

# Cheshire East Local Plan

## Site Allocations and Development Policies Document

### Middlewich Settlement Report

[ED 36]

August 2020

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# 1. Introduction

- 1.1 This Report is the Middlewich Settlement Report (“MSR”) [ED 36]. 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 MSR is split into chapters detailing work carried out for Middlewich 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. Middlewich

### Introduction

- 2.1 Middlewich is a town with its own settlement boundary, set in Open Countryside, as defined in the Cheshire East Local Plan Strategy (“LPS”), adopted in 2017. It is identified as a Key Service Centre (“KSC”) in the LPS, and has a 2018 mid-year population estimate of 14,100 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 A Regulation 7 Middlewich Neighbourhood Area was designated on 21 October 2014. A local referendum for the Middlewich Neighbourhood Plan was held on the 14 March 2019 and returned a ‘no vote’.
- 2.4 The parish of Moston lies adjacent to Middlewich. The Moston Neighbourhood Plan was made on the 14 February 2019 and now forms part of the Development Plan for Cheshire East. Further information can be found on the Cheshire East website.<sup>1</sup>

### Strategy for development in Middlewich

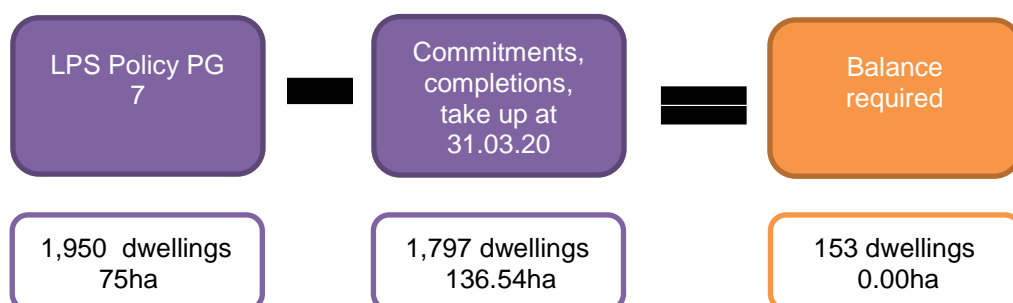
- 2.5 The focus for Middlewich over the LPS period is to boost economic growth in the town, improve sustainable transport options through the provision of a new railway station and to improve the vitality of the town centre through additional housing growth. The position of Middlewich, adjacent to the M6 Motorway, makes it an attractive location for future investment, particularly in terms of distribution and logistics.

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

### 3. Development requirements in Middlewich

- 3.1 The LPS identifies a borough wide requirement for a minimum of 36,000 homes and 380 hectares (“ha”) of employment land over the plan period, 2010 to 2030 (Policy PG 1 ‘Overall Development Strategy’). Policy PG 7 ‘Spatial Distribution of Development’ provides indicative levels of development by settlement.
- 3.2 The 36,000 dwelling requirement identified in the LPS is the minimum requirement for housing development in Cheshire East over the Plan period. The Council needs to be sure that this requirement is completed by 2030.
- 3.3 It is appropriate and recognised good practice for a local planning authority to apply an additional level of flexibility to accommodate any potential future changes to sites or changing housing market conditions over the life of the plan, to make sure that the housing requirement is achieved. This means that the total level of housing provided in each settlement will normally be higher than the expected level of development. Cumulatively, this additional amount of housing, along with a small sites windfall allowance, provides a ‘flexibility factor’.
- 3.4 As set out in the provision of housing and employment land report and the approach to spatial distribution [ED 05], the overall level of plan flexibility on housing supply has increased significantly since the adoption of the LPS in 2017.
- 3.5 The employment land requirement identified in the LPS already includes a 20% flexibility factor, as set out in the Alignment of Economic, Employment and Housing Strategy (¶¶3.55 to 3.58).
- 3.6 It is also worth noting that the development requirements of the Borough have largely been met in the LPS.
- 3.7 Figure Middlewich 1 shows the indicative development land requirements for Middlewich as set out in LPS Policy PG 7. Retail requirements are set out separately and retail issues are considered in Chapter 5 of this report.



**Figure Middlewich 1: Amount of land required over the Plan period**

- 3.8 There were 672 housing completions (net) in Middlewich between 1 April 2010 and 31 March 2020, and 2.25ha of employment land take up (1.39ha on non strategic sites and 0.8 ha on strategic sites).
- 3.9 Housing commitments (excluding LPS strategic sites) were 156 dwellings. Employment commitments (excluding LPS strategic sites) were 0.92 ha.
- 3.10 In addition there are two LPS Strategic housing sites and a mixed use Strategic Location in Middlewich. At the 31 March 2020, there were 0 completions on LPS strategic sites and locations. Commitments on these sites amounted to 769 dwellings with a further 200 dwellings allocated providing a total of 969 homes on strategic sites in Middlewich.
- 3.11 There is one LPS employment allocation in Middlewich – LPS 44 Midpoint 18. At 31 March 2020, there was 0.86ha of take up of employment land on this site and 69.33ha is now committed. A further 50.81ha of land is allocated. There are also currently two sites allocated for employment in the Congleton Borough Local Plan which account for 13.23ha. The total amount of employment land on allocated sites is 134.23ha.
- 3.12 Taking into account existing completions/take up and commitments, this leaves a remaining requirement for the provision of 153 dwellings and 0ha of employment land over the remaining Plan period.

## 4. Site selection

### Introduction

4.1 This chapter documents the implementation of the site selection methodology (“SSM”) for Middleswich, and should be read alongside the SADPD Site Selection Methodology report [ED 07], the Sustainability Appraisal (“SA”) [ED 03] and the Habitats Regulations Assessment (“HRA”) [ED 04]. It documents all seven stages of the SSM<sup>2</sup>; including recommending sites to be included in the Revised Publication Draft SADPD [ED 01].

### Stage 1: Establishing a pool of sites for Middleswich

4.2 In line with the SSM, a longlist of potential sites was established for Middleswich. 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 (August 2019).

4.3 A total of 14 housing sites and 3 employment sites were identified at stage 1 and this pool of sites is listed and mapped in Appendix 1, with headline figures shown in Table Middleswich 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:

- 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; or
- are allocated in the LPS.

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<sup>2</sup> Stage 1 – establishing a pool of sites, Stage 2 – first site sift, Stage 3 – decision point, Stage 4 – site assessment, 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

- 4.5 A total of 6 housing sites and 3 employment 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 Middlewich 1.

	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
<b>Stage 1</b>	14	1,471	3	31.53
<b>Stage 2</b>	6	947	3	31.53

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

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

- 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 March 2020) and the LPS spatial distribution of development to determine whether or not Middlewich required sites to be identified in the SADPD.
- 4.7 As detailed in Figure Middlewich 1, Middlewich has met its requirement for employment land and therefore there is only a need to assess sites put forward for housing.

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

- 4.8 Table Middlewich 2 shows the remaining sites following the initial site sift (stage 2) that have been considered for housing in Stage 4 of the SSM for possible inclusion in the SADPD.

Option ref	Site name	Gross site area (ha)	Number of dwellings	Employment land (ha)	Saved Policy designation <sup>3</sup>
SUB 1654	Land East of Warmingham Lane	8	90	0	Open Countryside
CFS 164	Cledford Lagoon	26	300	0	Within the Middlewich Settlement Zone Line; site is designated as a Site of Biological Importance

<sup>3</sup> In the Congleton Borough Local Plan



Option ref	Site name	Gross site area (ha)	Number of dwellings	Employment land (ha)	Saved Policy designation <sup>3</sup>
CFS 387	Tetton Lane	16.30	402	0	Open Countryside
CFS 600	East and West of Croxton Lane	2.19	75	0	Open Countryside
CFS 635A	Centurion Way	2.49	75	0	Open Countryside
FDR 860	Land adjacent to Watersmeet	0.34	4- 5	0	Open Countryside

**Table Middlewich 2: Middlewich sites considered in Stage 4 of the SSM**

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

4.10 The sites were assessed in a consistent way:

- Site visits to all sites;
- Red/ amber/ green traffic light assessments and site commentary; and
- Sustainability Appraisal and Habitats Regulations Assessment of all sites for which a traffic light assessment was completed. Information on accessibility can be found in the accessibility assessments, which is also included as criterion 14 in the traffic light assessments.

4.11 The traffic light assessments are shown in Appendix 2. The results of the sustainability appraisal can be found in the SADPD Interim SA Report [ED 03] and the results of the Habitats Regulations Assessment can be found in the SADPD Habitats Regulations Assessment [ED 04].

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

4.12 Using the SSM and the iterative<sup>4</sup> assessment approach, the following sections of this chapter evaluate and assess the candidate sites. The work from each of the stages 5 to 7 of the SSM is presented for each site.

4.13 The first site to be considered is site SUB 1654 Land East of Warmingham Lane.

<sup>4</sup> Further details on the iterative assessment approach can be found in the Revised SADPD Site Selection Methodology Report [ED 07]

## SUB 1654: Land East of Warmingham Lane

### Introduction

- 4.14 This greenfield site is 8 hectares in size and is located on the eastern side of Warmingham Lane, in the open countryside and within the Parish of Moston. The site was originally considered for assessment in the Edge of Settlement Assessment (August 2015) and was promoted for 90 dwellings at that time. The site has been put forward once more for residential development.
- 4.15 The site selection findings are summarised in Table Middlewich 3 (stage 4 of the SSM).

SUB 1654 site selection findings	
<b>Achievability</b>	<ul style="list-style-type: none"> <li>● The site falls into charging Zone 4 (£71) of the Community Infrastructure Levy Charging Schedule.</li> <li>● The site is greenfield and is being considered for residential use, with no known site specific reasons that could impact upon its broad viability.</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>● An overview of the assessed 'traffic light' criteria highlights a mix of green (8), amber (9), and red (3) scores.</li> <li>● Of those assessed as being amber, it is considered that the following could be dealt with using appropriate mitigation measures:               <ul style="list-style-type: none"> <li>○ Landscape Impact</li> <li>○ Compatible neighbouring uses</li> <li>○ Highways Impact</li> <li>○ Flooding/ Drainage issues</li> </ul> </li> <li>● The site is assessed as being red in relation to the following:               <ul style="list-style-type: none"> <li>○ Settlement character and urban form impact</li> <li>○ Ecology impact</li> <li>○ Brownfield/ greenfield</li> </ul> </li> </ul>

**Table Middlewich 3: SUB 1654 site selection findings**

### Stage 5: Evaluation and initial recommendations

- 4.16 In some areas the site performs reasonably well through the site selection process, but there are some issues that weigh against the site being developed.
- 4.17 The site fails to meet minimum standards in terms of proximity to public transport and the accessibility assessment showing that the site fails to meet minimum standards in relation to over half of the required services and facilities.

- 4.18 For most of the traffic light criteria that score amber, mitigation measures could be potentially be put in place for landscape impact, compatibility with neighbouring uses, highways impact, flooding and drainage.
- 4.19 In terms of landscape impact, development of this site would result in the extension of built development southwards along Warmingham Lane and into the open countryside. Currently the site is rural in character and has no built development to any side. However, it is acknowledged that the site abuts strategic housing allocation LPS 42 Glebe Farm. The council resolved on the 26 February 2020 to grant full planning permission (subject to the completion of a Section 106 agreement) for 84 dwellings on the parcel of LPS 42 that sits immediately to the north (18/0083C).
- 4.20 While it may be possible to provide some landscaping mitigation to assist in the transition of the site from urban to rural, the site would abut residential development to one side only and as such the site scores red in terms of settlement character and urban form.
- 4.21 With regards to highways access, there is an existing field access into the site from Warmingham Lane and it is likely that a suitable access could be created. A Transport Assessment would be required to assess that the development traffic could be satisfactorily accommodated on the highway network.
- 4.22 In terms of flooding and drainage, the site lies within flood zone 1. However there are minor areas of surface water risk identified. A surface water flow path was identified in connection with the planning application to the north and this path borders the site. It is likely that these matters could be addressed at the detailed design stage.
- 4.23 The site scored amber in terms of compatible neighbouring uses because of the proximity of a motocross track that is located on the opposite side of Warmingham Lane. A noise assessment would be required to assess noise from the track and also from traffic as this has increased on Warmingham Lane in recent years.
- 4.24 The site is in a known mineral resource area for salt. Surface development at this location is not considered to have an impact on below ground salt mining.
- 4.25 There are three criteria which score red in the traffic light assessment. As highlighted above, while the site abuts a strategic housing allocation on one side, the site extends built development outwards into the open countryside, and this is a factor to be considered in the overall planning balance.
- 4.26 In terms of ecology, this site includes a Great Crested Newt (GCN) mitigation area that was created in 2014 in order to facilitate the translocation of GCN's from a neighbouring housing site that has now been constructed on the western side of Warmingham Lane (Ref 12/2584C). Two additional ponds, a number of hibernacula mounds and refuge piles were created on the site and a 10 year management plan was approved to ensure the long term retention and maintenance of this habitat. The ponds and associated habitat should

therefore be retained and managed in accordance with the consented development. This would not be possible if this site was developed.

- 4.27 In addition, this site is located 250 metres from Sandbach Flashes SSSI which is notified for physiographical and biological importance. The SSSI consists of a series of pools and several of the flashes are important for breeding birds and supporting large numbers of wildfowl and waders.
- 4.28 A breeding and wintering bird survey may be required in order for an assessment to be made as to whether the site is functionally linked to the Sandbach Flashes SSSI. Further consultation would also be required with Natural England.
- 4.29 The site also scores red for brownfield/greenfield but there are no preferable brownfield sites that could be allocated instead.
- 4.30 The traffic light form assessments do not reveal any significant issues in relation to air quality, heritage assets, tree preservation orders, contamination issues or employment land loss.
- 4.31 The HRA has identified that the site is at least 7km from the nearest European Site (Midland Meres and Moses Phase 1 Ramsar (Bagmere SSSI)). No potential impact pathways were identified regarding any European site.

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

- 4.32 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 7: Recommendation for site SUB 1654: Land East of Warmingham 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 allocated in the SADPD for development.

### **CFS 164: Cledford Lagoon, Middlewich**

#### **Introduction**

- 4.33 This brownfield site is around 26ha, and is located within the Middlewich settlement boundary, to the south east of the town centre. It has been put forward for residential development.
- 4.34 The site comprises a number of former lime beds and was previously in industrial use, in association with British Salt. It is now disused and overgrown.
- 4.35 The site selection findings are summarised in Table Middlewich 4 (Stage 4 of the SSM).

	<b>CFS 164 site selection findings</b>
<b>Achievability</b>	<ul style="list-style-type: none"> <li>• The site falls into charging Zone 1 (£0) of the Community Infrastructure Levy Charging Schedule.</li> <li>• There are major reservations regarding the viability of the site, due to the number of issues that need to be resolved, including dealing with the lime waste, levelling and capping the lime beds.</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>• An overview of the assessed ‘traffic light’ criteria highlights a mix of green (10), amber (5), and red (5) scores.</li> <li>• Of those assessed as being amber, it is considered that the following can be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> <li>○ Landscape impact</li> <li>○ Highways Access</li> <li>○ Highways Impact</li> <li>○ Heritage assets impact</li> </ul> </li> <li>• The site is assessed as being red, in relation to the following: <ul style="list-style-type: none"> <li>○ Economically viable</li> <li>○ Settlement character and urban form</li> <li>○ Compatible neighbouring uses</li> <li>○ Ecology impact</li> <li>○ Contamination issues</li> </ul> </li> </ul>

**Table Middlewich 4: CFS 164 site selection findings**

### **Stage 5: Evaluation and initial recommendation**

- 4.36 The traffic light assessment of this site shows that it performs poorly, with major reservations regarding the viability of the site. The site is not considered to be suitable for development, as it is located immediately adjacent to the TATA chemical works and the ANSA Waste Transfer Station and refuse derived fuel processing facility which are highly likely to result in amenity issues for the occupiers of new residential properties on the site. In addition, it is a Local Wildlife Site (LWS) and the lime beds are considered to be of ornithological value. The site also falls within Natural England’s SSSI impact risk zone for Sandbach Flashes where any impact would be difficult to mitigate.
- 4.37 Locationally, the site is considered accessible as identified in the accessibility assessment.
- 4.38 The site is a known mineral resource area for salt. Surface development at this location is not considered to have an impact on below ground salt mining.

4.39 The HRA identified that the site is not considered to have a potential impact on European sites. The site is at least 7km from the nearest European Site (Midland Meres and Moses Phase 1 Ramsar (Bagmere SSSI)). No potential impact pathways were identified regarding any European site.

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

4.40 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 7: Recommendation for CFS 164: Cledford Lagoon, Middlewich**

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 in the SADPD for development.

**CFS 387: Tetton Lane, Middlewich**

**Introduction**

4.41 This greenfield site is around 16.30ha, and is located outside the Middlewich settlement boundary, to the south of the town. It has been put forward for residential development.

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

<b>CFS 387 site selection findings</b>	
<b>Achievability</b>	<ul style="list-style-type: none"> <li>• The site falls into charging Zone 4 (£71) of the Community Infrastructure Levy Draft Charging Schedule.</li> <li>• The site is greenfield and is being considered for residential use. A proportion of the site could be required for amphibian mitigation which would reduce the developable area of the site.</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>• An overview of the assessed ‘traffic light’ criteria highlights a mix of green (10), amber (4), and red (6) scores.  Of those assessed as being amber, it is considered that the following can be dealt with using appropriate mitigation measures:               <ul style="list-style-type: none"> <li>○ Heritage assets</li> </ul> </li> <li>• The site is assessed as being red in relation to:               <ul style="list-style-type: none"> <li>○ Landscape impact</li> </ul> </li> </ul>

	<b>CFS 387 site selection findings</b>
	<ul style="list-style-type: none"> <li>○ Settlement character and urban form</li> <li>○ Highways access</li> <li>○ Highways impact</li> <li>○ Ecology impact</li> <li>○ Brownfield/ greenfield</li> </ul>

**Table Middlewich 5: CFS 387 site selection findings**

**Stage 5: Evaluation and initial recommendation**

- 4.43 The traffic light assessment of this site shows that it performs poorly. The site is not considered to be suitable for allocation for development as it is visually prominent in the landscape, relates poorly to the built form of the settlement of Middlewich, and is located immediately adjacent to the Sandbach Flashes SSSI. Great Crested Newts are also highly likely to be present on the site. Access to the site has also scored poorly due to restricted geometry of Tetton Lane and the limited visibility onto the A534 as a result of the canal bridge parapet.
- 4.44 Locationally, the site scored a mix of red, amber and green as identified in the accessibility assessment. The site is in a known mineral resource area for salt. Surface development at this location is not considered to have an impact on below ground salt mining.
- 4.45 The HRA confirmed that the site will not have a potential impact on European Sites. The site is at least 7km from the nearest European Site (Midland Meres and Mosses Phase 1 Ramsar (Bagmere SSSI)).

