

Cheshire East Local Plan

Site Allocations and Development Policies Document

Haslington Settlement Report

[ED 32]

August 2020

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1. Introduction

- 1.1 This Report is the Haslington Settlement Report (“HSR”) [ED 32]. 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 HSR is split into chapters detailing work carried out for Haslington 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. Haslington

Introduction

- 2.1 Haslington is a village with its own settlement boundary as defined on the Proposals Map of the Crewe and Nantwich Local Plan (2005) and policy PG 6 (table 8.3) of the Local Plan Strategy (“LPS”) (2017). It is identified as a Local Service Centre (“LSC”) in the LPS, and has a 2018 mid-year population estimate of 4,600 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 (“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 The Haslington Neighbourhood Development Plan area was designated on the 16 February 2016. Further information on the progress on the Neighbourhood Plan can be found on the Cheshire East website.¹

Strategy for development in Haslington

- 2.4 The focus for Haslington, as a Local Service Centre (“LSC”), over the LPS plan period is some modest growth in housing and employment to meet locally arising needs and priorities, to reduce the level of out-commuting and to secure their continuing vitality.

¹ <http://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-g-m/haslington-neighbourhood-plan.aspx>

3. Development needs at Haslington

- 3.1 The LPS identifies a borough wide requirement for a minimum of 36,000 homes and 380 hectares of employment land over the plan period, 2010 to 2030 (Policy PG 1 Overall Development Strategy).
- 3.2 LSCs are expected to accommodate in the order of 3,500 new homes and 7 hectares of employment land (Policy PG 7 Spatial Distribution of Development).
- 3.3 The approach to meeting development requirements in LSCs is set out in a separate paper entitled 'The provision of housing and employment land and the approach to spatial distribution' [ED 05]. This paper establishes that housing allocations are not necessary at the LSC tier of the settlement hierarchy. The residual requirement for employment land at the LSC tier is to be met at Holmes Chapel.

4. Site Selection

Introduction

- 4.1 This chapter documents the implementation of the site selection methodology ("SSM") for Haslington, and should be read alongside the Revised Publication Draft SADPD Site Selection Methodology Report [ED 07], the Sustainability Appraisal ("SA") [ED 03], the SADPD Habitats Regulations Assessment ("HRA") [ED 04], and the Revised Publication Draft SADPD [ED 01]. It documents the application of the relevant stages of the SSM²

Stage 1: Establishing a pool of sites for Haslington

- 4.2 In line with the SSM, a longlist of potential sites was established for Haslington. 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 9 sites were identified at stage 1 and this pool of sites is listed and mapped in Appendix 1, with headline figures shown in Table Haslington 1 below.

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 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 (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 5 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 Haslington 1.

	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
Stage 1	9	918	0	0
Stage 2	5	729	0	0

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

Stage 3: Decision Point – the need for sites in Haslington

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

4.7 As detailed in ¶¶3.1 - 3.3 of this report, housing allocations are not necessary at the LSC tier of the settlement hierarchy. The residual requirement for employment land at the LSC tier is to be met at Holmes Chapel.

The provision of housing and employment land and the approach to spatial distribution' [ED 05] paper establishes that housing allocations are not necessary at the LSC tier of the settlement hierarchy. The requirement for employment land allocations at the LSC tier is to be met at Holmes Chapel. Therefore, no sites for housing and employment are required to be identified at Haslington 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 Haslington is a village 3 km outside of Crewe (which is a Principal Town ("PT")). The majority of the retail facilities are located in clusters that follow a linear pattern along Crewe Road, which runs through the village and connects Crewe to Sandbach (a Key Service Centre ("KSC")).
- 5.3 Haslington is a Local Service Centre ("LSC") in the retail hierarchy where there will be a focus on convenience and comparison retailing of an appropriate scale, plus opportunities for service users and small scale independent retailing of a function and character that meets the needs of the local community.
- 5.4 Haslington does not currently have a defined centre for retail purposes in the Crewe and Nantwich Local Plan.

Complementary Strategies and Parking Provision

- 5.5 Haslington is currently preparing a neighbourhood plan and has defined its neighbourhood area.
- 5.6 There is a Council owned car park at Waterloo Road that has a capacity of 15 spaces and is free to park. There is also customer car parking provided behind the Co-operative food store and Hawk Inn.

Retail Health Indicators and Analysis

- 5.7 The WYG Retail Study (2016) and updates prepared, most recently in 2020 (WYG Retail Study Partial Update [ED 17]) has evaluated the vitality and viability of the two PTs 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.

- 5.8 A full health check is included in Appendix 4 of the WYG Retail Study (2016) (pp35 – 38)³ 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. Haslington is considered to contain a moderate diversity of uses. The village is located in close proximity with good access to Crewe town centre and Sandbach where residents are able to access a wide range of services and facilities.
- 5.9 Haslington does not have a Railway Station in the village but its proximity to Crewe and Sandbach provides access to the national railway network. It is also located on a number of bus routes including services 3, 37 & 38, which provide access to surrounding centres, including Crewe, Sandbach, Winsford and other centre and includes an hourly service in the day.
- 5.10 Haslington is well represented by the convenience, retail service and leisure service sectors and has a low vacancy rate which contributes to its role as a LSC.
- 5.11 The village feels safe and generally comprises attractive retail units. There is a lack of crossing points but most services in the village are on one side of the road which mitigates much of this impact. The public realm is well maintained and includes planting and Parish Council information boards.
- 5.12 The village contains a number of community services including a village hall (The Yoxall Village Hall), St. Matthew's Church Hall and a community centre, a dentist, a chemist and a doctor's surgery. A number of these facilities are located adjacent to and accessed via Crewe Road. It also has two primary schools at The Dingle and Haslington Primary School.
- 5.13 Haslington 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 large convenience store(s), a post office, pharmacy) as well as hairdressers, cafés and public house and other retail and services (including a gift shop and bakery). These shops and services are located in clusters along Crewe Road. Overall it is considered that Haslington has a level of services and facilities consistent with that of its role as a LSC and as such support the designation of a Local Centre.

