

Cheshire East Local Plan

Site Allocations and Development Policies Document

Goostrey Settlement Report

[ED 30]

August 2020

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1. Introduction

- 1.1 This Report is the Goostrey Settlement Report (“GSR”) [ED 30]. 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 GSR is split into chapters detailing work carried out for Goostrey 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. Goostrey

Introduction

- 2.1 Goostrey is a village with its own settlement boundary, set in the Open Countryside, as defined on the Proposals Map of the Congleton Borough Local Plan First Review, adopted in 2005. It is identified as a Local Service Centre (“LSC”) in the adopted Local Plan Strategy (“LPS”), and has a 2018 mid-year population estimate of 3,800 people.¹

Neighbourhood Development Plan

- 2.2 Neighbourhood Planning was introduced with the Localism Act 2011 and gives communities new powers to write planning policies through Neighbourhood Development Plans (“NDPs”) and grant planning permission through Neighbourhood Development Orders. Neighbourhood planning provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 2.3 Goostrey’s NDP was made on 17 August 2017 and now forms part of the Development plan for Cheshire East. Further information can be found on the Cheshire East website.²

Strategy for development in Goostrey

- 2.4 The focus for Goostrey over the LPS period is that of limiting any further impact, exacerbated by development, on the globally important work being carried out at Jodrell Bank Observatory. It is also anticipated that Goostrey’s development needs will be largely provided for in Holmes Chapel (LPS ¶8.34).
- 2.5 In the Goostrey NDP the vision for Goostrey is:

“To maintain Goostrey as a desirable and attractive rural village in which to live, supporting a high quality of life for all residents and businesses. Any future changes or developments shall be determined for the long term benefit of the whole community.”

¹ Source: Office for National Statistics (“ONS”) 2012-18 mid-year population estimates for small areas (October 2019 release). ONS Crown Copyright 2019. ONS licensed under the Open Government Licence v. 3.0. The population figure relates to the whole area of the Goostrey LSC (as defined for Local Plan purposes, i.e. LSOAs E01018411 & E01018412).

² <http://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-g-m/goostrey-neighbourhood-plan.aspx>

3. Development needs at Goostrey

- 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 (LPS 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 (LPS Policy PG 7 “Spatial Distribution of Development”).
- 3.3 The approach to meeting development requirements in LSCs is set out in a separate paper entitled ‘The provision of housing and employment land and the approach to spatial distribution’ [ED 05]. This paper establishes that housing allocations are not necessary at the LSC tier of the settlement hierarchy and the residual LSC employment land should be provided in Holmes Chapel.

4. Site selection

Introduction

4.1 This chapter documents the implementation of the Site Selection Methodology (“SSM”) for Goostrey, and should be read alongside the SADPD Site Selection Methodology Report [ED 07] and the Revised Publication Draft SADPD (August 2020) [ED 01]. It documents the relevant Stages of the SSM.³

Stage 1: Establishing a pool of sites for Goostrey

- 4.2 In line with the SSM, a longlist of potential sites was established for Goostrey. 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 11 housing sites and one employment site were identified at Stage 1 and this pool of sites is listed and mapped in Appendix 1, with headline figures shown in Table Goostrey 1.

Stage 2: First site sift

- 4.4 The first site sift was carried out to produce a shortlist of sites for further consideration in the site selection process. Sites were removed that:
- can’t accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside, as defined in the LPS and are not currently compliant with those policies
 - are not being actively promoted
 - have planning permission as at 31/3/20
 - are in use (unless there is clear indication that this will cease)
 - contain showstoppers (SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield)
 - are LPS Safeguarded Land
 - are allocated in the LPS

³ Stage 1 – Establishing a pool of sites, Stage 2 – First site sift, Stage 3 – Decision point, Stage 4 – Site assessment, Sustainability Appraisal and Habitats Regulations Assessment, Stage 5 – Evaluation and initial recommendations, Stage 6 – Input from infrastructure providers/statutory consultees, Stage 7 – Final site selection.

4.5 Four housing sites and one employment site were included in Stage 2 following the first site sift. These are listed and mapped in Appendix 1, with headline figures shown in Table Goostrey 1.

	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
Stage 1	11	223	1	0.25
Stage 2	4	186	1	0.25

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

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

- 4.6 Stage 3 of the SSM is a decision point whereby account was taken of the most up-to-date employment and housing land supply information as at 31/03/20.
- 4.7 As detailed in ¶¶3.1 to 3.3 of this GSR, 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.

Recommendation regarding the allocation of sites for development in Goostrey (Stage 3)

'The provision of housing and employment land and the approach to spatial distribution' [ED 05] paper establishes that housing allocations are not necessary at the LSC tier of the settlement hierarchy and the residual LSC employment land should be provided in Holmes Chapel. Therefore no sites for housing and employment are required to be identified in Goostrey in the SADPD.