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

- 4.46 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 7: Recommendation for CFS 387: Tetton Lane, Middlewich**

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site is not included as an allocated site in the SADPD.

**CFS 600: East and West of Croxton Lane, Middlewich**

**Introduction**

- 4.47 This greenfield site is around 2.19ha, and is comprised of two parcels of land, located outside the Middlewich settlement boundary, on the northern edge of the town. It has been put forward for residential development.

4.48 The site selection findings are summarised in Table Middlewich 6 (Stage 4 of the SSM).

<b>CFS 600 site selection findings</b>	
<b>Achievability</b>	<ul style="list-style-type: none"> <li>• The site falls into charging Zone 4 (£71) of the Community Infrastructure Levy Draft Charging Schedule.</li> <li>• The site is greenfield and is being considered for residential use, with no known site specific reasons that could impact on its broad viability.</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>• An overview of the assessed ‘traffic light’ criteria highlights a mix of green (7), amber (10), and red (3) scores.</li> <li>• Of the criteria assessed as being amber, it is considered that the following can be addressed using appropriate mitigation measures:               <ul style="list-style-type: none"> <li>○ Landscape impact</li> <li>○ Compatible neighbouring uses</li> <li>○ Highways access</li> <li>○ Highways impact</li> <li>○ Heritage assets impact</li> <li>○ Flooding/drainage issues</li> <li>○ Ecology impact</li> </ul> </li> <li>• The criteria assessed as red include:               <ul style="list-style-type: none"> <li>○ Settlement character and urban form impact</li> <li>○ Brownfield/ greenfield</li> <li>○ Contamination issues</li> </ul> </li> </ul>

**Table Middlewich 6: CFS 600 site selection findings**

**Stage 5: Evaluation and initial recommendation**

4.49 Overall the site performs well through the site selection process, although there are some factors that would require mitigation measures.

4.50 The traffic light assessment of this site shows 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 facilities and services included in the accessibility assessment. It is outside of the recommended distances for six facilities: access to a railway station (applies to all sites within Middlewich); children’s playground; convenience store; secondary school; leisure facilities and childcare facilities. None of the facilities score red in the assessments.

4.51 Of the traffic light criteria that scores amber, it is considered that appropriate mitigation measures could be put in place with regard to landscape; highways



access and impact; heritage assets; flooding/drainage; and ecology. Amber has been raised with regard to compatible neighbouring uses due to a recycling centre located to the west of the site. A noise assessment was therefore submitted by the site promoter to which Environmental Protection confirmed that with appropriate mitigation measures the development can be made acceptable in principle.

- 4.52 The site is within a known mineral resource area for salt and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. Due to the size of the site and its close proximity to the canal it is likely that sand & gravel mineral extraction will not be viable for extraction. The agricultural land quality of this area is grade 3, but it is not known whether this is classed as best and most versatile agricultural land (grade 3a). The site also scores amber for distance to existing employment areas but there are employment opportunities in reasonable proximity which are accessible by public transport.
- 4.53 The traffic light assessment of this site shows that it is given a red rating in relation to settlement character and urban form impact. This is because existing residential development only lies to the south of both the sites. It is however considered that with sensitive layout and design, the impact on the settlement character and urban form could be mitigated.
- 4.54 The site scores red for being greenfield, but there are no preferable brownfield sites that could be allocated instead. A red score has also been given in relation to contamination issues as the western boundary is formed by a landfill and sewage disposal works. A Phase 1 and 2 contamination land assessment will therefore be required.
- 4.55 The HRA confirmed that the site will not have a potential impact on European sites. The site is at least 7km from the nearest European Site (Midland Meres and Mosses Phase 1 Ramsar (Bagmere SSSI)).

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

- 4.56 The consultation responses are summarised below, with a full list also provided in Appendix 4 of this Report.
- **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:** No outstanding/significant concerns at this stage for the potential allocated sites noted and recognise that the constraints identified within our review can be accounted for/ resolved / engineered out at a later stage in proceedings. I can also confirm that we have not identified any particular sites of specific concern at this stage which would result in our objection to their allocation. In line with best practice, we ask that all site allocations are reviewed in line with

local and national planning policy and relevant governing legislation. For developments within Flood Zone 2 /3 the sequential / exception test should be applied. It should also be noted that any development within vicinity of a main river should provide an 8-metre undeveloped buffer zone measure from bank top, this should be factored into assessing site feasibility.

- **Natural England:** The site is located 4000m from Sandbach Flashes SSSI which is notified for physiographical and biological importance. It consists of a series of pools. It has triggered the IRZ for - Rural Residential - 4. Any residential development of 50 or more houses outside existing settlements/urban areas. There is no Priority Habitat within the allocation site. Best and Most Versatile Land –Provisional ALC Grade 3.
- **Highways England:** Proposed development site allocations are not considered to be of a significant scale at an individual level and that the geographic location of these sites throughout the authority area is unlikely to have the potential to generate noticeable increase in traffic impacts at the Strategic Road Network (SRN).

Notwithstanding, whilst the sites identified are not considered to be of concern at an individual level, there is a need for growth proposals set out within the Cheshire East Council Local Plan and SADPD to be understood at a cumulative level to establish associated highway impacts at the SRN.

Highways England still recommend that a Transport Study is undertaken in order to monitor the performance of the individual SRN junctions as the development sites come forward.

Updated transport evidence undertaken at suitable mid-point(s) of the Local Plan would enable the performance of these junctions to be monitored and for the effects of these schemes, combined with development sites coming forward, to be better understood by both parties.

- **South Cheshire Clinical Commissioning Group:** Residential development may impact on 2 GP Practices in the town that are already very overstretched with patient list sizes.
- **Historic England:** Potentially developable but will need a HIA.
- **United Utilities:** A combined sewer runs through part of the site, which should be considered as part of any future proposal on the site.
- **SP Energy Networks:** The site east of A530 requires cables to be diverted as a requirement of any release for development.

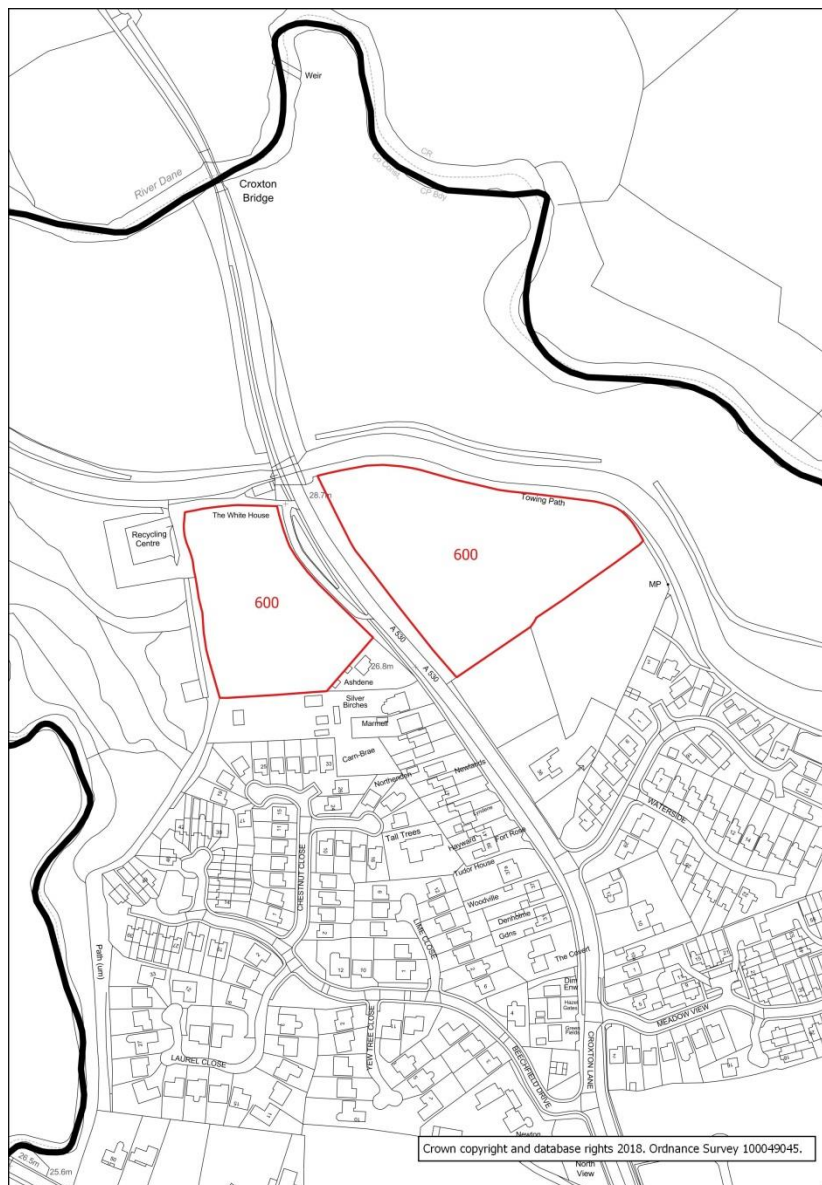
4.57 A Heritage Impact Assessment (HIA) has been carried out as part of the SSM and is provided in Appendix 3 of this Report. The HIA concludes that the site could accommodate residential development and would cause only minor harm to the setting of part of the canal with mitigation measures in place. 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].

4.58 The promoter originally put forward the development of 75 dwellings on the site. However given the recycling centre and the Trent and Mersey Canal Conservation Area being located to the north, it is considered that this should be reduced to the region of 50 dwellings.

### Stage 7: Recommendation for CFS 600: East and West of Croxton Lane, Middlewich

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site be included as an allocated site in the SADPD, delivering around 50 dwellings.



Map Middlewich 1: Site CFS 600 East and West Croxton Lane

## CFS 635A: Centurion Way, Middlewich

### Introduction

- 4.59 This greenfield site is around 27.56ha and is comprised of two large parcels of land both of which are located outside of the Middlewich Settlement Boundary, on the northern side of the town. The majority of the site lies within Cheshire West and Chester with a smaller part of the site (2.49 ha) located within the Cheshire East administrative boundary.
- 4.60 Part of the site was subject to a recent cross-boundary planning application for residential development of up to 370 dwellings, a new church and public open space (Cheshire East Ref: 17/4705C & Cheshire West Ref: 17/03989/OUT). Both planning applications were refused by the respective councils in January and March 2019.
- 4.61 For Cheshire East, the reasons for refusal concerned the conflict with the LPS Spatial Strategy given that the site was located in the open countryside outside of the Middlewich Settlement Boundary and that development resulted in the loss of best and most versatile agricultural land (Grade 3 and 2a).
- 4.62 For Cheshire West, similar reasons for refusal were cited in terms of conflict with the adopted spatial strategy, impact upon the landscape and loss of best and most versatile agricultural land. However given the close proximity of the Cheshire West land to Kinderton Hall, a Grade II\* listed building with an associated Scheduled Ancient Monument – a moat, the reasons for refusal also included the significant adverse effect of the proposals upon designated heritage assets.
- 4.63 In addition to the planning applications referred to above, the site was also promoted for residential development through the Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies document. However it was not allocated in the adopted version of that plan. The Plan was adopted by Cheshire West and Chester Council on 18 July 2019.
- 4.64 Considering the above factors, consideration has been given through the SSM to assess whether the release of a smaller part of the CFS 635 could contribute towards the development figure for Middlewich.
- 4.65 The site boundaries of CFS635 have therefore been amended to comprise solely of the land within Cheshire East in order to form CFS 635A. This site measures 2.49 hectares and this has been assessed for residential development of around 75 dwellings.

	CFS 635A site selection findings
<b>Achievability</b>	<ul style="list-style-type: none"><li>• Site is located within charging Zone 4 of the Community Infrastructure Charging Schedule.</li><li>• The site is greenfield and it forms part of a larger site being</li></ul>

	<b>CFS 635A site selection findings</b>
	promoted for residential use. with no known site specific reasons that could impact on its broad viability
<b>Suitability</b>	<ul style="list-style-type: none"> <li>• An overview of the assessed 'traffic light' criteria highlights a mix of green (10), amber (8), and red (2) scores.</li> <li>• Of the criteria assessed as being amber, it is considered that the following can be addressed using appropriate mitigation measures: <ul style="list-style-type: none"> <li>○ Landscape impact</li> <li>○ Compatible neighbouring uses</li> <li>○ Highways Access</li> <li>○ Highways Impact</li> <li>○ Ecology impact</li> </ul> </li> <li>• There are two red criteria, which are: <ul style="list-style-type: none"> <li>○ Brownfield/ greenfield</li> <li>○ Agricultural land</li> </ul> </li> </ul>

**Table Middlewich 7: CFS 635A site selection findings**

**Stage 5: Evaluation and initial recommendation**

- 4.66 Overall, the site performs well through the site selection process, although there are some factors that would require mitigation measures.
- 4.67 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 facilities and services included in the accessibility assessment. It is outside of the recommended distance for two facilities: access to a railway station (which applies to all sites within Middlewich) and distance to a convenience store, both scoring amber in the assessments. None of the facilities score red in the assessments.
- 4.68 For the majority of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place.
- 4.69 In terms of landscape impact, the site has no landscape designations or footpaths, but relatively flat topography. Residential development is located to the west of the site and a public house and car park is located to the south. The site sits on a parcel of land located between three roads - Holmes Chapel Road to the south, Centurion Way to the west and Byley Lane to the north. Any proposals would require suitable landscaping to address the transition from urban to rural.
- 4.70 There is no existing highways access to the site, but the site has frontages to both Centurion Way and Holmes Chapel Road and it is therefore likely that access could be taken from the existing road network.

- 4.71 In terms of ecology, the main issue that arose in relation to planning application 17/4705C was the presence of priority bird species on the site and the wider application site, including wagtails and skylarks. It is likely that the impact upon priority bird species would be reduced given that CFS 635A is a smaller site than that proposed through the planning application. Mitigation would be required to provide improved off-site habitat for ground nesting farmland birds.
- 4.72 The site is within a known mineral resource area for salt, and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. The site is within a large mineral resource area for sand & gravel which goes beyond the borough boundary. The Council will require the applicant to submit a Mineral Resource Assessment (MRA) as part of any application to provide information on both the feasibility of prior extraction of the mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
- 4.73 In terms of the two criteria that score red, the agricultural land quality of this area is grade 2, but an agricultural report submitted with planning application 17/4705C suggests that the majority of the site is Grade 3a. The development would therefore result in the limited loss of best and most versatile agricultural land.
- 4.74 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.
- 4.75 The traffic light form assessments do not reveal any significant issues in relation to landscape, flooding and drainage, public transport frequency, heritage, contamination issues; or employment land loss.
- 4.76 The HRA does not identify any issues of relevance to this site. It is more than 7km from the nearest European Site and no potential impact pathways were identified regarding any European site.

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

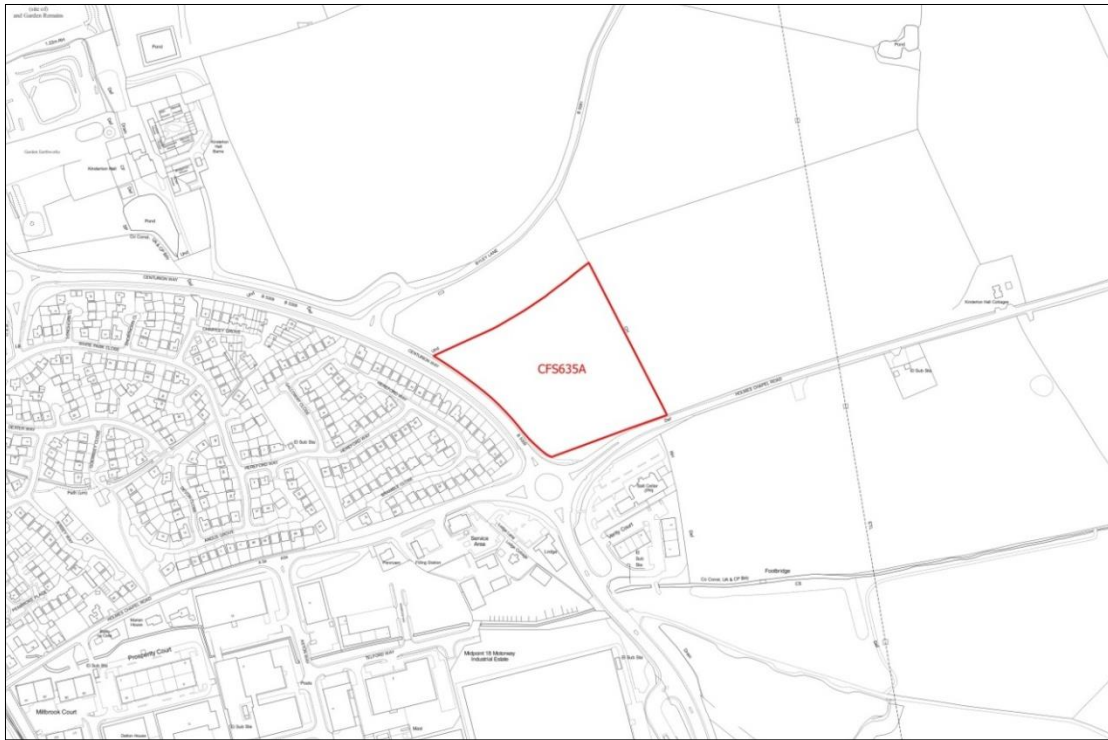
- 4.77 The consultation responses are summarised below, with a full list also provided in Appendix 4 of this Report.
- **CEC Public Rights of Way:** Each site should have detailed the requirement for high quality routes for active travel (walking and cycling), set within green infrastructure corridors 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:** No outstanding/significant concerns at this stage for the potential allocated sites noted and recognise that the constraints identified within our review can be accounted for/ resolved / engineered out at a later stage in proceedings. I can also confirm that we have not identified at particular sites of specific concern at this

stage which would result in our objection to their allocation. In line with best practice, we ask that all site allocations are reviewed in line with local + national planning policy and relevant governing legislation. For developments within Flood Zone 2 /3 the sequential / exception test should be applied. It should also be noted that any development within vicinity of a main river should provide an 8-metre undeveloped buffer zone measure from bank top, this should be factored into assessing site feasibility.

