any future proposals. There are more preferable options for surface water drainage than the combined sewer; and no surface water will be allowed to communicate with the network.

4.53 As highlighted in the traffic light form and assessment above, it is considered that noise from the railway could be addressed using mitigation measures. Historic England notes the requirement for a heritage impact assessment. This has been carried out as part of the SSM (included in Appendix 4 of this report) and concludes that, with mitigation measures, development would have a slight adverse impact on the setting of heritage assets. Natural England state that deciduous woodland at the eastern end of the site is a priority habitat, but this could be protected by removing it from the site area and leaving it within the Green Belt. Network Rail highlight that there may be a need for contributions to enhance the railway station but this would not preclude development and is appropriate to consider at any future planning application stage.

4.54 The council's public rights of way officer has highlighted the requirement for the provision of potential improvements to canal towpath as traffic-free walking and cycling route. Given the location of the site, this should be incorporated into any site-specific policy requirements should the site be allocated for development in the future. United Utilities note the presence of a combined sewer and any future site layout should consider this. It would be appropriate to consider surface water drainage as part of any future planning application.

The NHS Clinical Commissioning Group note that Disley is only served by one GP practice and an increase in the number of dwellings could put pressure on this practice. Given that safeguarded land is not allocated for development, or identified for any particular future land use, this issue would need to be considered if the site were proposed to be allocated for residential development in the future.

Stage 7: Recommendation for site CFS29: Cloughside Farm

4.55 Although the infrastructure providers / statutory consultees comments do not include any issues that would preclude development, it is considered that there are significant issues to overcome as identified through the traffic light assessments. There are a number of issues that would require mitigation measures. Mitigation measures associated with landscape, noise, heritage impacts, ecological impacts and contamination issues may all reduce the area of land that could be developed in the future. Furthermore, the flooding and drainage issues may well prevent development of the site and development is likely to increase the risk of flooding off-site. It is considered that there are alternative sites available for designation as safeguarded land in Disley that perform better through the site selection process.

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

Site CFS196 Land at Hag Bank Lane

Introduction

4.56 This greenfield site is 0.08 ha in size and is located to the north of Disley, between Hag Bank Lane and Hollinwood Road. It is being considered for safeguarded land. The site selection findings are summarised in Table Disley 8 (stage 4 of the SSM).

CFS196 site selection findings	
Achievability	<ul style="list-style-type: none"> • The site falls into charging zone 4 in the CIL Charging Schedule. The site is greenfield.
Suitability	<ul style="list-style-type: none"> • The majority of traffic light criteria are green. Those that are amber are considered to be matters that could be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> ○ Neighbouring uses; ○ Highways access; ○ Heritage assets impact; ○ Minerals interest; and ○ Distance to existing employment areas. • There are two red criteria, which are: <ul style="list-style-type: none"> ○ Settlement character and urban form; and ○ Brownfield / greenfield.

Table Disley 8: CFS196 site selection findings

Stage 5: Evaluation and initial recommendation

- 4.57 Overall, the site performs fairly well through the site selection process, although there are some factors that would require mitigation measures and given its size, the site would make only a very modest contribution to safeguarded land requirements in Disley.
- 4.58 The traffic light assessments of this site show that the site performs well in relation to most of the criteria. It is in an accessible location and the accessibility assessment shows that it meets the minimum standard in relation to most of the required facilities and services. It is outside of the recommended distance for two of the facilities, with supermarket and secondary school scoring red in the assessments.
- 4.59 Of the traffic light criteria that score amber, it is possible that appropriate mitigation measures could be put in place although the size and location of the site mean that the scope for mitigation measures may be limited.
- 4.60 The site is close to a railway line and it is likely that noise mitigation measures would be required. The site would need a new highways access point, which may well be technically possible, but the topography of the site may make this difficult and reduce the developable area further.
- 4.61 The site is part of an attractive scene in the framed view out from the Conservation Area under the bridge, with: dense trees; a distinctive shape; steep changes of level and stone boundary walls. It thus contributes considerably to the Conservation Area's setting and historic significance. Development of the site may cause substantial harm to that setting and significance. A heritage impact assessment would be required to establish the significance of the heritage asset and potential for harm. Again, mitigation measures may be possible but the size of the site could limit the extent of mitigation, particular in terms of retaining trees and boundary walls whilst providing for a new highways access and retaining some developable land.
- 4.62 The site is within a known mineral resource area for shallow coal and within 250m of sand and gravel and sandstone. The Coal Authority should be consulted on any planning application for the development of this site. Due to the size of the site it is likely that sandstone and sand & gravel mineral extraction will not be viable. It also scores amber for distance to existing employment areas but this is not unexpected given the nature of Disley and there are employment opportunities in reasonable proximity which are accessible by public transport.
- 4.63 The site scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. It also scores 'red' for settlement character and urban form as it only adjoins the settlement on one side, but given the size of the site the impact would actually be relatively small.
- 4.64 The traffic light form assessments do not reveal any significant issues in relation to landscape impact; highways impact; flooding and drainage issues;

ecology; TPO trees; public transport frequency; agricultural land; contamination; or loss of employment land.

- 4.65 The HRA does not identify any issues of relevance to this site. It is more than 6km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA) with no downstream hydrological connectivity.
- 4.66 A GBSA for site CFS196 is included in Appendix 2 to this document and the summary GBSA is shown in Table Disley 9 below.

Consideration	Summary
Potential area for Green Belt release	The small area between Hagg Bank Lane, Hollinwood Road and the allotment gardens as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a 'significant contribution' to Green Belt purposes.
Resulting Green Belt boundary	The site selection work would need to demonstrate that the new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this site is unlikely to impact on the surrounding Green Belt parcels.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

Table Disley 9: summary GBSA for site CFS196

- 4.67 Exceptional circumstances are required to release this site from the Green Belt, which could include:
- i) the inability to meet Disley's requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
 - ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.
- 4.68 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). There are no other suitable sites in Disley that make a lower contribution to Green Belt purposes than that could be released instead of CFS196.

4.69 Overall, the site performs reasonably well in most aspects but given its size, it could only ever make a very modest contribution to meeting development requirements in Disley. Whilst it might be possible to provide mitigation for the identified issues (including noise mitigation for the railway line, retention of trees and boundary walls for screening to the conservation area; and provision of a new highways access overcoming the topography of the site), it is likely that provision of all of these mitigation measures may render the developable area of the site as negligible. Given the other sites that are available to meet the need for safeguarded land in Disley, it may be more appropriate not to include this site as safeguarded land in the SADPD. If included, consideration would need to be given to the creation of a readily recognisable and permanent Green Belt boundary.

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

Stage 6: Input from infrastructure providers / statutory consultees

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

Stage 7: Recommendation for site CFS196: Land at Hag Bank Lane

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

Site CFS275 Land off Lymewood Drive

Introduction

4.72 This greenfield site is 0.67 ha in size and is located to the west of Disley, off Lymewood Drive. It is being considered for safeguarded land. The site selection findings are summarised in Table Disley 10 (stage 4 of the SSM).

	CFS275 site selection findings
Achievability	<ul style="list-style-type: none"> • The site falls into charging zone 4 in the CIL Charging Schedule. The site is greenfield.
Suitability	<ul style="list-style-type: none"> • The majority of criteria are green. Those that are amber are considered to be matters that could be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> ○ Landscape impact; ○ Ecology impact; ○ Minerals interest; and ○ Distance to existing employment areas. • There is one red criterion, which is:

	CFS275 site selection findings
	o Brownfield / greenfield.

Table Disley 10: CFS275 site selection findings

Stage 5: Evaluation and initial recommendation

- 4.73 The site performs well through the site selection process and it is considered that issues noted could be mitigated.
- 4.74 The traffic light assessments of this site show that it performs well in relation to most of the criteria. The site is in an accessible location and the accessibility assessment shows that it meets the minimum standard in relation to most of the required facilities and services. It is outside of the recommended distance for three of the facilities, with access to a convenience store scoring amber and supermarket and secondary school scoring red in the assessments.
- 4.75 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place. Although well-bounded by the urban area, there are some long range views from parts of the site and mitigation measures would be required to reduce the landscape impacts. For ecology, there is a low potential for protected species being present on this site. It is likely that potential impacts could be mitigated using standard best practice methodologies. The grassland habitats on site appear unmanaged and may be of nature conservation value. A botanical survey would need to be undertaken at the correct time of year to determine this.
- 4.76 The site is within a known mineral resource area for shallow coal and within 250m of sandstone resources. The Coal Authority should be consulted on any planning application for the development of this site. Due to the size of the site it is likely that sandstone mineral extraction will not be viable. It also scores amber for distance to existing employment areas but this is not unexpected given the nature of Disley and there are employment opportunities in reasonable proximity which are accessible by public transport.
- 4.77 The site scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead.
- 4.78 The traffic light form assessments do not reveal any significant issues in relation to settlement character and urban form; neighbouring uses; highways access or impact; heritage assets; flooding / drainage issues; ecology impact; TPO trees; air quality; public transport frequency; agricultural land; contamination; or loss of employment land.
- 4.79 The HRA does not identify any issues of relevance to this site. It is more than 6km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA) with no downstream hydrological connectivity.
- 4.80 A GBSA for site CFS275 is included in Appendix 2 to this document and the summary GBSA is shown in Table Disley 11 below.

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

Table Disley 11: summary GBSA for site CFS275

- 4.81 Exceptional circumstances are required to release this site from the Green Belt, which could include:
- i) the inability to meet Disley's requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
 - ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.
- 4.82 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). There are no other suitable sites in Disley that make a lower contribution to Green Belt purposes that could be released instead of CFS275.
- 4.83 Overall, the site performs well through the site selection process. It is achievable, in an accessible location and although in the Green Belt, there are no other sites that make a lower contribution to Green Belt purposes that could be released instead. If allocated, consideration would need to be given to the permanence of the new Green Belt boundary. There is a requirement for 2.24 ha of safeguarded land in Disley and whilst this site may well be suitable for designation as safeguarded land, its size means that there would

still be a requirement for further safeguarded land. This site also forms part of the larger site FDR1941, which is considered later in this report.

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

Stage 6: Input from infrastructure providers / statutory consultees

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

- CEC public rights of way - all sites should have the requirement for provision of high quality walking and cycling routes where possible.
- Environment Agency – no issues noted.
- Historic England – no identified heritage assets.
- Natural England – no issues noted.
- Network Rail – need to consider the impacts on Disley Railway Station.
- NHS CCG – There is only one GP practice and an increase in the number of dwellings could potentially put pressure on this practice, but the impact would be felt if cumulatively the number of dwellings increased to over 250.
- United Utilities - there are more preferable options for surface water drainage than the combined sewer; and no surface water will be allowed to communicate with the network.

Network Rail highlight that there may be a need for contributions to enhance the railway station but this would not preclude development and is appropriate to consider at any future planning application stage. The NHS Clinical Commissioning Group highlight that there is only one GP practice in the area but given the scale of development envisaged at this site, this would not preclude development. Given that safeguarded land is not allocated for development, or identified for any particular future land use, this issue would need to be considered if the site were proposed to be allocated for residential development in the future. It would be appropriate to consider surface water drainage as part of any future planning application.

Stage 7: Recommendation for site CFS275: Land off Lymewood Drive

- 4.86 Although the site is considered suitable for inclusion in the SADPD as safeguarded land, there would still be a significant remaining amount of safeguarded land to find. It may well be that the wider site FDR1941 (which includes this smaller site) is also suitable for inclusion as safeguarded land, and further consideration is given to this wider site later in this report.

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site should not be allocated for development or for safeguarded land, but further consideration should be given to the larger site FDR1941.

Site FDR1941 Land off Jacksons Edge Road

Introduction

4.87 This greenfield site is 2.43 ha in size and is located to the west of Disley, south of Jacksons Edge Road. It is being considered for safeguarded land. The site selection findings are summarised in Table Disley 12 (stage 4 of the SSM).

FDR1941 site selection findings	
Achievability	<ul style="list-style-type: none"> The site falls into charging zone 4 in the CIL Charging Schedule. The site is greenfield.
Suitability	<ul style="list-style-type: none"> The majority of criteria are green. Those that are amber are considered to be matters that could be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> Landscape impact; Ecology impact; Minerals interest; and Distance to existing employment areas. There is one red criterion, which is: <ul style="list-style-type: none"> Brownfield / greenfield.

Table Disley 12: CFS275 site selection findings

Stage 5: Evaluation and initial recommendation

- 4.88 The site performs well through the site selection process and it is considered that issues noted could be mitigated.
- 4.89 The traffic light assessments of this site show that it performs well in relation to most of the criteria. The site is in an accessible location and the accessibility assessment shows that it meets the minimum standard in relation to most of the required facilities and services. It is outside of the recommended distance for three of the facilities, with access to a convenience store scoring amber and supermarket and secondary school scoring red in the assessments.
- 4.90 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place. Although well-bounded by the urban area, there are some long range views from parts of the site and mitigation measures would be required to reduce the landscape impacts. For ecology, there is a low potential for protected species being present on this site. It is likely that potential impacts could be mitigated using standard best practice methodologies. The grassland habitats on site appear unmanaged and may be of nature conservation value. A botanical survey would need to be undertaken at the correct time of year to determine this.
- 4.91 The site is within a known mineral resource area for shallow coal and within 250m of sandstone resources. The Coal Authority should be consulted on any planning application for the development of this site. Due to the size of the site it is likely that sandstone mineral extraction will not be viable. It also scores amber for distance to existing employment areas but this is not unexpected

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

- 4.92 The site scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead.
- 4.93 The traffic light form assessments do not reveal any significant issues in relation to settlement character and urban form; neighbouring uses; highways access or impact; heritage assets; flooding / drainage issues; ecology impact; TPO trees; air quality; public transport frequency; agricultural land; contamination; or loss of employment land.
- 4.94 The HRA does not identify any issues of relevance to this site. It is more than 6km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA) with no downstream hydrological connectivity.
- 4.95 A GBSA for site FDR1941 is included in Appendix 2 to this document and the summary GBSA is shown in Table Disley 13 below.

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

Table Disley 13: summary GBSA for site FDR1941

- 4.96 Exceptional circumstances are required to release this site from the Green Belt, which could include:
- i) the inability to meet Disley's requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
 - ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.
- 4.97 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully

meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient 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 Disley that make a lower contribution to Green Belt purposes that could be released instead of FDR1941.

- 4.98 Overall, the site performs well through the site selection process. It is achievable, in an accessible location and although in the Green Belt, there are no other sites that make a lower contribution to Green Belt purposes that could be released instead.
- 4.99 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should go forward to Stage 6 of the SSM.

Stage 6: Input from infrastructure providers / statutory consultees

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

- CEC public rights of way - all sites should have the requirement for provision of high quality walking and cycling routes where possible.
- Environment Agency – no issues noted.
- Historic England – no identified heritage assets.
- Natural England – no issues noted.
- Network Rail – need to consider the impacts on Disley Railway Station.
- NHS CCG – There is only one GP practice and an increase in the number of dwellings could potentially put pressure on this practice, but the impact would be felt if cumulatively the number of dwellings increased to over 250.
- United Utilities – there are more preferable options for surface water drainage than the combined sewer; and no surface water will be allowed to communicate with the network.

4.101 Network Rail highlight that there may be a need for contributions to enhance the railway station but this would not preclude development and is appropriate to consider at any future planning application stage. The NHS Clinical Commissioning Group highlight that there is only one GP practice in the area but given the scale of development envisaged at this site, this would not preclude development. Given that safeguarded land is not allocated for development, or identified for any particular future land use, this issue would need to be considered if the site were proposed to be allocated for residential development in the future. It would be appropriate to consider surface water drainage as part of any future planning application.

4.104 The sites considered so far in this report (brownfield sites; non-Green Belt sites; ‘no contribution’ Green Belt sites; ‘contribution’ Green Belt sites; and ‘significant contribution’ Green Belt sites) could deliver the required 2.24 ha of safeguarded land. Under the iterative approach, these Green Belt sites making a ‘major contribution’ to Green Belt purposes have not been considered further in the site selection process.

Sites recommended for inclusion in the SADPD for Disley

4.105 In conclusion, the site recommended for inclusion in the SADPD for Disley (Stage 7) is shown in Table Disley 14 below.

Option ref	Site name	Gross site area	Safeguarded land	Proposal
FDR 1941	Land off Jacksons Edge Road	2.43 ha	2.43 ha	Safeguarded land.

Table Disley 14: Sites recommended for inclusion in the SADPD

4.106 Disley’s requirement for 2.24 ha of safeguarded land can be met from this site.

5. Retail planning

Introduction

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

Retail overview

5.2 Disley is a village in the far north east of the borough, situated alongside the A6 Manchester – Buxton Road and close to the Peak District National Park. High Lane (in Greater Manchester) lies to the west and New Mills (in High Peak Borough) lies to the east.

5.3 It is a LSC in the retail hierarchy where there will be a focus on convenience and comparison retailing of an appropriate scale, plus opportunities for service uses and small-scale independent retailing of a function and character that meets the needs of the local community.

5.4 Disley village is defined as a ‘Local Centre’ for retail purposes in the Macclesfield Borough Local Plan (“MBLP”) and does not currently have a designated centre boundary, but is shown as an ‘existing shopping area’ on the MBLP proposals map. This existing shopping areas runs alongside the A6 Buxton Road.

- 5.5 This area contains a variety of convenience and comparison retail outlets, retail services, leisure services and financial and business services.

Complementary strategies and parking provision

- 5.6 The Disley Neighbourhood Plan includes policy (E2 – Village Commercial Centres) which seeks to allow for commercial, tourism, cultural and retail uses within the village centre, and to retain shops, financial and professional services, restaurants and cafés and drinking establishments. The policy also seeks to ensure new developments provide adequate parking facilities to avoid or minimise on-street parking.
- 5.7 There are a two car parks in the village centre, which are the community centre car park (40 spaces) and the Station Approach car park (20 spaces). Both are free to use and operated by Cheshire East Council. There are also on-street parking bays (2 hour maximum stay) at Fountain Square and along Market Street.

