

Cheshire East Local Plan

Site Allocations and Development Policies Document

Nantwich Settlement Report [ED 38]

August 2020

Contents

1.	Introduction.....	1
2.	Nantwich.....	2
	Introduction.....	2
	Neighbourhood Development Plan.....	2
	Strategy for development in Nantwich.....	2
3.	Development requirements in Nantwich.....	3
	Figure Nantwich 1: Amount of development land required over the Plan Period.....	4
4.	Site selection.....	5
	Introduction.....	5
	Stage 1: Establishing a pool of sites for Nantwich.....	5
	Stage 2: First site sift.....	5
	Table Nantwich 1: Nantwich sites considered in Stages 1 and 2 of the SSM	6
	Stage 3: Decision point- the need for sites in Nantwich.....	6
	Recommendation regarding the allocation of sites for development in Nantwich (Stage 3).....	6
5.	Retail planning.....	7
	Introduction.....	7
	Retail Overview.....	7
	Retail Health Indicators and Analysis.....	8
	Assessed Need for Main Town Centre Uses.....	8
	Impact test threshold.....	9
	Complementary Strategies and Parking Provision.....	9
	Retail and Leisure Boundaries.....	10
	Stage 1 Primary and secondary frontages.....	11
	Table Nantwich 3: Primary and secondary frontages justification.....	12
	Stage 2- Primary shopping area.....	12
	Table Nantwich 4: Primary shopping area justification.....	13
	Stage 3 Town centre and local urban centre boundary.....	13
	Table Nantwich 5: Town Centre boundaries justification.....	14
	Other Retail Centres.....	14
	Table Nantwich 6: Review of Welsh Row.....	14
	Table Nantwich 7: Review of Cronkinson Farm.....	15
6.	Settlement Boundary.....	16
	Settlement boundary overview.....	16
	Table Nantwich 8: Existing settlement boundary.....	18
	Settlement boundary review.....	18
	Table Nantwich 9: Boundary review and recommendations.....	33
	Stapeley and Batherton Settlement Boundary.....	34
	Table Nantwich 10: Boundary review against Stapeley and Batherton NP.....	35
7.	Appendices.....	36
	Appendix 1: Map of Nantwich Stage 1 sites.....	36
	A: Stage 1 sites maps.....	36
	Map Nantwich 1: Local Plan Strategy Nantwich Final Site Selection Report (July 2016).....	36
	Map Nantwich 2: Urban Potential Assessment (2015).....	37
	Map Nantwich 3: Edge of Settlement Assessment (2015).....	38

B: Stage 2 sites map	40
C: Stage 1 and Stage 2 sites table	41
Table Nantwich 8: Stage 1 and Stage 2 sites	42
Appendix 2 Retail boundaries map	43
A: Proposed primary and secondary frontages	43
Map Nantwich 6: Proposed primary and secondary frontages	43
B: Proposed primary shopping area	44
Map Nantwich 7: Proposed primary shopping area	44
C: Existing and Proposed town centre boundary and local urban centre boundary	45
D Proposed neighbourhood parade of shops boundary	46
Map Nantwich 9: Proposed neighbourhood parade of shops Cronkinson Farm	46
Appendix 3: Settlement boundary maps	47
A: proposed Nantwich settlement boundary (North)	47
Map Nantwich 10: Existing and proposed settlement boundary North	47
B: Proposed Nantwich settlement boundary (South)	48
Map Nantwich 11: Existing and proposed settlement boundary South	48
C: Proposed Changes from Stapeley & Batherton NP	49
Map Nantwich 12: Existing and proposed settlement boundary and Neighbourhood Plan boundaries	49

1. Introduction

- 1.1 This report is the Nantwich Settlement Report (“NSR”) [ED 38]. It brings together several aspects of settlement-based work carried out to inform the development of the Revised Publication Draft Site Allocations and Development Policies Document (“SADPD”) [ED 01]. The report is split into chapters detailing work carried out for Nantwich 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. Nantwich

Introduction

- 2.1 Nantwich is identified as a Key Service Centre (“KSC”) in the Local Plan Strategy (“LPS”) adopted in 2017. The 2018 mid-year population estimate for the town of Nantwich is 18,700 people. Nantwich is a town with its own settlement boundary, outside which lies Open Countryside, as defined by policy PG6 (Open Countryside) of the LPS and the Crewe and Nantwich Local Plan. An area of land to the east of the settlement, between Nantwich and Crewe, is defined as a Strategic Green Gap in policy PG5 (Strategic Green Gaps) of the LPS.

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 To date, Nantwich has not defined a neighbourhood area nor progressed with a Neighbourhood Plan. The adjoining parishes, of Acton, Edleston and Henhall, Stapeley and Batherton, Willaston and Wistaston now have ‘made’ neighbourhood development plans for the purposes of decision taking and Worleston District has an emerging plan. Further information can be found on the Cheshire East website.¹

Strategy for development in Nantwich

- 2.4 Nantwich is a KSC in the LPS. It is expected to accommodate development of a scale, location and nature that recognises and reinforces the distinctive, historic nature of the town, whilst supporting its vitality and viability.

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

3. Development requirements in Nantwich

- 3.1 The LPS identifies a borough wide requirement for a minimum of 36,000 homes and 380 hectares of employment land over the Plan period, 2010 to 2030 (LPS Policy PG 1 “Overall Development Strategy”).
- 3.2 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 allowance, provides a ‘flexibility factor’.
- 3.4 As set out in The Provision of Housing and Employment Land and the Approach to Spatial Distribution report [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 worth noting that the development requirements of the Borough have largely been met in the LPS.
- 3.7 Figure Nantwich 1 shows the development land requirements for Nantwich 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.

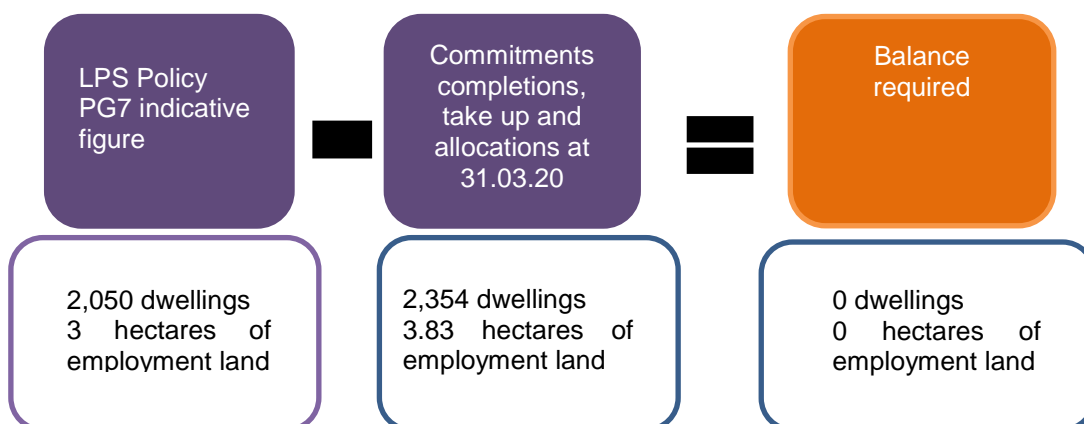


Figure Nantwich 1: Amount of development land required over the Plan Period

- 3.8 There were 1,107 housing completions (net) in Nantwich between 1 April 2010 and 31 March 2020, and 0.25 ha employment land take up (excluding strategic sites). Non Strategic commitments as at 31 March 2020 were 147 dwellings as at the 31 March 2020 and 0.01 ha in employment land supply.
- 3.9 There is also an allocated site in the LPS at Kingsley Fields (LPS 46) for which outline planning permission was granted in January 2016 for up to 1,100 homes and 1.82ha of B1 use (reference 13/2471N). This was followed by reserved matters approval on the same site for 1,000 dwellings (ref 16/4601N) and an approval for 3 dwellings (ref 16/4602N). In summary, as at the 31 March 2020, on the Kingsley Fields Site (LPS 46) there are 200 completed dwellings, 803 with planning permission and a further 97 residual units considered as part of the outline planning permission on the site.
- 3.10 The outline planning permission at Kingsley Fields (noted above) also included 1.82 ha of employment land. In addition, a Local Development Order at Reaseheath College provides a further 1.75ha of land for B1, B2 or B8 uses².
- 3.11 Taking into account existing completions/take up and commitments, this leaves a remaining requirement for the provision of 0 dwellings and 0 ha of employment land over the remaining Plan period.
- 3.12 Following the base date of the SADPD (31 March 2020), the secretary of state for housing, communities and local government has issued a decision granting planning permission (following an appeal), for 189 homes, local centre, employment development, a primary school, public open space and other site infrastructure at land off Audlem Road / Broad Lane, Stapeley and Land off Peter De Stapeleigh Way, Nantwich (ref 12/3747N & 12/3746N).