Impact test threshold

- 5.14 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].

³http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx

5.15 WYG recommend that Haslington, as a LSC, should utilise a policy approach of a retail impact test threshold of 200sq.m gross floorspace outside of the local centre retail boundary for convenience, comparison, service & leisure – Use Class A1, A2, A3, A4 & A5⁴ proposals in relation to the closest defined centre(s).

Retail and Leisure Boundaries

5.16 The WYG Retail Study (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.

5.17 Haslington does not have a retail centre/boundary defined in the Crewe and Nantwich Local Plan. However, following the consideration of recommendations in the WYG Retail Study, it is proposed that a Local Centre boundary is identified to support the role of the settlement.

5.18 Appendix 4 of the 2016 WYG Retail Study initially recommended a boundary designation forming two retail clusters, a southern cluster at the junction of Crewe Road/Waterloo Road and a northern cluster approximately 180 metres to the north at the Junction of Crewe Road and Park Road. The suitability of these recommendations is considered in more detail in the remaining chapter of the settlement report.

Local Centre – Crewe Road/Waterloo Road

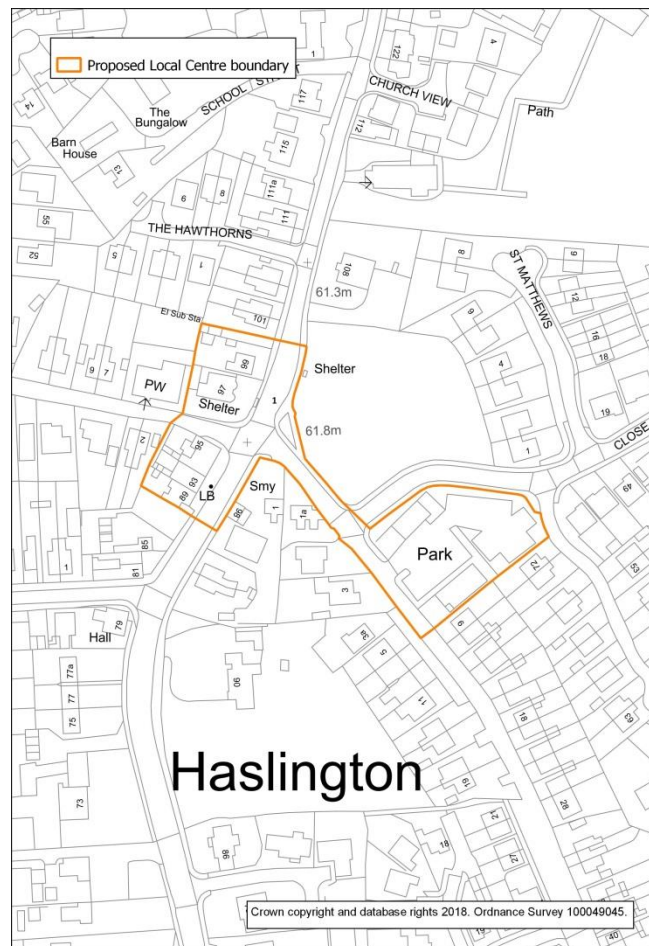
5.19 Following site visits and a review of appropriate evidence including the retail work undertaken by WYG, it is proposed to designate a Local Centre in Haslington at the junction of Crewe Road/Waterloo Road, as highlighted in the table and Plan below:

Potential Local Centre Boundary	No on Map and amendment proposed	Justification for amendment
89 Crewe Road to 99	(1) include as a	The proposed local centre boundary

⁴ 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	No on Map and amendment proposed	Justification for amendment
<p>Crewe Road, incorporating 89, 91 and 97 Crewe Road. The proposed Local Centre boundary also travels along Waterloo Road and incorporates Waterloo Road Car Park and the adjacent number 4 Waterloo Road.</p>	<p>new Local Centre boundary for Haslington</p>	<p>contains the Waterloo Road Car Park, the Bargain Booze Extra store for convenience shopping. It also contains a takeaway and retail services including a hairdresser and bakery and the Broughton Arms Public House. The boundary also includes a post box, bus stop and a dentist.</p> <p>There is a concentration of units which provide a focus for Haslington residents to access local retail and service provision.</p>

Table Haslington 2: Local Centre Review, Crewe Road / Waterloo Road



Map Haslington 1: Proposed Local Centre Boundary in Haslington (Crewe Road/Waterloo Road)

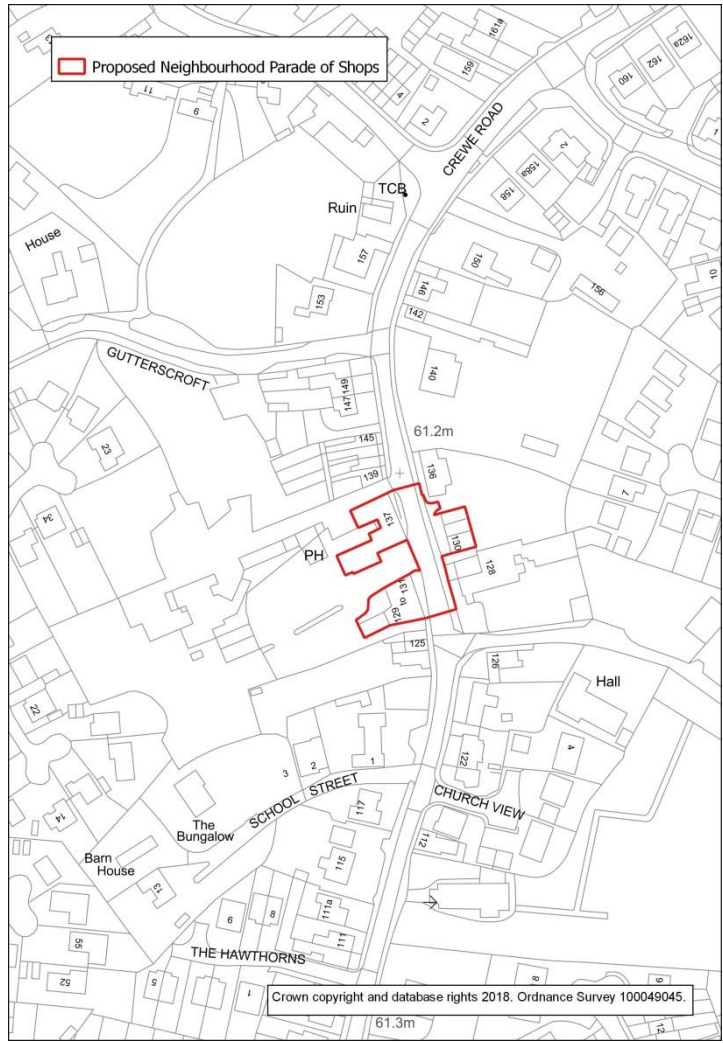
5.20 The WYG retail work has also recommended a further retail boundary in Haslington to the north of the Local Centre identified above. This is considered in further detail in the 'other retail centre' section below.