- **Natural England:** Designated sites: The site allocation is located 3200m from Sandbach Flashes SSSI which is notified for physiographical and biological importance. It has triggered the IRZ for Rural Non Residential - 3. Large non residential developments outside existing settlements/urban areas where footprint exceeds 1ha. There is no Priority Habitat within the allocation site and Best and Most Versatile Land is unknown.
- **Highways England:** Proposed development site allocations are not considered to be of a significant scale at an individual level and that the geographic location of these sites throughout the authority area is unlikely to have the potential to generate noticeable increase in traffic impacts at the Strategic Road Network (SRN).
  - Notwithstanding, whilst the sites identified are not considered to be of concern at an individual level, there is a need for growth proposals set out within the Cheshire East Council Local Plan and SADPD to be understood at a cumulative level to establish associated highway impacts at the SRN.
  - Highways England still recommend that a Transport Study is undertaken in order to monitor the performance of the individual SRN junctions as the development sites come forward.
  - Updated transport evidence undertaken at suitable mid-point(s) of the Local Plan would enable the performance of these junctions to be monitored and for the effects of these schemes, combined with development sites coming forward, to be better understood by both parties.
- **South Cheshire Clinical Commissioning Group:** Residential development may impact on 2 GP Practices in the town that are already very overstretched with patient list sizes.
- **Historic England – No comment**

## Stage 7: Recommendation for CFS 635A: Centurion Way, Middlewich

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site is included as an allocated site in the SADPD, delivering around 75 dwellings.



**Map Middlewich 2: Site CFS 635A Centurion Way**

## FDR 860: Land adjacent to Watersmeet, Nantwich Road, Middlewich

### Introduction

- 4.78 This greenfield site is around 0.5 ha in area and is located outside of the Middlewich settlement boundary, on the eastern side of the town. It has been put forward for residential development of around 5 dwellings. At the time of writing, a planning application (20/2024C) was registered on the 18<sup>th</sup> May 2020 for 4 self build dwellings and this is pending determination.
- 4.79 The site selection findings are summarised in Table Middlewich 8 (Stage 4 of the SSM).

FDR 860 site selection findings	
<b>Achievability</b>	<ul style="list-style-type: none"> <li>● The site falls into charging Zone 4 (£71) of the Community Infrastructure Levy Charging Schedule.</li> <li>● The site is greenfield. with no known site specific reasons that could impact on its broad viability</li> </ul>



	<b>FDR 860 site selection findings</b>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>● An overview of the assessed ‘traffic light’ criteria highlights a mix of green (9), amber (7), and red (4) scores.</li> <li>● Of the criteria assessed as being amber, it is considered that they can be addressed using appropriate mitigation measures: <ul style="list-style-type: none"> <li>○ Compatible neighbouring uses</li> <li>○ Highways impact</li> <li>○ Flooding/ drainage issues</li> <li>○ Ecology impact</li> <li>○ Contamination issues</li> </ul> </li> </ul> <p>The assessed criteria that are red include:</p> <ul style="list-style-type: none"> <li>○ Landscape impact</li> <li>○ Settlement character and urban form</li> <li>○ Heritage assets impact</li> <li>○ Brownfield/ greenfield</li> </ul>

**Table Middlewich 8: FD860 site selection findings**

**Stage 5: Evaluation and initial recommendations**

- 4.80 The traffic light assessment shows that in some areas the site performs reasonably well, however there are a number of issues that may preclude the site from being developed.
- 4.81 The site is in an accessible location and the accessibility assessment shows that it meets the minimum standard in relation to most of the facilities and services included in the accessibility assessment. It is outside of the recommended distance for two facilities: access to a railway station (applies to all sites within Middlewich) and distance to a convenience store, both scoring amber in the assessments. None of the facilities score red in the assessments.
- 4.82 Of the criteria scoring amber, the site is adjacent to the Shropshire Union Canal embankment. The Canals and Rivers Trust have commented in relation to planning application 20/2024C that the development has the potential to undermine the embankment and mitigation in the form of suitable foundations would be required. Access would need to be retained within the site to the embankment for inspection and maintenance purposes.
- 4.83 There is an existing access into the site and there is unlikely to be a material impact upon the transport network but there would be a need to amend the existing access and verify visibility splays and consider pedestrian access to the site.
- 4.84 Part of the site is within flood zone 3 and 2 although this does not appear to affect the whole site. A Flood Risk Assessment may be required together with details of drainage.

- 4.85 The site also scores amber in terms of ecology. An ecological report was submitted with planning application 20/2024C and the council's nature conservation officer highlighted that mitigation in the form of conditions to protect nesting birds, reasonable avoidance measures for otters, biodiversity improvements and details of a lighting scheme would be required if planning permission is granted.
- 4.86 The site is in a known mineral resource area for salt and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. Due to the size of the site and its proximity to the canal, it is likely that sand and gravel mineral extraction will not be viable.
- 4.87 The site scores amber in terms of contamination. Comments received from the council's Environmental Protection team in relation to planning application 20/2024C highlights that the site was in former use as a commercial nursery. There is potential for contamination at the site and made up ground. Conditions are recommended for further assessment work.
- 4.88 The site has scored red for a number of criteria. In terms of landscape impact, the site is elevated, sloping to the west and north. The Shropshire Union Canal is located to the north. It is likely that residential development in this location would be visually prominent in the landscape. The site also scores red in terms of settlement character and form given that the site is on the edge of the settlement and there is a limited amount of development on the opposite side of the road.
- 4.89 The site is adjacent to a Grade II aqueduct which carries the Shropshire Union Canal over the road and is also close to the Grade II aqueduct that carries the canal over the River Wheelock. Residential development is likely to dominate the canal (non-designated heritage asset) and the listed aqueducts. The level of adverse impact upon designated assets would be substantial and could not be mitigated as part of a development scheme.
- 4.90 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
- 4.91 The traffic light form assessments do not reveal any significant issues in relation to highways access, air quality, public transport frequency, no loss of best and most versatile agricultural land, no loss of employment land nor are there any tree preservation orders on site.
- 4.92 The HRA identified that the site is at least 7km from the nearest European Site (Midland Meres and Moses Phase 1 Ramsar (Bagmere SSSI)). No potential impact pathways were identified regarding any European site.

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

- 4.93 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 7: Recommendation for FDR 860: Land adjacent to Watersmeet, Nantwich Road, Middlewich**

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site is not included as an allocated site in the SADPD.

## Sites recommended for inclusion in the SADPD for Middlewich

4.94 In conclusion, the sites recommended for inclusion in the SADPD for Middlewich (Stage 7) are shown in Table Middlewich 9.

Option ref	Site name	Gross site area (ha)	Number of dwellings	Employment land (ha)	Proposal
CFS 600	East and West of Croxton Lane	2.19	50	0	A development of new homes.
CFS 635A	Centurion Way	2.49	75	0	A development of new homes

**Table Middlewich 9: Sites recommended for inclusion in the SADPD**

4.95 The SSM process has resulted in the recommendation of two sites: CFS 600 East and West Croxton Lane for residential development and CFS635A Centurion Way for residential development.

4.96 These two sites would result in the provision of around 125 additional dwellings for the town. This would result in the provision of 1922 dwellings which would be just 28 dwellings short of the housing figure for Middlewich (1,950 dwellings) but still 99% of it. It should also be borne in mind that the expected level of development for Middlewich is ‘in the order of 1,950 new homes’. This figure is not a target or minimum requirement. Some settlements such as Sandbach, which lies very close to Middlewich, have now significantly exceeded their expected level of development (by 544 dwellings in the case of Sandbach).

4.97 In addition, completions and commitments for Sandbach and the Rural area include the former Albion Chemical Works, Booth Lane, Moston (537 dwellings) which is located between Sandbach and Middlewich.

4.98 In the absence of there being other site options that perform well in the SSM process, it is considered reasonable not to recommend the allocation within the SADPD of any other sites. This is particularly the case given that the extent of any remaining requirement is now very limited.

## 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].
- 5.2 The SADPD will consider the need for the allocation of sites for retail, leisure and town centre uses and set out the future planning policy approach in Cheshire East, it will also:
- Confirm the retail hierarchy;
  - Consider the approach to the impact assessment threshold for the settlement;
  - Consider boundaries (as appropriate) for retail uses including town or village centre boundaries and primary shopping areas (as appropriate);
  - Consider matters that might influence a future development approach in terms of development management policies or allocation(s) for retail and town centre uses.

### Retail Overview

- 5.3 Middlewich serves a localised catchment due to the presence of Sandbach, which is a Key Service Centre and Winsford being in close proximity, along with Crewe, a Principal Town in easy reach,
- 5.4 Middlewich is a KSC in the retail hierarchy with a focus on the improvement of the convenience and comparison retail offer, with the potential to strengthen and enhance the retail offer, where suitable, as well as diversification to other uses such as offices, services, leisure, cultural and residential as appropriate.
- 5.5 The town centre boundary for Middlewich is currently defined in the Congleton Borough Local Plan. The majority of the town centre is covered by the Middlewich Town Centre Conservation Area. An area of archaeological potential also covers much of the town centre.
- 5.6 The centre is largely linear in form, with the majority of the town centre's shops and services located along Wheelock Street, which takes the form of a traditional high street. A small number of additional units are present on Lewin Street, Hightown, and Leadsmithy Street.
- 5.7 Middlewich, as a KSC, has a town centre boundary, Principal Shopping Area and a retail allocation DP4 (not implemented), as defined in the Congleton Borough Local Plan.

## Retail Health Indicators and Analysis

- 5.8 The WYG Retail Study (2016) and updates prepared, most recently in 2020 (WYG Retail Study Partial Update [ED 17]) has evaluated the vitality and viability of the two Principal Towns in Cheshire East (Crewe and Macclesfield) and the nine KSCs in the Borough. The WYG retail work has also considered the retail health and function of the Local Service Centres.
- 5.9 Appendix 3 of the WYG Retail Study (2016) (pp 7-12) includes the full health check for Principal Towns and Key Service Centres and has been updated in appendices A and B of the WYG Retail Study Partial Update (2020) [ED 17]. The retail 'health check' draws on a number of key indicators in accordance with national guidance. For Middlewich, as Key Service Centre, it indicates that the town continues to perform a key role in catering for the day to day convenience and service needs of the local community. The centre benefits from good accessibility by car and despite the challenging retail climate over recent years, has seen a reduction, and good churn, in vacant units.
- 5.10 The town centre provides a strong convenience goods offer. The proportion of convenience units is above the national average (12% compared to a national average of 9%) with the proportion of convenience floorspace being significantly above national average (30% compared to a national average of 15%).
- 5.11 In contrast, its comparison goods provision is below the national average (reflective of its role) for both the proportion of units (22% compared to a national average of 29%) and floorspace (13% compared to a national average of 34%).
- 5.12 The centres leisure and retail provision is relatively good. With the closure of Barclays Bank in 2017, banking is now limited to the Nationwide Building Society.
- 5.13 Pedestrian flows are monitored to be generally low in the centre. The highest areas of footfall are in the vicinity of the Jacks and Tesco Express stores. The lowest levels of pedestrian activity are found along Lewin Street and the western end of Wheelock Street. The traditional linear form and historic assets in the town centre continues to contribute to the environmental quality of the centre. The health of the centre is considered reasonable, although it is considered that the centre would benefit from improvements to the public realm on Wheelock Street.

## Assessed Need for Main Town Centre Uses

- 5.14 For PT's and KSCs, the WYG Retail Study (2016) ("CERS 2016") established quantitative and qualitative retail requirements for convenience and comparison goods in town centres up to 2030.
- 5.15 WYG updated the quantitative retail requirements throughout the borough, in 2018 and again in 2020, to provide an up-to-date quantitative assessment of the future capacity for additional convenience and comparison floorspace.

The need for convenience and comparison floorspace is presented in Chapters 4 and 5 of the WYG Retail Study Partial Update (2020) [ED 17].

- 5.16 In the SADPD, any residual need for retail convenience and comparison floorspace arising in the borough up to 2030 is expected to be met principally through:
- i) the delivery of sites allocated in the LPS that include an element of retailing to meet local needs;
  - ii) further retail development in central Crewe and central Macclesfield, on sites in town centre boundaries
  - iii) the delivery of allocated site LPS 47 'Snow Hill, Nantwich.'
- 5.17 There are no proposed retail allocations in the SADPD. The WYG Retail Study Partial Update (2020) [ED 17] recognises that expenditure growth forecasts in the longer term should be treated with caution, given the inherent uncertainties in predicting the economy's performance over time and the pattern of future trading, and will be kept under regular review through future updates to the retail evidence base.

## Impact test threshold

- 5.18 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 reassessed through the 2020 WYG Retail Study Partial Update [ED 17].
- 5.19 For Middlewich, as a KSC, the impact threshold test is 300 sqm outside of the town centre boundary in relation to the closest defined centre(s) (convenience, comparison, service & leisure – Use Class A1, A2, A3, A4 & A5)<sup>5</sup>.

## Complementary Strategies and Parking Provision

- 5.20 A proposal for the Middlewich Eastern Bypass is included in the Cheshire East Local Plan Strategy. Planning permission for the bypass was approved on the

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<sup>5</sup> The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No. 757) is due to come into force on the 1st of September 2020. This will replace the Use Classes Order quoted in this report. These Regulations will create a new broad 'Commercial, business and service' use class (Class E) which incorporates the previous shops (A1), financial and professional services (A2), restaurants and cafes (A3) and offices (B1) use classes. Uses such as gyms, nurseries and health centres (previously in use classes D1 Non-residential institutions and D2 Assembly and leisure) and some other uses which are suitable for a town centre area are also included in the class. This new class allows for a mix of uses to reflect changing retail and business models. It also recognises that a building may be in a number of uses concurrently.

19 July 2019 (18/5833C). Further details can be found on the Cheshire East website<sup>6</sup>.

- 5.21 In terms of council owned car parking provision in Middlewich, there are a total of 133 spaces and is currently free of charge. This includes Civic Way (84 spaces), Seabank (23 spaces) and Southway (26 spaces).

## Retail and Leisure Boundaries

- 5.22 Paragraph 85 (b) of the NPPF (2019) asks that Local Plans: “define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre”.

- 5.23 Middlewich has an existing town centre boundary and a primary shopping area as defined in the Congleton Borough Local Plan.

- 5.24 Town centre boundaries and primary shopping areas have been reviewed (or identified) taking into account the recommendations of the WYG Retail Study (2016), monitoring / site visits and any other relevant evidence (where specified) in line with the definitions included in the NPPF (2019). 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.

- 5.25 The NPPF (2019) defines Primary Shopping Areas/ Town Centres as follows:

- **Primary shopping area:** Defined area where retail development is concentrated.
- **Town centre:** Area defined on the local authority’s policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

- 5.26 For the purposes of this settlement report, the following three stage process has been utilised:

- Stage 1 –primary and secondary frontages have been defined to establish where retail development is concentrated
- Stage 2 - definition of a primary shopping area
- Stage 3 – definition of the town centre boundary

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<sup>6</sup>[https://www.cheshireeast.gov.uk/highways\\_and\\_roads/roadworks/major-projects/middlewich-eastern-bypass/middlewich-eastern-bypass.aspx](https://www.cheshireeast.gov.uk/highways_and_roads/roadworks/major-projects/middlewich-eastern-bypass/middlewich-eastern-bypass.aspx)

5.27 For the avoidance of doubt, only a primary shopping area and town centre boundary will be defined on the SADPD Policies Map.

## Stage 1 Primary and Secondary Frontages

5.28 Whilst not defined in the NPPF (2019), primary and secondary frontages are considered to be:

“Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.”

5.29 Table Middlewich 11 sets out the justification for defining the primary and secondary frontages in Middlewich town centre as shown in Appendix 5.

Potential Primary and Secondary Frontages	No on Map and amendment proposed	Justification for amendment
80 to 90 Wheelock Street, including 73 Wheelock Street	1. Define as a secondary frontage (“SF”).	Although this contains some A1 retail uses, there are a higher proportion of non-A1 uses including sui generis uses (of its own kind) and a takeaway.
74 and 76 Wheelock Street; 66 and 68 Wheelock Street; and 48 to 62 Wheelock Street.	2. Define as a Primary Frontage (“PF”).	These units contain mainly A1 retail uses within this frontage.
30 to 46 Wheelock Street	3. Define as a SF	Although closely related to the surrounding PFs, this frontage contains more non-A1 retail uses including financial and professional services and sui generis uses (opticians, Nationwide, betting shop, and estate agent).
16 to 28 Wheelock Street	4 Define as a PF	These units contain mainly A1 retail uses within this frontage.
8 to 12 Wheelock Street, including 1-3 Lady Annes Court	5 Define as a SF	The units on Wheelock Street and the small cluster of units to the rear contain mainly non-A1 retail uses (pubs and businesses).
1 Wheelock Street, and 2 to 16 Hightown	6 Define as a PF	These units contain mainly A1 retail uses within this frontage.
18 to 20 Hightown and 2	7 Define as a SF	These units contain mainly non-A1 retail use (including a



Potential Primary and Secondary Frontages	No on Map and amendment proposed	Justification for amendment
Queen Street		public house and a clinic),
30 to 36 Hightown	8 Define as a PF	These units contain A1 retail uses within this frontage.
5 to 11 Lewin Street including the PH and Victorian building on Lewin Street	9 Define as SF	These contain mainly non-A1 retail uses. It is outside the proposed primary shopping area.
5 to 17 Wheelock Street	10 Define as SF	These contain mainly non-A1 retail uses (including hairdresser, takeaway, marketing consultants, restaurant and betting shop).
20 to 35 Wheelock Street, 1 to 11 Southway, and the Jacks superstore	11 Define as PF	These contain mainly A1 retail uses including the Tesco superstore.
37 to 49 Wheelock Street	12 Define as PF	These units contain mainly A1 retail uses within this frontage.
51 to 57 Wheelock Street	13 Define as SF	These contain mainly non-A1 retail uses (including businesses and a takeaway).
Lidl, Chester Road	14 Define as a PF	This unit is A1 retail use. It is outside the proposed primary shopping area.

**Table Middlewich 11: Primary and Secondary Frontages Analysis**

## Stage 2: Primary Shopping Area

5.30 Table Middlewich 12 considers the boundary for the primary shopping area (as defined in the NPPF) taking account of the primary frontages identified in stage 1 (outcomes are shown in Appendix 5).