² http://www.cheshireeast.gov.uk/planning/spatial_planning/local-development-orders-ldos.aspx

4. Site selection

Introduction

- 4.1 This chapter documents the relevant stages and implementation of the site selection methodology (“SSM”) for Nantwich, and should be read alongside the SADPD Site Selection Methodology Report [ED 07], the Revised Publication Draft SADPD Sustainability Appraisal (“SA”) [ED 03], the SADPD Habitats Regulations Assessment (“HRA”) [ED 04] and the Revised Publication Draft SADPD [ED 01]. It documents all the relevant stages of the SSM³.

Stage 1: Establishing a pool of sites for Nantwich

- 4.2 In line with the SSM, a longlist of potential sites was established for Nantwich. This pool consists of all sites listed or submitted in the Urban Potential Assessment (August 2015); the Edge of Settlement Assessment (August 2015); the LPS Final Site Selection Reports (July 2016); the LPS examination hearing sessions (October 2016); the Call for Sites (June 2017); the First Draft SADPD consultation (October 2018) and the Initial Publication Draft SADPD consultation (September 2019).
- 4.3 A total of 8 sites were identified at stage 1 and this pool of sites is listed and mapped in Appendix 1, with headline figures shown in Table Nantwich 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);

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

- are LPS Safeguarded Land; or
- are allocated in the LPS.

4.5 A total of 7 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 Nantwich 1.

4.6 All the sites considered in Stages 1 and 2 of the SSM for Nantwich are listed and mapped in Appendix 1, with headline figures shown in Table Nantwich 1.

	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
Stage 1	8	1,661	0	0
Stage 2	7	1,633	0	0.

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

Stage 3: Decision point- the need for sites in Nantwich

- 4.7 Stage 3 of the SSM is a decision point whereby account was taken of the most up-to-date employment and housing land supply information as at 31/03/20, and the LPS spatial distribution of development to determine whether or not Nantwich requires sites to be identified in the SADPD.
- 4.8 As noted in the section 3 of this report, the level of housing and employment land completed / taken up and committed, exceeds the indicative level of development that Nantwich is expected to accommodate over the Plan period (as identified in Policy PG7 “Spatial Distribution of Development” of the LPS) and therefore there is no need to allocate additional development sites through the SADPD.

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

Taking into account and balancing the factors considered in the SSM, it is recommended that no housing or employment sites should be allocated in the SADPD for development in Nantwich.

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 approach for the settlement;
 - 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 Nantwich serves a wide rural catchment for retail and leisure purposes to the south of the Borough. It 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, as set out in LPS Policy EG5 (ii) promoting Town Centre First Approach.
- 5.4 The town centre boundary and the primary shopping area for Nantwich are currently defined in the Crewe and Nantwich Local Plan. The town centre is located within part of a Conservation Area and an area of archaeological potential. The town centre area includes High Street, Pepper Street, Mill Street and Churchyard Side.
- 5.5 The Crewe and Nantwich Local Plan also includes policy S5 (Welsh Row) to the west of the town centre. This designation sought to encourage a mix of uses to maintain the unique characteristics of Welsh Row.

- 5.6 Policy S7 (Cronkinson Farm District Shopping Centre) in the Crewe and Nantwich Local Plan has been deleted as a saved policy in the LPS as the development is now complete and serves a local catchment.
- 5.7 The LPS includes policy LPS 47 (Snow Hill, Nantwich), which supports a comprehensive mixed use regeneration of the site to take advantage of its location next to the River Weaver.
- 5.8 LPS 47 (Snow Hill, Nantwich) sets out a number of suitable uses for retail, offices, hotel (including a conference venue), parking, housing and bars and cafes, all of which will need to be of high quality design that respects the historic nature of the area generally and the Conservation Area specifically.

Retail Health Indicators and Analysis

- 5.9 The WYG Retail Study (2016) (“CERS 2016”)⁴ 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 (“PTs”) in Cheshire East (Crewe and Macclesfield) and the nine KSCs in the Borough. The WYG retail work has also considered the retail health and function of the Local Service Centres (“LSCs”).
- 5.10 Appendix 3 of the WYG Retail Study (2016) (pp 7-12)⁵ 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
- 5.11 For more detailed information on the town centre health check assessment for Nantwich please see Appendix C of the Cheshire Retail Study Update [ED 17]

Assessed Need for Main Town Centre Uses

- 5.12 For Principal towns and Key Service Centres, the WYG Retail Study (2016) (“CERS 2016”) established quantitative and qualitative retail requirements for convenience and comparison goods in town centres up to 2030.
- 5.13 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]).

4

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

⁵http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx

- 5.14 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.'
- 5.15 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

- 5.16 WYG have assessed the floor space 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]
- 5.17 For Nantwich, as a KSC, the impact threshold test is 300sq.m outside of the town centre boundary, in relation to the closest defined centre(s) (convenience, comparison, service and leisure – Use Class A1, A2, A3, A4, and A5)⁶.

Complementary Strategies and Parking Provision

- 5.18 LPS 47 Snow Hill, contains specific policy requirements to ensure that the area will contain a mix of uses to compliment the existing town centre and provide opportunities for small, independent retailers. It also contains a policy regarding additional parking. The Site Specific Principle seeks to maintain, as far as possible, car parking levels in the town centre.

⁶ 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

5.19 Parking in Nantwich is generally well-located and plentiful with nine council owned long and short stay car parks.

- Bowers Row (short stay) 32 spaces west of the town centre
- Bowling Green (short stay) 53 spaces east of the town centre
- Church Lane (short stay) 33 space central
- Civic Hall (short stay) 151spaces, central
- Dysart Buildings (short stay) 25 spaces east of the town centre
- First Wood Street (Long stay) 50 spaces north west of the town centre
- Love Lane (long stay) 124 space south of the town centre
- Market Area (short stay) 16 spaces centrally located
- Snow Hill (long stay) 247 spaces North west of the town centre

5.20 There are also car parks at Morrison's and Aldi.

Retail and Leisure Boundaries

5.21 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*”.

5.22 The WYG Retail Study (2016) considered the existing centres in the legacy local plans and identified where potential changes to (or indeed new) retail boundaries are appropriate.

5.23 Nantwich has an existing town centre boundary, as defined in the Crewe and Nantwich Local Plan (C&NLP). Town centre boundaries and primary shopping areas have been reviewed (or identified) taking into account the recommendations of the WYG retail work, 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.

5.24 The NPPF (2019) defines primary shopping areas and town centres as:

- *Primary shopping area – defined area where retail development is concentrated.*
- *Town centre – area defined on a 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.*

5.25 For the purposes of the Nantwich Settlement Report, the following three stage process has been used:

- 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

5.26 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

5.27 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.”

5.28 Table Nantwich 3 sets out the justification for identifying primary and secondary frontages in Nantwich town centre indicated on Map Nantwich 6 shown in Appendix 2.

Primary and Secondary Frontages Boundary	No on Map 6 and amendment proposed	Justification for amendment
Swine Market 2-13	1 Defined as PFs	Mainly retail uses (including A1 uses).
Oat Market/Swine Street, Posts/Pepper Street	2 Defined as PFs	A mixture of town centre and retail uses.
Pepper Street 5-38	3 Defined as PFs	A mixture of town centre and retail uses
Swine Street 19-37, the library and civic centre, Swine Street 28-11 and 1-5 Market Street	4 Defined as SFs	A mixture of town centre and civic uses including a library and civic centre and super market.
High Street 4 -36, Mill Street 50-16a, Mill Street 5-52	5 Defined as SFs	Mix of town centre uses including restaurant, bars, cafes and travel agents.
High Street 38, Pillory Street 20, Hospital Street 31, High Street 35, Hospital Street 13-1, Pillory Street 1-7	6 Defined as PFs	A mixture of town centre and retail uses.
Pillory Street 9-53, Pillory Street 62-24, Hospital Street 30-96, The Cocoa Yard	7 Defined as SFs	A mix of town centre uses including take-away's, pubs Morrisons, Aldi and Laura Ashley.

Table Nantwich 3: Primary and secondary frontages justification

Stage 2- Primary shopping area

5.29 Table Nantwich 4 justifies the designation of a primary shopping area for Nantwich taking account of the primary frontages identified in Stage 1 and indicated on Map Nantwich 7 shown in Appendix 2. These areas will be defined by taking account of primary frontages identified in stage 1. These will be referred to as a primary shopping area ("PSA").