Other retail centres

5.21 Within Haslington, there were no retail centres identified in the legacy Crewe and Nantwich Local Plan. However, the WYG Retail Study 2016 initially identified a potential retail cluster at the junction of Park Road and Crewe Road. This is considered below.

Junction of Park Road/Crewe Road	
Location and Description (including current status in the legacy local plan)	This is a small retail area anchored by the Co-operative store, just to the north of the junction of Crewe Road/Park Lane. The units include 129 -131, 130, 132,134 &137 Crewe Road.
Total number of units	5
Range of uses	Uses include a Co-operative store, Hawk Inn Public House, Model Shop, Beauty Salon and Hairdresser
Proximity to other centres	The proposed Haslington Local Centre is approximately 180 metres to the south. The village of Haslington is located between the Principal Town of Crewe and the Key Service Centre of Sandbach.
Accessibility	This area is on a bus route (number 37)
Environmental Quality	The environmental quality is functional, with attractive retail frontages and pedestrian access.
Recommendations	It is recommended that this area is identified as a neighbourhood parade of shops. The area is anchored by the Co-operative retail store; this cluster of units does serve the needs of the local area and complements the nearby proposed Local Centre for Haslington.

Table Haslington 3: Review of other retail centres in Haslington



Map Haslington 2: Crewe Road proposed Neighbourhood Parade of Shops

6. Settlement boundaries

Introduction

- 6.1 As set out in the LPS, settlement boundaries currently comprise the existing settlement boundaries as defined in the saved policies and proposals maps of the former districts' local plans, as amended to include sites allocated in the LPS (excluding safeguarded land). The LPS includes a commitment that *“settlement boundaries will be reviewed and defined through the production of the Site Allocations and Development Policies DPD and neighbourhood plans”*.
- 6.2 The ‘settlement and infill boundaries review’ [ED 06] note sets out the methodology for reviewing settlement boundaries in each of the PTs, KSCs and LSCs. This uses a three-stage approach to defining settlement boundaries:
- I. Review boundary in light of site allocations (in the adopted LPS and made neighbourhood plans or proposed through the SADPD);
 - II. Consider extant planning consents and the relationship of land to the built-up area; and
 - III. Review the relationship of settlement boundaries to physical features.

Settlement boundary overview

- 6.3 The existing settlement boundary for Haslington is defined in the Crewe and Nantwich Borough Local Plan.
- 6.4 The Haslington Neighbourhood Plan is currently being prepared. There is therefore no indication that settlement boundaries will be defined through a Neighbourhood Development Plan.
- 6.5 For the purposes of review, this existing settlement boundary has been divided into sections as set out in Table Haslington 4 below and shown in Appendix 2.

Ref	Boundary section	Description of existing boundary
1	From Crewe Green Avenue to Bradeley Hall Road	The settlement boundary leaves Crewe Green Avenue in a northerly direction. It runs along the western boundary of 35 Crewe Green Avenue. It then follows the western boundary of 32 Cloverfields before running along the rear boundary of properties 33 – 39 Cloverfields and to the western boundary of number 40 Cloverfields. It then continues along the western boundary of Foxglove Cottage until it meets Pool Meadows Road track. The settlement boundary then runs along the rear of 11, 15, 17 and 25 The Brambles. It then continues along the rear of properties 20 – 12 The Brambles (even numbered properties) before running along the northern boundary of

Ref	Boundary section	Description of existing boundary
		number 15 Bradley Hall Road until it meets Bradley Hall Road.
2	From Bradeley Hall Road to The Dingle	The settlement boundary runs down Bradeley Hall Road and then to the north of 14 Bradeley Hall Road (along public footpath FP24). It then follows a strong hedgerow boundary to the rear of properties 62 – 50 Shelburne Drive. From number 50 Shelburne Drive, the settlement boundary follows an established hedgerow pattern to the north until it meets Fowle Brook. The boundary then follows the trajectory of Fowle Brook to the north and west until it meets The Dingle.
3	From the Dingle to the rear of 30 Vicarage Road	The settlement boundary runs northwards following The Dingle, it then runs around The Dingle Primary School and playing fields and then across Fowle Brook. The boundary progresses in a south easterly direction to the rear of 19 Repton Drive, cuts across the rear curtilage of 21 and then along the rear of 23 Repton Drive. It then runs in an easterly direction along the rear of properties of 15 – 22 Vicarage Road. It then moves to the north around a garage structure to the rear of 25 Vicarage Road and then along the rear gardens of 25 – 30 Vicarage Road.
4	From the rear of 30 Vicarage Road to Crewe Road.	The existing settlement boundary joins Vicarage Road to the eastern boundary of 30 Vicarage Road and the western boundary of 1 Edward Phipps Way, where there is a gap in the frontage. The existing settlement boundary runs from Vicarage Road between number 31 Vicarage Road and 2 Edward Phipps Way. It then runs in a south easterly direction along the rear boundaries of properties numbered 31 – 42 Cartwright Road. The settlement boundary then runs along the rear of properties from 213 – 229 (odd numbers) to the north of Crewe Road and along the eastern boundary of 229 Crewe Road before meeting with Crewe Road.
5	From Crewe Road to Park Road	The settlement boundary runs in a southerly direction along the eastern boundary of 194 Crewe Road. The boundary then travels in a westerly direction along a brook to the rear of properties 192 – 182 Crewe Road (even numbers) It then follows the rear of 9, 10 and 11 Brookfield along the brook. It then crosses the brook and follows it along the boundary of 20 Brookfield. It then runs along the rear boundary of 21, 22 and 23 Brookfield. It runs to the eastern boundary of 21 & 23 Ashley Meadow before running along the rear of odd numbered properties from 29 - 51 Ashley Meadow. The settlement boundary then runs along the boundary of 17 Park Road and the western boundary of Church Farm before joining Park Road.
6	From Park Road to Waterloo Road	The settlement boundary runs in a south westerly direction from Park Road to the south of 1 Churchside Close. It then runs to the rear of 32 – 35 St Matthews Close and the east of 40 – 43 & 57 – 62 St Matthews Close and the rear boundaries of 36 – 62 Waterloo Road (even numbered properties). The settlement boundary runs across industrial units off Waterloo Road. It then cuts around the rear of 1-6 Mount Pleasant before running to the rear of 78 Waterloo Road. The settlement boundary then runs along the rear of properties 80