Retail health indicators and analysis

- 5.8 The WYG Retail Study (2016) and updates prepared, most recently in 2020 (WYG Retail Study Partial Update [ED 17]) have evaluated the vitality and viability of the two Principal Towns in Cheshire East (Crewe and Macclesfield) and the nine KSCs in the Borough. The WYG retail work has also considered the retail health and function of the LSCs.
- 5.9 A full health check is included in Appendix 4 of the WYG Retail Study (2016)⁶ (pp26-30) and has been updated in Appendix C of the WYG Retail Study Partial Update (2020) [ED 17]. The health check assessments draw on a number of key indicators in accordance with national guidance.
- 5.10 Disley is a viable centre with a good diversity of uses that help to cater for the day to day uses of the community and reduce the need to travel further afield. The centre has particularly strong representation from the convenience and leisure service sectors respectively. The vacancy rate has increased since 2016, and whilst still below the national average it does show that demand for retail units locally may have declined.
- 5.11 There are a total of 36 retail and service units within the centre, which are not only sufficient to serve local needs, but also those of people passing through the village. The centre is coherent and the units are concentrated which provides good accessibility and also contributes to a good perception of safety. However, the environmental quality of the centre is reduced due to its location on a busy 'A' road and the presence of vacant units. Overall, Disley has the level of services and facilities that are consistent with that of a local centre.

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

Impact test threshold

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

Retail and leisure boundaries

- 5.14 Disley village centre includes a range of small shops of a local nature, serving mainly a local catchment. It includes a good range of convenience and comparison retail to serve everyday needs (including a large convenience store, newsagent, pharmacy, butchers, post office, bakery and delicatessen) as well as hot food takeaways, cafés, restaurant, estate agents, travel agents, , and other retail and services (including public houses, dental practice, beauty salon and hairdressers). These shops and services are located in a concentrated area which is well-recognised as being the village centre and it is considered appropriate to designate a local centre boundary.
- 5.15 The WYG Retail Study (2016) considered the existing centres in the legacy local plans and identified where potential changes to boundaries (or new boundaries) are appropriate, be that town or local centre, or primary shopping areas (where relevant). The 2020 WYG Retail Study Partial Update [ED 17] has also provided recommendations on retail boundaries, which have been considered as part of the council's evidence base in preparing this report.
- 5.16 Disley Village has an 'existing shopping area' boundary shown on the proposals map. Following site visits and a review of appropriate evidence, including the retail work undertaken by WYG, it is proposed to designate a Local Centre in Disley. Table Disley 15 justifies the proposed amendments to be made to the current Disley 'existing shopping area' boundary, as defined in the MBLP and indicated on Map Disley 5 in Appendix 6.

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

Potential local centre boundary	Number on Map Disley 5 and amendment proposed	Justification for amendment
Ram's Head Hotel	(1) Extend the local centre boundary to include the entire building.	This area functions as a part of the village's shopping and service offering but the boundary currently only includes part of the Ram's Head building.
War Memorial / Fountain Square, former RBS unit, Smithy Garage and Market Street	(2) Extend the local centre boundary to include this area.	This area functions as part of the village's shopping and service offering; the War Memorial / Fountain Square is a focal point with seating and is a gateway to the centre. The highway land is also included to define a single local centre boundary that functions as a coherent unit.
Co-operative Food and Mr Chong's Chinese	(3) Extend to include the entire building	This area functions as a part of the village's shopping and service offering but the boundary currently only includes part of the Co-operative Food / Mr Chong's Chinese buildings.
2-16 Buxton Old Road	(5) Exclude from the local centre boundary	These residential properties do not function as part of the village's shopping and service offering.

Table Disley 15: Disley local centre boundary justification

5.17 It is proposed to designate the Disley Village local centre boundary as shown on Map Disley 5 in Appendix 6.

Other retail centres

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

5.19 The only local shopping area listed under Policy S4 of the MBLP is the Disley Village area already considered in the section above, but the Disley Neighbourhood Plan identifies two 'village commercial centres'. The first is the Disley Village area, as considered above and the second is a small cluster of business units in the Newtown area of Disley.

5.20 The Disley Newtown village commercial centre identified in the Disley Neighbourhood Plan is considered in Table Disley 16 below.

Disley Newtown	
Location and Description (including current status in the legacy local plan)	This is a small area on Buxton Road in the far east of Disley. It comprises an antiques and vintage furniture shop as well as a number of businesses located in a former industrial works building. It currently has no retail designation in the local plan and is marked as a 'predominantly residential area' in the MBLP. It is identified as the 'Disley Newtown village commercial centre' in the Disley Neighbourhood Plan
Total number of units	7

Range of uses	Uses include an antiques and vintage furniture shop; pre-school nursery; dance and drama studio; car sales and repairs; windows and doors showroom; needlework suppliers; and a bicycle shop. There is also a carpet shop and vacant public house but these are within the High Peak administrative area.
Proximity to other centres	Disley Village is less than 2km to the west.
Accessibility	This area is on a bus route and is also within 500m of New Mills Newtown rail station.
Environmental Quality	The environmental quality is reduced due to the presence of the busy A6 Buxton Road. There is a bench at the entrance to Oak Bank. There is a no pedestrian crossing point in the area, but the nearest one is less than 100m away within the High Peak district.
Recommendations	It is not recommended that this area be identified as a local centre or neighbourhood parade of shops. Whilst it does have a small cluster of businesses including some comparison retail, these are more specialist uses. It does not serve the day to day needs of the immediately surrounding residential area and includes no convenience retail.

Table Disley 16: Review of Disley Newtown village commercial centre

5.21 As set out in Table Disley 16, it is not recommended to designate Disley Newton as a Local Centre or a neighbourhood parade of shops.

6. Settlement boundaries

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

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

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

6.3 Green Belt boundaries should only be altered in exceptional circumstances and whilst exceptional circumstances have been identified to justify alteration of boundaries to accommodate development needs, these do not extend to a general review of Green Belt boundaries. Consequently, for those settlements

inset within the Green Belt, the settlement boundary will continue to be the same as the Green Belt inset boundary. Therefore, for those settlements, (including Disley), the settlement boundary review is limited to stage 1 only.

Settlement boundary overview

6.4 The existing settlement boundary is defined by the Green Belt inset boundary in the MBLP. The submitted Disley Neighbourhood Plan previously proposed a new settlement boundary which was substantially different to the existing Green Belt inset boundary and included large areas of Green Belt. Following receipt of the inspector’s report, the made version of the Disley Neighbourhood Plan has removed the policy on settlement boundaries on the basis that the Cheshire East Local Plan sets out policy in relation to Green Belt.

6.5 For the purposes of review, this existing settlement boundary has been divided into sections, as set out in Table Disley 17 below. The settlement boundary comprises two parts, reflecting the different areas of Disley.

Ref	Boundary Section	Description
1	Between Buxton Road (adj 96) to Buxton Old Road.	From the Buxton Road, the settlement boundary follows the Green Belt inset boundary between 96 and 98 Buxton Road, then the eastern curtilage boundaries of properties on Chantry Fold, Chantry Road, Chantry Close, Heysbank Road, Sheardhall Avenue and Crabtree Avenue to Corks Lane where it follows Corks Lane for a short distance. Then follows the eastern curtilage boundary of Disley Hall and Jankyns Croft to Buxton Old Road.
2	From Buxton Old Road to Disley Rail Station.	From Buxton Old Road, the settlement boundary follows the Green Belt inset boundary through the rear gardens of properties on Buxton Old Road, then the rear curtilage boundaries of properties on Elizabeth Avenue, Goyt Road and Bentside Road where it then follows Bentside Road for a short distance, then the curtilage boundaries of properties on St Marys Road, the southern curtilage boundary of St Mary’s Church and the rear curtilage boundaries of properties on Red Lane to the railway line at Disley Station.
3	From Disley Rail Station to junction of Lymewood Drive and Jacksons Edge Road.	From Disley Rail Station, the settlement boundary follows the Green Belt inset boundary to the rear of properties on Buxton Road West and to the west of 7a Buxton Road West, where it crosses Buxton Road West and follows the woodland boundary up to Homestead Road, runs to the west of Barclay House then the curtilage boundaries of 19-25 Lymewood Drive before running along Lymewood Drive to Jacksons Edge Road.
4	From the junction of Lymewood Drive and Jacksons Edge Road to the Peak Forest Canal at Sherbrook Road.	From Lymewood Drive, the settlement boundary follows the Green Belt inset boundary along Jacksons Edge Road, then the western curtilage boundary of 60 Jacksons Edge Road and the rear curtilage boundaries of properties on Hilton Road, Graham Drive and The Ridgeway before it follows the railway line, Hollinwood Road and Sherbrook Road to the Peak Forest Canal.

5	From the Peak Forest Canal at Sherbrook Road to Buxton Road	From Sherbrook Road, the settlement boundary follows the Green Belt inset boundary along the southern bank of the Peak Forest Canal to Lower Greenshall Lane where it runs along Lower Greenshall Lane then along railway line to Arnold Rhodes Playing Field where it runs to the eastern curtilage boundary of Touchwood to Buxton Road.
6	From 152 Buxton Road to junction of Buxton Road and Oak Bank.	The second part of the settlement boundary follows the Green Belt inset boundary from 152 Buxton Road along the southern edge of Buxton Road 192 Buxton Road where it crosses Buxton Road and the railway line and runs around the rear curtilage boundaries of properties on Overdale Road before following the railway line, then Oak Bank to Buxton Road.
7	From junction of Buxton Road and Oak Bank to 152 Buxton Road.	From the junction of Buxton Road and Oak Bank, the settlement boundary follows the administrative boundary with High Peak Borough for a short distance before re-joining the Green Belt inset boundary and running to the rear of BS Mills and properties on Buxton Road to 206 Buxton Road where it follows Buxton Road for a short distance and then the rear curtilage boundaries of 204-152 Buxton Road where it re-joins Buxton Road to the east of no 152.

Table Disley 17: Existing settlement boundary

6.6 The existing settlement boundary is shown on Map Disley 6 in Appendix 7.

Settlement boundary review

6.7 Each section of the existing settlement boundary has been reviewed using the methodology set out in the Settlement and Infill Boundaries Review. As Disley 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 Disley 18 below.

Ref	Stage 1 Criteria A, B, C (allocated sites)	Boundary recommendations
1	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
2	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
3	This section of the boundary currently excludes the recommended SADPD safeguarded land designation of FDR1941 (Land off Jacksons Edge Road).	The site is proposed as safeguarded land and therefore there should be no change to the existing settlement boundary.
4	This section of the boundary currently excludes the recommended SADPD site allocation of FDR1941 (Land off Jacksons Edge Road).	The site is proposed as safeguarded land and therefore there should be no change to the existing settlement boundary.
5	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this	No change to existing boundary.

	section of the boundary.	
6	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to the existing boundary.
7	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 Disley 18: Boundary review and recommendations

6.8 There are no changes recommended to the existing settlement boundary, which is shown on Map Disley 6 in Appendix 7.

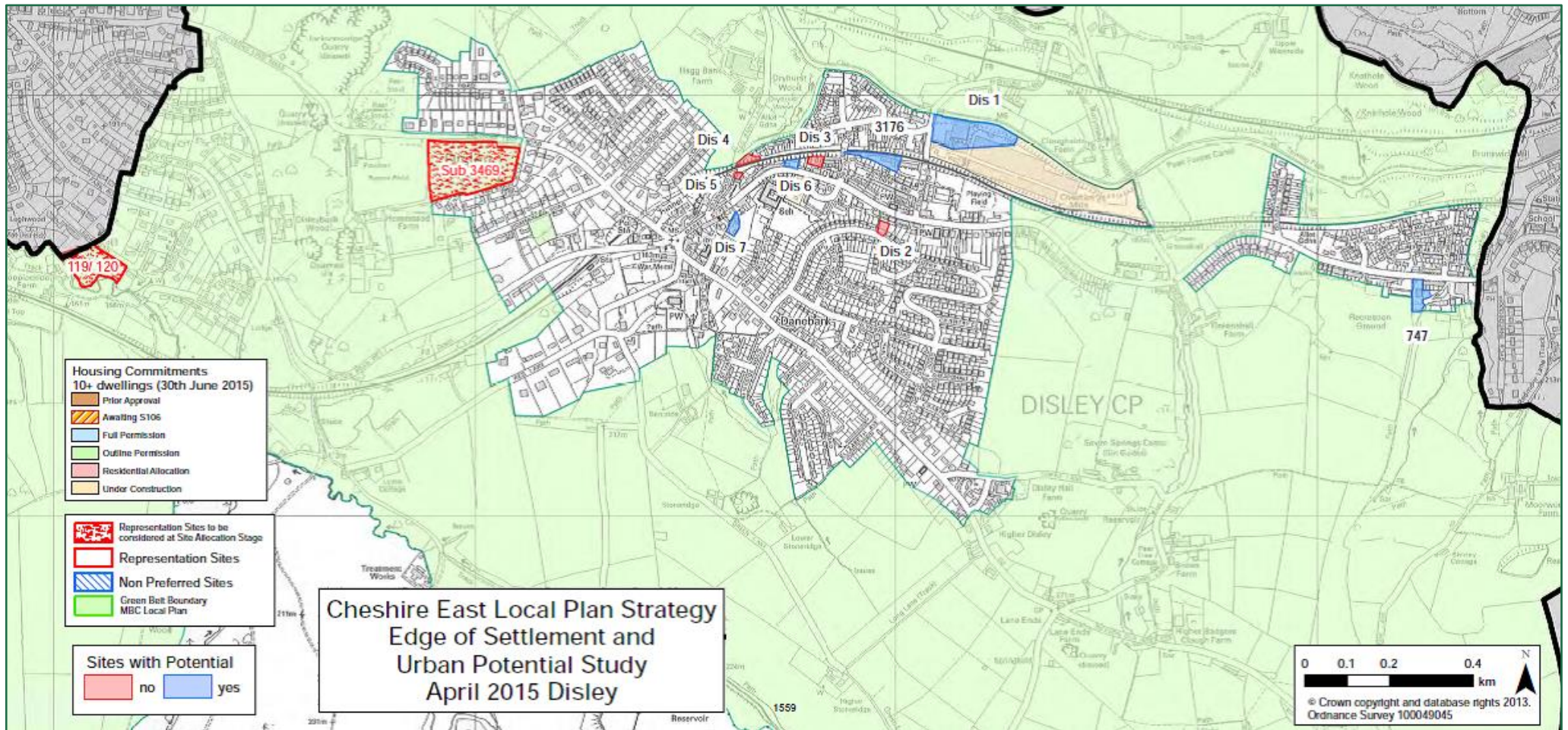
Green Belt boundary

6.9 The recommended Green Belt inset boundary is also shown on Map Disley 6 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

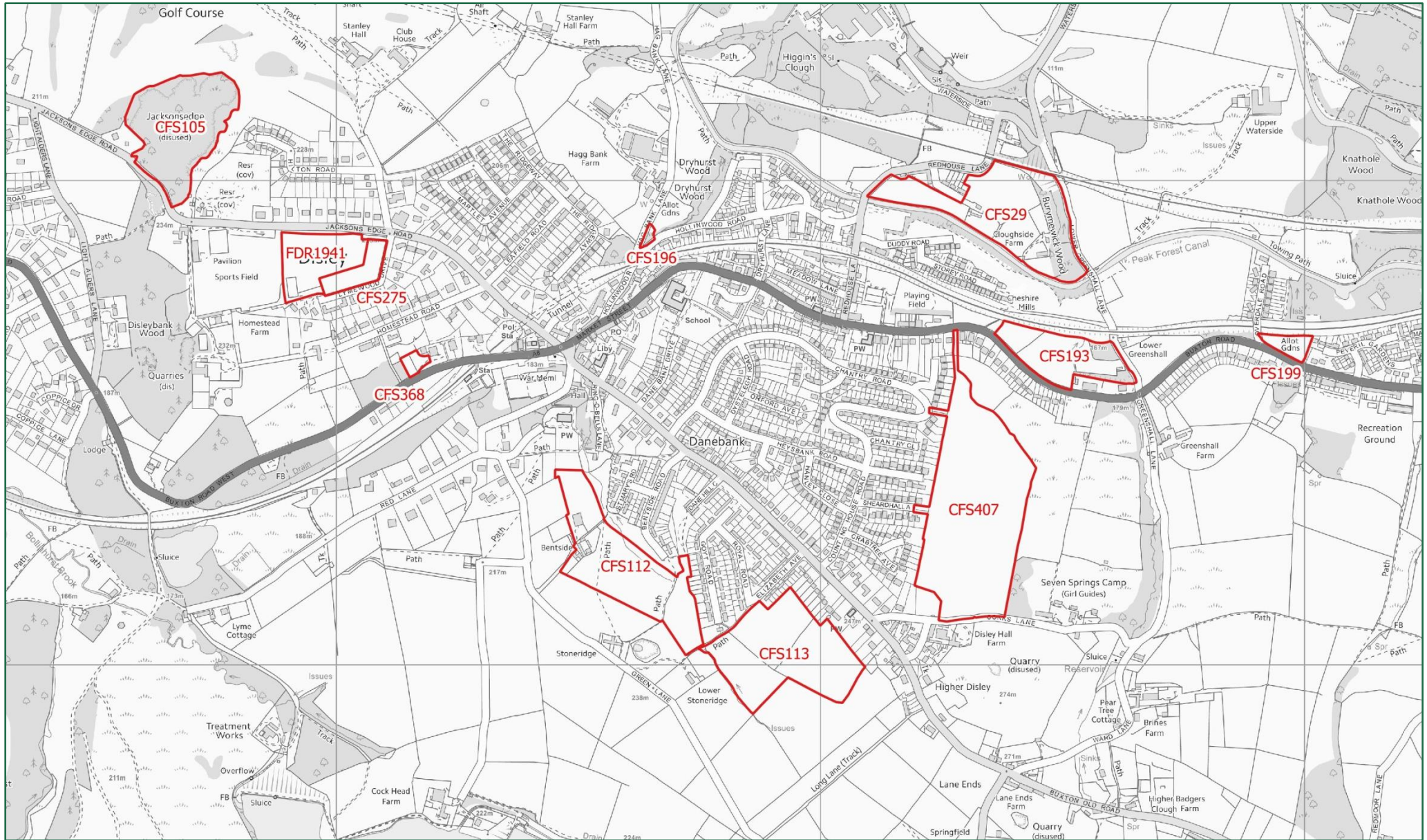
Appendix 1: Site selection maps and table