Potential Primary Shopping Area (PSA)	No on Map 7 and amendment proposed	Justification for amendment
There was no designated PSA in the Crewe and Nantwich Local Plan 2011.	1 Include the designation of a PSA for Nantwich including Swine Market, Oat Market, High Street and sections of Beam Street, Mill Street, Pillory Street and Hospital Street.	This contains the primary shopping frontages (detailed above in Table Nantwich 3) where retail development is concentrated. It also includes relevant adjoining and closely related secondary frontages. The primary shopping area does not include those

Potential Primary Shopping Area (PSA)	No on Map 7 and amendment proposed	Justification for amendment
		secondary frontage(s) located to the south of Hospital Street. The supermarkets Aldi and Morrisons are not considered to directly relate to the primary shopping frontages identified and are therefore not included in the proposed primary shopping area.

Table Nantwich 4: Primary shopping area justification

Stage 3 Town centre and local urban centre boundary

5.30 Table Nantwich 5 justifies any proposed amendments to be made to the current Nantwich town centre boundary, as defined in the CNLP, and indicated on Map Nantwich 8, in Appendix 2. Table Nantwich 5 also justifies the recommended local urban centre (“LUC”) boundary indicated on Map Nantwich 8, in Appendix 2.

Potential Town Centre boundary	No on Map Nantwich 8 amendment proposed	Justification for amendment
Snow Hill Car Park	1 Inclusion of Snow Hill car park (southern section).	The car park serves the town centre.
Land to the north east of the town focused around Beam Street	2 Inclusion of units to the north and south of Beam Street.	To incorporate the M&S Simply Food, the Library, civic hall and the bus interchange and the units to the north of Beam Street which include a mix of comparison goods, civic and leisure units in the town centre.
Land to the south of Station Road	3 Inclusion of land to the south of Station Road.	To incorporate the existing Aldi food store directly south of Morrisons which has a pedestrian link into the town centre.
Removal of residential dwellings in Barker Street	4 Removal of residential dwellings in Barker Street.	Residential houses that are not considered to function as an integral part of the centre’s shopping and service offering.

Welsh Row retail area (S5) in the Crewe and Nantwich Local Plan 2011	5 Remove the area of Welsh Row to the west of St Ann's Lane to create a more compact "Local Urban Centre".	The new boundary defines Welsh Row as a potential Local Urban Centre. It reflects the reduced area of commerce and retail premises. Please refer to table Nantwich 6 (below) for further information.
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Table Nantwich 5: Town Centre boundaries justification

Other Retail Centres

- 5.31 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.
- 5.32 In the Crewe and Nantwich Local Plan 2011, land was designated at Welsh Row (S5) in Nantwich and a district centre at Cronkinson Farm (S7). These retail areas are considered in further detail in the following section.

Welsh Row Retail Area	
Location and Description (including current status in the legacy local plan)	This area is designated as an existing Shopping Area Welsh Row (S5) in the Crewe and Nantwich Local Plan 2011. Welsh Row is a main road running westwards from Nantwich town centre. It is separated from the town centre itself by the junction of Water Lode and the River Weaver.
Total number of units	36
Range of uses	Hairdressers, beauty salons, medical facilities, public houses, photographers, restaurants, takeaways. florists, solicitors, home furnishing, electrical goods.
Proximity to other centres	Immediately adjacent to the town centre
Accessibility	Good on bus routes (including 84 to Chester)
Environmental Quality	Good
Recommendations	This area is recommended to be identified as a Local Urban Centre , occupying a reduced area of Welsh Row compared to the area designated in the Crewe and Nantwich Local Plan to reflect the character and the reduced number of commercial/retail properties currently in the area.

Table Nantwich 6: Review of Welsh Row

- 5.33 The boundary of the recommended Local Urban Centre is shown on Map Nantwich 8 in Appendix 2.

Cronkinson Farm	
Location and Description (including current status in the legacy local plan)	This area was designated as a district centre Cronkinson Farm in the Crewe and Nantwich Local Plan 2011 (policy S7)
Total number of units	5 + a pub
Range of uses	Pub/restaurant, take-away, charity shop, Co-op convenience grocery, Dry cleaners.
Proximity to other centres	The centre is approximately 1.5km from Nantwich Town Centre
Accessibility	The shopping area is accessible by foot bicycle and car. The number 73 bus route runs along Audlem Road.
Environmental Quality	The area is well maintained there are no vacant units.
Recommendations	This area is recommended to be identified as a neighbourhood parade of shops.

Table Nantwich 7: Review of Cronkinson Farm

5.34 The boundary of the recommended neighbourhood parade of shops is shown on Map Nantwich 9 in Appendix 2.

6. Settlement Boundary

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

Settlement boundary overview

- 6.3 The existing settlement boundary for Nantwich is defined in the Crewe and Nantwich Local Plan 2011 as amended by LPS 46 Kingsley Field, Nantwich. LPS 47 Snow Hill is located within the existing settlement boundary, on the western edge of Nantwich town centre.
- 6.4 The Stapeley and Batherton Neighbourhood Plan was 'made' on the 15 February 2018. The NDP includes part of the southeast corner of the settlement boundary for Nantwich. Further details of how the Stapeley and Batherton settlement boundary differs from the proposed boundary detailed within this report, can be seen in Table Nantwich 8 below.
- 6.5 Acton, Henhull and Edleston Neighbourhood Area was made in April 2020. Henhull includes the Strategic Site Allocation LPS 46 Kingsley Fields and a site that has received full planning permission for 19 dwellings (16/2732N) on land at Greenbank Cottage. Edleston includes an area that has planning permission for the erection of 268 residential dwellings (14/1823N) and is now complete as at 31.3.20. Edleston is also impacted by a planning consent for 118 residential units (16/0983N) on land south of Queens Drive which is also under construction, with 83 completions as 31.3.20.
- 6.6 For the purposes of review, the existing settlement boundary has been divided into 6 sections as set out in Table Nantwich 8 below and shown on Maps Nantwich 10 and 11 in Appendix 3.

Ref	Boundary section	Description of existing boundary
1	Land to the south of A51 and to north of Marsh Lane	The settlement boundary in the Crewe and Nantwich Local Plan 2011 followed the River Weaver southwards and then headed westwards along a field boundary to adjoin Waterlode Road. The settlement boundary then follows the boundary of Strategic Site Allocation LPS 46 Kingsley Fields. The settlement boundary heads westwards along the A51 from the River Weaver, excluding Home Farm and Holly Farm before heading southwards down Welshmen's Lane including Henhull Hall Farm. The settlement boundary then heads in an easterly direction along field boundaries to the north of the allotments, playing field, and The Weaver Stadium. The settlement boundary then heads southwards to adjoin Waterlode Road. The settlement boundary follows Waterlode Road in a westerly direction until it reaches a small area of detached houses located to the west of Waterlode Road, off Welshmens Lane. The boundary line follows the rear curtilage boundary of these houses and heads back along Welshmens Lane before following the towing path that runs parallel to the east of the Shropshire Union Canal. The settlement boundary then follows Marsh Lane, excluding Bridge House that lies between Marsh Lane and the Shropshire Union Canal.
2	Land to the south of Welsh Row and to the north of the railway track.	The settlement boundary heads in an easterly direction behind the rear curtilage of those properties along Queens Drive. The settlement boundary then follows some trees in a south-easterly direction before meeting the railway line. The settlement boundary follows the railway line in a north-easterly direction until it reaches the River Weaver. The settlement boundary then follows the River Weaver in a southerly direction.
3	Land to the east of Shewbridge Road and to the west of Audlem Road.	The settlement boundary continues along the River Weaver before heading behind the rear curtilage of those properties located along Weaverside. The settlement boundary then follows a field boundary located to the south of Weaver Primary School playing field and Brine Leas High School playing field until it meets the rear curtilage of those properties along Audlem Road. The settlement boundary follows the rear curtilage boundary line of these properties in a southerly and then easterly direction until it reaches 40 Audlem Road where it goes along the side boundary to adjoin Audlem Road.
4	Land to the east of Audlem Road and to the south of London Road	The settlement boundary goes back along Audlem Road in a northerly and westerly direction until it reaches Bishops Road. The settlement boundary then heads northwards and westwards around the rear curtilages of those properties along Bishops Road. The settlement boundary then follows the rear boundary curtilages of those properties along Audlem Road until it adjoins the A500. The settlement boundary then heads eastwards along the A500 until it meets the boundary of what was previously Stapeley Water Gardens. The settlement boundary goes