Ref	Boundary section	Description of existing boundary
		– 134 (even numbered properties) to the north and north east of Waterloo Road before joining with Waterloo Road.
7	From the end of Waterloo Road to the junction of Crewe Green and Slaughter Hill	The settlement boundary runs in a westerly direction to the rear of 75, 73, 69, 65, 63, 61 & 59 Waterloo Road. It then continues along the rear southern boundaries of 35, 33 & 35 Fields Road. The boundary follows the southern boundary of Waldron Road from its eastern (number 16) to its western (number 6) extent. The boundary then runs along the frontages of properties 1 & 2 Meadow View until it meets Heathview. It then runs to the rear of properties and their gardens on Heathview (properties 1 – 12). The settlement boundary then follows the southern boundaries of numbers 50 & 52 Crewe Road. Finally, it follows the southern boundary of St Andrews Tower House and School House before meeting with the junction of Crewe Road and Slaughter Hill.
8	From Crewe Green Avenue to the Junction of Crewe Road and Slaughter Hill	The settlement boundary runs to the west following an established hedgerow, taking in a barn and the adjacent Crewe Cottage. The existing boundary then crosses Crewe Road. The boundary then runs from number 51 Crewe Road until the junction of Crewe Green Avenue and Crewe Road. It then runs from this junction along Crewe Green Avenue to the end of the avenue (number 35).

Table Haslington 4: Existing settlement boundary

6.6 This existing settlement boundary is shown on map 6 in Appendix 2.

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’ [ED 06] note. The assessments and recommendations for defining the new boundary are set out in Table 5.

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 Sites, Site Allocations or Neighbourhood Plan site allocations.	This boundary is not impacted materially by any planning consents.	The boundary is adjacent to built form in the form of properties along The Brambles and Cloverfields.	The boundary does not exclude land that has a functional relationship to the built-up area.	This boundary follows an established boundary line including tree belts and hedge rows to the rear of properties along the Brambles and Cloverfields	No change to existing boundary proposed.
2	This boundary is not impacted by any LPS Strategic Sites, Site Allocations or Neighbourhood Plan site allocations.	This boundary is not impacted materially by any planning consents	This boundary is adjacent to Bradeley Abattoir and associated Dunsmore Cottage and Brookfield properties along Bradeley Hall Road. These buildings adjoin the settlement boundary. However, there is a strong and established tree/hedge belt between the existing boundary and adjoining development that	The boundary excludes Bradeley Abattoir and associated properties as noted in criteria E. However, it is considered that the use of the abattoir relates to rural enterprise and its commercial use does not functionally relate to the settlement of Haslington The existing boundary also includes land associated with Shukers Farm. This is due to the existing settlement boundary following Fowle Brook. As a consequence, certain	The boundary follows boundaries adjacent to built development and/or strong hedgerows and tree belts. A section of the settlement boundary also follows Fowle Brook and subsequently includes some amenity open space.	The boundary should be amended (2a) to run along the rear of properties on Shelburne Drive (no's 48 – 14 even numbered properties). The proposed amended boundary should then join Shelburne Drive and run in a north easterly direction, following the road, until it reaches number 12 Shelburne Drive. It then should run up

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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)	
			does provide for a degree of separation.	uses associated with the open countryside and not functionally with the settlement of Haslington are currently included within the settlement boundary.		<p>the western boundary of this property and up to the rear of number 15 Asquith Close. The revised boundary should then proceed around numbers 24 – 16 Asquith Close (even numbered properties) running in a north easterly direction until it meets Asquith Close.</p> <p>It should then follow the north easterly boundary of 14 Asquith Close and run along the rear of properties on Asquith Close (12 – 6, even numbered properties) until it joins the rear boundary of 160 Primrose Avenue. It should then travel to</p>

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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)	
						<p>the east along the rear boundaries of 160 – 172 Primrose Avenue.</p> <p>The proposed amended settlement boundary then should follow Primrose Avenue in a north easterly direction until it meets the Dingle.</p>
3	This boundary is not impacted by any LPS Strategic Sites, Site Allocations or Neighbourhood Plan site allocations.	The existing boundary excludes 14/0009N, a full planning permission at Land located to the east of the Dingle and south of Clay Lane, Haslington for 34 dwellings. Main access to be taken off the Dingle with an emergency	The existing settlement boundary excludes 14/0009N, a full planning permission at Land located to the east of the Dingle and south of Clay Lane, Haslington for 34 dwellings. Should this be included in the revised settlement boundary then it	The existing settlement boundary excludes 14/0009N, a full planning permission at Land located to the east of the Dingle and south of Clay Lane, Haslington for 34 dwellings. The site is under construction. This residential scheme will have a clear functional relationship to the settlement of Haslington.	The existing settlement boundary excludes 14/0009N, a full planning permission at Land located to the east of the Dingle and south of Clay Lane, Haslington for 34 dwellings. This is a full planning permission and therefore includes details of scale and layout.	The settlement boundary should be amended (ref 3a) to include a residential development with full planning permission and now under construction (ref 14/0009N) to the east of the Dingle and south of Clay Lane. The boundary should reflect the boundary of built development