Stage 1 sites maps



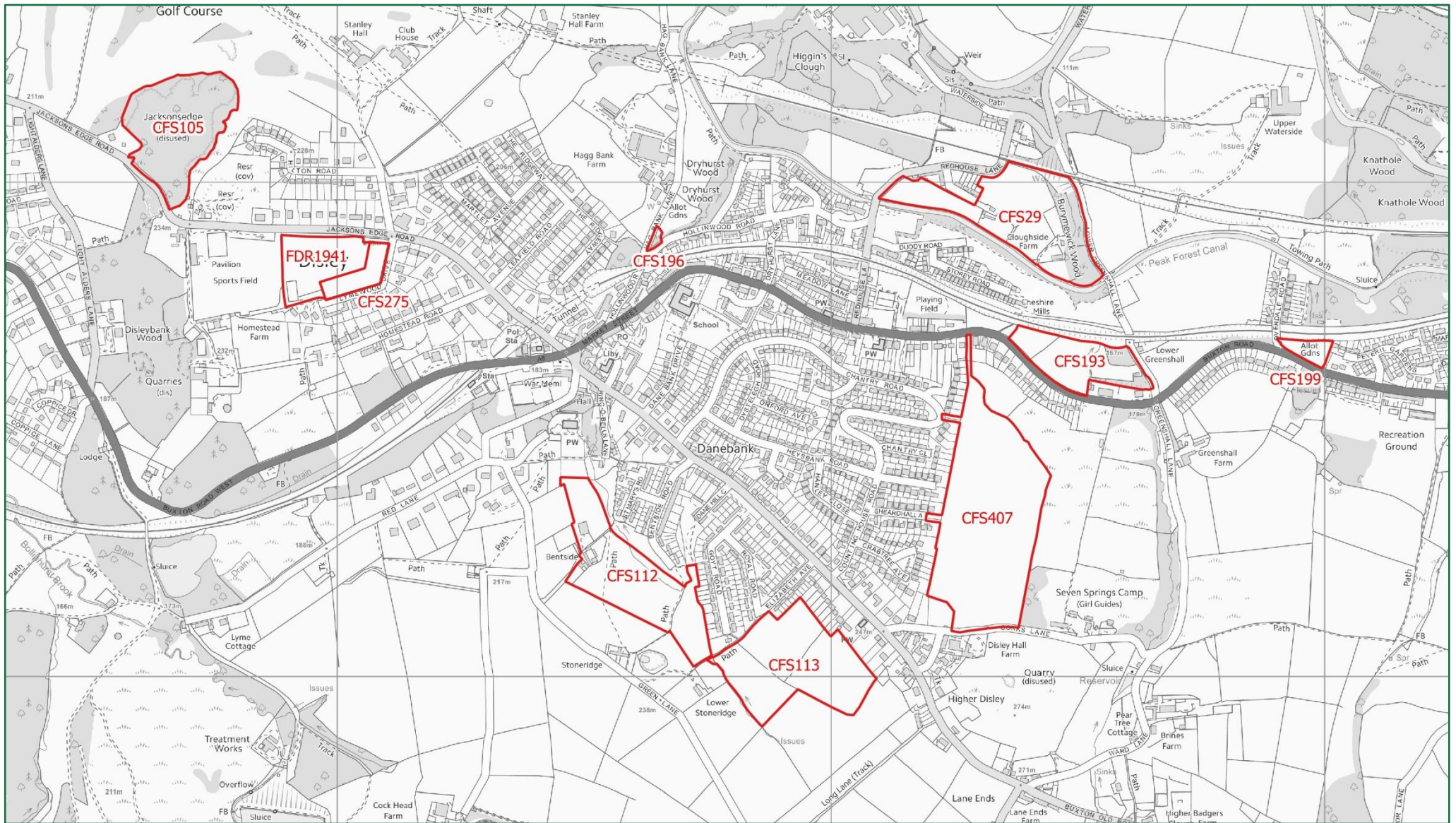
Map Disley 2: Edge of settlement and urban potential assessment (2015)

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Map Disley 3: Call for sites (2017), First Draft SADPD consultation sites (2018) and initial Publication Draft SADPD consultation sites (2019)

Stage 2 sites map



Map Disley 4: Disley stage 2 sites

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Stage 1 and stage 2 sites table

Source ⁹	Ref	Site name and address	Size (ha) ¹⁰	No. of dwgs ¹¹	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out at stage 2? ¹² (Y/N)	Comments
B	DIS1	FibreStar Site, Redhouse Lane	1.12	42	0	0	No	Yes	The site has been completed for 39 dwellings (13/2765M).
B	DIS6	Former public house (The Crescent), 45 Buxton Road	0.06	8	0	0	No	Yes	Redevelopment of the site for 4 dwellings was completed in 2017.
B	DIS7	Site of Disley Autos, Cooperative Street	0.10	12	0	0	No	Yes	The site is under construction for 10 dwellings (17/1362M).
B	747	Land to rear of 282/208 Buxton Road	0.13	9	0	0	No	Yes	The site has been completed for 9 dwellings (06/0629P).
C	3432 / SUB3469	Land off Jacksons Edge Road	1.75	54	0	0	No	Yes	The site is now being promoted as part of 'Land off Jacksons Edge Road' (ref FDR1941) and is considered as such below.
C	3287 / SUB3469	Land off Lymewood Drive	0.67	20	0	0	No	Yes	The site is now being promoted as 'Land off Lymewood Drive' (ref CFS275) and is considered as such below.

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

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

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

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

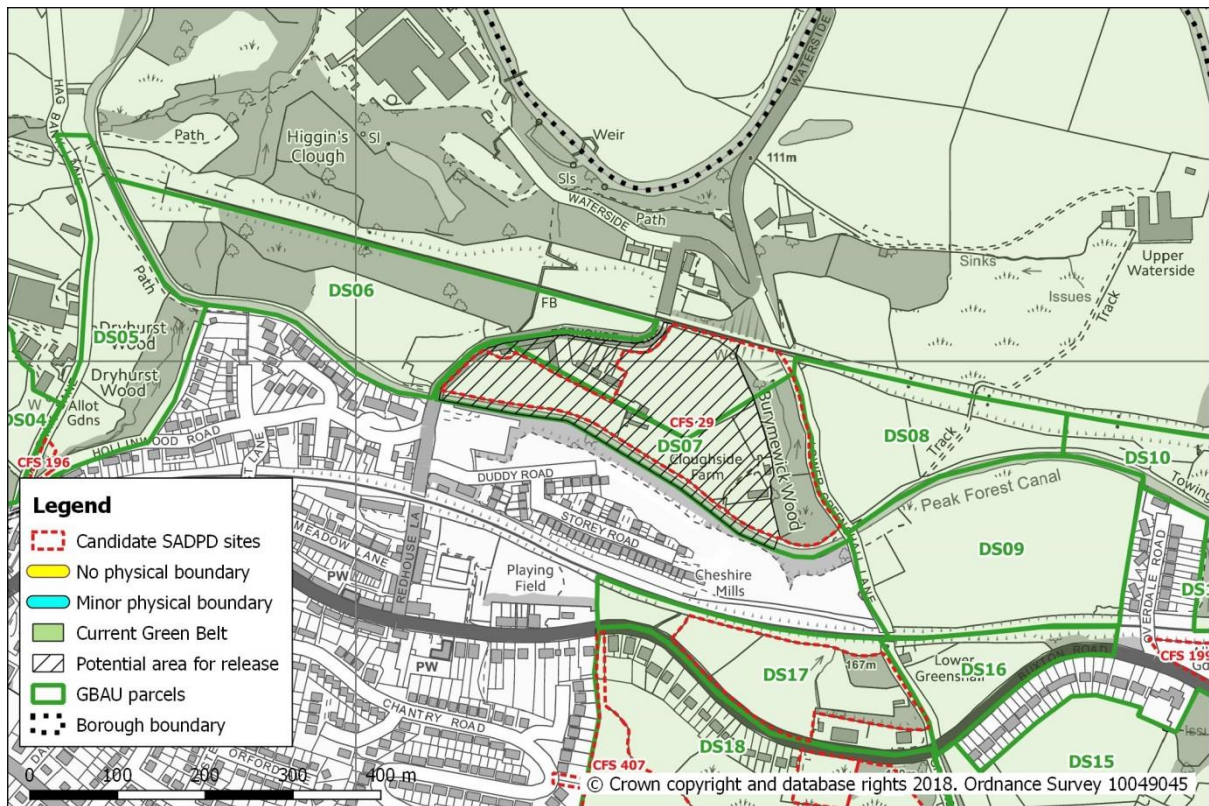
Source ⁹	Ref	Site name and address	Size (ha) ¹⁰	No. of dwgs ¹¹	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out at stage 2? ¹² (Y/N)	Comments
C	SUB119/120	Land at Legh Road	0.87	27	0	0	No	Yes	The site is now being promoted as 'Land off Legh Road' (ref 572) and is considered as such under the 'Other Settlements and Rural Areas' as it is not adjacent to the Disley settlement boundary.
D/G	CFS29 / PBD8	Cloughside Farm, Lower Greenshall Lane	4.70	141	0	0	No	No	
D	CFS105	Jacksons Edge Quarry, Jacksons Edge Road	3.91	Up to 117	0	0	Sports and leisure facilities	No	
D/F	CFS112 / FDR2223a	Bentside Farm Site A	4.14	100	0	0	No	No	
D/F	CFS113 / FDR2223b	Bentside Farm Site B	4.59	100	0	0	No	No	
D	CFS193	Land at Lower Greenshall Lane, north of Buxton Road	2.15 (1.62)	49	0	0	No	No	
D	CFS196	Land at Hag Bank Lane	0.08	2	0	0	No	No	The site cannot accommodate 10 dwellings or more but it is in the Green Belt and development is unlikely to be allowed under current Green Belt policy.
D	CFS199	Greystones Allotment Site, Buxton Road	0.36	20	0	0	No	No	The site is in use for allotments but there is a clear indication that this would cease and the allotments be relocated.
D/F	CFS275 / FDR1941	Land off Lymewood Drive	0.67	21	0	0	No	No	This site is a smaller part of FDR1941 'Land off Jacksons Edge Road'.
D	CFS368	Land at 18 Buxton Road West	0.19 (0.07)	4	0	0	No	Yes	The site is within the urban area and cannot accommodate 10 dwellings or more.

Source ⁹	Ref	Site name and address	Size (ha) ¹⁰	No. of dwgs ¹¹	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out at stage 2? ¹² (Y/N)	Comments
D	CFS407	Land between Buxton Road and Corks Lane	8.11 (4.60)	Up to 140	0	0	Safeguarded land	No	
F/G	FDR1941 / PBD1241	Land off Jacksons Edge Road	2.43	73	0	0	No	No	

Table Disley 19: Stage 1 and 2 sites

Appendix 2: Green Belt site assessments

GBSA: CFS29 Cloughside Farm, Lower Greenshall Lane



Map CFS29: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies partly within GBAU parcel DS07, with part of the site extending beyond the parcel boundary as shown on the map above. The site's southern, eastern and western boundaries broadly correspond with the outer boundaries for the parcel, although the northern boundary differs.

Boundary Considerations / Area Considered for Removal from Green Belt

To avoid leaving a narrow finger of Green Belt, the Peak Forest Canal (between the site and the existing Green Belt boundary) would also be removed from the Green Belt. To create a logical new Green Belt boundary, the residential properties between the site and Redhouse Lane could also be removed from the Green Belt as shown on the map.

Burymewick Wood is listed on the national inventory of priority woodland habitat and should be retained as woodland. Whilst this is not a Green Belt consideration, if this part of the site is to remain as woodland, it would also be logical to leave it in the Green Belt and use the western boundary of the woodland as the new Green Belt boundary.

The Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent. These are Redhouse Lane, the railway line and Bury mewick Wood.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel DS07, within which the area is partly located.

Parcel	Overall Evaluation	Overall Assessment
DS07: Land to the north of the canal and between Redhouse Lane and Lower Greenshall Lane	The parcel makes a significant contribution to Green Belt purposes given its role in assisting in urban regeneration. It makes a significant contribution to checking unrestricted sprawl given that the southern boundary borders Disley and it supports a major degree of openness and supports 5 beneficial uses of the Green Belt thus making a significant contribution to safeguarding the countryside from encroachment.	Significant contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant contribution: the area has strong boundaries consisting of roads, a railway line and woodland. The area is connected to the urban area of Disley along the southern boundary albeit separated by the Canal, whilst the remaining boundaries are located adjacent to open land; it is not well contained by the settlement. There is some limited ribbon development along Redhouse Lane and Cloughside and the area has a role in preventing further ribbon development along the small section of Redhouse Lane located within the area.
2 Prevent neighbouring towns merging into one another	No contribution: there are no settlements to the north of Disley however New Mills which falls within the authority of High Peak Borough Council is located to the north east of the area. Given the location of the area it does not play a separation role between these settlements.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: the area is mainly in agricultural use with a wooded area to the eastern side. There are some urbanising influences with a farm and residential properties present within the area. The Cheshire Mills redevelopment site borders the area to the south and the southern boundary of the Canal has prevented any encroachment onto the area. Whilst the heavy vegetation along the Canal restricts views out of the area from the settlement, there are open long line views from Redhouse Lane in an easterly direction. There are low levels of vegetation within the area itself. The area supports beneficial uses of the Green Belt including providing access to the countryside, opportunities for sport and recreation, retaining and enhancing landscapes, visual amenity and biodiversity.
4 Preserve the setting and special character of historic towns	Contribution: Disley is a historic town with a designated Conservation Area. Whilst the Conservation Area boundary is not located within the 250m buffer zone to the north east of Disley Green Belt, the Canal bridge located in the Green Belt to the south western most corner of the area is Grade II listed. Disley is a Local Service Centre which has a cluster form. The majority of Disley's listed buildings are located in the centre of Disley within the Conservation Area. The Green Belt to the north of Disley slopes downwards away from Disley before sloping up

Green Belt Purpose	Assessment
	again beyond the railway line and there is significant vegetation and wooded areas in this location. As a result, views from and into the settlements are hindered by trees and vegetation.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the area makes a major degree of contribution to the purpose.
Overall evaluation	The area makes a significant contribution to checking unrestricted sprawl and safeguarding the countryside from encroachment. It also makes a contribution to preventing neighbouring towns from merging and assisting in urban regeneration but does not contribute to preserving the setting and special character of historic towns.
Overall assessment	Significant Contribution.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
DS06	Contribution	This parcel contains no sites being considered for release from the Green Belt.	DS06 feels detached from the urban area with limited urbanising influences and a high degree of openness. Much of the site is separated from DS06 by the existing residential development, the DS06 boundary to Redhouse Lane is wooded, and there is very limited visual connection. There are unlikely to be impacts on the Green Belt function of DS06.	No adjacent land considered for release.
DS08	Contribution	This parcel contains no sites being considered for release from the Green Belt.	The wooded area to the east of the site means that there is no visual connection between the site and parcel DS08. Provided this screening remains, there are unlikely to be impacts on the Green Belt function of DS08.	No adjacent land considered for release.
DS09	Significant contribution	This parcel contains no sites being considered for release from the Green Belt.	Parcel DS09 is separated by a wooded area and the canal. There are no visual connections and release of this site from the Green Belt is unlikely to impact on the Green Belt function of DS09.	No adjacent land considered for release.

The area also sits within the GBAU General Area P4, 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

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

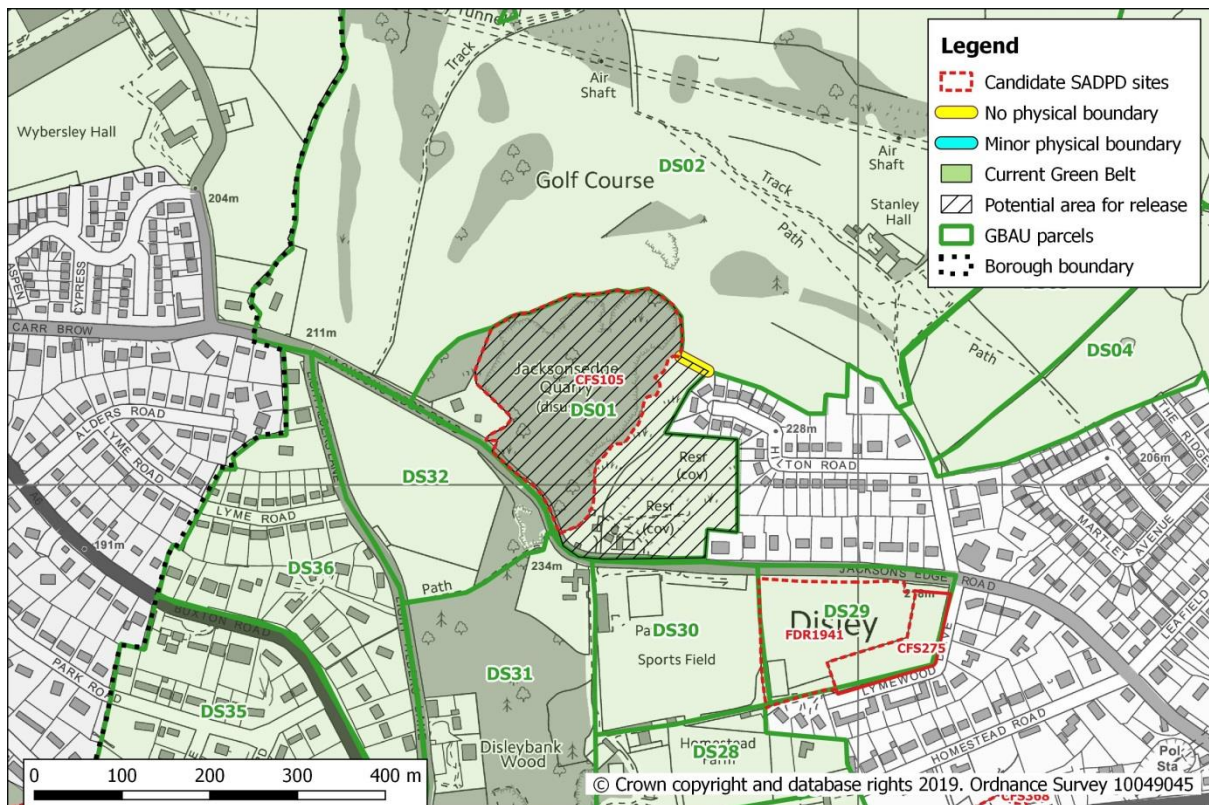
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” or a “contribution” to Green Belt purposes).