5. Retail planning

Introduction

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

Retail overview

- 5.2 Goostrey is a village located about 5km to the north of Holmes Chapel; a LSC.
- 5.3 The village is a LSC in the retail hierarchy, where there will be a focus on convenience and comparison retailing of an appropriate scale, plus opportunities for service users and small scale independent retailing of a function and character that meets the needs of the local community.
- 5.4 Goostrey does not have a defined centre for retail purposes in the Congleton Borough Local Plan First Review ("CBLP"). However, it contains convenience, comparison, retail service, leisure service, and financial and business service units.

Complementary strategies and parking provision

- 5.5 There are no council owned car parks in Goostrey, however off street parking is provided outside the main shopping area on Main Road.

Retail health indicators and analysis

- 5.6 The WYG Cheshire Retail Study (2016) ("CERS 2016")⁴ 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 Key Service Centres in the Borough. The WYG retail work also considered the retail health and function of the LSCs.
- 5.7 A full health check is included in Appendix 4 of the CERS 2016 (pp31 to 34)⁵, and has been updated in appendix C of the WYG Retail Study Partial Update

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https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx

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http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx

(2020) [ED 17]. The health check assessments draw on a number of key indicators in accordance with national guidance.

- 5.8 Goostrey has retained representation from all of retail service sectors and remains a quiet LSC with pedestrian activity reasonably quiet and low. The centre continues to be readily accessible for pedestrians as the retail units are condensed in a small area. There remains a good level of parking provision for those accessing Goostrey by private vehicles and public transport availability means that those coming in and out of the centre can travel hourly by bus. Goostrey continues to comprise a relatively safe environment, with a compact centre and good levels of natural surveillance. The quality of the environment in Goostrey is satisfactory, although the retail units in the centre appear to be slightly dated, albeit reasonably well maintained. The residential properties in the area continue to add to the appearance of the centre.
- 5.9 Goostrey is a small LSC and has a key role in catering for the local needs of the community. The centre only has one vacant unit present and is in reasonable health.

Impact test threshold

- 5.10 WYG have assessed the floorspace thresholds for planning applications for retail and leisure uses above which an impact assessment is required. The impact test threshold evidence, initially prepared in 2017, has been re-assessed through the 2020 WYG Retail Study Partial Update [ED 17].
- 5.11 WYG recommend that Goostrey, as a Local Centre (“LC”), should utilise a policy approach of a retail impact test threshold of 200sq.m gross floorspace outside of the LC retail boundary for convenience, comparison, service & leisure – use class A1, A2, A3, A4, and A5⁷ proposals in relation to the closest defined centre(s).

Retail and leisure boundaries

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

⁷ The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No. 757) is due to come into force on 1 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 that are suitable for a town centre area, are also included in the class. This new class allows for a mix of uses to reflect changing retail and business models. It also recognises that a building may be in a number of uses concurrently.

5.13 Goostrey does not have a defined centre in the CBLP, however the village contains a range of small shops of a local nature, located in a concentrated area, well-recognised as being the village centre. Following site visits and a review of the retail work undertaken by WYG, it is proposed to designate a LC boundary in Goostrey.

5.14 Map Goostrey 1 indicates the proposed Goostrey LC boundary.



Map Goostrey 1: Proposed Goostrey Local Centre boundary

5.15 Table Goostrey 2 justifies the proposed Goostrey LC boundary indicated on Map Goostrey 1.

Potential Local Centre boundary	Amendment proposed	Justification for amendment
85a, 85b, 85c, 85d, 164 and 168 Main Road.	Include in the LC boundary.	There is a clear concentration of units in this area, which provides a focus for Goostrey residents to access retail and service provision.

Table Goostrey 2: Goostrey Local Centre boundary justification

6. Settlement boundaries

Introduction

6.1 As set out in the LPS, settlement boundaries currently comprise the existing settlement boundaries as defined in the saved policies and proposals maps of the former districts' local plans, as amended to include sites allocated in the LPS (excluding safeguarded land). The LPS includes a commitment that

“settlement boundaries will be reviewed and defined through the production of the Site Allocations and Development Policies DPD and neighbourhood plans”.

6.2 The ‘Settlement and infill boundaries review’ note [ED 06] sets out the methodology to reviewing settlement boundaries in each of the Principal Towns, KSCs and LSCs. This uses a three-stage approach to define 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
- iii) review the relationship of settlement boundaries to physical features

Settlement boundary overview

6.3 The existing settlement boundary is defined in the CBLP and has not been amended by the Goostrey NDP.

6.4 For the purposes of review, this existing settlement boundary has been divided into sections as set out in Table Goostrey 3 and shown on Map Goostrey 5 in Appendix 2.