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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)	
		<p>access and area of open space/ ecological mitigation to be taken from Clay Lane. Planning conditions have been discharged on the site for planning permission 14/0009N (18/2865D - July 2018) and the site is now under construction. In addition another full planning application has been resolved to approve subject to conditions and the completion of a S.106 agreement on the site for 34 dwellings (ref 17/3917N). It should be noted that planning</p>	<p>will be important to consider the adjacent physical form at a residential property 'the view', south of Clay Lane. This is a property in an extended curtilage including a farmer's field.</p>	<p>In addition, the open space associated with the playing fields at The Dingle Primary School leads out towards the open countryside and should be reviewed in respect its location and relationship within the settlement boundary.</p>		<p>included in the site layout plan and not include the area of ecological mitigation and emergency access onto Clay Lane.</p> <p>The site (ref 14/0009N) has a partial frontage on Clay Lane, with the main frontage and access from The Dingle.</p> <p>The boundary would exclude a large Victorian property, The View, sited on the corner of Clay Lane and The Dingle. The View is set back from Clay Lane.</p> <p>Please also refer to row 4 (below) regarding land at Vicarage Road</p>

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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)	
		application 17/3917N & 14/0009N proposes an area of open space adjacent to Clay Lane.				(13/3025N) A further amendment (ref 3b) is proposed to remove the playing fields at The Dingle Primary School from the settlement boundary.
4	This boundary is not impacted by any LPS Strategic Sites, Site Allocations or Neighbourhood Plan site allocations.	The boundary excludes 13/3025N for 44 dwellings (land off Vicarage Road, Haslington) which is now built.	The boundary excludes 13/3025N (land off Vicarage Road, Haslington) which is now built.	The boundary excludes 13/3025N (land off Vicarage Road, Haslington) which is now built.	The boundary excludes 13/3025N (land off Vicarage Road, Haslington), which is now built. There is an area of open space/ecological mitigation to the north of the site at the end of Vicarage Road/ Albert Brock Grove.	The settlement boundary should be amended (ref 4a) to include the residential development now complete along Vicarage Road (incorporating Albert Brock Grove, Edward Woolf Street, Charles Boden Place and Edward Phipps Way). The boundary will run along the rear of residential properties and exclude an area of open space to the north of the site 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)	
						deliver a strong and reasonably permanent settlement boundary.
5	This boundary is not impacted by any LPS Strategic Sites, Site Allocations or Neighbourhood Plan site allocations.	The boundary excludes a number of planning consents along this section of the settlement boundary including 16/1046N, land off Crewe Road (Reserved matters application for the erection of 245 dwellings, highways, public open space, play facility and associated works following approved outline application (13/4301N) APP/R0660/A/14/	This boundary excludes residential development under construction (16/1046N) Land off Crewe Road, Haslington for 245 dwellings. The boundary also currently excludes a site with planning consent for 13 dwellings (18/3026N).	This boundary excludes residential development under construction (16/1046N) Land off Crewe Road Haslington for 245 dwellings. The boundary also currently excludes a site with planning consent for 13 dwellings (18/3026N).	This boundary excludes residential development under construction (16/1046N), Land off Crewe Road Haslington for 245 dwellings and a site with planning consent for 13 dwellings (18/3026N).	The settlement boundary should be amended (ref 5a) to include the residential development under construction (16/1046N) at land off Crewe Road, Haslington. The new boundary would follow the built form illustrated in the planning layout of the reserved matters application (16/1046N). The new settlement boundary will also include the reserved matters planning approval at land off Crewe Road (18/3026N). There is evidence that

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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)	
		2213304) now under construction and 13/5248N, land off Crewe Road for 14 dwellings (outline). The site now has reserved matters approval for 13 dwellings (17/4974N & 18/3026N). Conditions have now started to be discharged on the site (ref 20/0803D).				development is being brought forward at this location with the discharge of a number of conditions (20/0803D). There is an existing line of trees adjacent to site, to the west of 18/3026N that should deliver a strong settlement boundary. The boundary would also exclude an area of open space to the east of Canon Ward Way.
6	This boundary is not impacted by any LPS Strategic Sites, Site Allocations or Neighbourhood Plan site allocations.	This boundary is not impacted by any planning consents	The current settlement boundary intersects an industrial building at the junction of Cross Road and Waterloo Road.	The boundary intersects a section of an industrial unit to the east of Waterloo Road. The use appears to be a mix of residential and commercial uses consistent with the type of uses you would expect within a settlement	The boundary intersects built form to the east of Waterloo Road as it meets the junction with Cross Road.	A minor amendment to the settlement boundary (ref 6a) is proposed to incorporate the built form to the east of Waterloo Road as it intersects with Cross Road.

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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)	
				boundary.		
7	This boundary is not impacted by any LPS Strategic Sites, Site Allocations or Neighbourhood Plan site allocations.	This boundary is not impacted by any planning consents	This boundary is not impacted by any existing built development.	The boundary excludes a residential property adjacent to the settlement boundary at the end of Waterloo Road (number 85). However, there is a gap between numbers 75 and 85 Waterloo Road for their extended curtilages and gardens. This has a perception of openness.	The boundary follows Waterloo Road, it then follows the rear of properties on Fields Road and Waldron Road, Meadowview, Heathview until meeting with Crewe Road.	No proposed change to existing boundary.
8	This boundary is not impacted by any LPS Strategic Sites, Site Allocations or Neighbourhood Plan site allocations.	This boundary is not impacted by any material extant planning consent(s).	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.	This boundary follows Crewe Road and Crewe Green Avenue.	No proposed change to existing boundary.