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

Summary

Consideration	Summary
Potential area for Green Belt release	The area between Redhouse Lane, the railway line and Burynewick Wood as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' significant contribution ' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this site would not materially alter the function of the surrounding Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” or a “contribution” to Green Belt purposes.

GBSA: CFS105, Jacksons Edge Quarry, Jacksons Edge Road



Map CFS105: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt and it lies within GBAU parcel DS01. The sites northern and southern boundaries are equivalent to the parcel boundaries but the eastern and western boundaries differ.

Boundary Considerations / Area Considered for Removal from Green Belt

Removal of the site alone would lead to a new inset boundary with a narrow strip of Green Belt between the exiting settlement and the site. To avoid this, it would seem logical to also remove this area from the Green Belt, incorporating the site into the existing settlement boundary as shown on the map above.

The Green Belt boundary would predominantly be defined using physical features that are readily recognisable and likely to be permanent. These are Jacksons Edge Road and the quarry boundary. There is a small part to the rear of properties on Hilton Road that would not be defined by a physical feature on the ground.

If this site is to be released from the Green Belt, the detailed 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 accompanying site policy would need to specify how the boundary would be defined.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel DS01, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
DS01: Land to the north of Jacksons Edge Road and west of Hilton Road	The parcel makes major contributions to majority of the Green Belt purpose. The parcel has a major role in preventing settlements from merging and assisting with urban regeneration. The parcel has a significant contribution to preventing urban sprawl and to safeguarding the countryside.	Major contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant contribution: The area is mainly a disused quarry and a covered reservoir. The area has strong boundaries to the south formed by Jacksons Edge road but the northern and western boundaries are weaker boundaries consisting of an undefined public footpath to the north and no clear boundaries to the west other than vegetation. There are already some residential properties and some development associated with the covered reservoir already along Jacksons Edge Road and the area plays a role in preventing further ribbon development along Jacksons Edge Road. The area is not well contained by or connected to the settlement and would not help round off the settlement pattern.
2 Prevent neighbouring towns merging into one another	Major contribution: The area forms an essential gap between the settlement of Disley and High Lane to the west. There is dense vegetation within the area and its topography does not support clear long line views across although there exists opportunities particularly on the south-east for long line views. Given the presence of Disley Golf Course on the north-west boundary, and the heavily treed nature of the parcel, a reduction of the gap is unlikely to lead to perceived or actual merging of settlements. However, the parcel plays a major role in maintaining the gap between the settlements of Disley and High Lane particularly given there are no strong boundaries.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: The strong boundaries of Jacksons Edge Road on the south and the residential development on the east contain the area on two sides. However the weak northern boundary formed by a public footpath and the western boundary formed by vegetation is unlikely to be sufficient in preventing encroachment long term. The majority of the area comprises of woodland although there are some urbanising influences within the parcel in the form of some residential properties and buildings associated with the covered reservoir on the southern boundary. Urbanising influences adjoin the area to the east in the form of residential development. There is less than 20% built form within the area. Dense vegetation restricts long line views. Overall the area supports a limited degree of openness. It provides a beneficial use to the Green Belt in that the two public footpaths across the area provide access to the adjoining golf course and countryside. Furthermore the heavily treed nature of the area is likely to support biodiversity.
4 Preserve the setting and special character of historic	Contribution: Within the 250m buffer there are historic elements (listed buildings and conservation area) but this is separated from the Green

Green Belt Purpose	Assessment
towns	Belt boundary by established development. Disley is a relatively small Local Service Centre with a dispersed form. It has a designated conservation area and a number of listed buildings particularly within the centre of the settlement. The landform of the parcel is flat with dense vegetation which constrains views of the settlement although there are few opportunities for long line views on the eastern part of the parcel.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the area makes a major degree of contribution to the purpose.
Overall evaluation	The area has a major role in preventing settlements from merging and assisting with urban regeneration. It also has a significant contribution to preventing urban sprawl and to safeguarding the countryside.
Overall assessment	Major Contribution.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
DS02	Major contribution	This parcel contains no sites being considered for release from the Green Belt.	DS02 has a major degree of openness. Release of CFS105 from the Green Belt has the potential to reduce the openness of DS02 by increasing views of the urban area, although this could be mitigated by careful design and boundary treatments. DS02 plays a major role in maintaining separation between Disley and High Lane. Removal of CFS105 from the Green Belt would serve to further increase the importance of DS02 in this respect due to the very narrow gap.	No adjacent land considered for release.
DS30	Significant contribution	This parcel contains no sites being considered for release from the Green Belt.	There is a visual connection between the area and DS30 but this is limited due to the tree-lined boundary of DS30. The covered reservoir is adjacent to DS30 but views in and out of the developable part of site CFS105 to DS30 are extremely limited and release of the site from the Green Belt is unlikely to impact the openness of DS30.	No adjacent land considered for release.
DS31	Significant contribution	This parcel contains no sites being considered for release	There are very limited visual connections between DS31 and CFS105. Release of the site from the Green Belt is unlikely to impact on the Green Belt function of DS31.	No adjacent land considered for release.

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
		from the Green Belt.		
DS32	Major contribution	This parcel contains no sites being considered for release from the Green Belt.	DS32 plays a major role in maintaining separation between Disley and High Lane. Removal of CFS105 from the Green Belt would serve to further increase the importance of DS32 in this respect by narrowing the gap even further. Despite being adjacent to built development, DS32 has a major degree of openness due to the limited views of development and the lack of urbanising influences within its boundaries. Release of CFS105 has the potential to increase views of the urban area from DS32 although careful design and boundary treatments could mitigate this impact.	No adjacent land considered for release.

The area also sits within the GBAU General Area P4, which makes a major contribution to Green Belt purposes. Release of this site from the Green Belt may undermine the overall Green Belt function of this General Area in terms of maintaining separation between Disley and High Lane.

Exceptional Circumstances

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

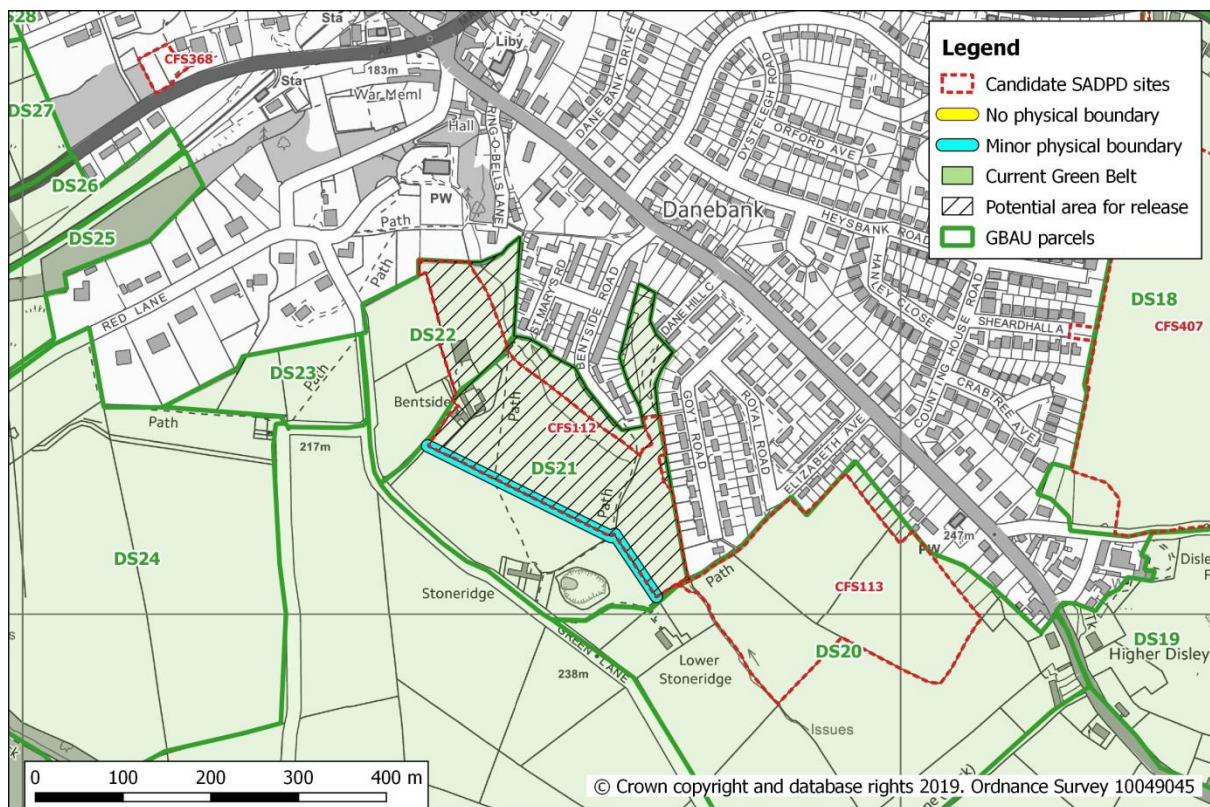
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, a “contribution” or a “significant contribution” to Green Belt purposes).

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

Summary

Consideration	Summary
Potential area for Green Belt release	The area between Jacksons Edge Road and the quarry boundary as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' major contribution ' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would mainly be defined using physical features that are readily recognisable and likely to be permanent. For the small area shown on the map, the detailed 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.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels and could potentially undermine the function of the surrounding Green Belt to prevent Disley and High Lane from merging.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution", a "contribution" or a "significant contribution" to Green Belt purposes.

GBSA: CFS112, Bentside Farm Site A



Map CFS112: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt and it is within GBAU parcels DS21 and DS22. The site boundaries do not generally correspond to the parcel boundaries.

Boundary Considerations / Area Considered for Removal from Green Belt

In addition to the site, it would also be necessary to release the area of land between the site boundary and the existing inset boundary to the north east of the site in order to avoid leaving a small isolated pocket of Green Belt.

The Green Belt boundary would predominantly be defined using physical features that are readily recognisable. These are field boundaries consisting of hedgerows, low dry stone walls and post and wire fences. Some of these are minor features in the landscape which may not be permanent..

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

Green Belt Assessment of Parcels

The GBAU makes the following assessments of parcels DS21 and DS22, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
DS21: Land to the west of the properties on Goyt Road	Although the parcel makes significant contributions in majority of the purposes, overall this parcel makes a major contribution to the overall function of the Green Belt because removal of this parcel from the Green Belt will be detrimental to its purpose of preserving the setting and special character of the historic town of Disley and will also undermine the overall function of the Green Belt as set out in paragraph 79 of the NPPF ¹³ .	Major contribution
DS22: Land to the west of the properties on St Marys Road	Overall the parcel makes a major contribution to the Green Belt because it makes major contributions to two of the Green Belt purposes. Removal of this parcel from the Green Belt will undermine the overall Green Belt function.	Major Contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant Contribution: The area's outer boundaries are not strong. Given the irregular shape of the settlement boundary of Disley, development on a small part of this area could help round off the settlement pattern although the site as a whole would not represent rounding-off. The Green Belt designation does not play a significant role in preventing ribbon development.
2 Prevent neighbouring towns merging into one another	No contribution: The area makes no contribution to maintaining the gap between Disley and other towns; therefore it makes no contribution in preventing nearby towns from merging into one another.
3 Assist in safeguarding the countryside from encroachment	Major Contribution: The area's outer boundaries are not strong and may not be sufficient in preventing encroachment long term. The area mainly comprises of open land used for grazing animals although there are some urbanising influences in the form of a detached farm property within the area. However built form on the area is less than 10%. The area adjoins the settlement on the northern and eastern boundaries where it adjoins residential development. The gently undulating topography of the area with the low levels of substantial vegetation supports long line views across and the area enjoys a strong relationship with the open countryside. Overall, the area supports a major degree of openness. It serves a beneficial use to the Green Belt in that the public footpaths provide access to the countryside and the Gritstone Trail for recreation opportunities. Furthermore the area supports the visual amenity of the countryside.
4 Preserve the setting and special character of historic towns	Major Contribution: Within the 250m buffer there are historic elements (listed buildings and conservation area) located in close proximity to the Green Belt boundary. Disley is a relatively small Local Service Centre with a dispersed form. It has a designated Conservation Area and a number of Listed Buildings particularly within the centre of the settlement. The area comprises of rough grassland with an undulating landform. From the Green Belt the historic settlement is clearly visible.

¹³ The fundamental aim of Green Belt policy remains the same in the revised NPPF 2019 but is now referred to in paragraph 133.

Green Belt Purpose	Assessment
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the area makes a major degree of contribution to the purpose.
Overall evaluation	The area makes a major contribution to assisting in safeguarding the countryside from encroachment, preserving the setting and special character, and assisting in urban regeneration. Overall, it makes a major contribution to the overall function of the Green Belt because removal of this parcel from the Green Belt will be detrimental to its purpose of preserving the setting and special character of the historic town of Disley and will also undermine the overall function of the Green Belt as set out in paragraph 133of the NPPF 2018.
Overall assessment	Major Contribution.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
DS20	Major contribution	This parcel contains site CFS113 which is also being considered through the site selection methodology.	DS20 has a major degree of openness, despite its proximity to the urban area. There is a visual connection between CFS112 and DS20 although this is relatively limited by the existing vegetation and urban form. Careful design and boundary treatments should limit any views of CFS112 from DS20 which could impact on its openness.	Although adjacent, the two sites are relatively separate. The additional release of CFS113 would not affect the potential for CFS112 to be released from the Green Belt.
DS22	Major contribution	This parcel contains no additional sites being considered for release from the Green Belt.	Release of the area associated with CFS112 would leave a small corner of parcel DS22 in the Green Belt. This remaining part would be surrounded by the urban area on three sides and it is likely that its openness would be reduced, particularly as it is only separated from CFS112 by a post and wire fence / hedgerow. Careful design and boundary treatments would be required to minimise any visual impacts.	No adjacent land considered for release.
DS23	Major contribution	This parcel contains no sites being considered for release from the Green	The CFS112 area is clearly visible from DS23 which currently has major degree of openness. Release of CFS112 has the potential to increase views of the urban area from DS23, reducing its degree of openness.	No adjacent land considered for release.

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
		Belt.	Careful design and boundary treatments would be required to minimise the visual impact.	

The area also sits within the GBAU General Area P1, which makes a major contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

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

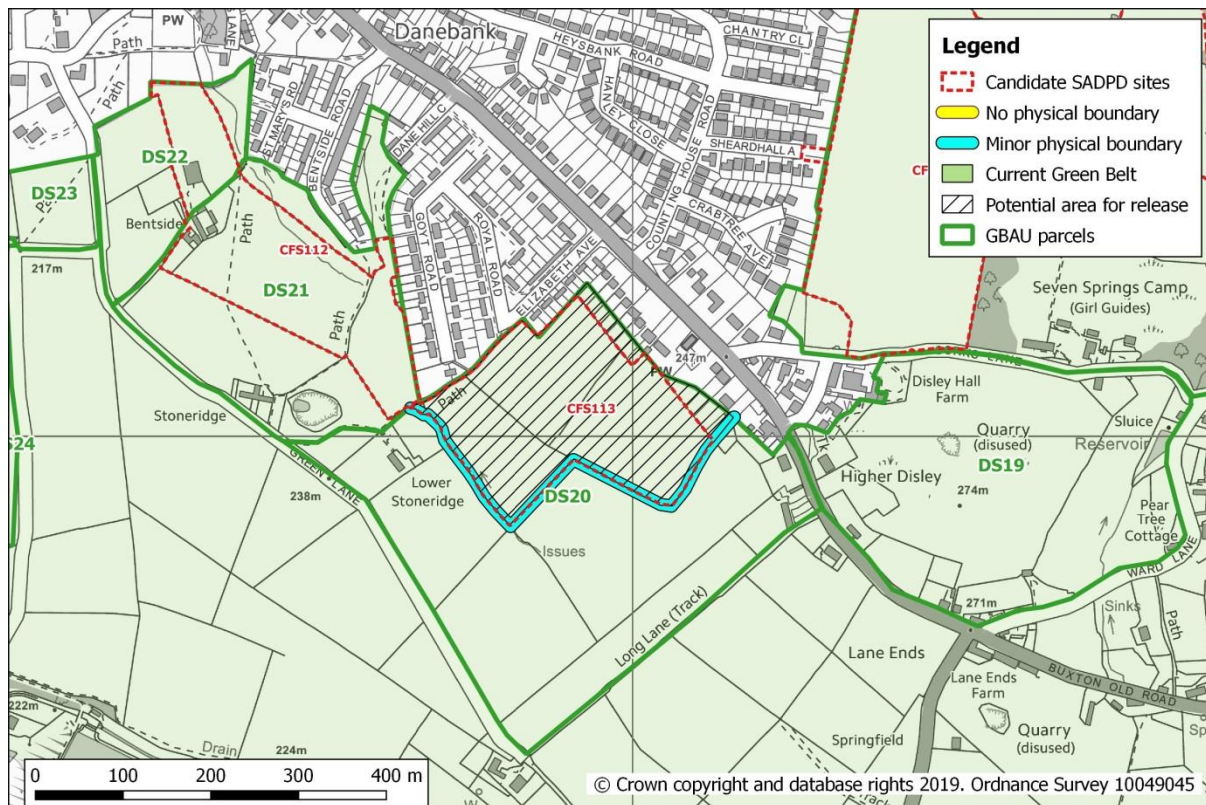
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, a “contribution” or a “significant contribution” to Green Belt purposes).