Potential Primary Shopping Area	No on Map and amendment proposed	Justification for amendment
Defined in the Congleton Borough Local Plan as a 'Principal Shopping Area'.	1. Exclusion of residential properties to the east of Darlington Street and west of Southway from the Primary Shopping Area boundary, but maintain those properties fronting Wheelock Street within the boundary.	It would be logical to exclude this area as it is now under construction for residential development (17/6233C).
	2. Exclusion of residential properties that have been	It would be logical to exclude the residential properties

Potential Primary Shopping Area	No on Map and amendment proposed	Justification for amendment
	<p>approved and developed since the adoption of the Congleton Local Plan, which are located behind some of the shops that front the north of Wheelock Street, from the Primary Shopping Area.</p>	<p>from the Primary Shopping Area which are not main town centre uses and do not function as part of the centre's shopping and service offering. This includes No.70C Wheelock Street which received full planning permission (12/1228C) for conversion of shop to a house. It also includes the flats and associated parking that were granted full planning permission (35321/3; 07/0812/FUL and 13/2285C) which are located between some of the shops to the north of Wheelock Street and St Michaels Way.</p>
	<p>3. Exclusion of residential properties along Wallcroft Gardens and Dierdens Terrace from the Primary Shopping Area boundary. This includes a building to the rear of 5 Wheelock Street, known as The Cobblers which received planning permission for a change of use to a dwelling (09/1552C).</p>	<p>It would be logical to exclude the residential properties from the Primary Shopping Area which are not main town centre uses and do not function as part of the centre's shopping and service offering.</p>
	<p>4. Exclusion of No.92 Wheelock Street and 75-81 Wheelock Street.</p>	<p>These properties are in residential use and it is logical to exclude them from the Primary Shopping Area as they are not main town centre uses and do not function as part of the centre's shopping and service offering.</p>

**Table Middlewich 12: Primary Shopping Area Analysis**

## Stage 3: Town Centre Boundary

5.32 Table Middlewich 13 justifies any recommended amendments to be made to the current Middlewich town centre boundary. Amendments are shown In Appendix 5.

Current Centre boundary	No on Map and amendment proposed	Justification for amendment
Defined in the Congleton Borough Local Plan.	1. Extension of town centre boundary to include land and properties to east of Lewin Street as far south as number 19 Lewin Street.	This area would form a logical extension to the town centre, including some retail/business premises.
	2. Exclude residential properties on Wallcroft Gardens and Dierdens Terrace; and land to the north and south of Queen Street (includes residential; public open space; High School; leisure centre; church; community centre; medical centre and Fire station) from the Town Centre boundary.	The area does not contain main town centre uses, and it is not considered to function as an integral part of the centre's shopping and service offering.
	3. Exclusion of land to the east of Darlington Street and to the west of Southway from the Town Centre boundary (now under construction for residential development (17/6233C).  Exclusion of residential properties to the west of Darlington Street and the garages to the east of Darlington Street from the Town Centre boundary.	The area does not contain main town centre uses, being predominantly residential, and it is not considered to function as an integral part of the centre's shopping and service offering.

**Table Middlewich 13: Town Centre Boundary Analysis**

5.33 It is proposed to designate the town centre boundary as shown in Appendix 5.

## Other Retail Centres

5.34 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.

5.35 In the case of Middlewich no other retail centres were designated in the Congleton Borough Local Plan. In addition, no centres have been identified that are considered suitable for allocation as neighbourhood parades in Middlewich.

## 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 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 is defined in the Congleton Borough Local Plan, as amended by sites LPS 42, LPS 44 and LPS 45 in the Local Plan Strategy.
- 6.4 For the purposes of review, this existing settlement boundary has been divided into sections as set out in Table Middlewich 14 below.

Ref	Boundary section	Description of existing boundary
1	From the junction of Chester Road and the River Wheelock and the junction of the rear curtilages of properties on The Windings with the Trent and Mersey Canal.	Boundary follows the rear curtilage boundary of properties on Laurel Close, Beechfield Drive and Chestnut Close. The boundary travels from west of Chestnut Close, to rear curtilage boundary of dwellings, then crosses Croxton Lane, in an easterly direction to the rear of dwellings on The Windings, then meets the Trent and Mersey canal.
2	Between the rear of dwellings on The Windings, to the junction of King Street with Centurion Way.	Boundary travels along the Trent and Mersey canal, in a southerly direction, then travels east, along a footpath to the rear of dwelling curtilages on Fossa Close and Diploma Drive. It then travels north along Coriander Drive and east, to the rear of dwelling curtilages on Coriander Drive, crosses the railway line and then follows King Street, in a northerly direction, to its junction with Centurion Way.
3	Between the junction of	From its junction with King Street, the boundary

Ref	Boundary section	Description of existing boundary
	Centurion Way and King Street to Holmes Chapel Road, adjacent to The Salt Cellar Public House.	follows Centurion Way, in a south easterly direction; it also follows the Borough boundary which results in two indents into the residential estate to the rear of Centurion Way. The boundary then travels in an easterly direction along Holmes Chapel Road, crossing the road in a southerly direction, adjacent to The Salt Cellar Public House.
4	From the east of The Salt Cellar Public House to the public footpath (Lodge Lane) and its junction with Cledford Lane.	The boundary travels in a southerly direction, following a tree and hedgerow boundary to the east of The Salt Cellar Public House and adjacent offices. The boundary then follows a tree and hedgerow boundary, in an easterly direction, then turns south and west, also along a tree and hedgerow boundary, until it meets a public footpath (Lodge Lane). The boundary then follows that of the Strategic Site LPS 44 – Midpoint 18 which is bounded by a public footpath (Lodge Lane) which is also bounded by trees and hedgerows and travels in a southerly direction, until it meets Cledford Lane.
5	Between the junction of the public footpath (Lodge Lane) with Cledford Lane, along Small Brook to the railway line.	The boundary travels along that of the Strategic Site LPS 44 – Midpoint 18 which is bounded by hedgerows and Small Brook.
6	Between the railway line and Warmingham Lane.	The boundary travels along Moston Public Footpath 6, in a westerly direction, until it meets Booth Lane, where it travels north until it meets the Trent and Mersey canal and travels in a north westerly direction. It then runs along the northern boundary of a dwelling, joining Booth Lane in a north westerly direction, it then runs up the east side of Booth Lane, past the Kinderton Arms, then back down the west side of Booth Lane, until it meets the southern boundary of Strategic Site LPS 42 Glebe Farm. It then travels along the hedgerow and tree boundary of LPS 42, until it meets Warmingham Lane.
7	Between Warmingham Lane and Sutton Lane.	<p>The boundary travels along the southern, western and northern tree and hedgerow boundaries of Strategic Site LPS 45 Warmingham Lane. It then travels in a northerly direction, along the eastern edge of Warmingham Lane, until it meets the southern curtilage boundaries of properties on the southern side of Davenham Way and then travels in a westerly direction.</p> <p>It then follows the rear curtilage boundary of properties on Bunbury Close, Jubilee Pastures, Eardswick Road and Ashmore Close, in a northern direction. It then travels along a tree and hedgerow boundary to the rear of an area of open space on Chadwick Road and then in a westerly direction along the rear curtilage boundary of properties on</p>

Ref	Boundary section	Description of existing boundary
		Hankelow Close, excluding the formal open space provision at Sutton Lane Playing Fields, where it meets Sutton Lane.
8	Between Sutton Lane and Nantwich Road.	The boundary travels from Sutton Lane, in a north westerly direction, along the rear of residential curtilages that radiate from Rushton Drive and to the rear of an area of open space, also off Rushton Drive. It then skirts around the wooded grounds of the Manor Care Home and follows the rear residential curtilages that radiate from Greendale Drive and Brynlow Drive, to Nantwich Road.
9	Between Nantwich Road and Chester Road.	The boundary travels along Nantwich Road, in a northerly direction, until it meets the Shropshire Union Canal, where it crosses the aqueduct, then follows the rear residential curtilages of dwellings on the western side of Nantwich Road. It then continues to travel in a northerly direction, cutting through some very large rear residential curtilages. It then follows the River Wheelock, to the rear of residential curtilages of dwellings on Mill Lane, Tewksbury Close and Wellbeck Close. The boundary then travels along the eastern edge of an area of woodland, excluding it from the settlement boundary and to the rear residential curtilages of dwellings on Glastonbury Drive, Grange Lea and Goodwood Rise, until it meets Chester Road.

**Table Middlewich 14: Existing settlement boundary**

6.5 The existing settlement boundary is shown on Maps in Appendix 6.

## 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' [ED 06]. The assessments and recommendations for defining the new boundary are set out in Table Middlewich 15 below.

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	<p>This boundary is not impacted by any LPS Strategic Site Allocations or Neighbourhood Plan site allocations.</p> <p>This boundary currently excludes the proposed SADPD Site Allocations East and West of Croxton Lane.</p>	<p>This boundary is not impacted by any extant planning consents.</p>	<p>This boundary excludes residential development recently completed at Canalside Way.</p>	<p>This boundary excludes the recently completed residential development at Canalside Way which has a clear functional relationship to the built-up area..</p>	<p>The settlement boundary relates to readily recognisable features that are likely to be permanent: the rear curtilages of dwellings but then cuts through the residential development at Canalside Way.</p>	<p>The settlement boundary should be amended to include:</p> <p><b>1A</b> - the proposed SADPD Site Allocation West of Croxton Lane.</p> <p><b>1B</b> - the proposed SADPD Site Allocation East of Croxton Lane.</p> <p><b>1C</b> - the recently completed development at Canalside Way.</p> <p>The new boundary would follow a public footpath, the access road to the household waste recycling centre to the south of the Trent and Mersey canal, cross Croxton Lane, in an easterly direction and then follow the Trent and Mersey canal. This would create a strong, permanent settlement boundary.</p>
2	<p>This boundary is</p>	<p>This boundary is not</p>	<p>This boundary is</p>	<p>The boundary does</p>	<p>The settlement</p>	<p>No change to existing</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)	
	not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood Plan site allocations.	impacted by any extant planning consents.	not impacted by any existing built development	not exclude land that has a functional relationship to the built-up area.	boundary relates to a readily recognisable feature that is likely to be permanent: rear curtilage boundaries and the canal.	boundary.
3	This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood Plan site allocations.  This boundary currently excludes the proposed SADPD Site Allocation Land at Centurion Way.	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.	This boundary follows Centurion Way and Holmes Chapel Road.	The settlement boundary should be amended to include:  <b>3A</b> - the proposed SADPD Site Allocation at Centurion Way
4	This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site	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.	This boundary follows tree and hedgerow boundaries and a public footpath	No change to existing 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)	
	<p>Allocations or Neighbourhood Plan site allocations.</p> <p>Part of the boundary skirts the Strategic Site LPS 44 – Midpoint 18 which lies to the west of it.</p>				(Lodge Lane) which is also bounded by trees and hedgerows.	
5	<p>This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood Plan site allocations.</p> <p>The boundary travels along that of the Strategic Site LPS 44 – Midpoint 18</p>	This boundary is not impacted by any extant planning consents.	<p>This boundary is impacted by existing built development –</p> <p>Fiveacre Farm is a gypsy caravan site and lies between the settlement boundary and Cledford Lane. It is not considered necessary for gypsy caravan sites to be included within settlement</p>	<p>The boundary excludes built development to the east of Cledford Lane:</p> <p>Kinderton Mobile Home Park (in operation since the mid-1960's, as a gypsy site; application 14/1369C gave permission for 17 caravans to be occupied on an open residential basis 13/05/14;</p>	This boundary follows Cledford Lane, then partially follows tree and hedgerow boundaries and that of Small Brook.	No change to existing 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)	
			<p>boundaries.</p> <p>In addition, there is a strong, permanent existing boundary of the watercourse (Small Brook).</p>	<p>wider site is partly located in CWaC area); Land opposite Fiveacre Farm – gypsy site (16/0198C – appeal allowed for 6 gypsy caravans 12/05/17).</p> <p>It is not considered that the existing development has a functional relationship to the built-up area. In addition, its inclusion within the settlement boundary would not result in the creation of a clear boundary, as it is located on the opposite side of Cledford Lane and where the Borough boundary passes through the site, there is not a readily recognisable boundary to follow</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)	
				on the ground.		
6	<p>This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood Plan site allocations.</p> <p>Part of its boundary is formed by the southern boundary of Strategic Site LPS 42 Glebe Farm.</p>	<p>Planning approvals on the site do not show large areas of open space around the periphery of the LPS site. It is considered therefore that all of this LPS site should be included within the settlement boundary. The approvals are:</p> <ul style="list-style-type: none"> <li>• Outline planning permission (13/3449C) for 450 dwellings (eastern part of the site)</li> <li>• Full planning permission for 84 dwellings – approved subject to S106 on the 26.2.2020.</li> </ul>	<p>This boundary is not impacted by any existing built development</p>	<p>The boundary excludes Booth Lane (between Glebe Farm and the industrial works) from the settlement boundary; it is considered that this land has a functional relationship to the built-up area.</p>	<p>This boundary follows a combination of a public footpath, canal, road and hedgerow/trees.</p>	<p>The settlement boundary should be amended to include:</p> <p><b>6A</b> - Land on Booth Lane (between Glebe Farm and the industrial works) should be included within the settlement boundary.</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)	
7	<p>This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood Plan site allocations.</p> <p>Part of its boundary is formed by the southern, western and part of the northern boundaries of Strategic Site LPS 45 Warmingham Lane</p>	<p>Land between the Strategic Site LPS 45 Warmingham Lane and the settlement boundary as defined in the Congleton Local Plan has the benefit of planning approval for residential development:</p> <ul style="list-style-type: none"> <li>13/5297C – Reserved Matters planning permission for 194 dwellings – this development is under construction.</li> </ul>	<p>The settlement boundary includes public open space between Astle Close and Butley Close. This is enclosed by development on 3 sides and is therefore considered to be appropriate to be within the settlement boundary.</p> <p>This boundary excludes the recently completed residential development at Wallenge Road which has a clear functional relationship to the built up area.</p>	<p>This boundary excludes recently completed residential development at Jubilee Pastures which has a clear functional relationship to the built-up area.</p> <p>This boundary excludes the recently completed residential development at Wallenge Road which has a clear functional relationship to the built up area.</p> <p>The settlement boundary includes public open space north and south of Chadwick Road. This is enclosed by development to the</p>	<p>This boundary follows a combination of hedgerows, trees and rear residential curtilage boundaries.</p>	<p>The settlement boundary should be amended:</p> <p><b>7A</b> - to include the recently constructed development at Wallenge Road and the adjacent site with planning permission for 194 dwellings (13/5297C) which is under construction and Warmingham Lane itself. This would then mean that it would join the settlement boundary at the northwestern boundary of site LPS 45 Warmingham Lane and the rear curtilage boundaries at Davenham Way, creating a new, strong settlement boundary.</p> <p><b>7B</b> - to follow the rear curtilage boundaries of dwellings at Jubilee Pastures, thereby including this built form within the settlement boundary and</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)	
			This boundary excludes recently completed residential development at Jubilee Pastures.	<p>east and west, with Cledford primary school to the north and is therefore considered to be appropriate to be included within the settlement boundary.</p> <p>The settlement boundary excludes the formal open space provision at Sutton Lane Playing Fields which is considered to be appropriate, as it does not have a clear, functional relationship with the existing settlement.</p>		creating a new, strong settlement boundary.
8	This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood	This boundary is not impacted by any extant planning consents.	This boundary is not impacted by any existing built development	The boundary currently includes the Manor Care Home and its extensive grounds, comprised of grassed areas and	Apart from the woodland boundary to the grounds of the Manor Care Home, the settlement boundary follows mainly rear	<p>The settlement boundary should be amended:</p> <p><b>8A</b> - to exclude the extensive grounds of Manor Care Home which do not have a functional</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)	
	Plan site allocations.			woodland. Whilst the built form of the Care Home lies immediately adjacent to residential properties and does have a functional relationship to the built-up area, the extensive grounds do not.	residential curtilage boundaries.	relationship to the built-up area.
9	This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood Plan site allocations.	Land to the south west of Mill Lane is impacted by planning permission 18/6299C: Construction of one detached dwelling. However the site plans show that the approved dwelling sits entirely within the existing settlement boundary.	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.  The boundary does cut through some domestic gardens of properties on the edge of the settlement and the garden serving the dwelling permitted under 18/6299C). These areas are not considered to be	This boundary follows a combination of road, river and rear residential curtilage boundaries.	No change to existing 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)	
				functionally related to the settlement.		

**Table Middlewich 15: Boundary review and recommendations**

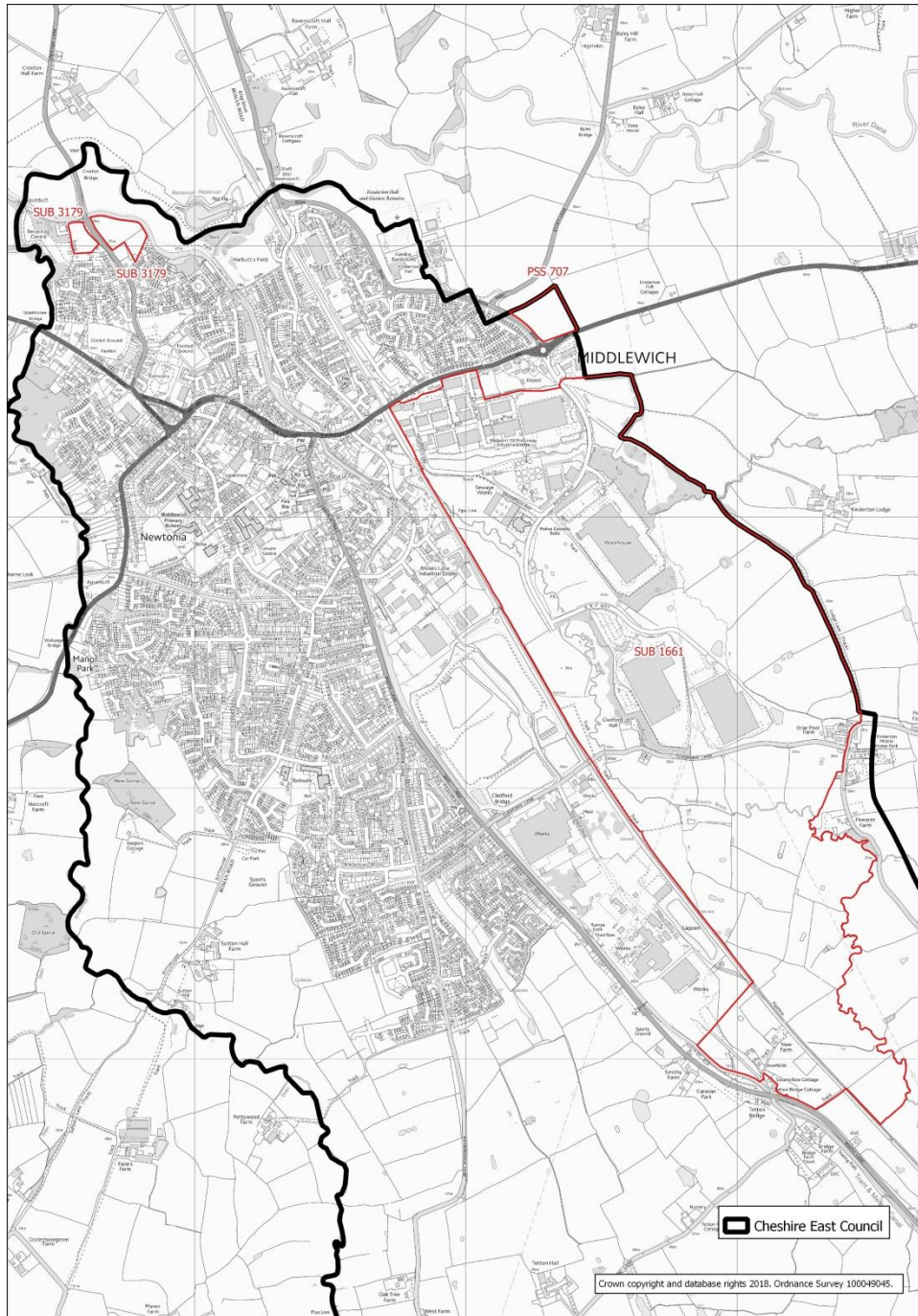
6.7 The recommended boundary is shown on Maps in Appendix 6.