Table Haslington 5: Settlement Boundary review and recommendations

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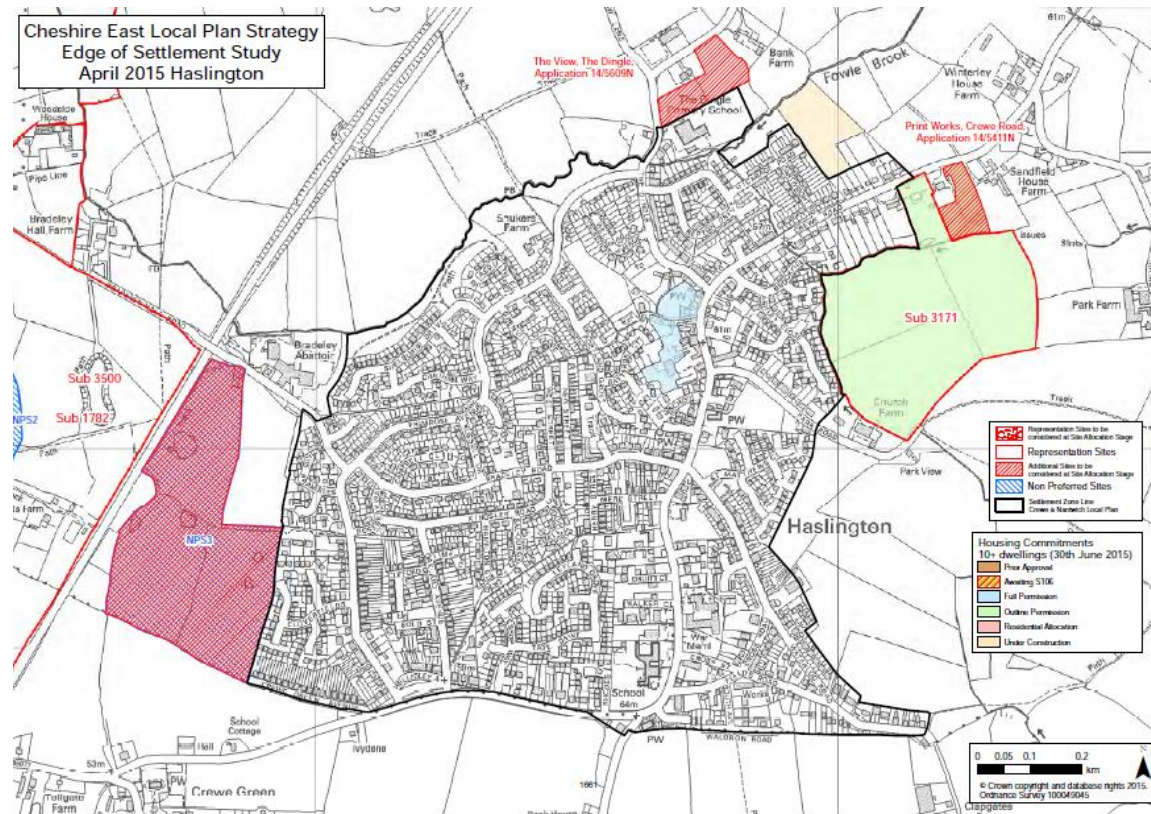
6.9 The recommended settlement boundary is shown on a map 6 in Appendix 2

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7. Appendices

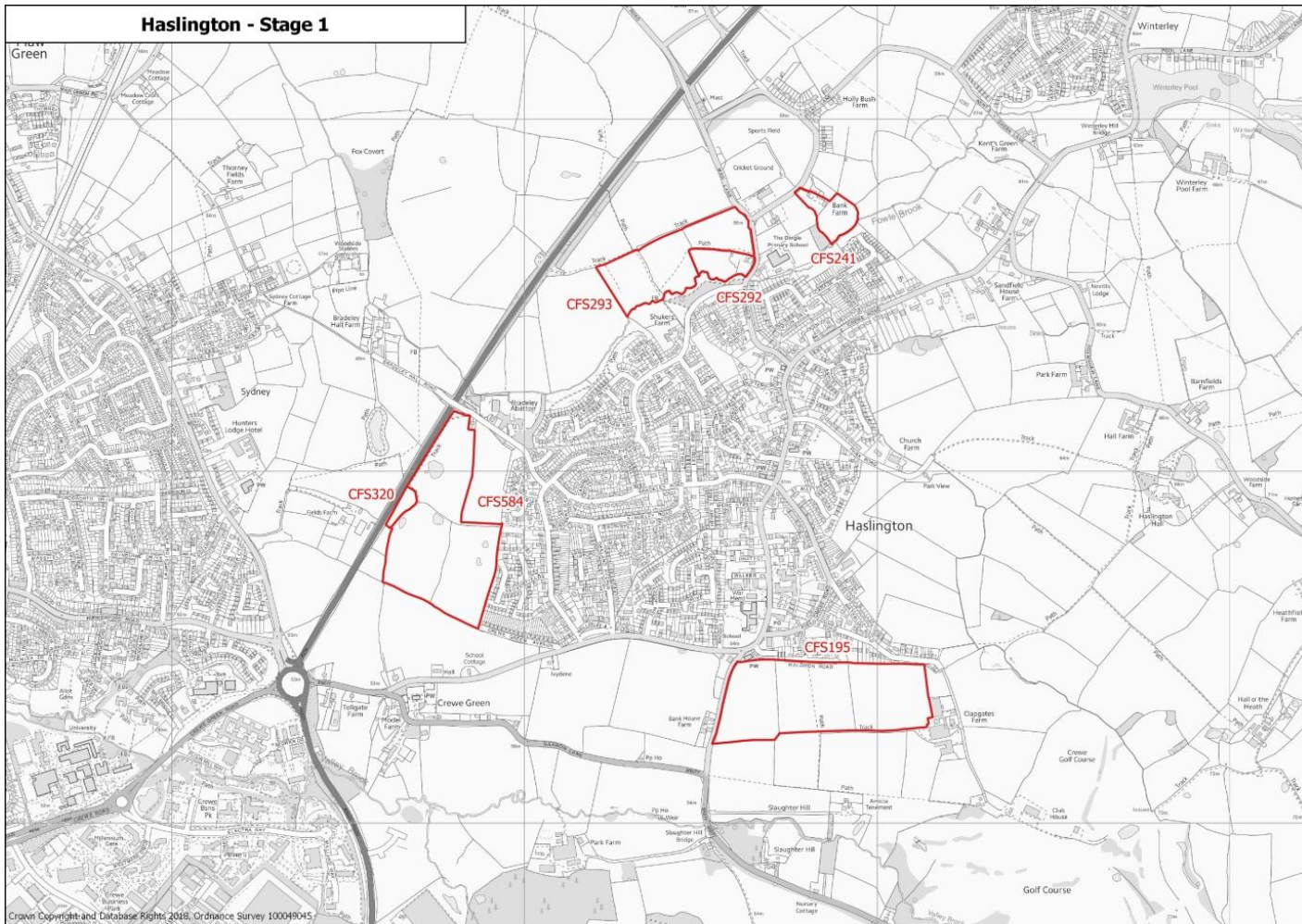
Appendix 1: Haslington Site Selection Maps and Table