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

Summary

Consideration	Summary
Potential area for Green Belt release	The area between the existing settlement boundary and the hedgerows, dry stone wall and the post and wire fence as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' major contribution ' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would mainly be defined using physical features that are readily recognisable but some of these may not be permanent. If selected, any policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is not likely to materially alter the function of the surrounding Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution”, a “contribution” or a “significant contribution” to Green Belt purposes.

GBSA: CFS113, Bentside Farm Site B



Map CFS113: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt and it lies within GBAU parcel DS20. With the exception of the north west boundary, the site's outer boundaries differ from the parcel boundaries.

Boundary Considerations / Area Considered for Removal from Green Belt

In order to avoid leaving a small, isolated pocket of Green Belt and another narrow strip of Green Belt, it would be logical to also release the rear gardens of properties on Buxton Old Road from the Green Belt as shown on the map.

The Green Belt boundary would be defined using physical features that are readily recognisable. These are low dry stone wall field boundaries. If removed from the Green Belt, the site selection work must demonstrate that the dry stone wall field boundaries are likely to be permanent. The policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel DS20, within which the area is located.

Parcel	Overall Evaluation	Overall
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OFFICIAL

		Assessment
DS20: Land west of Buxton Old Road, north of Long Lane (track) and east of Green Lane	Overall the parcel makes a major contribution to the Green Belt because it makes major contributions to two of the Green Belt purposes. Furthermore removal of this parcel from the Green Belt will detrimentally undermine the Green Belt purpose of preserving the setting and special character of the historic town of Disley as well as the overall function of the Green Belt as set out in paragraph 79 of the NPPF ¹⁴ .	Major contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant Contribution: The parcel comprises of open land adjacent to the urban area of Disley and the outer boundaries are weak boundaries in the form of low dry stone walls. The area plays a very limited role in preventing ribbon development but it is not well contained by the urban area and development would not represent 'rounding off'.
2 Prevent neighbouring towns merging into one another	No contribution: The area makes no contribution to maintaining the gap between Disley and other towns; therefore it makes no contribution in preventing nearby towns from merging into one another.
3 Assist in safeguarding the countryside from encroachment	Major Contribution: The low dry stone wall boundaries are unlikely to be sufficient in preventing encroachment long term. The area consists of open fields in agricultural use with no urbanising influences. The area adjoins the settlement on two sides consisting of residential dwellings to the north and partly on the east but adjoins countryside on the south, west and partly on the east. The parcel comprises of less than 10% built form, with low levels of vegetation and an undulating topography that supports long line views across. Overall it supports a major degree of openness and enjoys a strong relationship with the open countryside. It serves a beneficial use of the Green Belt in that the public footpath running along the northern boundary provides access to the countryside and the area supports visual amenity of the countryside
4 Preserve the setting and special character of historic towns	Major Contribution: Within the 250m buffer the conservation area extends close to the Green Belt boundary. Disley is a relatively small Local Service Centre with a dispersed form. It has a designated Conservation Area and a number of Listed Buildings. The parcel comprises of gently undulating rough grassland. There are views from the settlement although this is constrained in some areas due to adjoining development. The historic settlement is clearly visible from the Green Belt.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the area makes a major degree of contribution to the purpose.

¹⁴ The fundamental aim of Green Belt policy remains the same in the revised NPPF 2019 but is now referred to in paragraph 133.

Green Belt Purpose	Assessment
Overall evaluation	The area makes a major contribution to assisting in safeguarding the countryside from encroachment, preserving the setting and special character, and assisting in urban regeneration. Overall, it makes a major contribution to the overall function of the Green Belt because removal of this parcel from the Green Belt will be detrimental to its purpose of preserving the setting and special character of the historic town of Disley and will also undermine the overall function of the Green Belt as set out in paragraph 133 of the NPPF 2018.
Overall assessment	Major Contribution.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
DS19	Major contribution	This parcel contains no sites being considered for release from the Green Belt.	DS19 is separated from CFS113 by Buxton Old Road and residential properties. There are only very limited visual connections and release of CFS113 is unlikely to impact on the Green Belt function of DS19.	No adjacent land considered for release.
DS20	Major contribution	This parcel contains no additional sites being considered for release from the Green Belt.	DS20 has a major degree of openness, despite its proximity to the urban area. Release of CFS113 would result in some remaining areas of Green Belt within the parcel. Given the low dry stone wall outer boundary and lack of vegetation, there is a very strong visual connection with the Green Belt beyond. Careful design and boundary treatments would be required but it may be difficult to mitigate the impacts on the openness of the Green Belt beyond.	No adjacent land considered for release.
DS21	Major contribution	This parcel contains site CFS112 which is also being considered through the site selection methodology.	DS21 has a major degree of openness, despite its proximity to the urban area. There is a visual connection between CFS113 and DS21 although this is relatively limited by the existing vegetation and urban form. Careful design and boundary treatments should limit any views of CFS113 from DS21 which could impact on its openness.	Although adjacent, the two sites are relatively separate. The additional release of CFS112 would not affect the potential for CFS113 to be released from the Green Belt.

The area also sits within the GBAU General Area P1, which makes a major contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

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

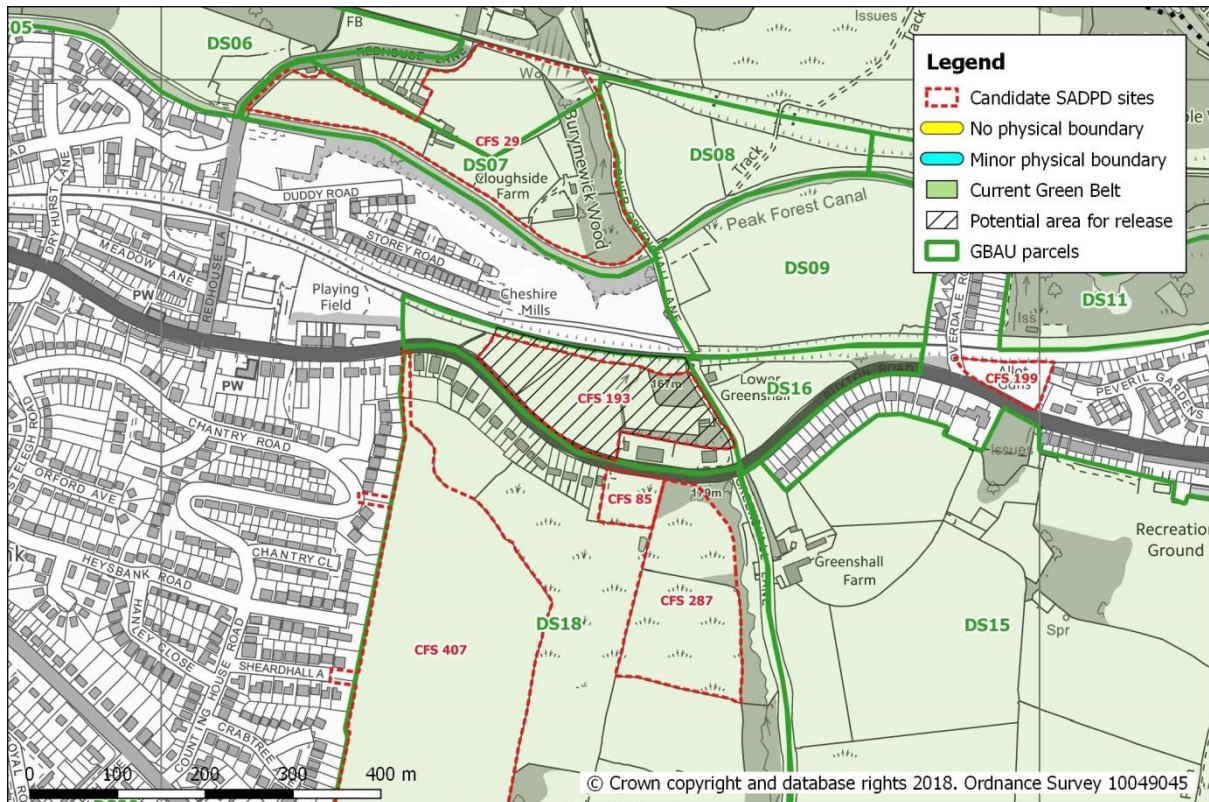
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, a “contribution” or a “significant contribution” to Green Belt purposes).

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

Summary

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

GBSA: CFS193 Land at Lower Greenshall Lane, north of Buxton Road



Map CFS193: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel DS17. The site and parcel boundaries are broadly similar, except the site excludes the garage to the south east of the parcel and the allotment gardens to the west.

Boundary Considerations / Area Considered for Removal from Green Belt

To avoid leaving a narrow finger of Green Belt, the small area between the site and the railway line would also be removed from the Green Belt as shown on the map.

The Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent. These are Lower Greenshall Lane, Buxton Road and a small wooded boundary to the west.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel DS17, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
DS17: Land between Buxton Road and the railway line, west of Lower Greenshall Lane	The parcel makes a major contribution to Green Belt purposes. This parcel largely of open agricultural land lined with mature trees and hedging. Included within this is also a petrol station, restaurant and area of hard standing and allotments. This parcel provides a major role in preventing the merger of settlements and in preventing further ribbon development along Buxton Road.	Major contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant Contribution: This area is connected to the urban edge and is bounded by Buxton Road, a railway line, Lower Greenshall Lane and a boundary of mature trees and hedging. A significant amount of ribbon development has already formed along Buxton Road and the Green Belt designation of this area plays an important role in preventing further ribbon development here.
2 Prevent neighbouring towns merging into one another	Major Contribution: Due to the pattern of development which has spread along Buxton Road between settlements this area plays an essential role in preventing the merger of Newtown and Disley
3 Assist in safeguarding the countryside from encroachment	Contribution: Whilst there are no urbanising influences within the area, the adjacent petrol filling station and ribbon development across Buxton Road do detract from the openness of the area. It is located between Buxton Road and a railway line. The railway and road provide strong boundaries which are likely to withstand future development pressures. Its relationship with the wider open countryside is limited.
4 Preserve the setting and special character of historic towns	Contribution: Disley is a historic town with a designated Conservation Area. Whilst the Conservation Area boundary is not located within the 250m buffer zone to the east of Disley Green Belt, there are a number of listed buildings along Lower Greenshall Lane along the eastern boundary of the area.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the area makes a major degree of contribution to the purpose.
Overall evaluation	The area makes a major contribution to Green Belt purposes, playing a major role in preventing the merger of settlements and in assisting in urban regeneration. It also plays a significant role in checking unrestricted sprawl especially due to its importance in preventing further ribbon development along Buxton Road.
Overall assessment	Major Contribution.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
DS09	Major contribution	This parcel contains no sites being considered for release from the Green Belt.	Site CFS193 and parcel DS09 are visually separate and have only a very limited connection. Release of CFS193 is unlikely to affect the Green Belt function of DS09.	No adjacent land considered for release.
DS16	Major contribution	This parcel contains no sites being considered for release from the Green Belt.	CFS193 and DS16 are separated by Lower Greenshall Lane and have a limited visual connection due to the vegetated boundaries to Lower Greenshall Lane. However, the vegetation is fairly thin and views may be more prominent in winter. Careful design and boundary treatments would help to mitigate any increased views of the urban area from DS16 resulting from release of CFS193. Parcel DS16 already plays a major role in preventing Disley and Newtown merging. This would increase even further if CFS193 was released from the Green Belt due to the very narrow gap.	No adjacent land considered for release.
DS17	Major contribution	This parcel contains no additional sites being considered for release from the Green Belt.	Release of CFS193 would leave two small remaining parts of parcel DS17 in the Green Belt: the petrol filling station and the allotment gardens. The PFS site would play only a limited Green Belt role, given its lack of open character. The openness of the allotment gardens may be impacted but careful design and boundary treatments should help to prevent increased views of the urban area.	No adjacent land considered for release.
DS18	Major contribution	This parcel also contains sites CFS85, CFS287 and CFS407 which are also being considered through the site selection methodology.	Whilst parcel DS18 and site CFS193 are adjacent to each other, the ribbon development along much of the frontage of DS18 means that there are extremely limited visual connections between the two areas and release of CFS193 from the Green Belt is unlikely to affect the openness of DS18. Parcel DS18 already plays a major role in preventing Disley and Newtown merging. This would	CFS85 and CFS287 are considered under the 'other settlements and rural areas as they are not adjacent to the existing settlement boundary. Release of these sites in conjunction with CFS193 would almost close the gap between Disley and Newtown entirely. CFS407 has less of a direct

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
			increase even further if CFS193 was released from the Green Belt due to the very narrow gap.	relationship with CFS193 and release of this site would not affect the potential for CFS193 to be released from the Green Belt.

The area also sits within the GBAU General Area P4, which makes a major contribution to Green Belt purposes. Release of this site from the Green Belt could undermine the overall Green Belt function of this General Area, in terms of prevention of settlements merging.

Exceptional Circumstances

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

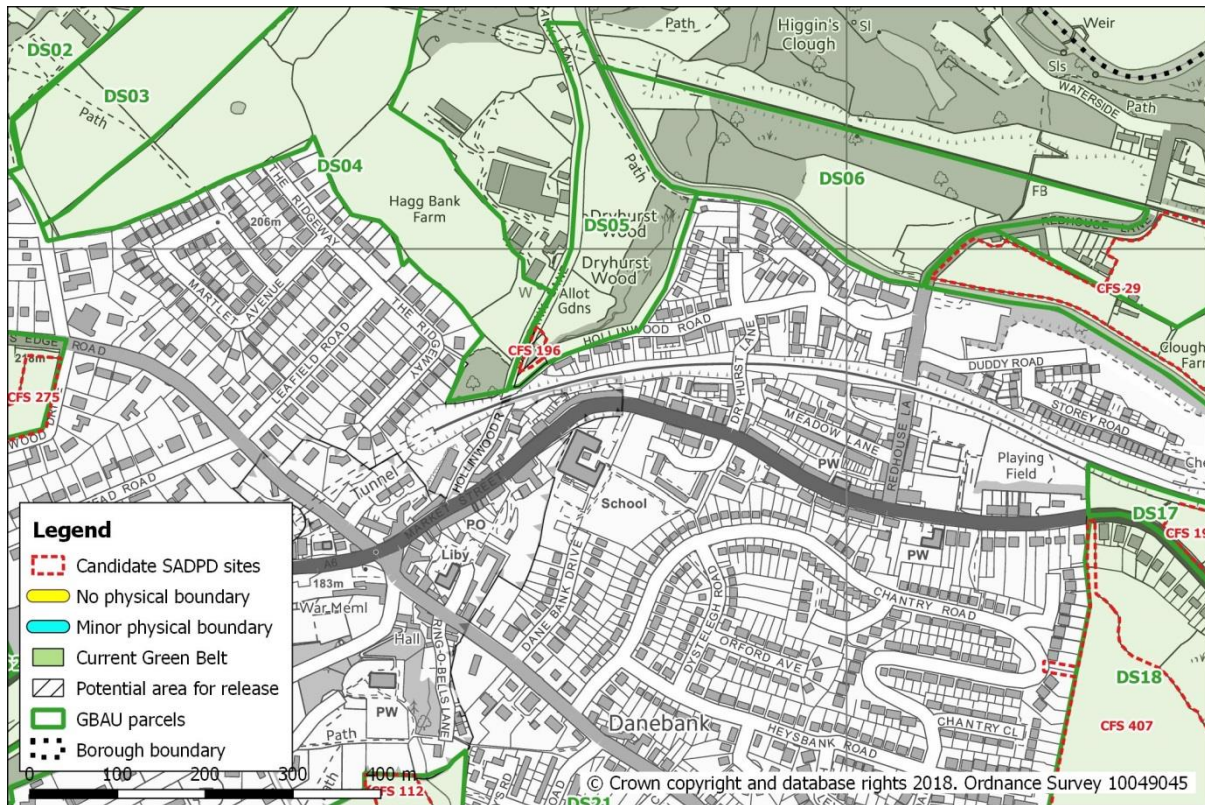
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, a “contribution” or a “significant contribution” to Green Belt purposes).

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

Summary

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

GBSA: CFS196 Land at Hag Bank Lane



Map CFS196: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It is a very small site, within the far south western corner of GBAU parcel DS05.