# 7. Appendices

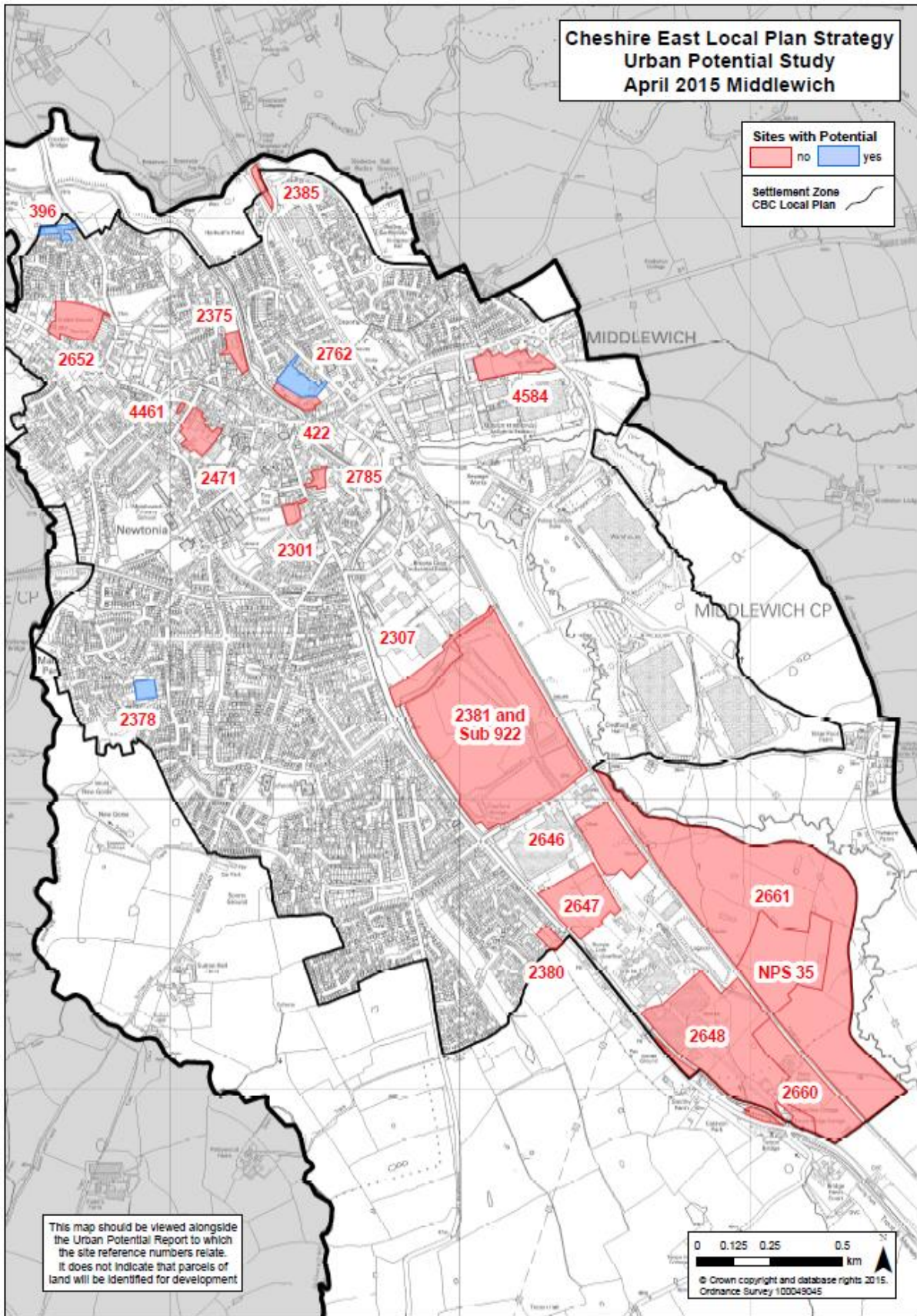
## Appendix 1: Site selection maps and table

### A: Stage 1 sites



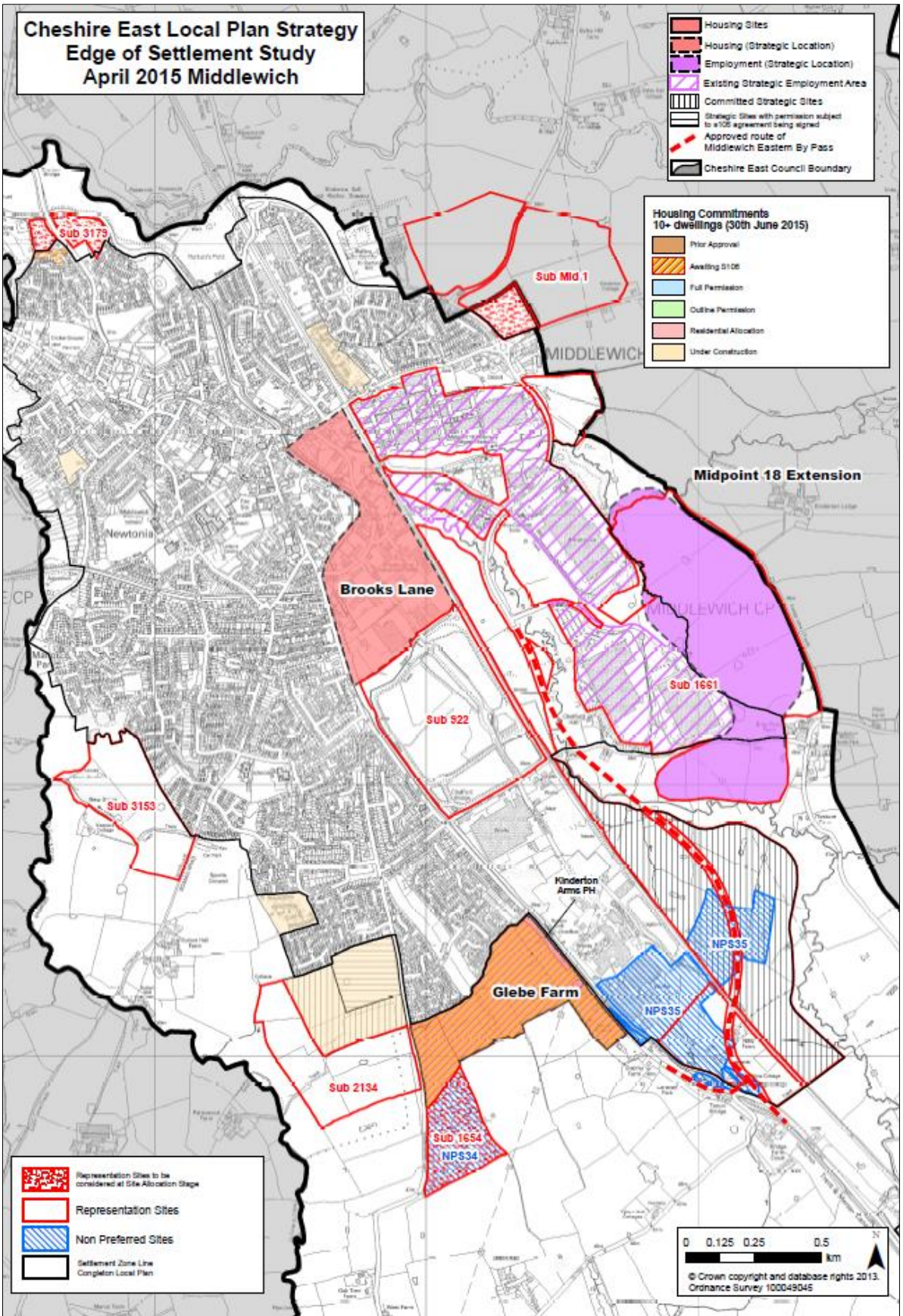
**Map Middlewich 3: Local Plan Strategy Middlewich Final Site Selection Report (July 2016)**

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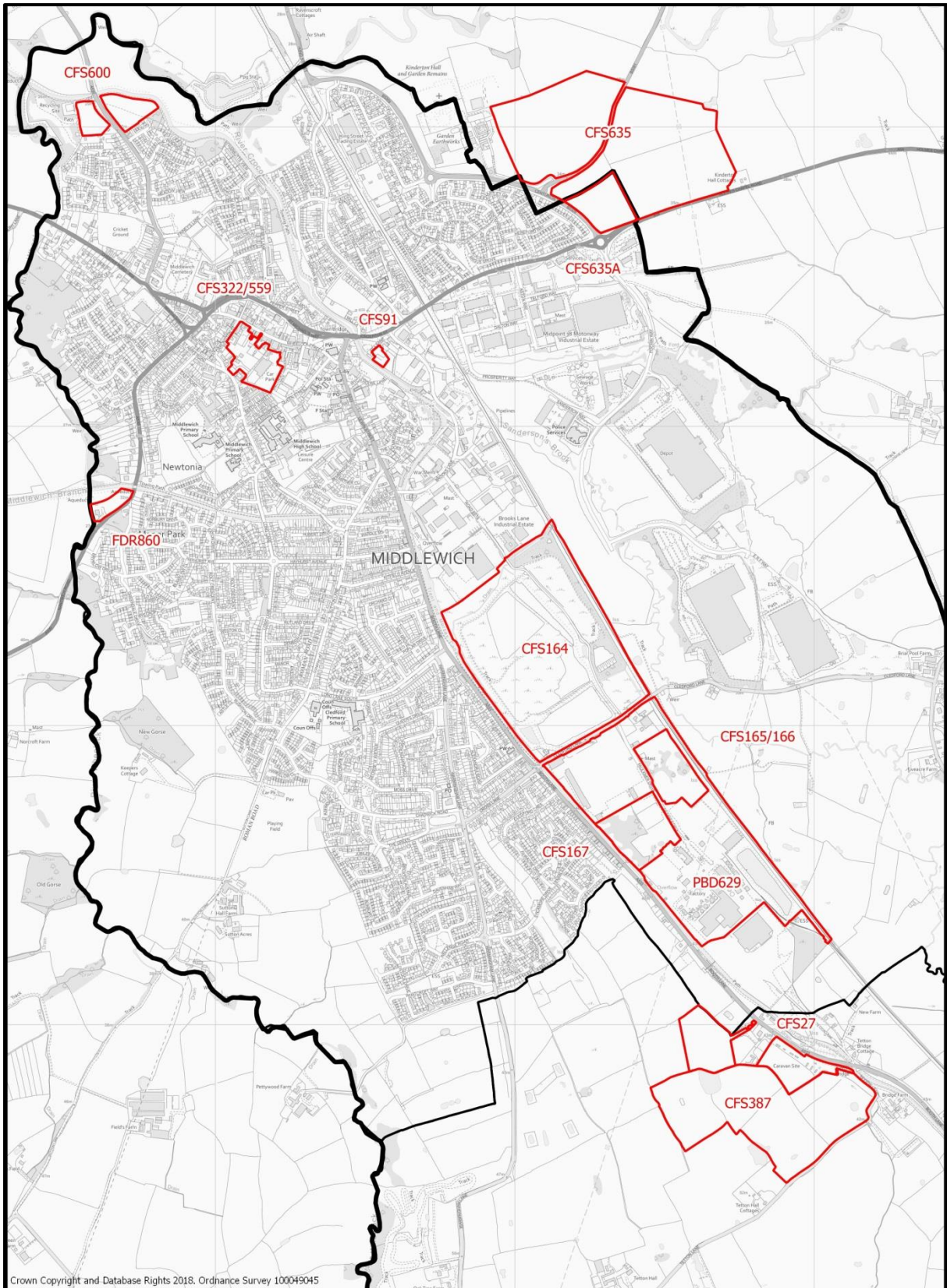
**Map Middlewich 4: Urban Potential Assessment (2015)**

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**Map Middlewich 5: Edge of Settlement Assessment (2015)**

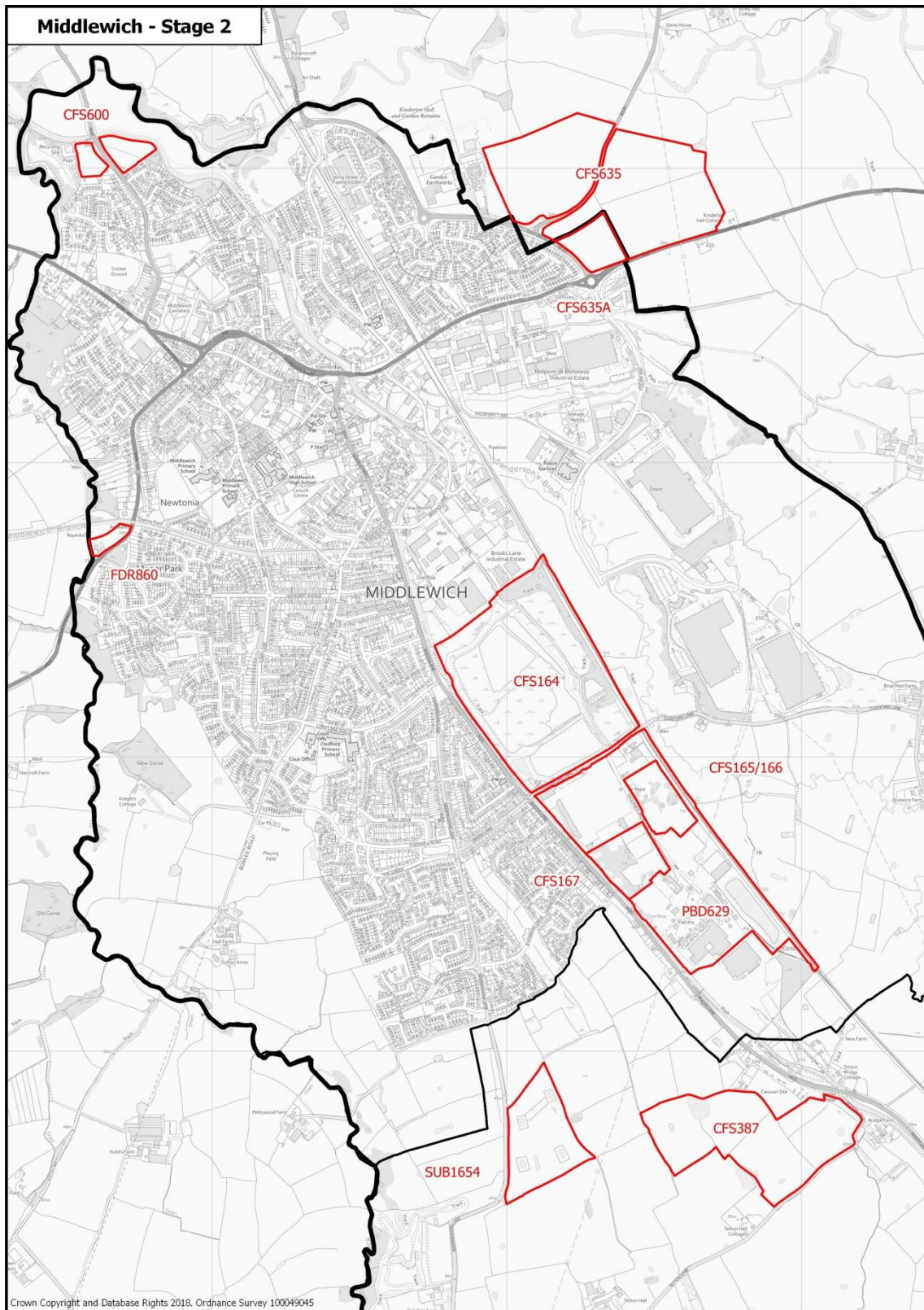
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**Map Middlewich 6: Call for sites (2017), First Draft SADPD site submissions, and initial Publication Draft SADPD consultation sites (2019)**

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## B: Stage 2 sites



Middlewich 7: Stage 2 sites

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## C: Stage 1 and Stage 2 sites table

Source <sup>7</sup>	Ref	Site name and address	Size (ha)	No. of dwgs <sup>8</sup>	Empl land (ha)	Retail (ha)	Other uses?	Sifted out? <sup>9</sup> (Y/N)	Comments
C	SUB 1654	Land to the east of Warmingham Lane	8	90	0	0	No	N	The site is being actively promoted
C	SUB 3153	Land off Sutton Lane, Middlewich	12.9	230	0	0	No	Y	Site is not being actively promoted.
C	SUB 2134/LPS 45	Land to the west of Warmingham Lane (Phase II)	9	165	0	0	No	Y	The site is a current allocation within the adopted LPS.
C	SHLAA 3877	Land at Kinderton Arms, Booth Lane (adjacent to Glebe Farm allocation)	0.34	11	0	0	No	Y	Site is not being actively promoted.
A	PSS 707	Land adjoining A54 Holmes Chapel Road (Centurion Way)	2.49 (Area within CE boundary)	75	0	0	Potential for a Church to be delivered as part of the site	Y	The site is promoted as CFS635 and CFS635A below.
A	SUB 1661/ LPS 44	Midpoint 18 Extension	0	0	0	0	0	Y	Current allocation within the adopted LPS.
A	SUB 3179	Land to the east and west of A530, Croxton Lane	2.6	60	0	0	0	Y	Site is not being actively promoted with the same boundary. The site is considered through a Call for Sites submission for a different site area – see CFS600/FDR1280/PBD547.
B	SHLAA 2378	Land off Ryecroft Close	0.45	14	0	0	No	Y	Site is not being actively promoted.

<sup>7</sup> A – Local Plan Strategy Settlement Final Site Selection Report (July 16); B – Urban Potential Assessment (Aug 15); C – Edge of Settlement Assessment (Aug 15); D – Call for sites (June 17); E – Local Plan Strategy Examination Hearings (Oct 16); F – First Draft SADPD Consultation Sites (Oct 18); G– initial Publication Draft SADPD consultation (Sept 19).