Ref	Boundary section	Description of existing boundary
		around the curtilage of Stapeley Water Gardens (allocated as a 'Mixed Use Regeneration Area' in the Crewe and Nantwich Local Plan) until it adjoins the rear boundary curtilages of those properties on London Road. The settlement boundary goes around the rear boundary curtilages on London Road and goes across the side curtilage of no.154 London Road to adjoin London Road.
5	Land between London Road and the A51/A500.	The settlement boundary heads northwards along London Road before going eastwards along the side curtilages of two dwelling located between London Road and Wybunbury Lane (no.65 London Road and Butt Green House). The settlement boundary then travels in a north-westerly direction along Wybunbury Lane before going around the rear curtilages of The Cedars, Holly Cottage and The Woodlands, excluding farm buildings located to the rear. The settlement boundary then follows London road until it adjoins the A530/Elwood Way. The boundary line then heads in an easterly and northerly direction along Elwood Way until it meets the junction of Newcastle Road/B5074.
6	Land to the north of London Road/A51/A500 and to the east of Barony Road.	The settlement boundary heads westwards along Newcastle Road until it meets the railway track. The settlement boundary then goes back eastwards along the railway track before going in a northerly direction to the rear boundaries along Brunner Grove, Lewis Close and Gingerbread Lane. The settlement boundary then goes in an easterly direction along Crewe Road before going along the rear curtilages of no. 133 to 179 Crewe Road. The settlement boundary then goes northwards around the rear curtilage boundary of properties along Birchin Lane, Birchin Close, and Highfield Drive. The settlement boundary goes around the playing field of Highfield's Community Primary School, Willow Court, the cemetery, and those properties along Sycamore Close. The settlement boundary then cuts across the B5334 until it meets the A51. The settlement boundary then heads in a westerly direction along the A51 until it meets the River Weaver which it then follows in a southerly direction. As a result of the Strategic Site Allocation LPS 46 the settlement boundary then follows Barony Road until it meets Reaseheath Roundabout. A small strip of land is excluded from the settlement boundary between LPS46 and the River Weaver.

Table Nantwich 8: Existing settlement boundary

- 6.7 This existing settlement boundary is shown on Maps Nantwich 10-11 in Appendix 3.

Settlement boundary review

- 6.8 Each section of the existing settlement boundary has been reviewed using the methodology set out in the 'Settlement and infill boundaries review' [ED 06].

The assessments and recommendations for defining the new boundary are set out in Table Nantwich 9 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 Site Allocations or Neighbourhood Plan site allocations.</p> <p>This boundary already includes LPS 46 – Kingsley Fields, Nantwich following the adoption of the LPS. This has received outline permission (13/2471N) for 1,100 dwellings, up to 1.82ha of Class B1 Business Use, a potential Primary School, community facilities and local centre. A reserved matters application has been approved for 1,000 dwellings (16/4601N).</p>	<p>This boundary is impacted by a planning consent for 1,000 dwellings (16/4601N – reserved matters) which is part of LPS 46 – Kingsley Fields. This received planning permission on the 10.02.17.</p> <p>This boundary is impacted by a full planning consent for 19 dwellings (13/4656N and 16/2732N) on land at Greenbank Cottage.</p>	<p>The settlement boundary excludes Home Farm which is used as an equestrian centre covering extensive grounds. It is considered to relate more to the countryside than the built form of Nantwich.</p> <p>There are small areas of land located to the east, south and west of Home Farm which is within LPS 46, but is not covered by the outline application, reserved matters application, and Reaseheath Local</p>	<p>The settlement boundary excludes a very small strip of land located immediately to the south of the B5074 and to the west of the River Weaver. This small strip of land is located between LPS 46 and the existing settlement boundary and is proposed to be included within the settlement boundary.</p> <p>The settlement boundary excludes allotments, a playing field and Weaver Stadium located to the south of LPS 46 Kingsley Fields (N2.7, N2.6 and N2.8 in the Open space</p>	<p>The settlement boundary relates to readily recognisable features that are likely to be permanent: it follows roads, hedgerows, rear curtilage boundaries, and a towing path along the Shropshire Union Canal.</p>	<p>The settlement boundary should be amended to:</p> <ul style="list-style-type: none"> • Include the small strip of land between the River Weaver and LPS 46 Kingsley Fields (1A). The boundary instead should continue along the B5074 which is considered to form a strong, permanent settlement boundary. • Exclude the small areas of land located to the south and east of Home Farm (1B). The settlement boundary will instead follow the proposed A51 relief road which is considered to form a strong, permanent settlement boundary. • Exclude the parcel of

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>Development Order (LDO). The small area of land to the west of Home Farm is within a conservation area. As these parcels of land are adjacent to Home Farm and relate more to open countryside, there is no functional requirement to include them within the settlement boundary.</p> <p>Within the reserved matters application for 1,000 dwellings (16/4601N) there is an area of land in the southwest corner that is proposed as</p>	<p>Assessment 2012). This does not have a functional requirement to be included within the settlement boundary.</p> <p>The boundary excludes Holly Farm to the northwest corner of LPS 46 Kingsley Fields. This will relate well to the built up area when the reserved matters application for 1,000 dwellings is developed (LPS 46 Kingsley Fields).</p>		<p>land located to the west of Home Farm (1C), which is not proposed for development within the outline or reserved matters application and is located within a conservation area.</p> <ul style="list-style-type: none"> • Include Holly Farm, which is located to the northwest corner of LPS 46 Kingsley Fields (1D). The settlement boundary will instead follow the A51 and Welshmen's Lane which is considered to form a strong, permanent settlement boundary • Exclude a small area of land in the southwest corner of LPS 46 Kingsley Fields, which is proposed as allotments in the outline (13/2471N) and reserved matters application (16/4601N)

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>allotments. There is no functional requirement to include this within the settlement boundary.</p> <p>This boundary excludes a full planning consent for 19 dwellings (13/4656N and 16/2732N) on land at Greenbank Cottage. This is considered to relate well to the built up area.</p>			<p>(1E).</p> <ul style="list-style-type: none"> • Include the extant full planning consent for 19 dwelling (13/4656N and 16/2732N) and discharge of conditions 18/4975D (Nov 2018) on land at Greenbank Cottage (1F).
2	This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations, or Neighbourhood Plan site allocations.	This boundary is impacted by a planning consent on land off Queens Drive, which has received reserved matters approval for the erection of 268 residential dwellings including 29 apartments	This boundary excludes two separate applications, which are complete on land to the south of Queens Drive (14/1823N, now complete as at 31.3.20 and	This boundary excludes residential development complete as at 31.3.20 on land to the south of Queens Drive (14/1823N and 16/093N). These two sites lie immediately adjacent to each other and	The settlement boundary relates to readily recognisable features that are likely to be permanent: it follows rear curtilage boundaries, a towing path, a	The settlement boundary should be amended to include the two planning permissions that are currently under construction on land off Queens Drive (14/1823N) for 268 dwellings (2A); and for 118 residential units (16/0983N) on land adjacent (2B). The new

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>(14/1823N) and is and is now complete as at 31.3.20.</p> <p>The boundary is impacted by a reserved matters approval for 118 residential units (16/0983N) on land south of Queens Drive and is currently under construction. As at the 31.3.20 There is an application 19/0357N for 21 dwellings awaiting a section 106 sign off</p>	<p>(16/093N) awaiting reserved matters decision as at 31.3.20. These two sites lie immediately adjacent to each other with the settlement boundary lying immediately to the north.</p> <p>The layout plans (14/1823N and 16/093N) for the development currently under construction excludes Fields Farm and Pear Tree House. Although some of the barns have been converted to residential use at Fields Farm (13/1637N and P04/0422) this is</p>	<p>have a clear functional relationship with the existing settlement.</p> <p>The settlement boundary includes a green corridor located either side of the River Weaver (N4.3, N4.5, N4.6 and N8.5 in the Open Spaces Assessment 2012). This is a large area of green space and does not have a functional relationship with the settlement boundary.</p>	<p>path adjacent to the railway line, and the River Weaver.</p>	<p>boundary for both applications (14/1823N and 16/0983N) should follow the built form illustrated in the layout plans, to ensure a strong permanent settlement boundary and by excluding areas of proposed open space (play area, multi-use games area and wildlife area).</p> <p>The settlement boundary should be amended to exclude the area of open space either side of the River Weaver (2C). The new settlement boundary should instead go along the side curtilage of no. 145 Queens Drive before following the edge of Queens Drive until it reaches the path that goes across the side of the sub station and the rear of properties 107-111</p>