A: Stage 1 site maps



Map Haslington 3: Urban Potential and Edge of Settlement Assessment Map (April 2015) N.B Sub 3171 is shown for information only as it had planning permission

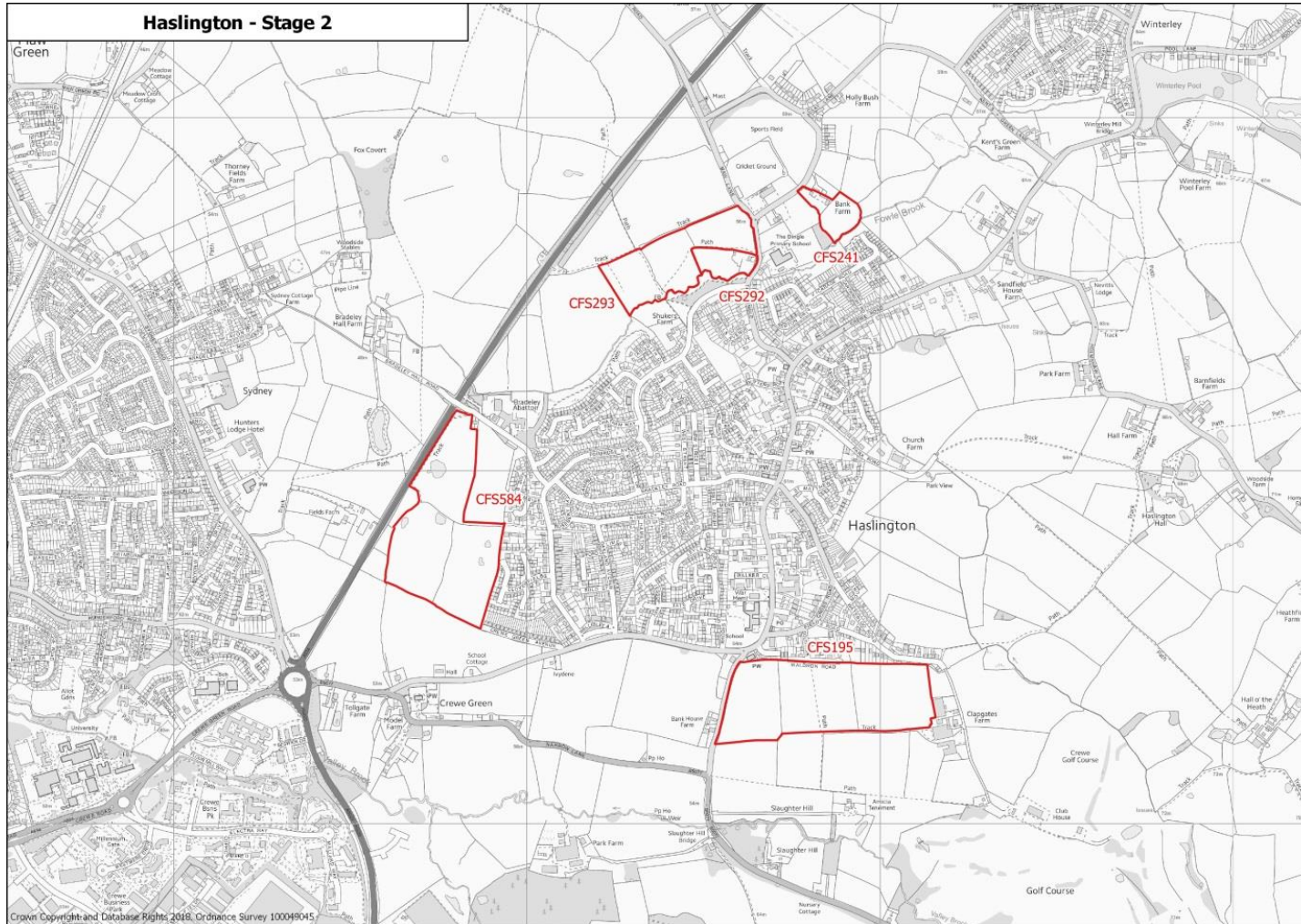
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Map Haslington 4: Call for Sites Map for Haslington (stage 1)

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B: Stage 2 site map



Map Haslington 5: Call for Sites Map for Haslington (stage 2)

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C: Stage 1 and Stage 2 sites table

Source ⁵	Ref	Site name and address	Size (ha) ⁶	No. of dwgs ⁷	Empl land (ha)	Retail (ha)	Other uses?	Sifted out? ⁸ (Y/N)	Comments
C	SHLAA 3028 and 14/5609N & 14/0009N	Land adjoining The View, the Dingle Haslington	1.28	39	0	0	No	Y	The site has planning permission (10 Aug 2015, 14/0009N) for 35 dwellings.
C	SHLAA 4247 13/5248N & 14/5411N & 18/3026N	Print Works, Crewe Road	0.61	19	0	0	No	Y	The site has planning permission (18/3026N) for 13 dwellings.
C	NPS 3, Possible Additional Site K SHLAA 2945 PRENPS-866	Poole Meadows Road, Bradeley Road, Haslington	11.46	120	0	0	No	Y	This site has been submitted to the Call For Sites (reference CFS 584 and will be considered through this process).
D, F, G	CFS 195/ FDR 1096 / PBD602	Land East of Slaughter Hill	11.71	150	0	0	No	N	
D	CFS 241	Land off Clay Lane	1.38	35-45	0	0	No	N	

⁵ A – Local Plan Strategy Settlement Final Site Selection Report (July 2016), B – Urban Potential Assessment (August 2015), C – Edge of Settlement Assessment (August 2015), D – Call for sites (June 2017), E – Local Plan Strategy Examination Hearings (October 2016) F – First Draft SADPD consultation (October 2018), G Publication Draft SADPD (August 2019)

⁶ Numbers in brackets are the developable areas, when stated in the call for sites, First Draft SADPD or publication draft SADPD representation.