<sup>8</sup> Figure as stated in call for sites/ First Draft SADPD/ Initial Publication Draft SADPD representations or estimated at 30 dwellings per hectare.

<sup>9</sup> 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 (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	Ref	Site name and address	Size (ha)	No. of dwgs <sup>8</sup>	Empl land (ha)	Retail (ha)	Other uses?	Sifted out? <sup>9</sup> (Y/N)	Comments
B	SHLAA 396	Land at Silver Birches, Croxton Lane	0.39	11	0	0	No	Y	Site is not being actively promoted.
B	SHLAA 2762	Land to rear of King Street	1.06	23	0	0	No	Y	The site has outline planning permission (16/0479C) for 24 dwellings.
D	CFS27	Three Oaks Caravan / Traveller Site	4.5	0	0	0	Yes - 2.5 ha for Gypsy / Traveller use	Y	Proposed relocation of an existing gypsy and traveller site with residential development on the vacated site to enable relocation. The residential site lies within the 'Other Settlements and Rural Areas' tier. Part of the site is in active use as an existing Gypsy & Traveller site. The site is assessed in the Gypsy and Traveller Site Selection Report (PUB 14).
D	CFS91	Sea Bank, Sea Bank Road	0.224	7	0		No	Y	Can't accommodate 10 dwellings or more.
D/F/G	CFS164/ FDR838/ PBD 637	Cledford Lagoon	26 (gross), 10 (net)	300	0	0	No	N	FDR838 includes an additional area of land to the south west
D/G	CFS165/ CFS166	Land East of Faulkner Drive/ Booth Lane	3.5 (gross)	0	3.5	0	Yes - Light industrial, general or heavy industrial, warehousing	N	
D	CFS167	Land West of Faulkner Drive/ Booth Lane	4 (gross)	0	4	0	Yes - Light industrial, general or heavy industrial, warehousing	N	
G	PBD 629	Land at Faulkner Drive/ Booth Lane	31.53 ha in total (24.03 excluding CFS165/166/167)	0	31.53	0	Yes - Light industrial, general or heavy industrial, warehousing	N	PBD629 includes sites CFS165, 166 and 167 above.
D	CFS322/ CFS559	St Anne's Road Former Pace Centre	2.53 (gross) 1.44 (net)	63	0	TBC	Yes – Proposal in CFS559 is for	Y	Planning permission granted on the 1.11.2019 for 50 apartments,

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Source	Ref	Site name and address	Size (ha)	No. of dwgs <sup>8</sup>	Empl land (ha)	Retail (ha)	Other uses?	Sifted out? <sup>9</sup> (Y/N)	Comments
							community uses - dance / contemporary arts school / studio/college on gross site area		35 dwellings and retail uses (17/6233C). The site is under construction.
D/F/G	CFS387/ FDR2730/ PBD2542	Land at Tetton Lane	16.3 (gross) 13.4 (net)	402	0	0	No	N	
D/F/G	CFS600/ FDR1280/ PBD547	East and West of Croxton Lane	2.5	75	0	0	No	N	
D/F/G	CFS635/ CFS635A FDR286/ PBD1100	Land off Centurion Way	27.56 <sup>10</sup>	652 <sup>11</sup>	0	0	Yes – Potential Church to be located on the site	N	See footnote  CFS635A is a smaller part of CFS635
F/G	FDR860/ PBD2542	Land adjacent to Watersmeet, Nantwich Road	0.34	5	0	0	No	N	A planning application was submitted for this site (20/2024C) (post base date) and this is pending determination.

**Table Middlewich 16: Stage 1 and Stage 2 sites**

<sup>10</sup> Of which 2.49 hectares is in Cheshire East.

<sup>11</sup> Site lies mainly in Cheshire West and Chester (CWaC) with 2.49 hectares in Cheshire East. While the submission refers to the larger site, the potential number of dwellings on the land within cheshire east is calculated as around 75 based on 30 dwellings per hectare.

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## Appendix 2: Traffic light forms

### SUB 1654 Land East of Warmingham Road

- Gross site area 8 ha, 90 dwellings

Criteria	Category	Commentary
1. Economically viable?	G	Site is located within charging Zone 4 (£71) of the Community Infrastructure Levy Charging Schedule. The site is greenfield.
2. Landscape impact?	A	This site is located in the open countryside to the east of Warmingham Lane. The development would extend residential development to the south of a site allocated for residential development in the LPS. Proposals would need to be fully compliant with the Cheshire East Design Guide in terms of design and transition from urban to rural
3. Settlement character and urban form impact?	R	The site is on the edge of the settlement but currently has no development to the sides. However the site is adjacent to LPS 42 Glebe Farm to the north and once this LPS site is developed, the site would abut residential development to one side.
4. Strategic Green Gap?	G	The site is not located in a Strategic Green Gap.
5. Compatible neighbouring uses?	A	The site is on the edge of the settlement and an area proposed for residential use. There is an established motocross track to the south west of the site. A noise assessment may be required to assess noise from the adjacent track and the road which has seen an increase in traffic over recent years.
6. Highways access?	G	Access could be taken from Warmingham Lane or possibly from a future Middlewich Southern Bypass.
7. Highways impact?	A	A Transport Assessment would be required to assess that the development traffic could be satisfactorily accommodated on the highway network.
8. Heritage assets impact?	G	There are no known heritage assets within the vicinity of the site.
9. Flooding/drainage issues?	A	The site is within flood zone 1 with minor areas of surface water risk identified. There is a surface water flow path identified for the site to the north but it is likely that these issues could be addressed with appropriate mitigation.

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Criteria	Category	Commentary
10. Ecology impact?	R	The site is 250 metres from Sandbach Flashes SSSI and lies within the SSSI Impact Risk Zone which is notified for physiographical and biological importance. The SSSI consists of a series of pools and several of the flashes are important for breeding birds and supporting large numbers of wildfowl and waders. A breeding and wintering bird survey may be required in order for an assessment to be made as to whether the site is functionally linked to the Sandbach Flashes SSSI. Further consultation would be required with Natural England. The site is used as a Great Crested Newt mitigation area. As such the ponds and associated habitat should be retained and managed in accordance with the consented development. This would not be possible if the site was developed.
11. TPO's on/immediately adjacent?	G	No TPOs on 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 salt. Surface development at this location is not considered to have an impact on below ground salt mining.
14. Accessibility?	A	A mixture of red/ amber/ green.
15. Public transport frequency?	A	The site is not served directly by a bus service. However the nearest bus stop is 750m from the site on Cross Lane.
16. Brownfield/greenfield?	R	Greenfield site
17. Agricultural land?	A	Grade 3 – it is not known whether the site is 3a or b.
18. Contamination issues?	G	No known issues.
19. Employment land loss?	G	The site is not used for employment purposes.
20. Distance to existing employment areas?	A	Site is just over 500m from the nearest employment area

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## CFS 164 Cledford Lagoon

- Gross site area 26 ha, 10 ha (net) 300 dwellings.

Criteria	Category	Commentary
1. Economically viable?	R	Site is located within charging Zone 1 (£0) of the Community Infrastructure Levy Charging Schedule. The site has a previous history of industrial use in association with British Salt. There are major reservations regarding the viability of the site, due to the number of issues that need to be resolved, including dealing with the lime waste, levelling and capping lime beds.
2. Landscape impact?	A	(From Site Selection Final Report Middlewich July 2016) The development of the site through a comprehensive Masterplan and the provision of appropriate mitigation measures has the opportunity to enhance the landscape and the wider area, including the Trent & Mersey Canal Conservation Area. However, a footpath (FP 21) runs through the site near to its eastern boundary and the site has been given over to nature.
3. Settlement character and urban form impact?	R	The site is physically separated from the existing urban form by the Trent & Mersey Canal to the west and the Brooks Lane Industrial Estate to the north.
4. Strategic Green Gap?	G	The site is not located in the Strategic Green Gap.
5. Compatible neighbouring uses?	R	The eastern boundary of the site is adjacent to the railway line, with Midpoint 18 beyond (and the Firmin Coates Major Hazard Zone). The active Brooks Lane Industrial Estate (Strategic Location LPS43 Brooks Lane, for mixed use development including 200 proposed dwellings) is to the north of the site and the TATA chemical works and the ANSA Waste Transfer Station & refuse derived fuel processing facility (15/2355W) to the south.
6. Highways access?	A	Potential main access from Road Beta (Southern end is currently posted as private); potential for secondary access from Cledford Lane. Footway access present.
7. Highways Impact?	A	Traffic presenting itself at the A54/Leadsmithy junction; scheduled to be mitigated when Middlewich Eastern Bypass is implemented.

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Criteria	Category	Commentary
8. Heritage assets impact?	A	<p>The site shares a boundary with the Trent &amp; Mersey Canal Conservation Area to the west; its southwest boundary appears to extend slightly into the Conservation Area. The site is a former brine-settling lagoon, surrounded by high embankments and with a brick wall parallel to the canal. It therefore has some heritage significance as a relic industrial landscape.</p> <p>A residential development on the site would have an impact on the current topography, character and significance of this site and the setting of this part of the Conservation Area.</p> <p>Adjacent cottages could be associated with the canal or the lagoon.</p> <p>Any harmful impact could potentially be mitigated/ reduced by careful design, height, layout, materials, landscaping, archaeological evaluation, retention of any landscape features of significance and heritage interpretation.</p>
9. Flooding/drainage issues?	G	The site lies in Flood Zone 1.
10. Ecology impact?	R	<p>In HRA terms, the site is at least 7km from the nearest European Site (Midlands Meres and Mosses Phase 1 Ramsar (Bagmere SSSI)). No potential impact pathways were identified regarding any European site. The site is designated as a Grade B Site of Biological Importance in the adopted Congleton Borough Local Plan; such sites are now referred to as Local Wildlife Sites. Cledford Lane Lime Beds are a very important Local Wildlife Site, supporting habitats (calcareous grassland, saltmarsh) found in few other places in Cheshire. The Lime Beds site is also considered to be of Ornithological value and is currently given over to nature.</p> <p>The site also falls with Natural England's SSSI impact risk zone for Sandbach Flashes SSSI. There is a strong possibility that the Limebeds offer habitat for the bird species for which the Sandbach Flashes was notified as a SSSI and so Natural England may well take the view that the development of this site would have an adverse impact on the interest features for which the SSSI was notified. Impacts on the SBI would be difficult to mitigate.</p>
11. TPO's on/immediately adjacent?	G	No TPOs on site.

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Criteria	Category	Commentary
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 salt. Surface development at this location is not considered to have an impact on below ground salt mining
14. Accessibility?	G	Majority of the criteria are green.
15. Public transport frequency?	G	Bus service is commutable. Bus number 42 serves the site to and from Holmes Chapel, Congleton and Crewe. Bus numbers 37, 37A, 37E serve the site to and from Winsford, Northwich and Crewe.
16. Brownfield/greenfield?	G	The site is Brownfield
17. Agricultural land?	G	The site is within the urban area of Middlewich.
18. Contamination issues?	R	Very high: landfill site – waste slurry settling lagoons, railway land, lime beds and salt works. Phase 1 and 2 investigative studies required.
19. Employment land loss?	G	The site is not used for employment purposes.
20. Distance to existing employment areas?	G	Within 500m of an existing employment area.

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## CFS 387 Tetton Lane

- Gross site area 16.3 ha, 13.4 ha net – 402 dwellings

Criteria	Category	Commentary
1. Economically viable?	G	<p>Site is located within charging Zone 4 (£71) of the Community Infrastructure Levy Charging Schedule.</p> <p>Site is greenfield.</p> <p>A proportion of the site could be required for amphibian mitigation which would reduce the developable area of the site.</p>
2. Landscape impact?	R	<p>The site is adjacent to the Trent and Mersey canal. The site is clearly visible from the Trent and Mersey canal towpath, Tetton Lane and the A533 Booth Lane.</p> <p>There are no landscape designations or footpaths across the site, but the site is relatively flat and visible from a number of adjoining roads and residential receptors. The site is located at a distance from nearby rural areas in an area of clearly rural character.</p> <p>It is considered that the site would be visually prominent in the landscape.</p>
3. Settlement character and urban form impact?	R	<p>The site is not located immediately adjacent to the built form of Middlewich, with open countryside lying between it and the Local Plan Strategy Site LPS 42 Glebe Farm. It does not therefore relate well visually to the existing built form of Middlewich.</p>
4. Strategic Green Gap?	G	<p>The site is not located in the Strategic Green Gap.</p>
5. Compatible neighbouring uses?	G	<p>Site is set within open countryside, with the Three Oaks caravan park (a Gypsy and Traveller site) located to the north.</p>
6. Highways access?	R	<p>Restricted geometry of Tetton Lane (circa 4.0m) wouldn't support the envisaged level of development – potential to widen Tetton Lane along site frontage however access onto A534 suffers from restricted visibility due to presence of canal bridge parapet.</p> <p>Potential footway access but pedestrian crossing would be required.</p>
7. Highways impact?	R	<p>Nearby access junction of Tetton Lane /A533 suffers from restricted visibility due to presence of canal bridge parapet.</p>
8. Heritage assets	A	<p>The site is adjacent to the Trent and Mersey</p>

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Criteria	Category	Commentary
impact?		canal Conservation Area.  Although the site is separated from the Trent and Mersey Canal Conservation Area by Tetton Lane and hedges and is at a lower level than the canal, it can clearly be seen from the Conservation Area. Residential development on the site would have an impact on the open, rural setting of this part of the Conservation Area.
9. Flooding/drainage issues?	G	The site lies in Flood Zone 1.
10. Ecology impact?	R	In HRA terms, the site is at least 7km from the nearest European Site (Midlands Meres and Mosses Phase 1 Ramsar (Bagmere SSSI)). No potential impact pathways were identified regarding any European site.  The site is adjacent to Sandbach Flashes SSSI and is within Natural England's SSSI impact risk zones. The SSSI is designated primarily for its bird interest.  If there were any impacts on the SSSI this would be very difficult to mitigate.  Ponds, mature trees and hedgerows lie within the site.  Great Crested Newts are highly likely to be present on this site, but impacts on this species could be compensated for, but this may require a proportion of the site being given over to amphibian mitigation.
11. TPO's on/immediately adjacent?	G	No TPOs on 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 salt. Surface development at this location is not considered to have an impact on below ground salt mining.
14. Accessibility?	A	A mix of red/amber/green
15. Public transport frequency?	G	Bus service is commutable. Bus numbers 37, 37A, 37E serve the site to and from Winsford, Northwich and Crewe.
16. Brownfield/greenfield?	R	Greenfield site
17. Agricultural land?	A	The agricultural quality of the site is grade 3.
18. Contamination issues?	G	Low potential for contamination. Phase 1 investigative study required.
19. Employment land	G	The site is not used for employment

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Criteria	Category	Commentary
loss?		purposes.
20. Distance to existing employment areas?	G	Within 500m of an existing employment area.



## CFS 600 East and West Croxton Lane

- Gross site area 2.5 ha – 75 dwellings

Criteria	Category	Commentary
1. Economically viable?	G	Site is located within charging Zone 4 (£71) of the Community Infrastructure Levy Charging Schedule.  The site is greenfield.
2. Landscape impact?	A	The site is bound to the north by the Trent and Mersey canal, which also forms a conservation area. To the East Site FP 13 Middlewich runs along the northern part and FP 14 Middlewich along the western boundary. To the West site FP 13 Middlewich runs along the central part of the site.  Both sites form a good interface between the residential area to the south and the canal/conservation area and open rural landscape to the north. A good offset would be necessary between the proposed development and conservation area and also the recycling centre to the west.
3. Settlement character and urban form impact?	R	Existing residential development lies to the south of the West site. Residential development is under construction (16/5145C) to the south of the East site.  A household waste recycling centre lies to the west of the site.  The Trent and Mersey Canal runs along the northern site boundary.
4. Strategic Green Gap?	G	The site is not located in the Strategic Green Gap.
5. Compatible neighbouring uses?	A	A household waste recycling centre lies adjacent to the northwest boundary of the West site. The main concern would be the recycling centre – noise and odour. A noise assessment was therefore submitted by the site promoter to which Environmental Health confirmed that with appropriate mitigation measures, the development in principle can be made acceptable.
6. Highways access?	A	Access visibility could be achieved with extension of 30 mph limit to north of canal bridge. For the West site the issue of existing layby would need to be considered as this crosses the proposed access road into the site. For both sites there is good

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Criteria	Category	Commentary
		footway access.
7. Highways impact?	A	Potential mitigation required at the A54/Croxton Lane junction as identified in the Infrastructure Delivery Plan.
8. Heritage assets impact?	A	<p>The long northern boundary of the East site is immediately adjacent to the Conservation Area and at a higher level. The relatively short northern boundary of the West site is separated from the Conservation Area by the access road to the household waste site and is at a lower level.</p> <p>Residential development on both sites would have an impact on the open, rural setting of this part of the Conservation Area.</p> <p>A HIA should be undertaken to further assess: the heritage significance of the site; the impact of the proposals and; alternative options for harm reduction/mitigation. These might include: careful design; control of height, layout, materials and landscaping; archaeological evaluation; retention of any landscape features of significance and; heritage interpretation. This may or may not have an impact on the number of dwellings proposed.</p>
9. Flooding/drainage issues?	A	<p>The East site is bounded to the north by the Trent and Mersey Canal. The West site is bounded by the road to the household recycling centre, beyond which lies the canal. The sites are within Flood Zone 1.</p> <p>The canal lies within Flood Zones 2 and 3.</p> <p>For the East site there is a strip of surface water risk located along the western boundary of the site. Potentially a natural drainage flow path and should be considered as part of any drainage strategy for the site.</p> <p>The Canal and River Trust should be consulted on both sites. Restrict flows to greenfield and attenuate up to 1 in 100+cc storm event on site. The site should not cause any negative impacts in terms of flooding to neighbouring property or land.</p>

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Criteria	Category	Commentary
		Building regs Part H Hierarchy of Drainage should be submitted with a Flood Risk Assessment.
10. Ecology impact?	A	<p>In HRA terms, the site is at least 7km from the nearest European Site (Midlands Meres and Mosses Phase 1 Ramsar (Bagmere SSSI)). No potential impact pathways were identified regarding any European site.</p> <p>This site falls within Natural England's SSSI impact risk zones. If impacts on the SSSI did occur they would be difficult to mitigate.</p> <p>Hedgerows and mature trees lie along the site boundaries.</p> <p>There may be impact on protected/priority species but these are likely to be resolved through mitigation and compensation.</p> <p>Retention of hedgerows and buffers to the canal would be required.</p>
11. TPO's on/immediately adjacent?	G	No TPOs on 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 salt and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. Due to the size of the site and its close proximity to the canal it is likely that sand & gravel mineral extraction will not be viable.
14. Accessibility?	G	Majority of the criteria are green
15. Public transport frequency?	G	<p>Bus service is commutable.</p> <p>The site is not served directly by a bus service however a short walk to Chester Road would enable access to bus numbers 37, 37A, 37E to and from Winsford, Northwich and Crewe.</p>
16. Brownfield/greenfield?	R	Site is Greenfield
17. Agricultural land?	A	The agricultural quality of the site is grade 3.
18. Contamination issues?	R	<p>For the East site there is low potential for onsite contamination 150m buffer for 2 landfills including Brunner Mond.</p> <p>For the West site the western boundary is formed by the landfill and sewage disposal works. Phase 1 and 2 contaminated land assessments would be required.</p>