Ref	Boundary section	Description of existing boundary
1	Between Hermitage Lane and Booth Bed Lane.	Boundary runs north along the western side of Hermitage Lane, and then runs west along Main Road to New Platt Lane, where it travels in a north-westerly direction until it meets the Borough boundary. It then follows the rear curtilage boundary of properties on Lea Avenue, and then the western and northern curtilage boundaries of 21 Wood Lane. The boundary then travels south east along Wood Lane, before turning north east along the north western and rear curtilage boundaries of 14 Wood Lane. It runs along the rear curtilage boundary of 12 and 10 Wood Lane, and properties along Eaton Lane, where it then crosses Booth Bed Lane.
2	Between Booth Bed Lane and the rear of properties on Hermitage Lane.	Boundary runs south along Booth Bed Lane, then follows the rear curtilage boundary of properties on Swanwick Close and Sandy Lane, and 51 Main Road, then runs east along (and then crossing) Main Road. It then follows the rear curtilage boundaries of properties along Alison Drive, The Meadow,

Ref	Boundary section	Description of existing boundary
		Nether Lea, and Hermitage Lane (up to the southern curtilage of The Woodlands), which it then crosses.
3	Between Main Road and Church Bank.	Boundary runs north along Shear Brook (to the west of 69 Main Road) and then follows the rear curtilage boundary of properties on Willow Lane. It then travels in a north easterly direction along Mill Lane, crossing at The Old Mill, to follow Red Lion Brook in a south easterly direction. It then runs along the rear curtilage boundaries of properties on Spinney Avenue, and Brooklands Drive, where it then follows Red Lion Brook again until it crosses Church Bank.
4	Between Church Bank and the rear of properties on Station Road	The boundary follows Red Lion Brook where it then runs south following tree boundaries to the rear of properties on Church Bank, and then the rear curtilage of properties along Station Road, until it meets a track. It then crosses a field in a south easterly direction to Fern Bank, where it runs along the eastern side of the property to the access road. The boundary then travels south easterly following a hedge and the rear curtilage boundary of 25 Station Road. It then runs left along a hedge, which appears to be within the curtilage of the property, and then it crosses Station Road.
5	Between Station Road and Main Road.	The boundary runs along Station Road in a north westerly direction, and then follows the rear curtilage boundary of 10 and 12 Station Road. It then runs along the north western boundary of an area of woodland, where it then follows the rear curtilage boundary of the school ground. It then travels north along The Paddock and then west along Main Road, following the rear curtilage boundary of the properties. The boundary continues west following the rear curtilage of properties along Bank View, The Acreage, Fieldside Close, and Main Road (up to the western curtilage of 92), which it then crosses.

Table Goostrey 3: Existing settlement boundary

6.5 This existing settlement boundary is shown on Map Goostrey 4 in Appendix 2.

Settlement boundary review

6.6 Each section of the existing settlement boundary has been reviewed using the methodology set out in the 'Settlement and infill boundaries review' note [ED 06]. The assessments and recommendations for defining the new boundary are set out in Table Goostrey 4.

Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
1	This boundary is not impacted by any LPS strategic site allocations, proposed SADPD site allocations or Neighbourhood Plan site allocations.	This boundary is not impacted by any extant planning consents.	This boundary excludes a completed residential development of 1 dwelling (16/1214C). However, the site is relatively large with low levels of previously developed land and built form.	This boundary excludes a completed residential development of 1 dwelling (16/1214C). However the site contains a relatively extensive domestic garden, and appears to better relate to the countryside, rather than the built form of the settlement.	This boundary follows a clear boundary using roads (Hermitage Lane, Main Road and Wood Lane), as well as existing development with established boundaries.	No change to existing boundary.
2	This boundary is not impacted by any LPS strategic site allocations, proposed SADPD site allocations or Neighbourhood Plan site allocations.	This boundary excludes a new development of 2 dwellings (15/5517C), between 51 and 61 Main Road.	This boundary excludes a new development of 2 dwellings (15/5517C). Adjacent to this are dwellings. The completed development appears to have a relatively high	This boundary excludes a new development of 2 dwellings (15/5517C). Adjacent to this are dwellings to the east and west, which relate to the built form of the settlement.	This boundary follows a clear boundary using roads (Booth Bed Lane, and Main Road), as well as existing development with established boundaries.	The boundary should be amended to include 15/5517C between 51 and 61 Main Road, and 61, 63, 65, and 67 Main Road (2A). The new boundary would follow the rear curtilage boundaries of residential properties of Main Road (excluding 61a Main