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)	
			common in open countryside and consistent with planning policies in rural areas. Furthermore, some land adjacent to the farm is proposed as open space in the reserved layout plans (14/1823N and 16/0983N). It is therefore proposed that the settlement boundary should exclude Pear Tree House and Field Farm.			Queens Drive. The settlement boundary will continue along the rear of properties along Queen Drive and then along the boundary of those properties on Riverside. The settlement boundary will follow the south boundary of LPS 47 Snow Hill before heading back in a southerly direction along the rear boundary of those properties along Shrewbridge Road. The settlement boundary will then join Shrewbridge Road until it is parallel with Stonebridge Road.
3	This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations, or Neighbourhood Plan	This boundary is impacted by a planning consent at land to the rear of 144 Audlem Road which has received full planning	This boundary excludes residential development that is currently under construction for 33 dwellings on land	This boundary excludes residential development for 33 dwellings (31 completions as at 31.3.20) on land to the rear of 144	This settlement boundary relates to readily recognisable features that are likely to be permanent: it	The settlement boundary should be amended to: <ul style="list-style-type: none"> Exclude the area of open space (N12.5 and N12.6) in the Open Spaces Assessment

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)	
	site allocations.	<p>permission for the erection of 33 dwellings (14/4588N) and is 90% complete as at 31.3.20.</p> <p>The boundary excludes an existing built bungalow (12/2186N) on land that is adjacent to 40 Broad Lane.</p>	<p>to the rear of 144 Audlem Road (14/4588N). This is considered to relate well to the existing built up area.</p> <p>The boundary excludes an existing built development of a bungalow (12/2186N) on land adjacent to 40 Broad Lane. This is considered to relate well to the built up area.</p>	<p>Audlem Road (14/4588N) which has a functional relationship to the existing built form.</p> <p>The settlement boundary includes natural and semi-natural green spaces (N12.5 and N12.6 in the Open Spaces Assessment 2012), which does not have a functional requirement to be located within the settlement boundary. Between the areas of open space there is a detached dwelling, known as Shrewbridge Lodge, which is considered to relate more to the open countryside than the built up form of Nantwich.</p>	<p>follows rear curtilage boundaries; field boundaries and the River Weaver.</p>	<p>2012) to the south of Stonebridge Road and that of Lake View. It shall also exclude Shrewbridge Lodge (3A). The settlement boundary should follow the front and side curtilage of properties along Lakeside View, before heading in a southerly direction to the rear curtilage boundary of properties along Hellathwen and Weaverside.</p> <ul style="list-style-type: none"> • Exclude Weaver Primary School playing field (3B). The new boundary should follow the rear curtilage of those properties along Heath Wen, Weaverside and Orchard Crescent, before following the curtilage of the school and heading southwards along the existing field

Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
				<p>The settlement boundary includes Weaver Primary School playing field. This is located on the edge of the settlement and does not have a functional requirement to be located within the settlement boundary.</p> <p>The boundary excludes an existing built development bungalow (12/2186N) that has a clear functional relationship with the existing settlement.</p>		<p>boundary.</p> <ul style="list-style-type: none"> • Include the extant planning permission that is almost complete as at 31.3.20 (14/4588N) on land to the rear of 144 Audlem Road (3C). This should follow the built form illustrated in the layout plans, to ensure a strong permanent settlement boundary and by excluding an area of proposed open space. • Include the bungalow (12/2186N) which has been built on land adjacent to 40 Broad Lane (3D).
4	This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations, or Neighbourhood Plan	This boundary is impacted by the following: an existing built development (P06/1046) at 63	The settlement boundary is impacted by an existing built development (P06/1046) at 63 Audlem Road for	This boundary excludes Maylands Farm, located off Audlem Road. Maylands Farm has received planning permission for	The settlement boundary relates to recognisable features that are likely to be permanent: it	The settlement boundary should be amended to: <ul style="list-style-type: none"> • Include the existing built development for 5 dwellings (P06/1046) at 63 Audlem Road (4A).

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)	
	site allocations.	<p>Audlem Road for the erection of 5 dwellings.</p> <p>planning consent on land off Wrens Close which received full planning permission at appeal for 11 dwellings (13/4904N) and is now complete as at 31.3.20.</p> <p>existing built development (p04/1027) at Maylands Farm, Broad Lane which received planning permission for change of use of a farm shop and redundant barn to 2 dwellings.</p>	<p>the erection of 5 dwellings. Immediately to the south of this is a site that received planning consent (13/4904N) for 11 dwellings which is and is now complete as at 31.3.20. These are considered to relate well to the main built-up area.</p> <p>The settlement boundary is impacted by existing built development (P04/1027) at Maylands Farm, Broad Lane which received planning permission for change of use of a farm shop and redundant barn to</p>	<p>change of use of a farm shop and redundant barn to 2 dwellings (P/04/1027). However this is common in open countryside and consistent with planning policies in rural areas. It is therefore considered that the settlement boundary should not be amended to include the farm buildings within it which displays a low level of containment and is visually detached from the built form of the settlement.</p> <p>The settlement boundary includes an area of amenity greenspace and Pear Tree School</p>	<p>follows rear curtilage boundaries; roads; and a mixed use regeneration area (Stapeley Water Gardens proposed in the Crewe and Nantwich Local Plan).</p>	<ul style="list-style-type: none"> • Include the 11 dwellings (13/4904N) which is and is now complete as at 31.3.20 on land off Wrens Close (4B). • Exclude the amenity greenspace to the north of the A530 including Pear Tree Playing Field and playground (4C). The new boundary should follow the rear curtilage of properties along Chater Drive and Talbot Way; and the curtilage of Pear Tree School before heading back in a southerly direction along the road Pear Tree Field.

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>2 dwellings. This is however considered to relate more to the open countryside and is consistent with planning policies in rural areas.</p> <p>The settlement boundary already includes two full planning applications at Stapeley Water Gardens (P00/0222 and 14/2155N). This was allocated as a Mixed Use Regeneration Area in the Crewe and Nantwich Local Plan and is now almost complete</p>	<p>Playing Fields (N9.7a&b, and N9.1 in the Open Space Assessment 2012). There is no functional need for this to be included within the settlement boundary.</p>		

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)	
5	The boundary is not impact by any LPS Strategic Site Allocations, SADPD Site Allocations, or Neighbourhood Plan site allocations.	<p>The settlement boundary is impacted by a number of applications which are as follows:</p> <ul style="list-style-type: none"> • An extant full planning application (16/0430N) for 4 detached dwellings on land between 65 and 81 London Road, which have been built. • An extant full planning application (16/2633N) for 2 dwellings on land east of Butt Green House, Wybunbury Lane. 	<p>The settlement boundary is impacted by the following which have a clear functional relationship with the existing settlement and are adjacent to the boundary:</p> <ul style="list-style-type: none"> • Four detached dwellings on land between 65 and 81 London Road (16/0430N) which have been built. • An extant full planning application (16/2633N) for 2 dwellings on land east of Butt Green House, Wybunbury 	The settlement boundary is proposed not to include permission for a replacement dwelling at The Round House which is currently under construction (16/3720N). This dwelling is situated within large grounds and therefore detached from the settlement boundary.	The settlement boundary relates to recognisable features that are likely to be permanent: it follows rear curtilage boundaries and roads.	<p>The settlement boundary should be amended to:</p> <ul style="list-style-type: none"> • Include the extant full planning application (16/0430N) for 4 detached dwellings on land between 65 and 81 London Road (5A). • Include the extant full planning application (17/3119D) for 2 dwellings on land east of Butt Green House, Wybunbury Lane (5B). • Include the application for 1 dwelling 17/4465N) on land adjacent to the Cedars (5C). • Include the extant full planning consent (16/3711N) for one dwelling on land adjacent to The Woodlands and adjacent curtilages. On land

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)	
		<ul style="list-style-type: none"> • An extant consent for the erection of one dwelling on land adjacent to the Cedars. The outline application was allowed under appeal on the 20.11.14 (14/0622N). The reserved matters application (17/4465N) was approved on the 13.11.17. • An extant full planning consent (16/3711N) for one dwelling on land adjacent to The Woodlands, which has been built. On land immediately adjacent to this is another dwelling that was approved 	<p>Lane.</p> <ul style="list-style-type: none"> • A detached dwelling on land adjacent to the woodland which has been built (16/3711N). Adjacent to this application is permission for another dwelling (16/2016N) which has been built and is within the existing settlement boundary. 			immediately adjacent to this, another dwelling (16/2016N) was approved (5D).