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Criteria	Category	Commentary
19. Employment land loss?	G	The site is not used for employment purposes.
20. Distance to existing employment areas?	A	Within 700m of an existing employment area

## CFS 635A Centurion Way

- Gross site area 2.49 ha, 75 dwellings

Criteria	Category	Commentary
1. Economically viable?	G	<p>The site is located within charging Zone 4 (£71) of the Cheshire East Community Infrastructure Levy Charging Schedule.</p> <p>The site is greenfield and there are no known issues that could impact upon viability.</p> <p>The site was originally promoted as part of a larger site CFS 635.</p>
2. Landscape impact?	A	<p>The site is flat and is clearly visible from Centurion Way, Holmes Chapel Road and Byley Lane.</p> <p>The site has no landscape designations or footpaths, but relatively flat topography.</p> <p>Proposals would need to be fully compliant with the Cheshire East Design Guide in terms of design and transition from urban to rural.</p>
3. Settlement character and urban form impact?	A	<p>The site is immediately adjacent to the settlement and substantially enclosed by development on 2 sides.</p> <p>The site is located immediately to the east of Middlewich, lying to the east of Centurion Way, north of Holmes Chapel Road and south of Byley Lane.</p> <p>A Public House and car park lies to the south of Holmes Chapel Road; residential development lies to the west of Centurion Way; and open countryside lies to the north and east of the site.</p>
4. Strategic Green Gap?	G	<p>The site is not located in the Strategic Green Gap.</p>
5. Compatible neighbouring uses?	A	<p>The site lies to the east of Centurion Way, with residential development lying to the west of that road. To the south of the site is Holmes Chapel Road. A Public House and car park lies to the south of that road. There may be some noise from the adjacent highway.</p>
6. Highways access?	A	<p>Access could be taken from the existing highway network.</p>
7. Highways impact?	A	<p>Likely to be acceptable subject to a contribution to transport Infrastructure (Middlewich Eastern Bypass).</p>

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Criteria	Category	Commentary
8. Heritage assets impact?	G	<p>This site lies at the junction of Centurion Way and Holmes Chapel Road. There will be no built heritage impacts arising from the development of the site. The site lies outside of the Middlewich Area of Archaeological Potential but it will be necessary to ensure that archaeological impacts have been considered.</p> <p>Planning application 17/4705N which concerned proposed residential development on this site and the adjacent land was accompanied by a Heritage Impact Assessment and an Archaeological Desk Based Assessment. These reports identified that there were no archaeological features on site other than some roman finds (coins and a brooch) had been found but these were located in spoil dumped during the construction of Centurion Way in the late 20<sup>th</sup> Century rather than being found 'in situ'. No objections were raised over the development of the site on archaeological grounds, subject to conditions requiring a programme of archeological work.</p>
9. Flooding/drainage issues?	G	The site lies in Flood Zone 1.
10. Ecology impact?	A	<p>In HRA terms, the site is at least 7km from the nearest European Site (Midlands Meres and Mosses Phase 1 Ramsar (Bagmere SSSI)). No potential impact pathways were identified regarding any European site.</p> <p>Cleford</p> <p>This site falls within Natural England's (NE's) SSSI impact risk zones. Natural Enland commented on the planning application (17/4705C) and confirmed that the proposed development will not have an adverse effect on the SSSI.</p> <p>The main issue that arose in relation to planning application 17/4705C was the presence of priority bird species across the wider site.</p> <p>However, if the site is limited to CFS 635A then impacts would be reduced.</p> <p>Under the application 17/4705C an offsite habitat creation scheme was developed to provide compensation for the bird species affected by the development. Provided off-</p>

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Criteria	Category	Commentary
		site habitat creation can still be secured in the future it is likely that this impact could be addressed.
11. TPO's on/immediately adjacent?	G	No TPOs on 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 salt, and sand & gravel. Surface development at this location is not considered to have an impact on below ground salt mining. The site is within a large mineral resource area for sand & gravel which goes beyond the borough boundary. The Council will require the applicant to submit a Mineral Resource Assessment (MRA) as part of any application to provide information on both the feasibility of prior extraction of the mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
14. Accessibility?	G	Majority of the criteria are green
15. Public transport frequency?	G	Bus service is commutable. Bus number 42 serves the site to and from Middlewich town centre, Holmes Chapel, Congleton and Leighton Hospital.
16. Brownfield/greenfield?	R	Site is Greenfield
17. Agricultural land?	R	Grade 2 (Magic Maps). However an agricultural land classification report was submitted with planning application 17/4605C which indicates that the majority of the site is Grade 3a.
18. Contamination issues?	G	The application for 370 dwellings (17/4705C) was supported by a desk study report. There were no objections on contamination grounds subject to conditions.
19. Employment land loss?	G	The site is not used for employment purposes.
20. Distance to existing employment areas?	G	Within 200m of an existing employment area

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## FDR860 Land adjacent to Watersmeet, Nantwich Road

- Gross site area 0.51 ha – up to 5 dwellings

Criteria	Category	Commentary
1. Economically viable?	G	Site is located within charging Zone 4 (£71) of the Community Infrastructure Levy Draft Charging Schedule. Site is greenfield and there are no known issues that could impact upon viability.
2. Landscape impact?	R	The site is located to the south of the Shropshire Union Canal, along the Nantwich Road. The site slopes up to the west and north and forms part of the wider open countryside. While there are no footpaths over the site, Footpath 26 Middlewich follows the canal towpath on an elevated location to the north of the site. It is considered that the site would be visually prominent in the landscape
3. Settlement character and urban form impact?	R	The site is on the edge of the settlement. Existing residential development is located on the opposite side of Middlewich Road with the Shropshire Union Canal being located between the site and any dwellings to the north.
4. Strategic Green Gap?	G	The site is not located in a Strategic Green Gap.
5. Compatible neighbouring uses?	A	The site is to the immediate south of the Shropshire Union Canal embankment. At the time of writing, comments received from the Canals and Rivers Trust in relation to the planning application pending determination at the site for 4 self build dwellings (20/2024C) confirms that there are risks that foundations for the proposed development could undermine the embankment unless they adequately designed and controlled. The plans should be amended to provide access to the canal embankment for inspection and maintenance..
6. Highways access?	G	There is an existing access into the site.
7. Highways impact?	A	It is unlikely to be a material impact upon the transport network from the development however there would be a need to amend the existing access and verify visibility splays and also consider pedestrian access to the site.
8. Heritage assets impact?	R	This site is on a raised area of land adjacent to a grade II Aqueduct carrying the Shropshire Union canal over Nantwich Road and very close to the Aqueduct carrying the canal over the River Wheelock, also grade II.

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Criteria	Category	Commentary
		<p>Any building in this raised area of land would dominate both the canal (undesigned heritage asset) and both listed structures and harm the setting and character of all three heritage Assets.</p> <p>The development of the site would substantially alter the approach to the aqueduct on Nantwich Road, eroding its setting.</p> <p>The level of adverse impact upon both designated heritage assets would be substantial, which could not be satisfactorily mitigated as part of the development.</p> <p>The Shropshire Union Canal is considered a non-designated heritage asset and again its setting would be harmed by development of the site.</p>
9. Flooding/drainage issues?	A	<p>The site is partially within Flood Zone 3 and 2, however this does not appear to affect the whole of the site. Due to the location and bordering fluvial risk, a Flood Risk Assessment may be required together with consultation with the Environment Agency. Further details would also be required of surface water drainage.</p>
10. Ecology impact?	A	<p>An ecological report was submitted with planning application 20/2024C. AT the time of writing the council's nature conservation officer highlighted that mitigation in the form of conditions to protect nesting birds, reasonable avoidance measures for otters, biodiversity improvements and details of a lighting scheme would be required if the application is approved..</p>
11. TPO's on/immediately adjacent?	G	<p>There are no TPOs on site.</p>
12. In an AQMA?	G	<p>The site is not located in an AQMA. However, at the time of writing, comments received from the council's Environmental Protection team in relation to submitted planning application 20/2024C confirms that Middlewich has an Air Quality Management Area and there is a need to consider cumulative impacts of a large number of developments in a particular area. Conditions to require low emission boilers and electric vehicle infrastructure are recommended if the application is approved.</p>
13. In/adjacent to an area of mineral interest?	A	<p>In a known mineral resource area for salt and sand &amp; gravel. Surface development at this location is not considered to have an</p>

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Criteria	Category	Commentary
		impact on below ground salt mining. Due to the size of the site and its proximity to the canal, it is likely that sand and gravel mineral extraction will not be viable.
14. Accessibility?	G	The majority of the criteria are green.
15. Public transport frequency?	G	Bus Service 42 is within walking distance of the site and this serves the site to and from Middlewich Town Centre, Holmes Chapel, Congleton and Leighton Hospital.
16. Brownfield/greenfield?	R	Greenfield site
17. Agricultural land?	G	The site is a mix of Grade 4 and Urban (unclassified)
18. Contamination issues?	A	At the time of writing, comments received from the council's Environmental Protection team in relation to submitted planning application 20/2024C indicates that the site has potential for contamination as a former commercial nursery. Contaminated land conditions are recommended.
19. Employment land loss?	G	The site is not used for employment purposes.
20. Distance to existing employment areas?	A	Site is just under 1000m from an existing employment area

## Appendix 3: Heritage Impact Assessments: CFS 600 Land East and West of Croxton Lane

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>Trent and Mersey Canal Conservation Area</u> Designated in 1992 but no Conservation Area Appraisal has been prepared.</p> <p>The T &amp; M Canal is a “narrow” canal which was constructed to link the River Trent and its surrounding industrial areas with the River Mersey and the Port of Liverpool. It opened in 1771 and is an early example of an industrial canal, passing through urban and rural landscapes.</p> <p><u>Canal Milepost at NGR 698 670 (Grade II Listed Building)</u> An example of a cast iron milepost of 1819 along the towpath of the canal with “curved plate inscribed SHARDLOW 76 MILES: PRESTON BROOK 16 MILES” The milepost has significance for its specific function in providing information on distances when viewed from the canal and towpath.</p> <p><b>Medium Heritage Significance</b></p>	<p>This site is in two parts, both of which immediately abut the CA along their N boundaries. The W site is generally at a slightly lower level than the canal and separated from it by a track. The E site is generally at a slightly higher level than the canal and is separated from it by a mature hedge and embankment. The openness and agricultural character of the sites make a positive contribution to the rural character and tranquility of this part of the canal.</p> <p>The site is visually separated from the milepost by a short distance, an embankment and a dense hedge and so the site makes negligible contribution to its setting.</p>	<p>The development of the site would radically change it from providing an open rural setting for this part of the CA to a more suburban setting for the length of the CA which abuts the site. This would have a harmful impact on this relatively short part of its existing setting.</p> <p>The development would not affect the key significance or setting of the milepost.</p>	<p>The harm could be reduced by: a) retaining undeveloped and open landscaped buffer zones along the N boundaries of the site, as suggested in the indicative layout, and allocating them for Public Open Spaces, Play Areas and roads; b) ensuring that existing mature hedges around the boundaries of the site are retained as far as possible and; c) ensuring that the layout of any development and its detailed design and materials are informed by <i>The Cheshire East Borough Design Guide</i>.</p>	<p>The impact of the development of the site with these mitigation measures in place would be <b>Minor</b>.</p>	<p>The site could accommodate residential development for residential use and would cause only minor harm to the setting of part of the canal. Any harm could be mitigated / reduced to an acceptable degree by mitigation measures, as suggested on the indicative layout. With mitigation measures in place, the development of the site would have <b>Slight</b> adverse impact on the setting of part of the CA. This impact would at the lower end of the spectrum of “Less than substantial.”</p>

**Table Middlewich 17: Heritage impact assessment for CFS 600**

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## Appendix 4: Infrastructure providers/statutory consultees responses

Consultee	CFS 600 East and West Croxton Lane
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	No outstanding/significant concerns at this stage for the potential allocated sites noted and recognise that the constraints identified within our review can be accounted for/ resolved / engineered out at a later stage in proceedings. I can also confirm that we have not identified at particular sites of specific concern at this stage which would result in our objection to their allocation. In line with best practice, we ask that all site allocations are reviewed in line with local + national planning policy and relevant governing legislation. For developments within Flood Zone 2 /3 the sequential / exception test should be applied. It should also be noted that any development within vicinity of a main river should provide an 8-metre undeveloped buffer zone measure from bank top, this should be factored into assessing site feasibility.
Natural England	<p>Designated Sites - The site allocation is located 4000m from Sandbach Flashes SSSI which is notified for physiographical and biological importance. It consists of a series of pools. It has triggered the IRZ for - Rural Residential - 4. Any residential development of 50 or more houses outside existing settlements/urban areas.</p> <p>Priority Habitat -There is no Priority Habitat within the allocation site.</p> <p>Best and Most Versatile Land –Provisional ALC Grade 3</p>
Highways England	Proposed development site allocations are not considered to be of a significant scale at an individual level and that the geographic location of these sites throughout the authority area is unlikely to have the potential to generate noticeable increase in traffic impacts at the Strategic Road Network (SRN).

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<b>Consultee</b>	<b>CFS 600 East and West Croxton Lane</b>
	<p>Notwithstanding, whilst the sites identified are not considered to be of concern at an individual level, there is a need for growth proposals set out within the Cheshire East Council Local Plan and SADPD to be understood at a cumulative level to establish associated highway impacts at the SRN.</p> <p>Highways England still recommend that a Transport Study is undertaken in order to monitor the performance of the individual SRN junctions as the development sites come forward.</p> <p>Updated transport evidence undertaken at suitable mid-point(s) of the Local Plan would enable the performance of these junctions to be monitored and for the effects of these schemes, combined with development sites coming forward, to be better understood by both parties.</p>
South Cheshire Clinical Commissioning Group	Residential development may impact on 2 GP Practices in the town that are already very overstretched with patient list sizes.
Historic England	Potentially developable but will need a HIA.
United Utilities	A combined sewer runs through part of the site, which should be considered as part of any future proposal on the site
SP Energy Networks	The site east of A530 requires cables to be diverted as a requirement of any release for development.
National Grid	No allocations affect National Grid assets.
Natural Resources Wales	No site specific comments. Recommend that Natural England/ Environment Agency/ Severn Trent/ United Utilities and the local authority environmental health team be consulted on the acceptability of candidate sites. Natural Resources Wales advocates that design and access statements include consideration of invasive non-native species and biosecurity during and post construction. Consideration should also be given to the Alien Invasive Species (Enforcement and Permitting) Order 2019. Storage of substances within the Dee Water Protection Zone may need consent from Natural Resources Wales.
<b>Consultee</b>	<b>CFS 635A: Centurion Way</b>
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

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Consultee	CFS 600 East and West Croxton Lane
	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	No outstanding/significant concerns at this stage for the potential allocated sites noted and recognise that the constraints identified within our review can be accounted for/ resolved / engineered out at a later stage in proceedings. I can also confirm that we have not identified at particular sites of specific concern at this stage which would result in our objection to their allocation. In line with best practice, we ask that all site allocations are reviewed in line with local + national planning policy and relevant governing legislation. For developments within Flood Zone 2 /3 the sequential / exception test should be applied. It should also be noted that any development within vicinity of a main river should provide an 8-metre undeveloped buffer zone measure from bank top, this should be factored into assessing site feasibility.
Natural England	<p>Designated sites: The site allocation is located 3200m from Sandbach Flashes SSSI which is notified for physiographical and biological importance. It has triggered the IRZ for Rural Non Residential - 3. Large non residential developments outside existing settlements/urban areas where footprint exceeds 1ha.</p> <p>Priority Habitat - There is no Priority Habitat within the allocation site.</p> <p>Best and Most Versatile Land – Unknown</p>
Highways England	<p>Proposed development site allocations are not considered to be of a significant scale at an individual level and that the geographic location of these sites throughout the authority area is unlikely to have the potential to generate noticeable increase in traffic impacts at the Strategic Road Network (SRN).</p> <p>Notwithstanding, whilst the sites identified are not considered to be of concern at an individual level, there is a need for growth proposals set out within the Cheshire East Council Local Plan and SADPD to be understood at a cumulative level to establish associated highway impacts at the SRN.</p> <p>Highways England still recommend that a Transport Study is undertaken in order to monitor the performance of the individual SRN junctions as the development sites come forward.</p> <p>Updated transport evidence undertaken at suitable mid-point(s) of the Local Plan would enable the</p>