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Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
			level of built form. The adjacent properties to the east are fairly well contained, with the exception of 67 Main Road, which has a soft boundary of post and rail fencing.			Road) in an easterly direction, until 67 Main Road, where it follows the property's eastern curtilage boundary until it meets and crosses Main Road. The boundary then travels in a westerly direction until it reaches the existing settlement boundary at 60 Main Road.
3	This boundary is not impacted by any LPS strategic site allocations, proposed SADPD site allocations or Neighbourhood Plan site allocations.	This boundary excludes a new development of 1 dwelling (13/4504C), at 38 Brooklands Drive.	This boundary excludes a new development of 1 dwelling (13/4504C). The completed development adjoins the existing settlement boundary on two sides.	This boundary excludes a new development of 1 dwelling (13/4504C). However the built form appears to be contained in the existing settlement boundary, with an extensive rear garden that has a functional relationship with the countryside. The boundary	This boundary follows rear curtilage boundaries of properties, a road and Red Lion Brook. Part of the boundary is considered to be soft to the north of 36 Mill Lane, being post and rail fencing. Also to the rear of 38A, 38, 46 and 48 Brooklands Drive the boundary does not appear to follow any physical features. However it is not considered practicable/appropriate to amend these parts of the boundary as the excluded	The boundary should be amended to exclude the wooded area to the rear of 36 Mill Lane, 33 to 39 Woodlands Drive (odd numbers), 7 and 8 Meadow Close, and 7 and 10 Mill Stream (3A). The new boundary would follow the edge of woodland to the rear of these properties until it meets the existing settlement boundary.

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Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
				includes an area of woodland that does not have a functional requirement to be located within the settlement boundary.	area contains extensive gardens.	
4	This boundary is not impacted by any LPS strategic site allocations, proposed SADPD site allocations or Neighbourhood Plan site allocations.	This boundary is not impacted by any extant planning consents.	This boundary is not impacted by any existing built development.	The boundary does not exclude land that has a functional relationship to the built-up area. However, it does include areas of land and a cottage that do not have a functional requirement to be located in the settlement boundary (grassland to the east of properties on Church Bank, land between a track and 17	The boundary follows a brook and some rear curtilage boundaries. However, part of the boundary is considered to be soft and does not follow any physical features around Brookside Cottage on Church Bank. However it is not considered practicable to amend the boundary as it excludes an extensive garden.	The boundary should be amended to exclude the area of grassland to east of properties on Church Bank (4A). The new boundary would follow the rear curtilages of Bridge Cottage, The Old Yard House and Timber Yard, and The Forge to where it meets the curtilage boundary of the Red Lion and then the existing settlement boundary. The boundary should also exclude an area of land between a track and 17 Station Road (4B). The new boundary would then follow the track to

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Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
				Station Road, and an area to the east of the driveway to 21A and 21 B Station Road and 25 Station Road).		the south west and then the northern curtilage boundary of 17 Station Road and 21A Station Road, until it meets the existing settlement boundary. The area to the east of the driveway to 21A and 21 B Station Road and 25 Station Road should be excluded from the boundary (4C). The new boundary would run south west along the driveway until it crosses Station Road, meeting the existing settlement boundary.
5	This boundary is not impacted by any LPS strategic site allocations, proposed SADPD site allocations or Neighbourhood Plan site allocations.	This boundary is not impacted by any extant planning consents.	This boundary is not impacted by any existing built development.	The boundary excludes a small area of garden (rear of 38 Bank View). It includes an area of open space (RG4 in the Open Spaces Assessment 2012) that does	This boundary generally follows rear curtilage boundaries of properties. In some places the boundary does not follow any physical features or is a soft boundary. It is not proposed to amend these boundaries, with the exception of one section, as	The boundary should be amended to exclude the playing field at Goostrey Community Primary school (5A). The new boundary would run alongside the edge of the playing field between the school building and the field and then along

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Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
				not have a functional requirement to be located in the settlement boundary.	it is not considered practicable/appropriate to do so, as the excluded areas are extensive gardens (rear of 5, 7 and 10 Fieldside Close and 92, 100, Springfield and 118 Main Road, and a well contained field access between 190 and 192 Main Road).	the access road, until it meets the existing settlement boundary. The boundary should be amended to include the area of garden within the curtilage boundary of 38 Bank View (5B). The new settlement boundary would follow the southern and western curtilage boundaries of this property until it meets the existing settlement boundary.