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>planning permission (16/2016N) that has been built.</p> <ul style="list-style-type: none"> An extant full planning application (16/3720N) for a replacement dwelling at The Round House, London Road, which is currently under construction. 				
6	<p>The boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations, or Neighbourhood Plan site allocations.</p>	<p>The boundary is impacted by a full planning application for a replacement dwelling (P/07/1669) at 181 Crewe Road.</p> <p>There a full planning application for 1 detached dwelling at land adjacent to 7 Kingfisher Close</p>	<p>The boundary excludes a replacement dwelling (P/07/1669) at 181 Crewe Road. This is considered to relate well to the built form.</p>	<p>The boundary excludes a replacement dwelling (P/07/1669) at 181 Crewe Road which is considered to relate more to the built form than open countryside.</p> <p>The settlement boundary includes the cemetery off Whitehouse Lane</p>	<p>The settlement boundary relates to recognisable features that are likely to be permanent: it follows the rear curtilage boundaries; a railway track; roads and the River Weaver.</p>	<p>The settlement boundary should be amended to:</p> <ul style="list-style-type: none"> Include the replacement dwelling (P/07/1669) at 181 Crewe Road (6A). Exclude the cemetery off Whitehouse Lane (6B). The settlement boundary will instead continue along Whitehouse Lane before going around the

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)	
		19/2799N which is already within the settlement boundary		<p>(N1.2 in the Open Spaces Assessment 2012). The cemetery clearly lies on the edge of the settlement and does not have a functional requirement to be located within the settlement boundary.</p> <p>The settlement boundary includes an area of woodland located to the east of Sainsbury's Garage. This lies on the edge of the settlement and does not have a functional requirement to be included within the settlement boundary.</p> <p>The settlement boundary includes an area of natural and semi-natural urban green space to</p>		<p>curtilage of properties along Sycamore Close.</p> <ul style="list-style-type: none"> • Exclude the area of land located to the east of Sainsbury's Garage (6C). • Exclude the area of natural and semi-natural urban green space located to the west of Riverbank Close (6D). The settlement boundary will instead follow Riverbank Close before adjoining the B5074.

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)	
				the east of Riverbank Close (N1.5 in the Open Spaces Assessment 2012). There is no functional requirement to include this land within the settlement boundary.		

Table Nantwich 9: Boundary review and recommendations

6.10 The recommended boundary is shown on Map Nantwich 10-11 Appendix 3.

Stapeley and Batherton Settlement Boundary

6.11 The Stapeley and Batherton Neighbourhood Plan was made on 15 February 2018 and policy H5 considers the settlement boundary to be that part of the Nantwich Settlement boundary falling within the Stapeley Parish. The neighbourhood plan does not amend the Nantwich boundary which remains as defined in the Borough of Crewe and Nantwich Local Plan as amended by the LPS. The settlement boundary in the Stapeley and Batherton Neighbourhood Plan differs in some areas to that proposed within this Report, which is explained below in Table Nantwich 10. The changes are also shown on Map Nantwich 12 in Appendix 3.

Ref	Changes to Settlement Boundary	Conclusion
A	Stapeley and Batherton NP cover's the southeast corner of Nantwich. The NP settlement boundary excludes the properties located to the south of Broad Lane (No.2 – 42 Broad Lane).	To include the properties located to the south of Broad Lane which forms a strong functional relationship to the built up area.
B	The Stapeley and Batherton NP exclude the main built form of Nantwich located to the north and east. This is excluded because the area falls within the parish of Nantwich.	To include the built-up area of Nantwich located to the north and east as this forms part of the built up area and has a strong functional relationship.
C	The Stapeley and Batherton NP exclude a small part of Newcastle Road and also the property No.12 Elwood Way. This small area of land is excluded because it falls within Willaston Parish.	To continue the settlement boundary along Elwood Way to the T-junction and include part of Newcastle Road and No.12 Elwood Way which forms a strong functional relationship to the built up area.
D	The Stapeley and Batherton NP excludes extant full planning consent (16/3711N) for 1 dwelling on land adjacent to The Woodlands and residential curtilages.	To include the full planning consent for 1 dwelling and adjacent curtilages. The dwelling and residential curtilages are adjacent to the settlement boundary and have a strong functional relationship with the built-up area.
E	The Stapeley and Batherton NP excludes the application for 1 dwelling (14/0622N and 17/4465N) on land adjacent to the Cedars.	To include the reserved matters application for 1 dwelling. The dwelling is adjacent to the settlement boundary and has a strong functional relationship with the built-up area.
F	The Stapeley and Batherton NP excludes the extant full planning application (16/2633N) for 2 dwellings on	To include the full planning consent for 2 dwellings. The dwellings are adjacent

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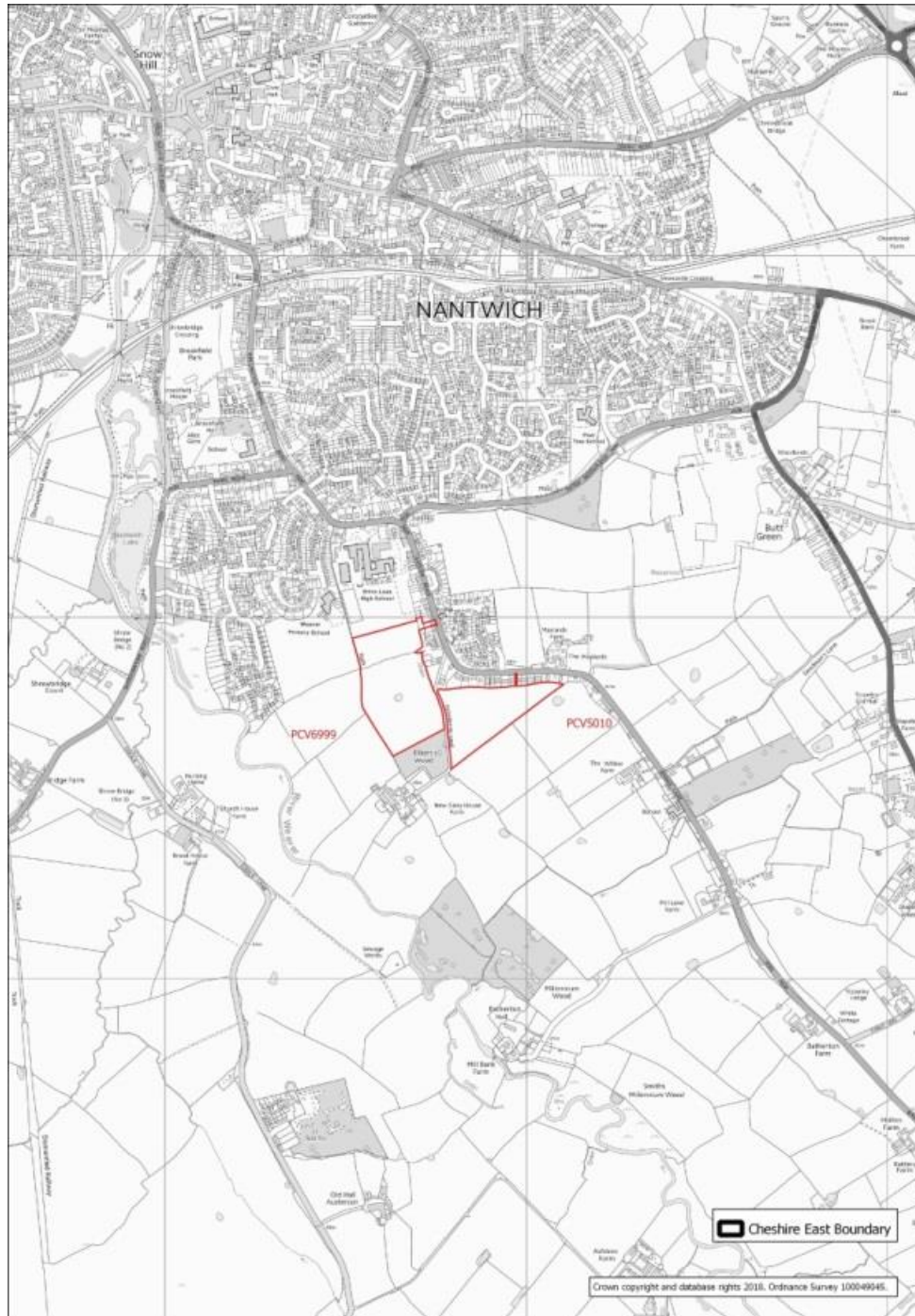
Ref	Changes to Settlement Boundary	Conclusion
	land east of Butt Green House, Wybunbury Lane.	to the settlement boundary and have a strong functional relationship to the built-up area.
G	The Stapeley and Batherton NP excludes an extant full planning application (16/0403N) for 4 detached dwellings on land between 65 and 81 London Road.	To include the full planning consent for 4 dwellings. The four dwellings are adjacent to the settlement boundary and have a strong functional relationship to the built-up area.
H	The Stapeley and Batherton NP currently includes an area of amenity greenspace and Pear Tree School Playing Fields (N9.7a&b, and N9.1 in the Open Space Assessment 2012).	To exclude the area of amenity greenspace and Pear Tree School Playing Fields. The greenspace and playing fields are on the edge of the settlement boundary and there is no functional need for this to be included within it.