Boundary Considerations / Area Considered for Removal from Green Belt

The western Green Belt boundary would be defined using Hag Bank Lane which is a readily recognisable physical feature that is likely to be permanent. The northern boundary is the wooded boundary to the allotment gardens but this is a general wooded area and the actual boundary is indistinct. If removed from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created. Any policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel DS05, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
DS05: Land north of Hollinwood Road, east of Hagg Bank Lane and west of Sherbrook Road	The parcel makes a major contribution to Green Belt purposes. This parcel is located to the north of Disley and is mostly characterised by wooded area, but also includes allotments an open area of land. Limited due to the physical constrains of the site, there are very few urbanising influences in this parcel. The land plays a significant role in preventing urban encroachment and in preventing ribbon development. The parcel makes a major contribution to preserving Disley's historic setting and character given that the Conservation Area lies adjacent to the southernmost edge of the parcel. The parcel makes a major contribution to assisting urban regeneration.	Major contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant Contribution: The outer boundary to the allotment gardens is not particularly strong. The area is relatively well connected to the urban area but is not contained by it. Due to the small size of the site and its location next to the urban area, it does not play a significant role in preventing ribbon development.
2 Prevent neighbouring towns merging into one another	No Contribution: Due to the small size and siting of this site it does not play a role in preventing settlements from merging
3 Assist in safeguarding the countryside from encroachment	Contribution: the outer boundary is not particularly strong to contain development in the longer term. The site is currently wooded and there are no urbanising influences within it although it is adjacent to the railway line and three storey terraced residential properties on Hollinwood Road. It does not have a direct relationship with the wider open countryside and does not serve any of the defined beneficial uses of the Green Belt. The site contains no built form, has no long line views and dense vegetation so, under the GBAU definition, has a significant degree of openness. However, given the small size and location adjacent to three storey terraced properties the actual degree of openness may be lower in this case.
4 Preserve the setting and special character of historic towns	Major Contribution: Disley is a historic town with a designated Conservation Area. The Conservation Area boundary is located very close to the site, on the southern side of the railway line. The majority of Disley's listed buildings are located in the centre of Disley within the Conservation Area. Whilst the railway line does provide some visual screening from the historic core, the site is in very close proximity to the historic core and therefore makes a major contribution to this purpose.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the area makes a major degree of contribution to the purpose.
Overall evaluation	The area makes a major contribution to preserving the setting and special character of historic towns and assisting in urban regeneration by encouraging the recycling of derelict and other urban land. Given its small size and location adjacent to the settlements, it is not considered that the site makes a critical contribution to prevention of urban sprawl under para 133 of NPPF 2018. On balance, it is considered that this small area makes a 'significant contribution' overall.
Overall assessment	Significant Contribution.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
DS04	Major contribution	This parcel contains no sites being considered for release from the Green Belt.	Given its small size, wooded boundary and location adjacent to the urban area, release of CFS196 is unlikely to increase views of the urban area from DS04 and is unlikely to impact on its openness.	No adjacent land considered for release.
DS05	Major contribution	This parcel contains no additional sites being considered for release from the Green Belt.	Release of CFS196 from the Green Belt would leave the majority of GBAU parcel DS05 as Green Belt. Given the small size of CFS193 and the wooded boundary, there is very limited visual connection between the site and remaining parcel. With careful design and boundary treatments, it is unlikely that release of CFS196 would impact on the openness of the remaining DS05.	No adjacent land considered for release.

The area also sits within the GBAU General Area P4, which makes a major contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

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

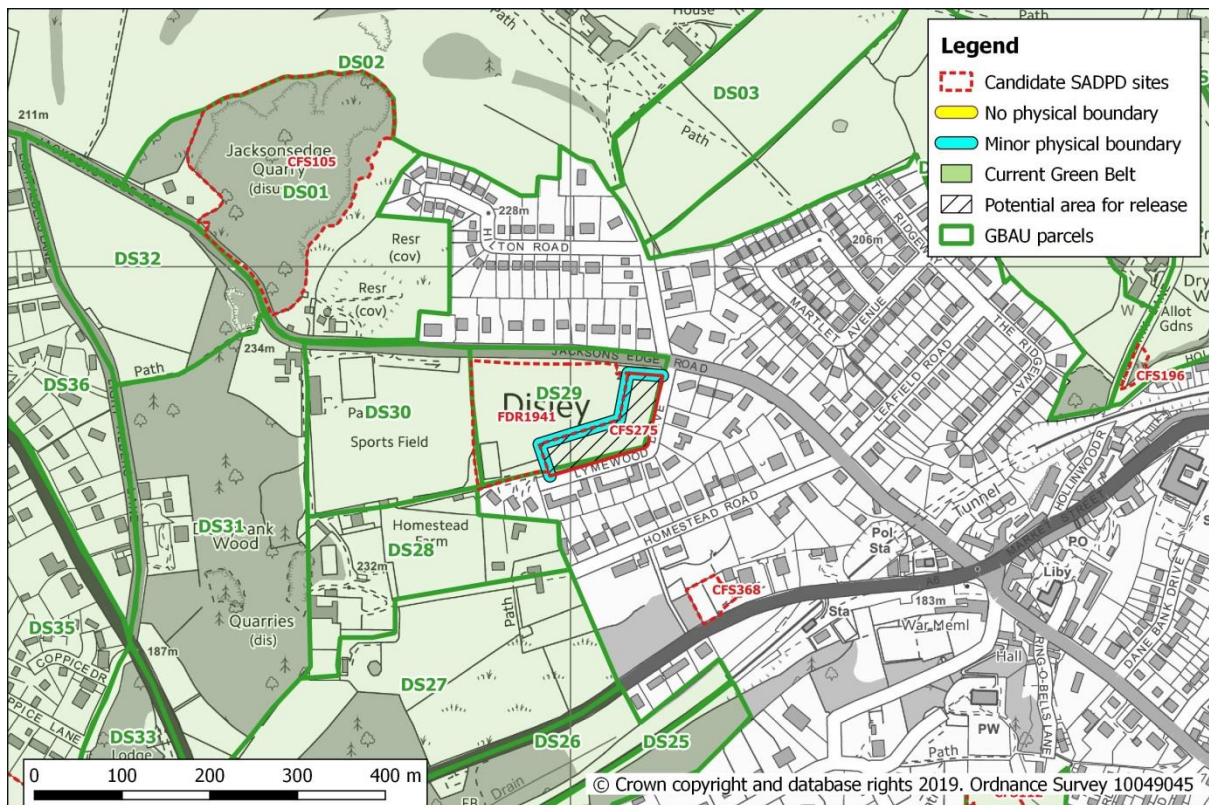
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” or a “contribution” to Green Belt purposes).

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

Summary

Consideration	Summary
Potential area for Green Belt release	The small area between Hagg Bank Lane, Hollinwood Road and the allotment gardens as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' significant contribution ' to Green Belt purposes.
Resulting Green Belt boundary	The site selection work would need to demonstrate that the new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this site is unlikely to impact on the surrounding Green Belt parcels.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

GBSA: CFS275 Land off Lymewood Drive



Map CFS275: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It is within GBAU parcel DS29. The site's northern and western boundaries differ from the parcel boundaries.

Boundary Considerations / Area Considered for Removal from Green Belt

The new Green Belt boundary would be defined using physical features that are readily recognisable. These are the post and wire field boundary fences. However, it is likely that some additional boundary treatments would be required to ensure the permanence of the boundary. If removed from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created. Any policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel DS29, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
DS29: Land to the west of Lymewood Drive	Although this parcel makes limited degree of contribution to majority of the Green Belt purposes, overall it is considered to make a major contribution to the Green Belt purposes and removal of this parcel from the Green Belt will detrimentally undermine the overall Green Belt function of preventing urban sprawl ¹⁵ .	Significant contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Contribution: The area is well connected to the urban area of Disley, adjoining the settlement and would represent a 'rounding-off' of the settlement boundary. Its outer boundary is marked by a post and wire fence field boundary which is readily recognisable but it could not be described as a strong boundary and further boundary treatments would be needed. The area does not play a role in preventing ribbon development given that it is contained by the urban area.
2 Prevent neighbouring towns merging into one another	Contribution: Due to the position of the area in a fairly central part of the settlement of Disley mostly surrounded by development, the area has a less essential separation role between the settlement of Disley and High Lane to the west.
3 Assist in safeguarding the countryside from encroachment	Significant Contribution: The strong road boundaries on the east and south contain the area although the post and wire fence field boundary may not be sufficient in preventing encroachment long term. The area consists of a field with no urbanising influences within it. However, it does adjoin the settlement with residential development adjacent to the north, east and west. There are low levels of vegetation with some long line views giving a major degree of openness.
4 Preserve the setting and special character of historic towns	Contribution: Within the 250m buffer there are historic elements consisting of the conservation area and listed building, however this is separated from the Green Belt boundary by modern infill residential development. Disley is a Local Service Centre with a dispersed form. It has a designated Conservation Area and a number of Listed Buildings focused around the centre of the settlement. The landform of the parcel comprises of flat rough grassland. The Green Belt is visible from the settlement especially from Lymewood Drive. The settlement is visible from the Green Belt although views are partly constrained from Jacksons Edge Road by boundary vegetation.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the area makes a major degree of contribution to the purpose.

¹⁵ The 'overall evaluation' as presented in the GBAU is erroneous as the parcel makes a 'significant' contribution to Green Belt purposes as presented in the 'overall assessment'. It makes a 'contribution' to checking unrestricted sprawl; preventing neighbouring towns from merging; and preserving the setting and character of historic towns. It makes a significant contribution to safeguarding the countryside from encroachment and a major contribution (as with all Disley Green Belt) to assisting in urban regeneration. Overall, it is clear that the GBAU overall assessment of 'significant contribution' is correct.

Green Belt Purpose	Assessment
Overall evaluation	The area makes a major contribution to assisting in urban regeneration and a significant contribution in safeguarding the countryside from encroachment but it makes a more limited contribution to the other three purposes of Green Belt. Overall, it makes a significant contribution.
Overall assessment	Significant Contribution.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
DS29	Significant contribution	This parcel also contains site FDR1941 which is being considered for release from the Green Belt.	Release of CFS275 would leave a remaining area of GBAU parcel DS29. There is a very strong visual connection between the two parts and release of the site from the Green Belt is likely to increase views of the urban area from the remaining part of DS29. Some very careful design and boundary treatment would be needed to assist in mitigating impacts.	DS29 is a smaller part of FDR1941 and could not therefore be released in addition to it.
DS30	Significant contribution	This parcel contains no sites being considered for release from the Green Belt.	GBAU parcel DS30 does not directly adjoin site CFS275 and is visually separated by a substantial wooded boundary to the sports ground. Release of CFS275 is unlikely to impact on the Green Belt function of DS30.	No adjacent land considered for release.

The area also sits within the GBAU General Area P4, which makes a major contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

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

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

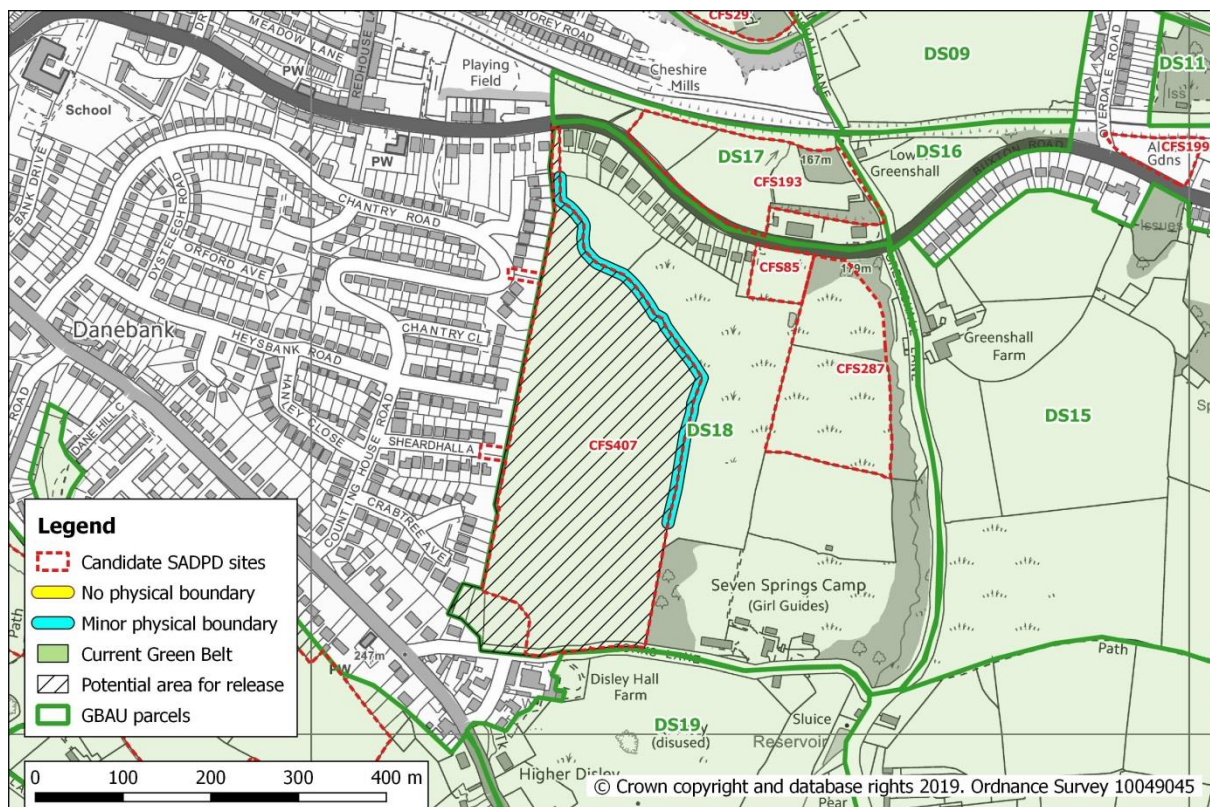
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” or a “contribution” to Green Belt purposes).

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

Summary

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

GBSA: CFS407 Land between Buxton Road and Corks Lane



Map CFS407: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

With the exception of the proposed access points to Sheardhall Avenue and Chantry Road, the site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel DS18. The site and parcel boundaries are different.

Boundary Considerations / Area Considered for Removal from Green Belt

To avoid leaving a small isolated pocket of Green Belt, the area beyond the site boundary to the south west (adjacent to Corks Lane) would also be removed from the Green Belt as shown on the map.

The Green Belt boundary would be defined using physical features that are readily recognisable. These are Corks Lane and field boundaries. Some of the field boundaries are not very prominent and are intermittently-marked. If removed from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created. Any policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel DS18, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
DS18: Land east of Disley urban area, south of Buxton Road, west of Greenshall Lane and north of Corks Lane	The parcel makes a major contribution to Green Belt purposes. This parcel is adjacent to residential properties located on: Chantry Road, Chantry Close, Sheardhall Avenue and Crabtree Avenue and is bounded by Buxton Road, Greenshall Lane and Cork Lane. The topography of the land slopes downwards from Corks Lane to Buxton Road. The land uses within this parcel preserve the openness of this land and this parcel forms an important contribution to preserving the openness of the Green Belt, particularly as it has a major role in maintaining the separation between Disley and Newtown. It also has a major role in preserving Disley historic setting and character given that the Conservation Area adjoins the southern boundary of the parcel.	Major contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant Contribution: This is a fairly large area of land adjacent to a predominantly residential area of Disley eastern urban edge. The outer boundary is an intermittent field boundary which is not particularly strong. The area is connected to the urban area but is not contained by it and it would not represent 'rounding off' of the settlement pattern. There is potential for ribbon development to extend along Corks Lane and the Green Belt designation of this area prevents this.
2 Prevent neighbouring towns merging into one another	Major Contribution: Complementary to parcel DS15 this land forms part of an essential gap between settlements. Removal of this land would significantly compromise the openness of the Green Belt.
3 Assist in safeguarding the countryside from encroachment	Significant Contribution: The outer boundary of the site is not very strong. There are urbanising influences along the western edge but the area is free from built development and has a strong relationship with the wider open countryside. The area is free from built development, has open long line views and low vegetation, giving it a major degree of openness.
4 Preserve the setting and special character of historic towns	Major Contribution: Disley is a historic town with a designated Conservation Area. One of the Conservation Area boundaries is located within the 250m buffer zone adjacent to the Green Belt boundary and along the southern boundary of the area. There are a number of listed buildings located within the Conservation Area. Disley is a Local Service Centre which has a cluster form. The parcel comprises agricultural land with an undulating landform. From the Green Belt the historic settlement is clearly visible.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Disley has 10.7% brownfield urban capacity for potential development, therefore the area makes a major degree of contribution to the purpose.
Overall evaluation	The parcel makes a major contribution to Green Belt purposes. It has a major role in maintaining the separation between Disley and Newtown. It also has a major role in preserving Disley's historic setting and character given that the Conservation Area adjoins the southern boundary of the parcel. It also makes a major contribution to assisting in urban regeneration.
Overall assessment	Major Contribution.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
DS18	Major contribution	In addition to CFS407, this parcel also contains sites CFS85 and CFS287 which are being considered through the site selection methodology.	Release of CFS407 would leave a further remaining area of DS18. Given the topography and the intermittent field boundary separating the areas, there is a high degree of visual connection and release of CFS407 could increase views of the urban area from the rest of DS18 and other parts of the surrounding Green Belt. This area already serves a major contribution to the prevention of settlements merging and release of CFS407 would serve to increase the importance of the remaining area of DS18 further in this respect due to the narrow gap.	CFS85 and CFS287 are considered under the 'other settlements and rural areas as they are not adjacent to the existing settlement boundary. Release of these sites in conjunction with CFS401 would almost close the gap between Disley and Newtown entirely.
DS19	Major contribution	This parcel contains no sites being considered for release from the Green Belt.	CFS193 and DS16 are separated by Lower Greenshall Lane and have a limited visual connection due to the vegetated boundaries to Lower Greenshall Lane. However, the vegetation is fairly thin and views may be more prominent in winter. Careful design and boundary treatments would help to mitigate any increased views of the urban area from DS16 resulting from release of CFS193. Parcel DS16 already plays a major role in preventing Disley and Newtown merging. This would increase even further if CFS193 was released from the Green Belt due to the very narrow gap.	Given the topography of the area, parcel DS19 has long range views across site CFS4507. Release of the site from the Green Belt is very likely to increase views of the urban area from DS19.

The area also sits within the GBAU General Area P1, which makes a major contribution to Green Belt purposes. Release of this site from the Green Belt could undermine the overall Green Belt function of this General Area, in terms of prevention of settlements merging.