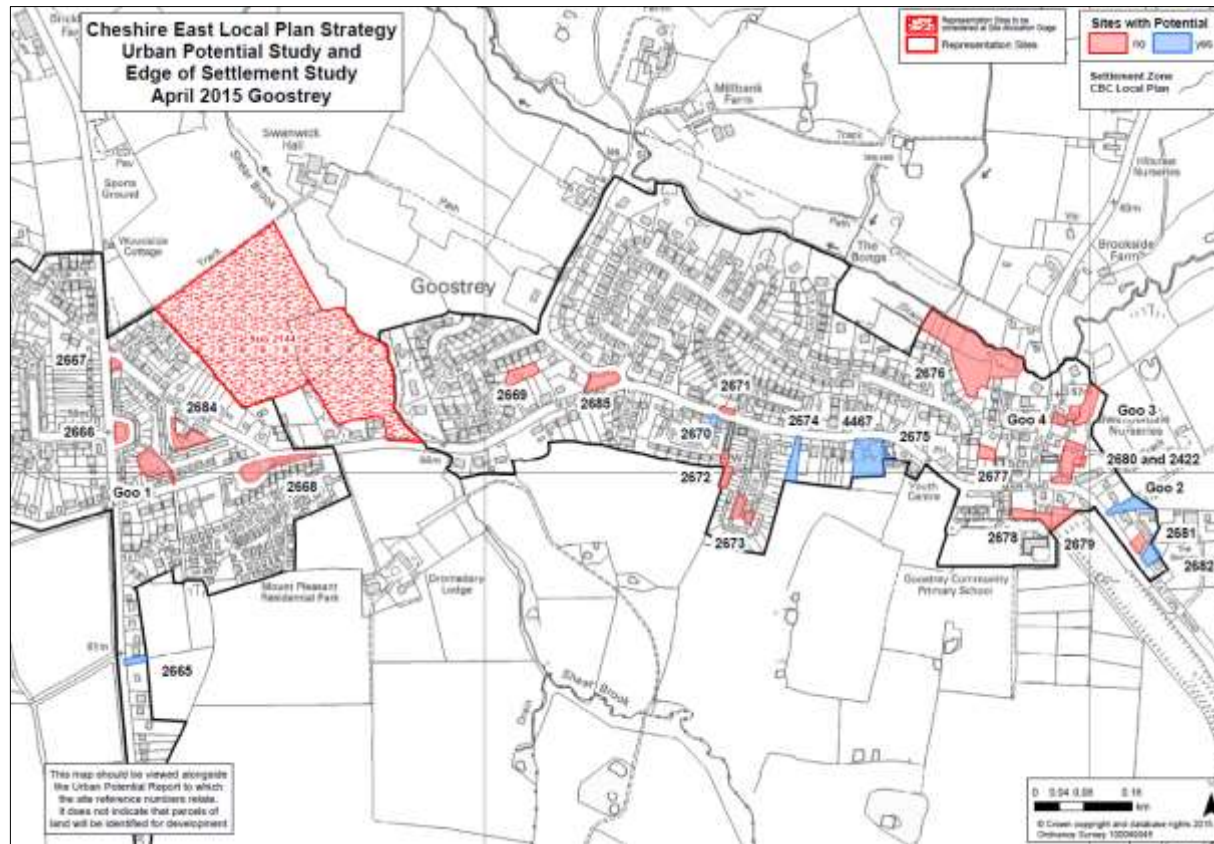
Table Goostrey 4: Boundary review and recommendations