Table Nantwich 10: Boundary review against Stapeley and Batherton NP

7. Appendices

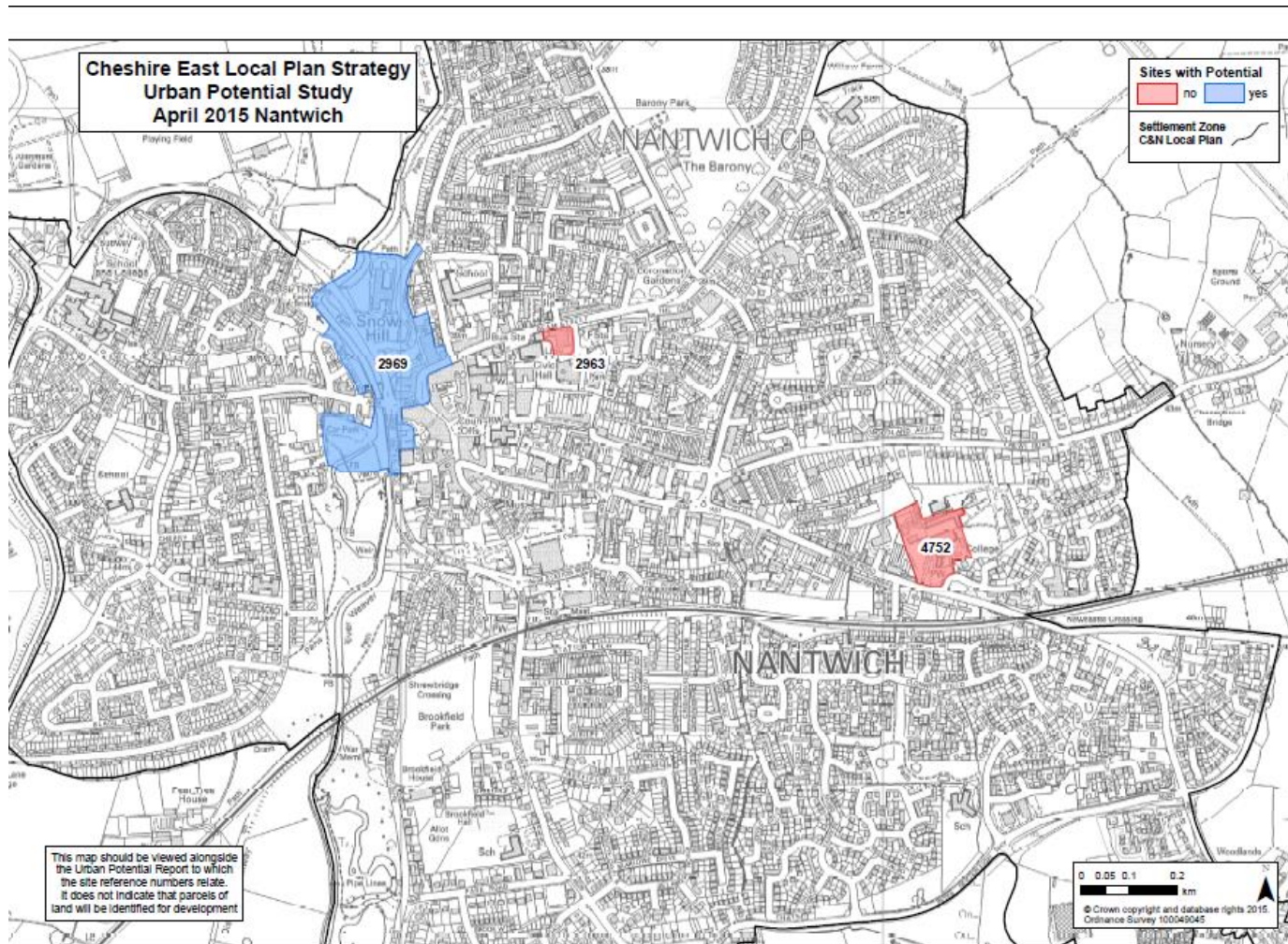
Appendix 1: Map of Nantwich Stage 1 sites

A: Stage 1 sites maps



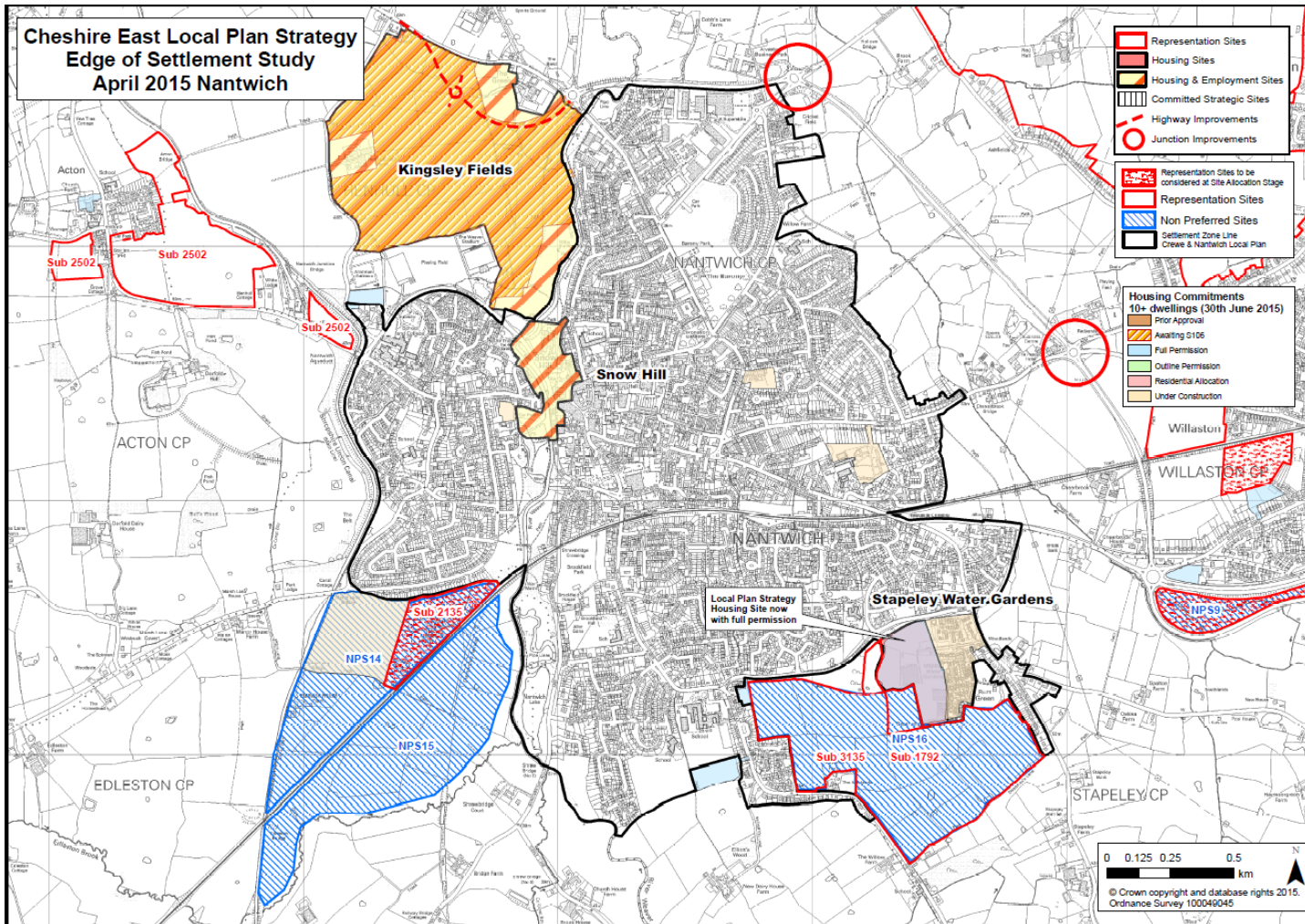
Map Nantwich 1: Local Plan Strategy Nantwich Final Site Selection Report (July 2016)