Exceptional Circumstances

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

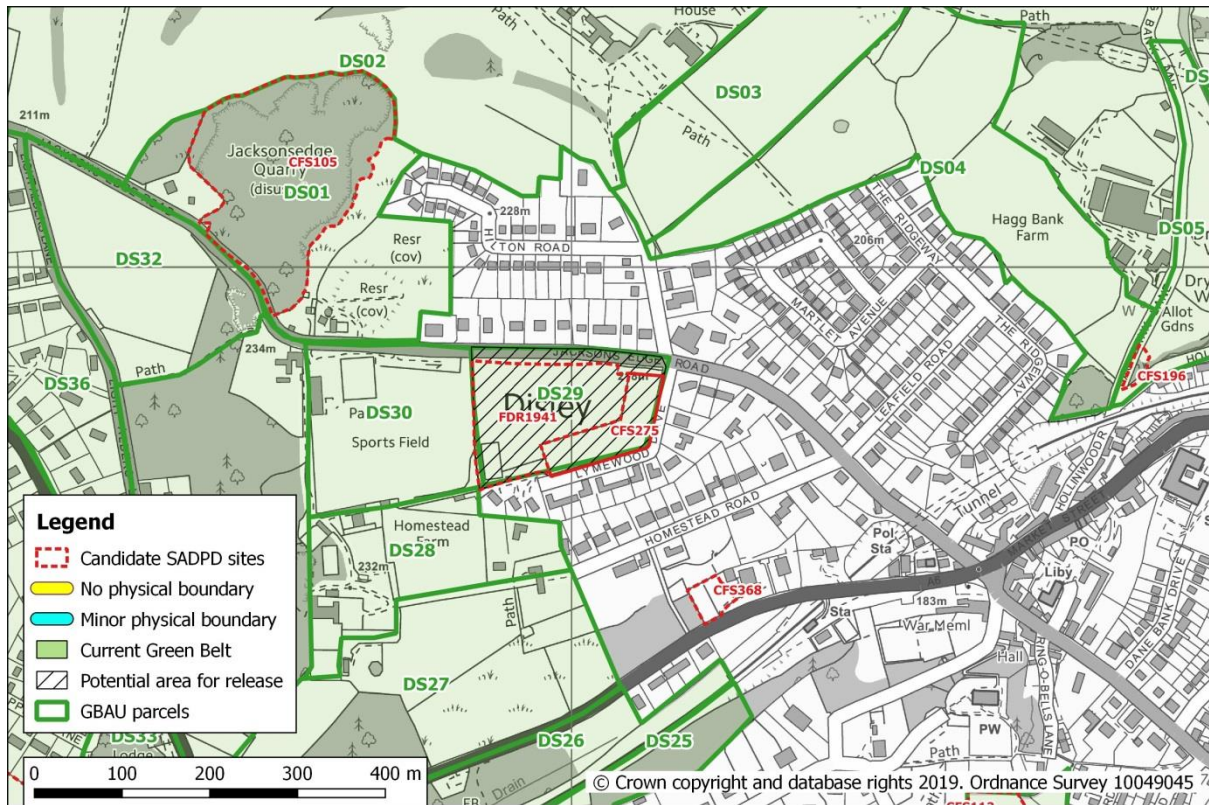
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, “contribution” or a “significant contribution” to Green Belt purposes).

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

Summary

Consideration	Summary
Potential area for Green Belt release	The area between Corks Lane and field boundaries as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a major contribution to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable but the site selection work should consider whether these are likely to be permanent.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels and could potentially undermine the function of the surrounding Green Belt to prevent towns from merging.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution”, a “contribution” or a “significant contribution” to Green Belt purposes.

GBSA: FDR1941 Land off Jacksons Edge Road



Map FDR1941: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It is within GBAU parcel DS29. The site is broadly consistent with the parcel boundaries, with the exception of a small slither of land in the far north east corner.

Boundary Considerations / Area Considered for Removal from Green Belt

To avoid leaving a narrow finger of Green Belt, the small area of land within the highway land of Jacksons Edge Road plus the small slither of land at the Jacksons Edge Road / Lymewood Drive junction would also be removed from the Green Belt, as shown on the map.

The Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent. These are the prominent tree and hedge-lined field boundary to the sports club.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel DS29, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
DS29: Land to the west of Lymewood Drive	Although this parcel makes limited degree of contribution to majority of the Green Belt purposes, overall it is considered to make a major contribution to the Green Belt purposes and removal of this parcel from the Green Belt will detrimentally undermine the overall Green Belt function of preventing urban sprawl. ¹⁶	Significant contribution

Green Belt Assessment of Potential Area for Release

The boundaries of the potential area of land to be released from the Green Belt correspond with the boundaries of GBAU parcel DS29 and it is considered that the GBAU assessment for parcel DS29 is applicable to this area of land, which makes a “**significant contribution**” to the purposes of Green Belt.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
DS30	Significant contribution	This parcel contains no sites being considered for release from the Green Belt.	GBAU parcel DS30 is visually separated by a substantial wooded boundary to the sports ground. Release of CFS275 is unlikely to impact on the Green Belt function of DS30.	No adjacent land considered for release.

The area also sits within the GBAU General Area P4, which makes a major contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

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

¹⁶ The ‘overall evaluation’ as presented in the GBAU is erroneous as the parcel makes a ‘significant’ contribution to Green Belt purposes as presented in the ‘overall assessment’. It makes a ‘contribution’ to checking unrestricted sprawl; preventing neighbouring towns from merging; and preserving the setting and character of historic towns. It makes a significant contribution to safeguarding the countryside from encroachment and a major contribution (as with all Disley Green Belt) to assisting in urban regeneration. Overall, it is clear that the GBAU overall assessment of ‘significant contribution’ is correct.

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

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

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

Summary

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

Appendix 3: Traffic light forms

TL: CFS29 Cloughside Farm, Lower Greenshall Lane

Cloughside Farm, Lower Greenshall Lane, Disley, CFS29 GREEN BELT	Gross site area 4.70ha, 141 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 4 in the CIL Charging Schedule and the site owner has confirmed that development is deliverable.
2. Landscape impact?	A	The site is adjacent to the urban area and well bounded by existing development, Burynewick Wood and the railway line slightly on embankment. Footpath 66 Disley follows a route along the northern side of the canal and would allow good views across the site but it is likely that landscape impacts could be mitigated.
3. Settlement character and urban form impact?	A	The site is adjacent to the settlement and adjoins development on its longest (southern) side plus a good portion of the northern and western sides.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	A	The site is on the edge of an existing residential area and the proposed residential use is compatible. It is adjacent to a railway line and some noise mitigation may be required.
6. Highways access?	G	There are existing access points to Redhouse Lane and Lower Greenshall Lane. The existing field gate access to Redhouse Lane would need improvements/relocating along the Redhouse Lane site frontage but a satisfactory level of visibility could be achieved.
7. Highways impact?	A	A Transport Assessment will be needed to assess the traffic impact on the local highway network, including the impact at the Redhouse Lane/A6 Buxton Road junction, the narrow railway bridge on Redhouse Lane and the narrow canal bridge on Redhouse Lane, which has poor forward visibility. It is considered that existing shortcomings could be mitigated. The narrow canal bridge could be signalled with single alternate operation, this would overcome the poor forward visibility and allow a footway to be provided over the bridge. In terms of the narrow railway bridge there is sufficient intervisibility between oncoming vehicles and there is an existing giveway to oncoming traffic signage (with priority in one direction). In terms of pedestrian access, a footway could be

Criteria	Category	Commentary
		provided along the site frontage between the site access and the canal bridge which would allow the site to be connected to the footway network on the other side of the bridge.
8. Heritage assets impact?	A	There is a grade II listed cottage (White Cottage) directly adjacent to the site and development of the site would have an impact on its open rural setting. Canal Bridge No. 26 on Redhouse Lane and Canal Bridge 27 on Lower Greenshall Lane are Grade II listed buildings and are adjacent to the W and E corners of the site. The development of the site would have an impact on the views from the bridges and their open rural setting. The Peak Forest Canal itself is a non-designated heritage asset; it is not included in the Local List of Historic Buildings SPD (2010) but its full length, including the listed canal bridges, was completed in 1800. It has heritage significance and so should be regarded as a non-designated heritage asset. The development of the site would have an impact upon the views from it and its open rural setting. A heritage impact assessment would be required to establish the significance of the heritage assets and potential for harm.
9. Flooding/drainage issues?	R	The site has been subject to a number of flood investigations caused by overland flow from this site in its green field condition. Surface water risk is believed to be much wider than that shown on the risk mapping based on the flooding witnessed on site on a number of occasions. A number of the properties directly adjacent to this area have made complaints about internal property flooding as a result of this parcel of land. This land rises up away from the unadopted Cloughside road. There have also been complaints to the Environment Agency as a result of alleged ground/river contamination and waste being buried and stored on this site. Although not within a flood zone, the area adjacent to the watercourse to the east of the site would be considered as Floodzone 3 and as such would not be suitable for development. This site would be very challenging to develop without increasing flood risk offsite.
10. Ecology impact?	A	The Peak Forest Canal Local Wildlife Site is directly adjacent to the site and there may be significant effects, but avoidance / mitigation measures are possible, including the provision of a landscaped buffer on the site's southern boundary. Bury mewick Wood located at the

Criteria	Category	Commentary
		eastern side of the site is listed on the national inventory of Priority Woodland Habitat. This woodland should be retained and avoidance measures would be required so that this area is excluded from the site. Existing hedgerows and trees should be retained.
11. TPOs on/immediately adjacent?	G	There are no TPOs within or immediately adjacent to the site.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for shallow coal and within 250m of sandstone and sand & gravel resources. The Coal Authority should be consulted on any planning application for the development of this site. Due to the proximity of the canal and railway line, sandstone and sand & gravel mineral extraction may not be viable.
14. Accessibility?	G	The site meets the minimum standard (green) for 17 of the accessibility criteria but fails to meet the minimum standard (amber) for one criterion (leisure facilities) and significantly fails to meet the minimum standard (red) for two criteria (supermarket; and secondary school).
15. Public transport frequency?	G	There is a commutable bus service to Stockport, Manchester Airport and Buxton, and a commutable rail service to Manchester and Buxton within walking distance.
16. Brownfield/greenfield?	R	The site is greenfield land.
17. Agricultural land?	G	The agricultural land quality of the majority of the site is Grade 4. The northern end of the site is Grade 3. It is not known if this is 3a or 3b but is assumed to be 3b given its proximity to Grade 4 land.
18. Contamination issues?	R	The site has been in use as a farm and it is within two no. 50m landfill buffers (for special and biodegradable waste). In addition, a railway line forms the northern site boundary. Overall, there is a high potential for contamination issues and a phase I and phase II contaminated land assessment would be required with any future planning application.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	G	The site is within 500m of an existing employment area.

TL: CFS196 Land at Hag Bank Lane

Land at Hag Bank Lane, Disley, CFS196 GREEN BELT	Gross site area 0.08ha, 2 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 4 in the CIL Charging Schedule and the site owner has confirmed that development is deliverable.
2. Landscape impact?	G	This is a very small site directly adjacent to the urban area and there are unlikely to be landscape impacts.
3. Settlement character and urban form impact?	R	The site is immediately adjacent to the settlement but only adjoins development on one side. However, given its small size it has only a very minor impact on the settlement character and urban form.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	A	The site is on the edge of an existing residential area and the proposed residential use is compatible. The site is close to a railway line and some noise mitigation may be required.
6. Highways access?	A	There is no existing physical access point but one could be created to Hollinwood Road or Hag Bank Lane although the site topography is difficult.
7. Highways impact?	G	There are no known highways issues that would prevent a development of 2 dwellings in this location.
8. Heritage assets impact?	A	The Disley Conservation Area lies just to the south of the site. The Conservation Area boundary includes the railway bridge but excludes the site. However, the site is part of an attractive scene in the framed view out from the Conservation Area under the bridge, with: dense trees; a distinctive shape; steep changes of level and stone boundary walls. It thus contributes considerably to the Conservation Area's setting and historic significance. Development of the site may cause substantial harm to that setting and significance. A heritage impact assessment would be required to establish the significance of the heritage asset and potential for harm.
9. Flooding/drainage issues?	G	The site is entirely within Flood Zone 1 and there are no known drainage issues.
10. Ecology impact?	G	There are no ecological designations within or adjacent to the site and there are unlikely to be any significant adverse impacts.
11. TPOs on/immediately adjacent?	G	There are no TPOs within or immediately adjacent to the site.
12. In an AQMA?	G	The site is not located in an AQMA.

Criteria	Category	Commentary
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for shallow coal and within 250m of sandstone and sand & gravel resources. The Coal Authority should be consulted on any planning application for the development of this site. Due to the size of the site it is likely that sandstone and sand & gravel mineral extraction will not be viable.
14. Accessibility?	G	The site meets the minimum standard (green) for 18 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 two criteria (supermarket; and secondary school).
15. Public transport frequency?	G	There is a commutable bus service to Stockport, Manchester Airport and Buxton, and a commutable rail service to Manchester and Buxton within walking distance.
16. Brownfield/greenfield?	R	The site is greenfield land.
17. Agricultural land?	G	The agricultural land quality of the site is Grade 4.
18. Contamination issues?	G	The site is classed as fields and there is a low potential for contamination issues. A phase I contaminated land assessment would be required with any future planning application.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	A	The site is between 500m and 1,000m from an existing employment area.

TL: CFS199 Greystones Allotment Site, Buxton Road

Greystones Allotment Site, Buxton Road, Disley, CFS199	Gross site area 0.36 ha, 20 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 1 in the CIL Charging Schedule but the site owner has confirmed that development is deliverable and that the allotments could be relocated to a suitable nearby site.
2. Landscape impact?	G	The site is within the urban area and is bounded by Buxton Road, existing development and the railway line. There are unlikely to be landscape impacts.
3. Settlement character and urban form impact?	G	The site is wholly within the settlement.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	A	The site is within an existing residential area and the proposed residential use is compatible but it is located between a railway line and the A6 road; some noise mitigation may be required. A noise impact assessment would be required as part of any future planning application.
6. Highways access?	G	Site has existing field gate access to the A6 Buxton Road, which would need improvements / relocating along the A6 site frontage.
7. Highways impact?	G	No known issues that would prevent development in this location.
8. Heritage assets impact?	G	No known heritage assets on or adjacent to the site. There does not appear to be an impact on the setting of heritage assets further away.
9. Flooding/drainage issues?	G	The site is entirely within Flood Zone 1 and there are no known drainage issues.
10. Ecology impact?	G	There are no ecological designations within or adjacent to the site. Development is unlikely to result in any significant adverse impacts.
11. TPO's on/immediately adjacent?	A	There is a TPO area at the eastern boundary but it is likely that this could readily be accommodated in any development with sensitive design / layout.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for shallow coal and sandstone. The Coal Authority should be consulted on any planning application for the development of this site. Due to the size of the site it is likely that sandstone mineral extraction will not be viable.
14. Accessibility?	G	The site meets the minimum standard (green) for 14 of the accessibility criteria but fails to meet the minimum standard (amber) for six criteria (supermarket; post office; pharmacy;

Criteria	Category	Commentary
		secondary school; medical centre; and leisure facilities). It does not significantly fail to meet the minimum standard (red) for any of the criteria.
15. Public transport frequency?	G	There is a commutable bus service to Stockport, Manchester Airport and Buxton, and a commutable rail service to Manchester and Buxton within walking distance.
16. Brownfield/greenfield?	R	The site is greenfield land
17. Agricultural land?	G	The agricultural land quality of the site is Grade 4.
18. Contamination issues?	G	The site is in use as allotment gardens and there is a low potential for contamination issues. A phase I contaminated land assessment would be required with any future planning application.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	A	The site is between 500m and 1,000m from an existing employment area.

TL: CFS275 Land off Lymewood Drive

Land off Lymewood Drive, Disley, CFS275 GREEN BELT	Gross site area 0.67ha, 21 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 4 in the CIL Charging Schedule and the site owner has confirmed that development is deliverable.
2. Landscape impact?	A	The site is adjacent to the urban area and there are no footpaths across the site but there are some limited long range views and an unsubstantial outer boundary. There is potential to mitigate any impacts through sensitive layout and design.
3. Settlement character and urban form impact?	G	The site is immediately adjacent to the settlement and adjoins development on three sides.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	The site is on the edge of an existing residential area and the proposed residential use is compatible.
6. Highways access?	G	There is an existing access point to Lymewood Drive. Existing access not suitable for development, but new access can be created to the site from Lymewood Drive.
7. Highways impact?	G	There are no known highways issues that would prevent a development of 21 dwellings in this location.
8. Heritage assets impact?	G	No known heritage assets on or adjacent to the site. There does not appear to be an impact on the setting of heritage assets further away.
9. Flooding/drainage issues?	G	The site is entirely within Flood Zone 1 and there are no known drainage issues.
10. Ecology impact?	A	There is a low potential for protected species being present on this site. It is likely that potential impacts could be mitigated using standard best practice methodologies. The grassland habitats on site appear unmanaged and may be of nature conservation value. A botanical survey would need to be undertaken at the correct time of year to determine this.
11. TPOs on/immediately adjacent?	G	There are no TPOs within or immediately adjacent to the site.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for shallow coal and within 250m of sandstone resources. The Coal Authority should be consulted on any planning application for the development of this site. Due to the size of the site it is likely that sandstone mineral extraction will not be viable.
14. Accessibility?	G	The site meets the minimum standard (green) for 17 of the accessibility criteria but fails to

Criteria	Category	Commentary
		meet the minimum standard (amber) for one criterion (convenience store) and significantly fails to meet the minimum standard (red) for two criteria (supermarket; and secondary school).
15. Public transport frequency?	G	There is a commutable bus service to Stockport, Manchester Airport and Buxton, and a commutable rail service to Manchester and Buxton within walking distance.
16. Brownfield/greenfield?	R	The site is greenfield land.
17. Agricultural land?	G	The agricultural land quality of the site is Grade 4.
18. Contamination issues?	G	The site comprises fields and has a low potential for contamination issues. A phase I contaminated land assessment would be required for any future planning application.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	A	The site is between 500m and 1,000m from an existing employment area.