⁷ Figure as stated in call for sites, First Draft SADPD or publication draft SADPD representation or estimated at 30 dwellings per hectare.

⁸ 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 (e.g SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield); are LPS Safeguarded Land; are allocated in the LPS.

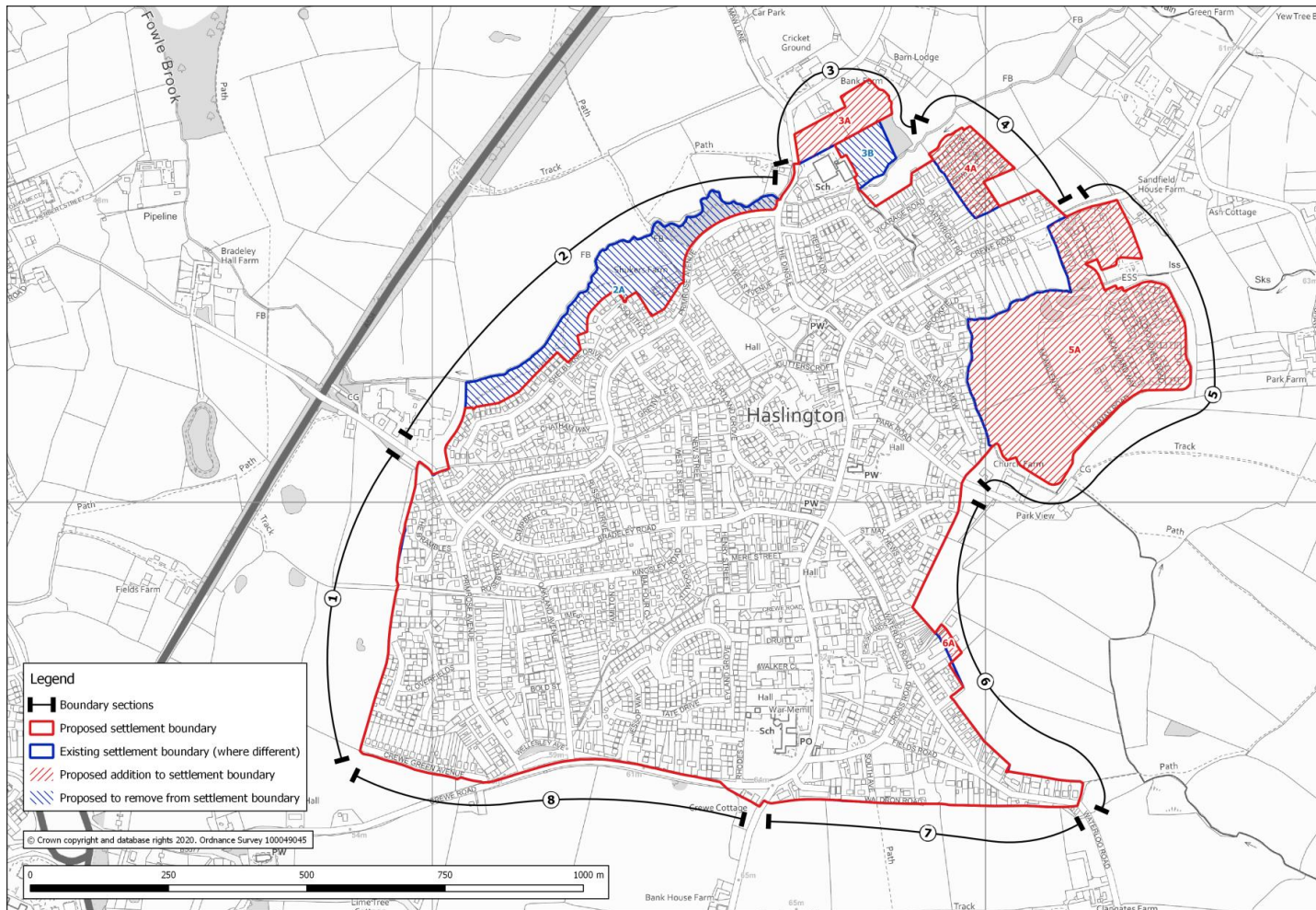
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Source ⁵	Ref	Site name and address	Size (ha) ⁶	No. of dwgs ⁷	Empl land (ha)	Retail (ha)	Other uses?	Sifted out? ⁸ (Y/N)	Comments
D	CFS 292	Land adj to Shukers Farm	1.21	36	0	0	No	N	Assumed 30 d.p.a
D, G	CFS 293 / PBD996	Land adj to Shukers Farm	5.68	168	0	0	No	N	Assumed 30 d.p.a
D	CFS 320	Land off Sydney Road	0.39	11	0	0	No	Y	Site reference relates in the main to a site at Sydney Road, Crewe. It includes a small parcel of land on the other side of the A534 in Haslington. Site promotor notes (in the Plan to site 320) that unlikely to move forward on this parcel). Propose to discount.
D	CFS 584	Land at Poole Meadows	11	330	0	0	No	N	

Table Haslington 6: Stage 1 & 2 Site Assessment

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Appendix 2: Settlement Boundary Map



Map Haslington 6: Settlement Boundary – Existing and Proposed

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