6.8 The proposed boundary is shown on Map Goostrey 5 in Appendix 2.

7. Appendices

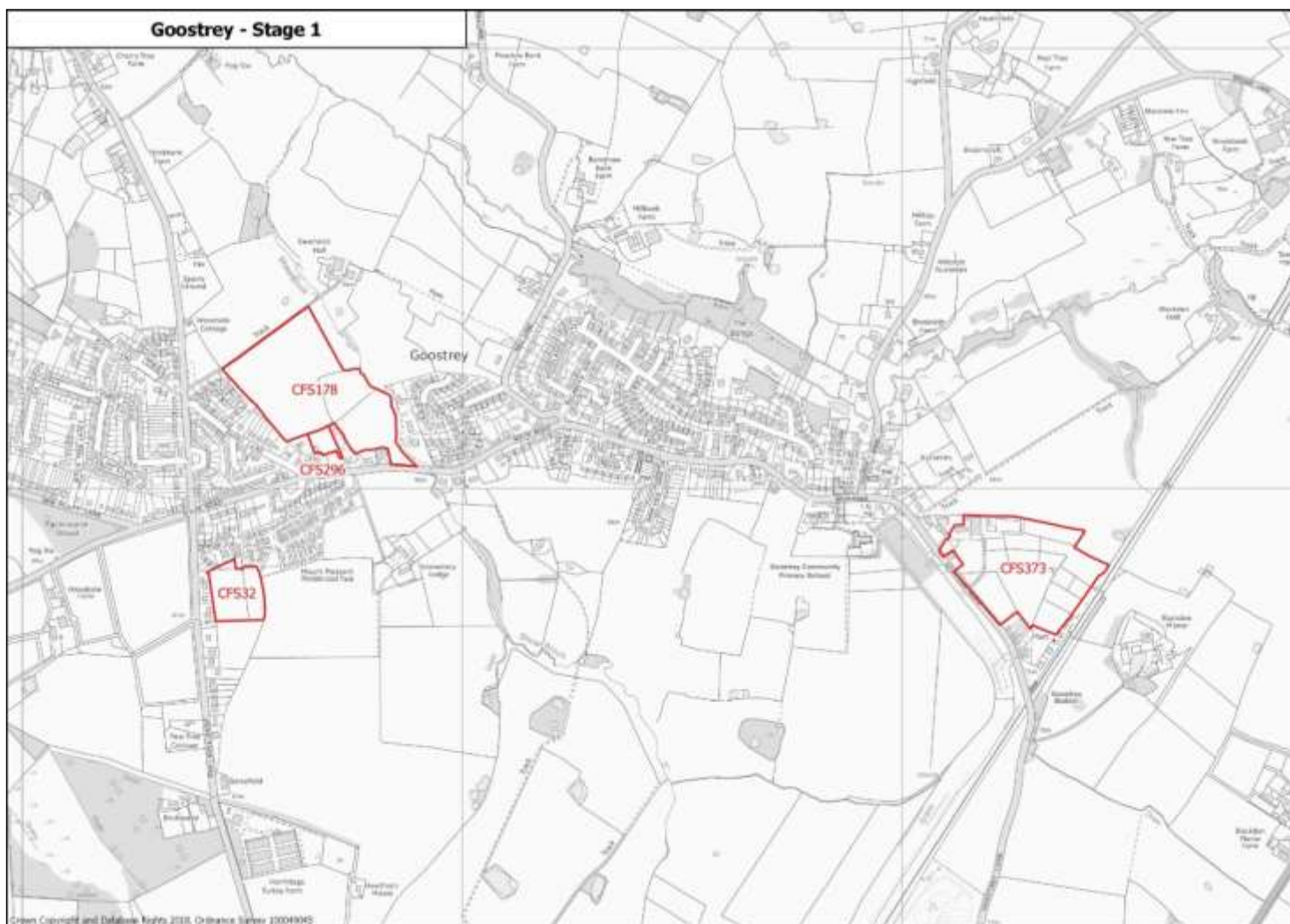
Appendix 1: Site selection maps and table

A: Stage 1 site maps



Map Goostrey 2: Urban Potential Assessment and Edge of Settlement Assessment (2015)

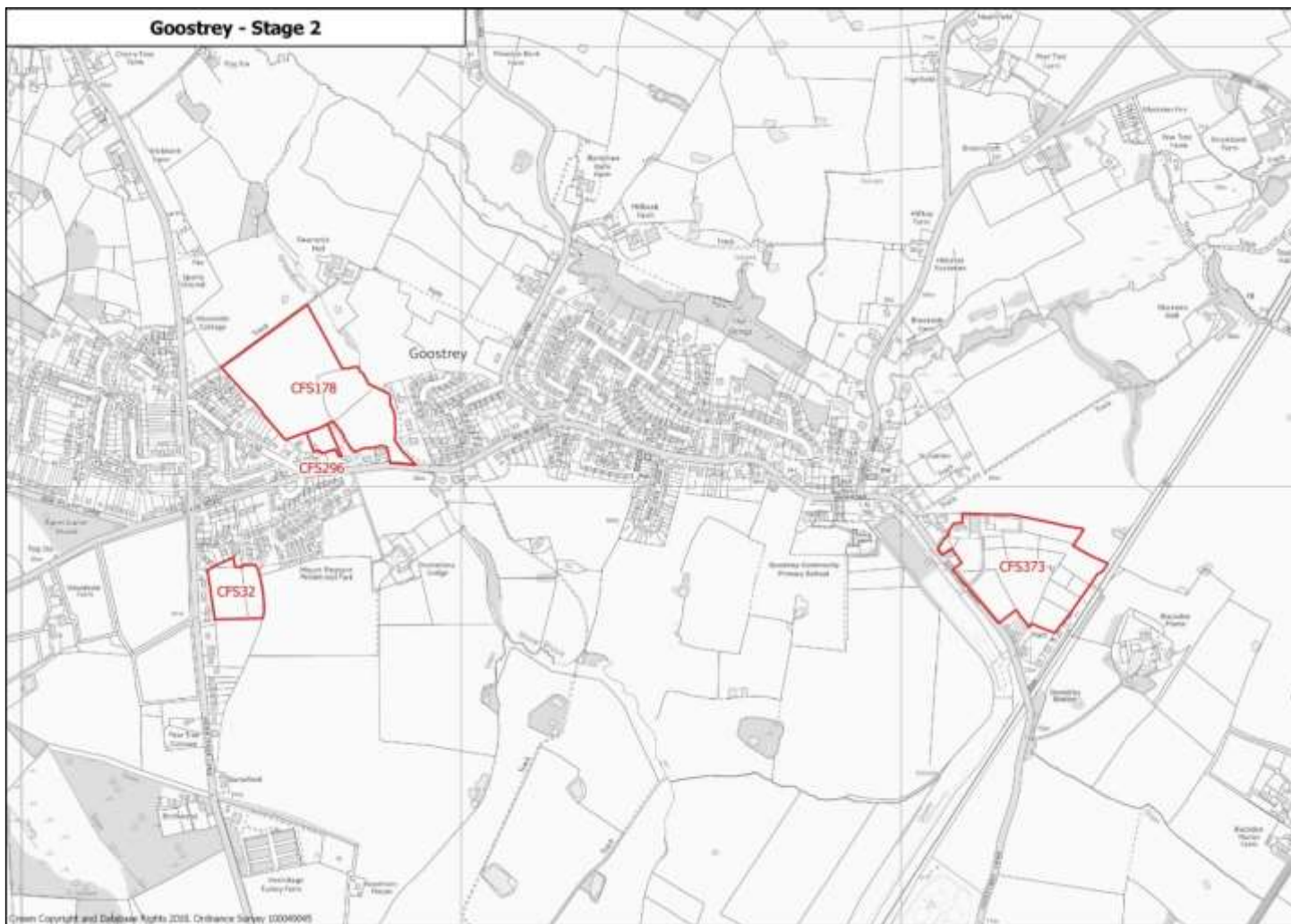
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Map Goostrey 3: Call for sites (2017), First Draft SADPD consultation (2018) and Initial Publication Draft SADPD consultation (2019)