TL: FDR1941 Land off Jacksons Edge Road

Land off Jacksons Edge Road, Disley, FDR1941 GREEN BELT	Gross site area 2.43ha, 73 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 4 in the CIL Charging Schedule and the site owner has confirmed that development is deliverable.
2. Landscape impact?	A	This site is located to the south of Jacksons Edge Road and to the north of Lymewood Drive, which extends along the eastern boundary. To the west of the site is a sports field and pavilion. There are no landscape designations on the site, nor do any footpaths cross the site. The northern boundary has roadside vegetation restricting views across the site, but from within the site and along the southern boundary there are good views across to the peaks further to the east. There is potential to mitigate any impacts through sensitive layout and design.
3. Settlement character and urban form impact?	G	The site is immediately adjacent to the settlement and adjoins development on three sides.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	The site is on the edge of an existing residential area and the proposed residential use is compatible.
6. Highways access?	G	There is an existing access point to Lymewood Drive. Existing access not suitable for development, but new access can be created to the site from Lymewood Drive or Jacksons Edge Road.
7. Highways impact?	G	There are no known highways issues that would prevent a development of 73 dwellings in this location. Any future planning application would require a transport statement to look at the impact of the proposal, possibly reviewing the operation of the Disley crossroads signalised junction.
8. Heritage assets impact?	G	No known heritage assets on or adjacent to the site. There does not appear to be an impact on the setting of heritage assets further away.
9. Flooding/drainage issues?	G	The site is entirely within Flood Zone 1 and there are no known drainage issues.
10. Ecology impact?	A	There is potential for protected species being present on this site. It is likely that potential impacts on most species could be mitigated using standard best practice methodologies. It is possible that the buildings on site and the grasslands could support barn owl. If barn owl

Criteria	Category	Commentary
		was present, impacts on this species would be difficult to mitigate in the context of a 70+ unit housing scheme and the number of dwellings may need to be reduced accordingly. A survey would be required to establish the presence or absence of barn owl. The grassland habitats on site appear unmanaged and may be of nature conservation value. A botanical survey would need to be undertaken at the correct time of year to determine this.
11. TPOs on/immediately adjacent?	G	There are no TPOs within or immediately adjacent to the site.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for shallow coal and within 250m of sandstone resources. The Coal Authority should be consulted on any planning application for the development of this site. Due to the size of the site it is likely that sandstone mineral extraction will not be viable.
14. Accessibility?	G	The site meets the minimum standard (green) for 17 of the accessibility criteria but fails to meet the minimum standard (amber) for one criterion (convenience store) and significantly fails to meet the minimum standard (red) for two criteria (supermarket; and secondary school).
15. Public transport frequency?	G	There is a commutable bus service to Stockport, Manchester Airport and Buxton, and a commutable rail service to Manchester and Buxton within walking distance.
16. Brownfield/greenfield?	R	The site is greenfield land.
17. Agricultural land?	G	The agricultural land quality of the site is Grade 4.
18. Contamination issues?	G	The site comprises fields and has no development other than a ménage and a small building. It has low potential for contamination issues. A phase I contaminated land assessment would be required for any future planning application.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	A	The site is between 500m and 1,000m from an existing employment area.

Appendix 4: Heritage impact assessments

HIA: CFS29 Cloughside Farm

Heritage asset	Contribution that this site makes to the significance of the heritage asset	Impact that the loss of this site and its subsequent development might have upon the significance of the asset.	How might any harm be removed or reduced?	Impact that the loss of this site and its subsequent development might have on the significance of the asset with mitigation measures in place.	Conclusions.
<p><u>White Cottage, Redhouse Lane (Grade II Listed Building)</u> “Formerly tollhouse now house: early C19 with C20 additions. White-washed and rendered, with black-painted sandstone dressings and pyramidal Welsh slate roof with central stone chimney. Square in plan, originally 3 storey but now 2 storey over cellars due to rise in road level.” The principal significance is its historic interest due to its former role as a Tollhouse, which dictated its siting at back of pavement. It also has some limited architectural interest due to its pyramidal roof form and windows recessed in recessed arched panels</p> <p>Medium Heritage Significance</p>	<p>The site contributes to the partial visual open, agricultural setting to the S of this heritage asset, especially as it rises up behind (S) of the building. However, the building was originally a tollhouse and so not necessarily associated with the agricultural use of the land. Its openness to the E had already been partially compromised by 1875 by the construction of Lodge Row and has subsequently been compromised by the construction of buildings on Cloughside.</p>	<p>The development of the site would erode the current partial open setting at the rear (S) of the heritage asset.</p>	<p>White Cottage has a small garden which separates it slightly from the site but harm could be reduced by:</p> <p>a) retaining a further buffer zone of landscaped open land along the N boundary of the site with White Cottage; b) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i>.</p>	<p>The development of the site with these mitigation measures in place would be Minor.</p>	<p>The site could be allocated as safeguarded land which could potentially accommodate around 90 dwellings, taking the setting of this heritage asset into account. With mitigation measures in place, the development of the site would have a Slight adverse impact on the setting of these heritage assets. This impact would at the lower end of the spectrum of “Less than substantial.”</p>
<p><u>Canal Bridge No. 26 on Redhouse Lane and Canal Bridge 27 on Lower Greenshall Lane (Grade II listed buildings)</u></p> <p>“Canal bridge: C.1800 by B. Outram for Peak Forest Canal Company. Coursed, squared, sandstone rubble with sandstone dressings. Single elliptical arch with</p>	<p>The site contributes to the partial visual open, agricultural setting to the E of Bridge No. 26 and to the N of the canal. The land drops away from S to N providing expansive views out from the bridge, the towpath and the canal itself. Bridge No 27 is substantially</p>	<p>The development of the site would further erode the current open setting to the E of Bridge No.26 and to the N of the canal</p>	<p>Harm could be reduced by: a) retaining a buffer zone of landscaped open land at the W end of the site and along its S boundary with the canal; b) ensuring that the layout of the</p>	<p>The development of the site with these mitigation measures in place would be Minor.</p>	<p>The site could be allocated as safeguarded land which could potentially accommodate around 90 dwellings, taking the setting of this heritage asset into account. With mitigation measures in place, the</p>

Heritage asset	Contribution that this site makes to the significance of the heritage asset	Impact that the loss of this site and its subsequent development might have upon the significance of the asset.	How might any harm be removed or reduced?	Impact that the loss of this site and its subsequent development might have on the significance of the asset with mitigation measures in place.	Conclusions.
<p>copied at road level with a plain parapet continuing as 4 short, curving, wing walls with square pilasters at the ends....” The principal significance of the bridge is their technological interest in association with an early industrial canal.</p> <p><u>The Peak Forest Canal (Not listed but its full length, including the listed canal bridges, was completed in 1800 and so should be regarded as a non-designated heritage asset)</u> The principal significance of the bridge is its technological interest as an early industrial canal.</p> <p>Medium Heritage Significance</p>	<p>separated from the site by distance and a densely wooded site (Burynewick Wood) and so the site makes only minimal contribution to its wider setting. The canal passes through both urban and rural areas and so it and its structures have never had an exclusively open rural setting. The setting of the canal to the S (to the S and SW of this site) has already been partially developed with residential buildings during the 20th C and is currently being further developed</p>		<p>development retains and respects historic field patterns and boundaries; c) ensuring that the height and layout of buildings retains some unrestricted views to the N from the towpath/canal; d) ensuring that the layout of any development and its detailed design are informed by <i>The Cheshire East Borough Design Guide</i>.</p>		<p>development of the site would have a Slight adverse impact on the setting of these heritage assets. This impact would be at the lower end of the spectrum of “Less than substantial.”</p>

Table Disley 20: Heritage impact assessment for CFS29

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

Appendix 5: Infrastructure providers / statutory consultees

Consultee	CFS29 Cloughside Farm	CFS275 Land off Lymewood Drive	FDR1941 Land off Jacksons Edge Road
CEC Environmental Protection	Rail noise.		
CEC Public Rights of Way	Each site should have detailed the requirement for high quality routes for active travel (walking and cycling), set within green infrastructure corridors where possible, to connect the site with key destinations or other routes. In addition, housing development sites should include local options of high quality routes for local leisure walking wherever possible.		
Environment Agency ¹⁷	SSSI in vicinity – Peak Forest Canal. Mains foul and surface sewer appears possible.	SSSI in vicinity – Peak Forest Canal. Mains foul and surface sewer appears possible.	SSSI in vicinity – Peak Forest Canal. Mains foul and surface sewer appears possible.
Historic England	Potentially developable. Adjacent to three Grade II heritage assets. Therefore will require a HIA.	No identified heritage assets.	No identified heritage assets.
Natural England	Designated Sites: No IRZ triggered for designated sites. Priority Habitat: Deciduous woodland is located along the eastern 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. The NPPF states: <i>“To minimise impacts on biodiversity and geodiversity, planning policies should: promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations...”</i> (NPPF: 117) ¹⁸ Best and Most Versatile Land: Provisional ALC Grade 3/4	Designated Sites: No IRZ triggered for designated sites. Priority Habitat: There is no Priority Habitat within the allocation site. Best and Most Versatile Land: Provisional ALC Grade 4	Designated Sites: No IRZ triggered for designated sites. Priority Habitat: There is no Priority Habitat within the allocation site. Best and Most Versatile Land: Provisional ALC Grade 4
Network Rail	Consideration should be given in Transport Assessments to the potential for increased footfall at these stations as a result of proposals for residential development, employment areas (including cumulative impact). Location of the proposal, accessibility and density of the development, trip generation data should be considered in relation to the station. Where proposals are likely to increase footfall and the need for car parking at stations, the council should include developer contributions (either via CIL, S106) to provide funding for enhancements as part of planning applications.		
NHS Clinical Commissioning	There is only one GP practice and an increase in the number of dwellings could potentially put pressure on this practice, but the impact would be felt if cumulatively the number of dwellings increased to over 250.		

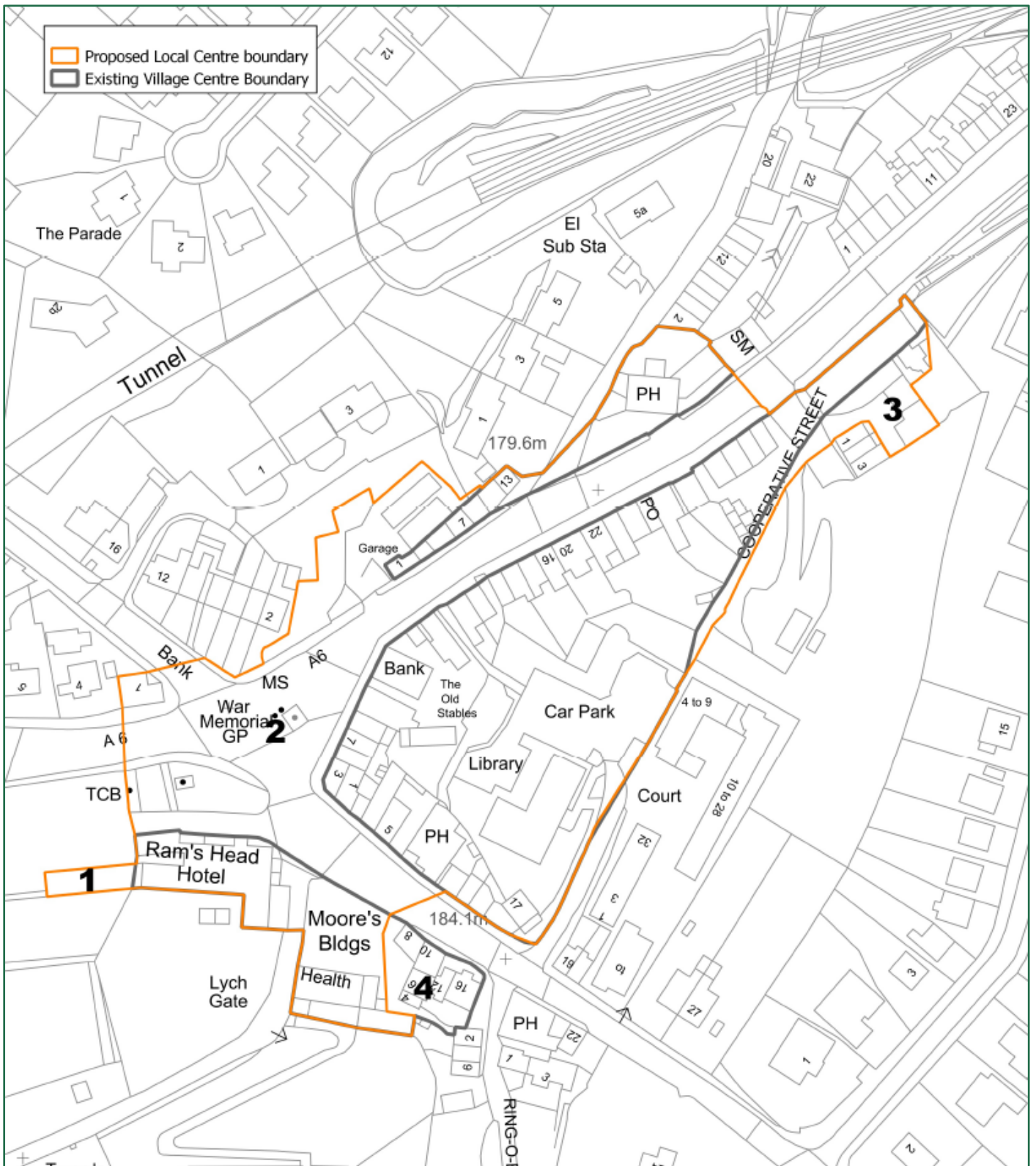
¹⁷ The Environment Agency’s comments reference the presence of the Peak Forest Canal SSSI. However, records show that the Peak Forest Canal is a Local Wildlife Site but is not a designated SSSI.

¹⁸ The revised NPPF (2019) has a similar requirement at paragraph 174: *“To protect and enhance biodiversity and geodiversity, plans should:... promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”*

Consultee	CFS29 Cloughside Farm	CFS275 Land off Lymewood Drive	FDR1941 Land off Jacksons Edge Road
Group			
United Utilities	A combined sewer runs through the site, which should be considered as part of any future proposal on the site. Any associated site specific policies must ensure surface water is drained in the most sustainable way. There are more preferable options than the combined sewer, so it must be understood that no surface water will be allowed to communicate with the combined sewer network.	Any associated site specific policies must ensure surface water is drained in the most sustainable way. There are more preferable options than the combined sewer, so it must be understood that no surface water will be allowed to communicate with the combined sewer network.	

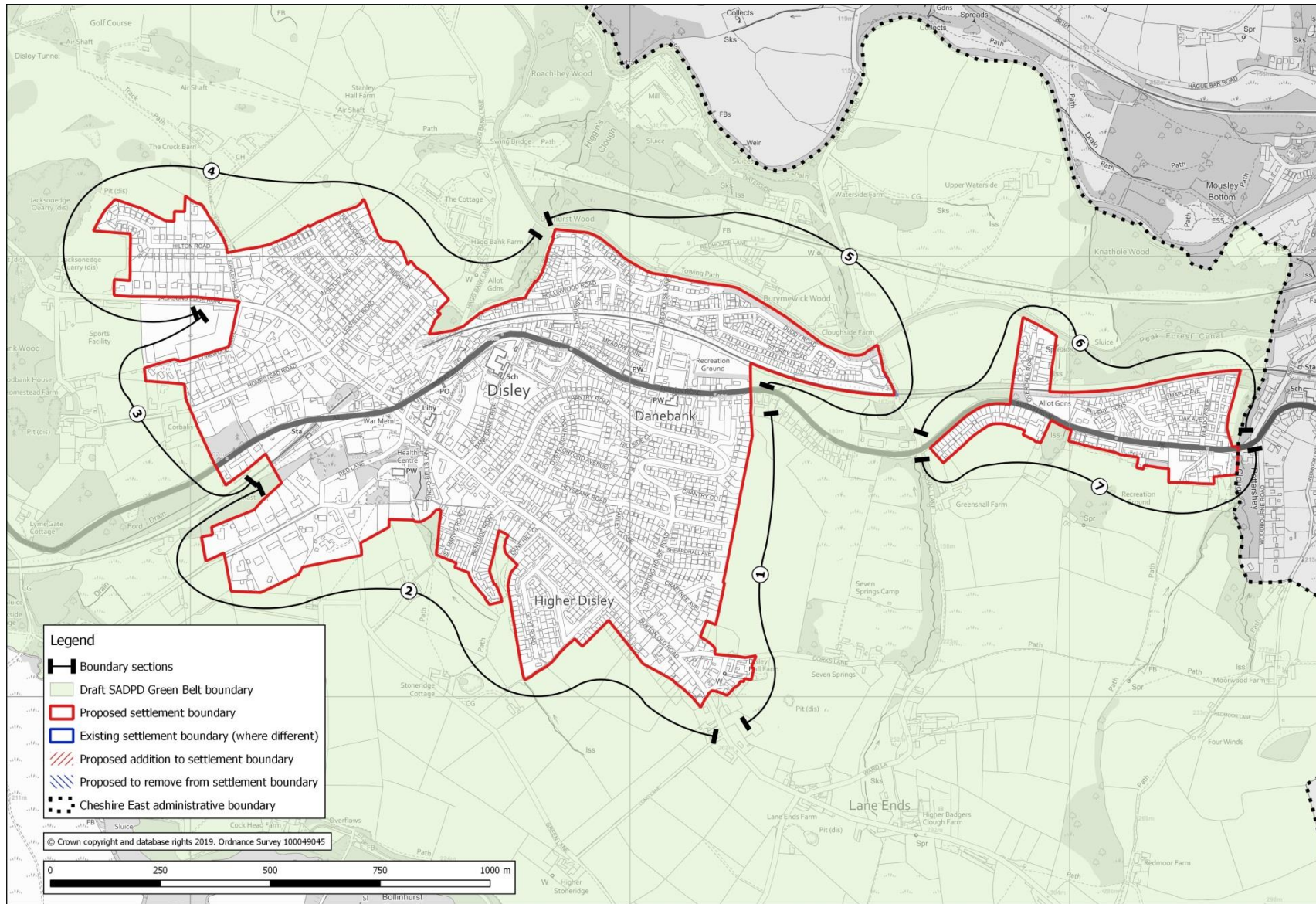
Table Disley 21: Summary of infrastructure providers / statutory consultees consultation responses

Appendix 6: Retail boundaries maps



Map Disley 5: Existing and proposed local centre boundary

Appendix 7: Settlement boundary map



Map Disley 6: Existing and proposed settlement boundary

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