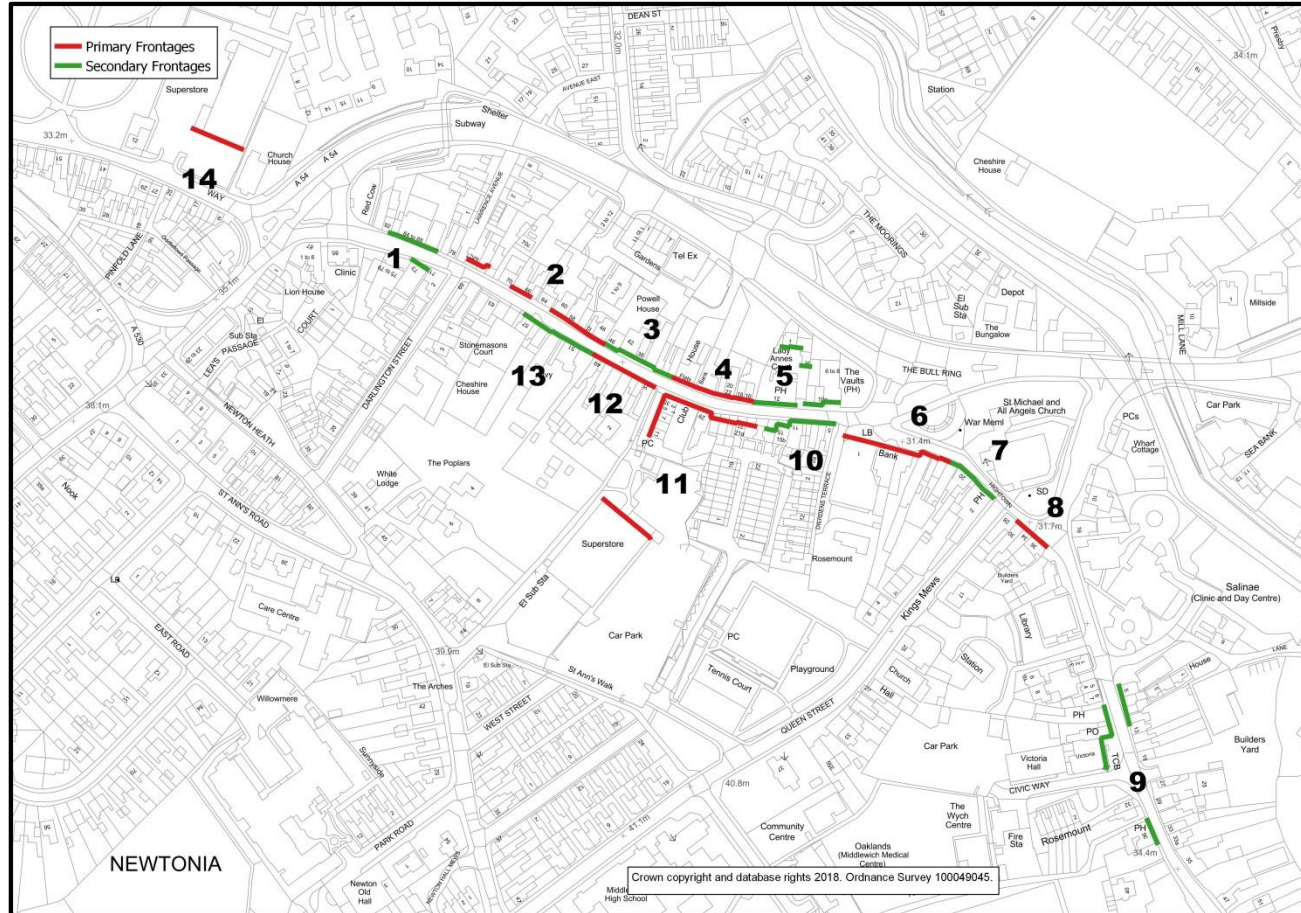
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Consultee	CFS 600 East and West Croxton Lane
	performance of these junctions to be monitored and for the effects of these schemes, combined with development sites coming forward, to be better understood by both parties.
South Cheshire Clinical Commissioning Group	Residential development may impact on 2 GP Practices in the town that are already very overstretched with patient list sizes.
Historic England	No comment
National Grid	No allocations affect National Grid assets.
Natural Resources Wales	No site specific comments. Recommend that Natural England/ Environment Agency/ Severn Trent/ United Utilities and the local authority environmental health team be consulted on the acceptability of candidate sites. Natural Resources Wales advocates that design and access statements include consideration of invasive non-native species and biosecurity during and post construction. Consideration should also be given to the Alien Invasive Species (Enforcement and Permitting) Order 2019. Storage of substances within the Dee Water Protection Zone may need consent from Natural Resources Wales.

**Table Middlewich 18: Infrastructure providers/statutory consultee responses**

# Appendix 5: Retail boundaries maps

## A: Primary and secondary frontages

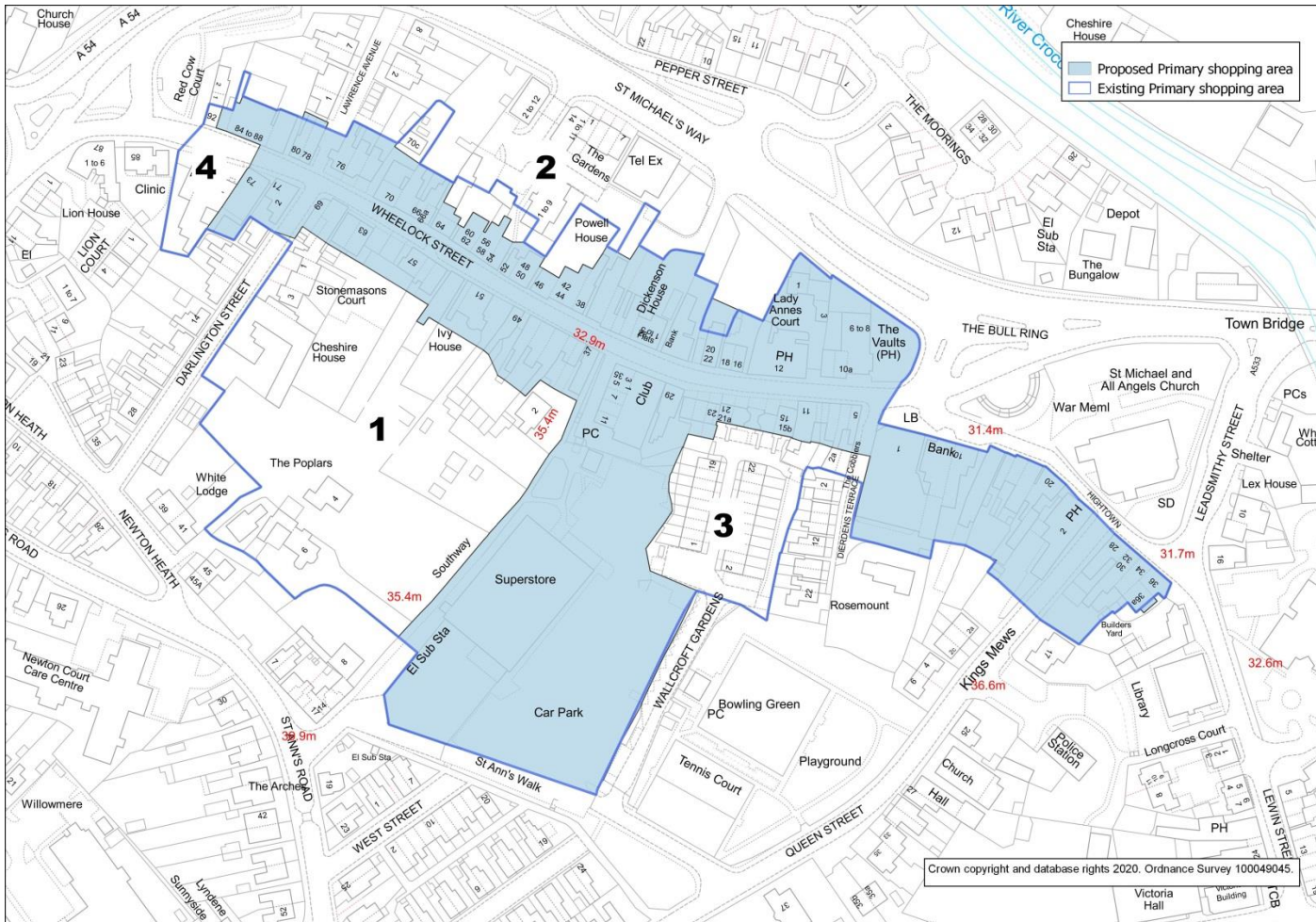


Map Middlewich 8: Primary and secondary frontages

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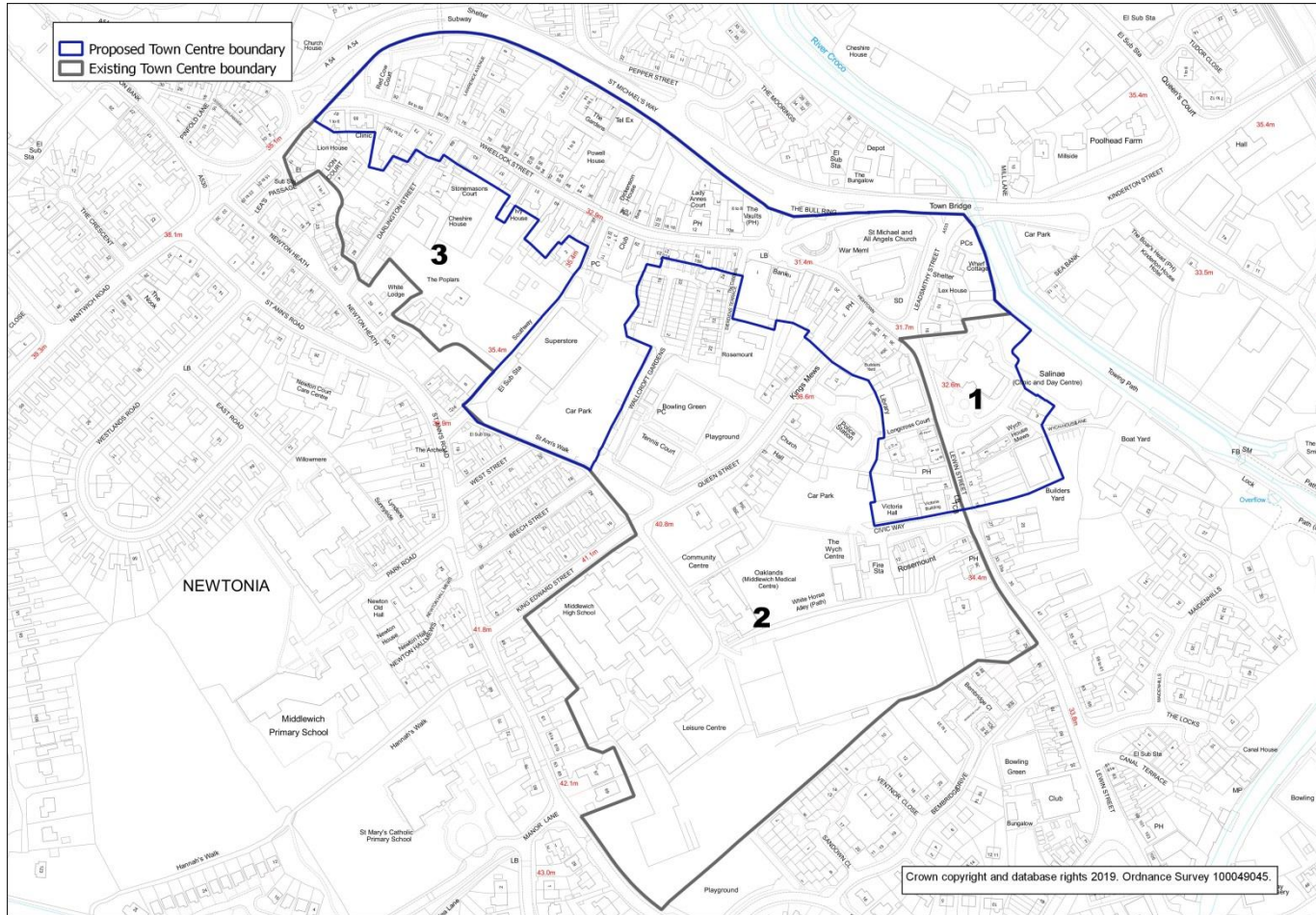
## B: Existing and proposed primary shopping area



Map Middlewich 9: Existing and proposed primary shopping area

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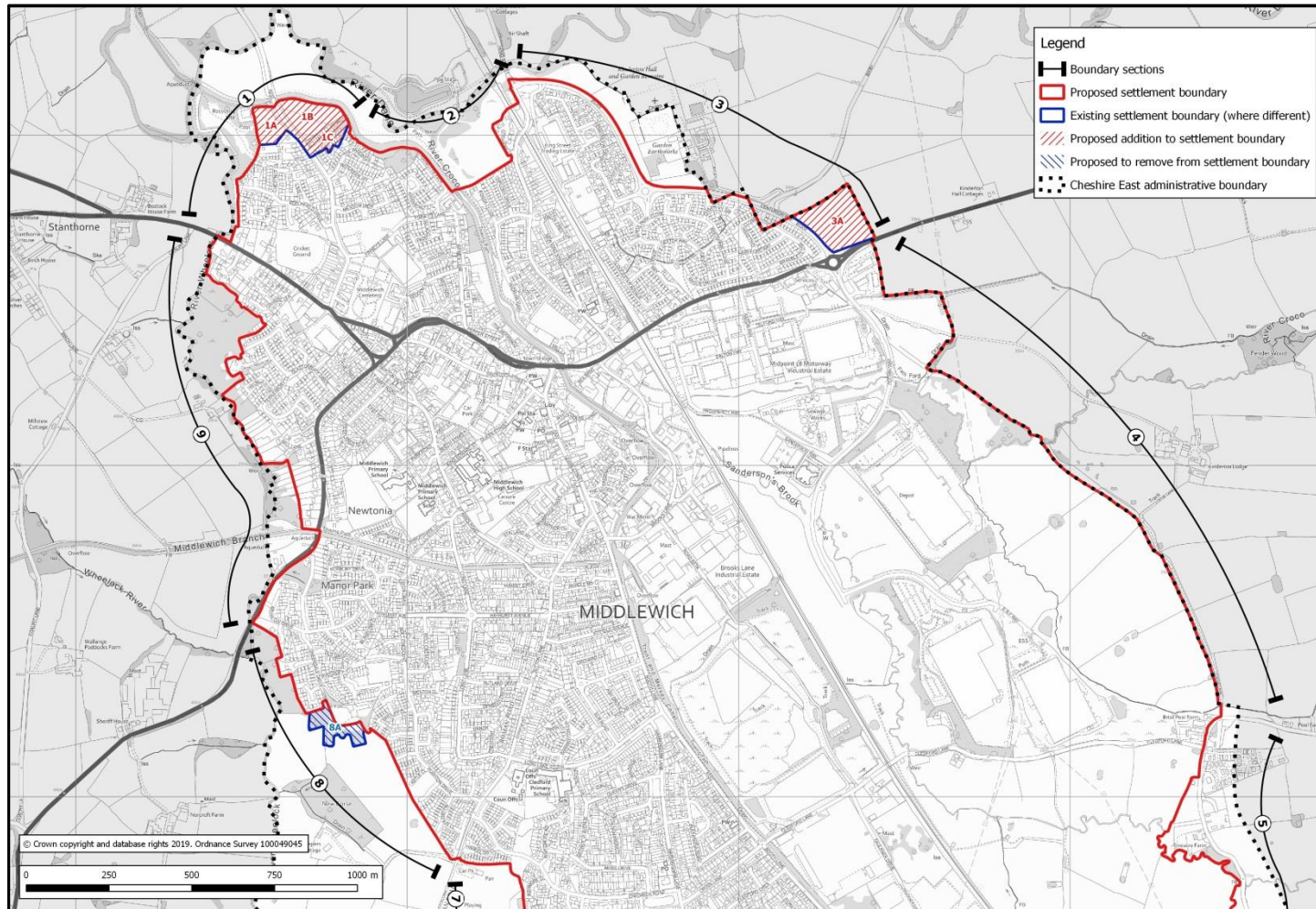
C: Existing and proposed town centre boundary



Map Middlewich 10: Existing and proposed town centre boundary

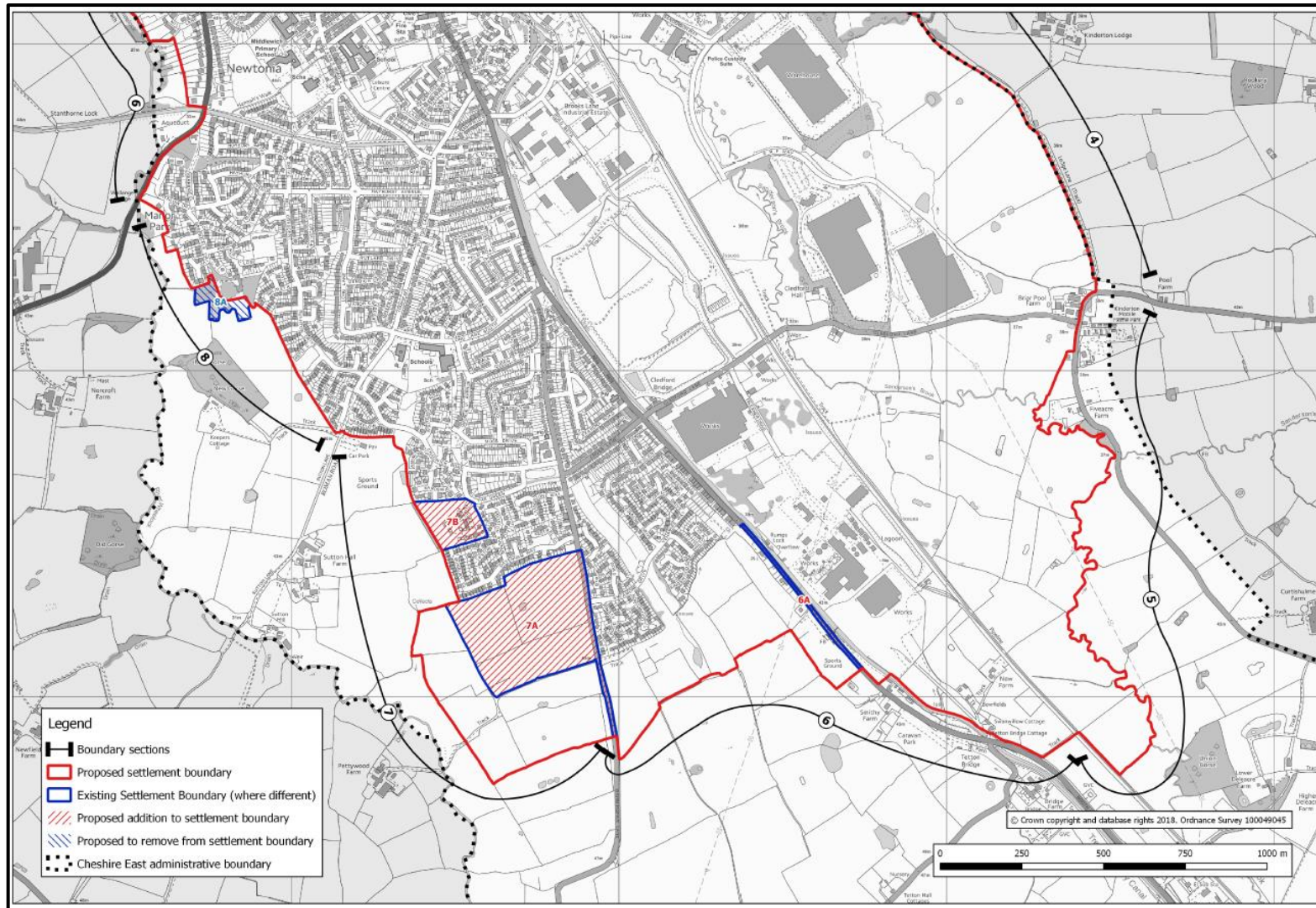
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## Appendix 6: Settlement boundary maps



Map Middlewich 11: Proposed settlement boundary (north)

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Map Middlewich 12: Proposed settlement boundary (south)

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