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B: Stage 2 site map



Map Goostrey 4: Stage 2 sites

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C: Stage 1 and Stage 2 sites table

Source ⁸	Ref	Site name and address	Size (ha) ⁹	No. of dwgs ¹⁰	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹¹ (Y/N)	Comments
B	2665	Land off Hermitage Lane	0.03	1	0	0	No	Y	Can't accommodate 10 dwellings or more and the site is not being actively promoted.
B	2670	Land adj to 168 Main Road	0.02	1	0	0	No	Y	Can't accommodate 10 dwellings or more and the site is not being actively promoted.
B	2674	Rear of Bank View, Main Road	0.10	3	0	0	No	Y	Can't accommodate 10 dwellings or more and the site is not being actively promoted.
B	4467	208 Main Road	0.32	8	0	0	No	Y	Can't accommodate 10 dwellings or more and the site is not being actively promoted.
B	2675	Rear of 208/212 Main Road	0.01	1	0	0	No	Y	Can't accommodate 10 dwellings or more and the site is not being actively promoted.
B	2682	Land adjoining 25 Station Road	0.06	2	0	0	No	Y	Can't accommodate 10 dwellings or more and the site is not being actively promoted.
B	Goo 2	Land adjoining 17	0.09	1	0	0	No	Y	Can't accommodate 10 dwellings

⁸ A – Local Plan Strategy Settlement Final Site Selection Report (July 2016), B – Urban Potential Assessment (August 2015), C – Edge of Settlement Assessment (August 2015), D – Call for sites (June 2017), E – LPS Examination Hearings (October 2016), F – First Draft SADPD consultation (October 2018), G – Initial Publication Draft SADPD consultation (September 2019).

⁹ Numbers in brackets are the developable areas, when stated in the call for sites/First Draft SADPD representation/Initial Publication Draft SADPD representation.

¹⁰ Figure as stated in call for sites/First Draft SADPD representation/Initial Publication Draft SADPD representation or estimated at 30 dwellings per hectare.

¹¹ Exclude sites that: can't accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside (as defined in the LPS) and are not currently compliant with those policies; are not being actively promoted; have planning permission as at 31/3/20; are in use (unless there is clear indication that this will cease); contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield); are LPS Safeguarded Land; are allocated in the LPS.

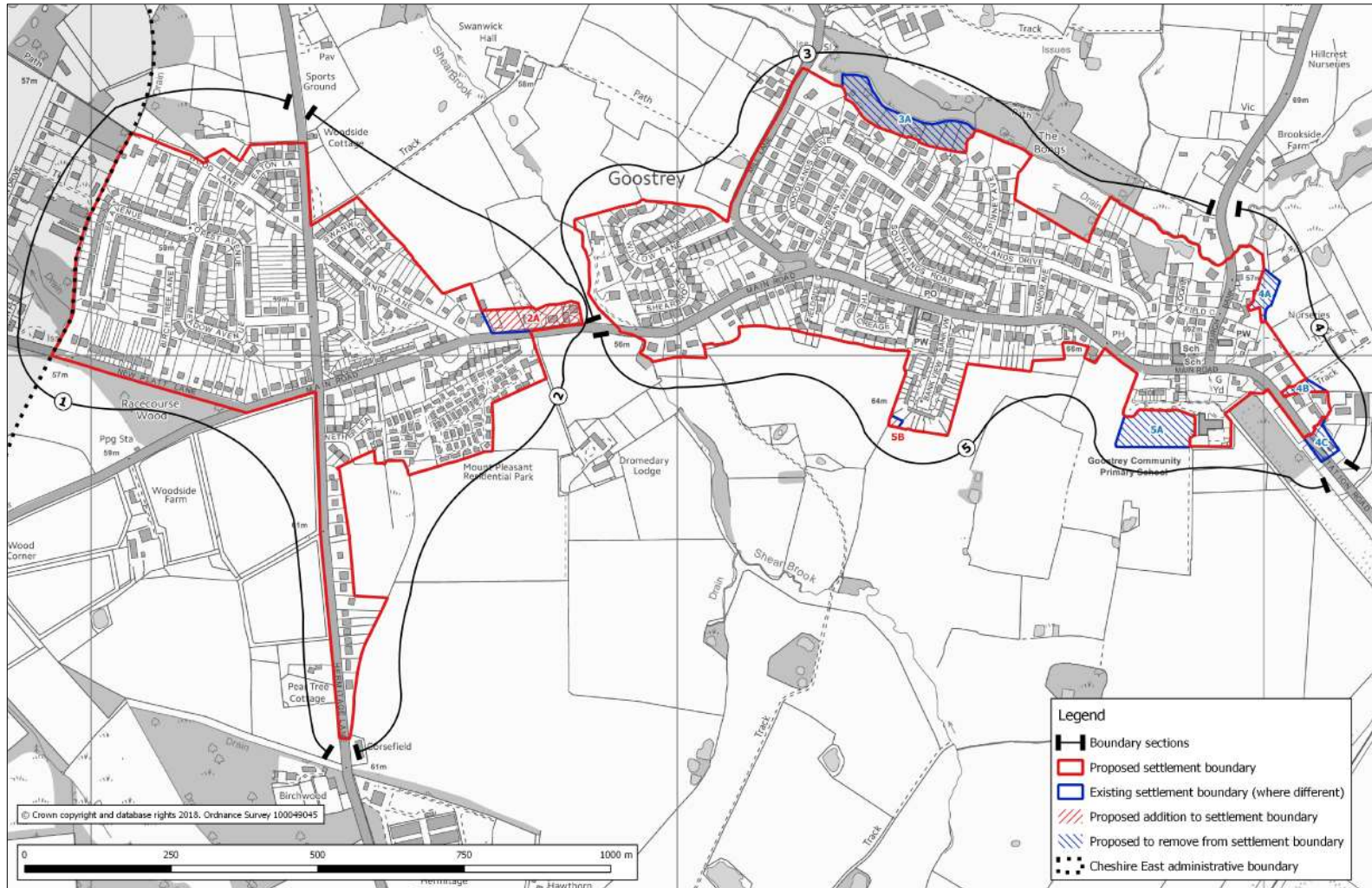
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Source ⁸	Ref	Site name and address	Size (ha) ⁹	No. of dwgs ¹⁰	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹¹ (Y/N)	Comments
		Station Road							or more and the site is not being actively promoted.
C	SUB2144	Land off Main Road	6.92	138	0	0	No	Y	The site is not being actively promoted in this format. The same site is being actively promoted as CFS 178 (see below).
D	CFS 32	Land to the S of Nether Lea	1.44 (0.9)	12	0	0	0.5ha open space	N	
D	CFS 178	Land off Main Road	6.92 (4.5)	118	0	0	No	N	Part of the site is in flood zone 3b along the south-eastern boundary, but this is not considered a showstopper for the whole site. See SUB2144 above.
D/F/G	CFS 296/ FDR2251/ PBD2704	Land adjacent to 51 Main Road	0.30	6	0	0	No	N	Although it is considered that the site can't accommodate 10 dwellings or more it is in Open Countryside and would not be currently compliant with that policy.
D	CFS 373	Land N of Station Road	6.51 (1.7)	50	0.25	0	No	N	

Table Goostrey 5: Stage 1 and Stage 2 sites

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Appendix 2: Settlement boundary map



Map Goostrey 5: Existing and proposed settlement boundary

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