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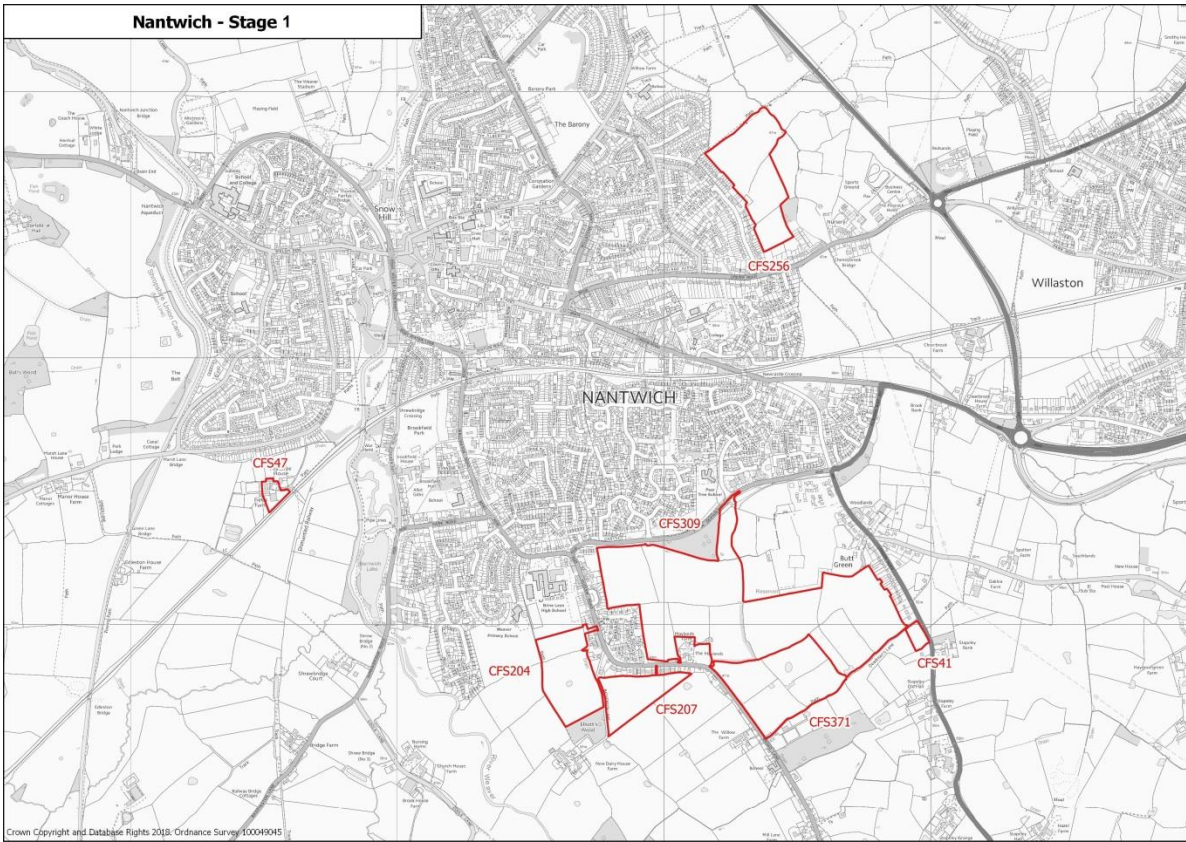
Map Nantwich 2: Urban Potential Assessment (2015)

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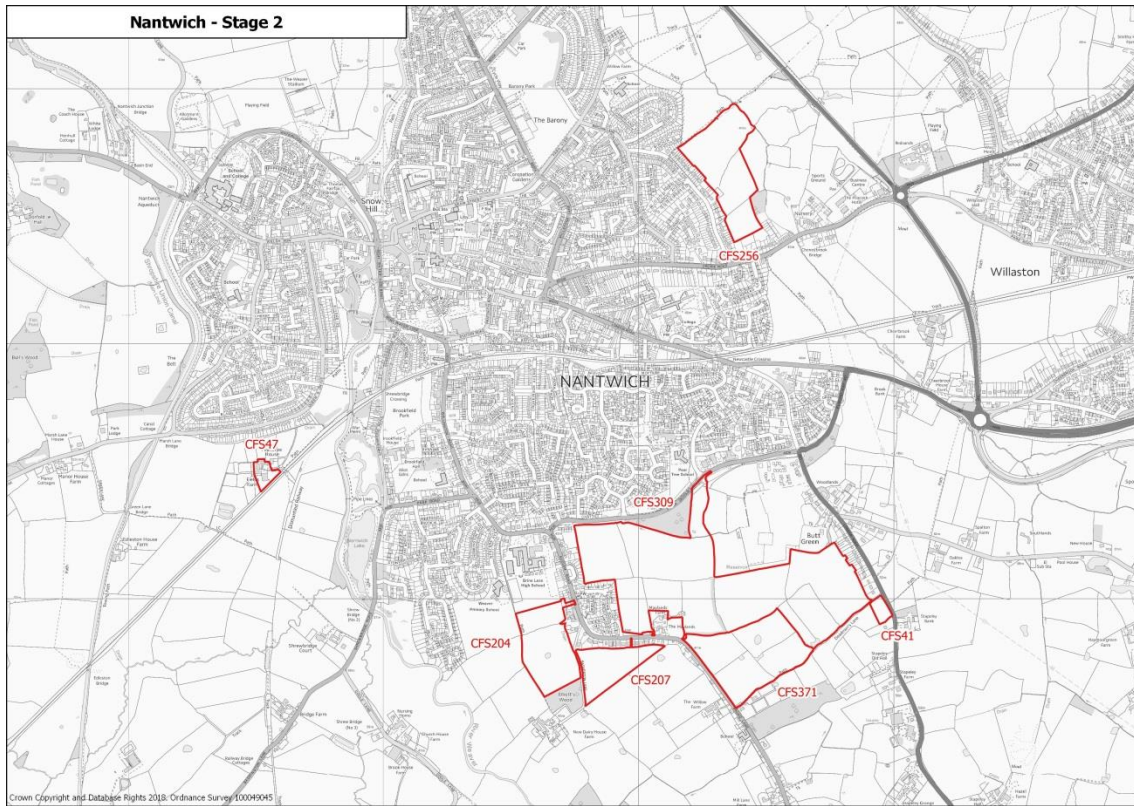
Map Nantwich 3: Edge of Settlement Assessment (2015)

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Map Nantwich 4: Call for sites (2017) First Draft SADPD consultation sites (2018) and initial Publication Draft SADPD consultation sites (2019)

B: Stage 2 sites map



Map Nantwich 5: Stage 2 sites

C: Stage 1 and Stage 2 sites table

Source	Ref	Site name and address	Size (ha) ⁸	No. of dwgs ⁹	Empl land (ha)	Retail (ha)	Other uses?	Sifted out? ¹⁰ (Y/N)	Comments
C	SUB 2135	Pear Tree House Land South of Queens Drive	6	118	0	0	0	Y	O/I permission granted for up to 118 14/5841N, 16.12.15
D	41	Land at junction Stapeley CW5 7JN	0.55	4	0	0	0	N	Fewer than 10 dwellings but in the open countryside
D	47	Fields Farm Edleston CW5 5JL	0.7ha	23	0	0	0	N	
D/G	204 FDR1750 PBD1637	Land to the Rear of 144 Audlem Road CW5 7EB	6.16	104	0	0	0	N	This site is now almost complete 31 out 33 dwellings complete as at 31.3.20 (ref 14/4588N)
D/G	207 FDR1750 PBD1637	LAND EAST OF BATHERTON LANE CW5 7QJ	3.79	95	0	0	0	N	
D	256	Land at Crewe Road CW5 6NB	8.38 (4.3)	184	0	0	2.9ha open space	N	
D/G	309 PBD 1146	Land to the south of Nantwich	43.21	1000	0	0	0	N	

⁷ A Local Plan Strategy Settlement Final Site Selection Report (July 16), B Urban Potential Assessment (Aug15), C – Edge of Settlement Assessment (Aug15), D Call for sites (June 17), E — Local Plan Strategy PS Local Plan Strategy Examination Hearings (October 2016).). F – First Draft SADPD consultation (Oct18) G-initial Publication Draft SADPD consultation (Sept 19).

⁸ Numbers in brackets are the developable areas, when stated in the call for sites representation

⁹ Figure as stated in call for sites/ First Draft SADPD/initial Publication Draft SADPD representations or estimated at 30 dwellings per hectare.

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

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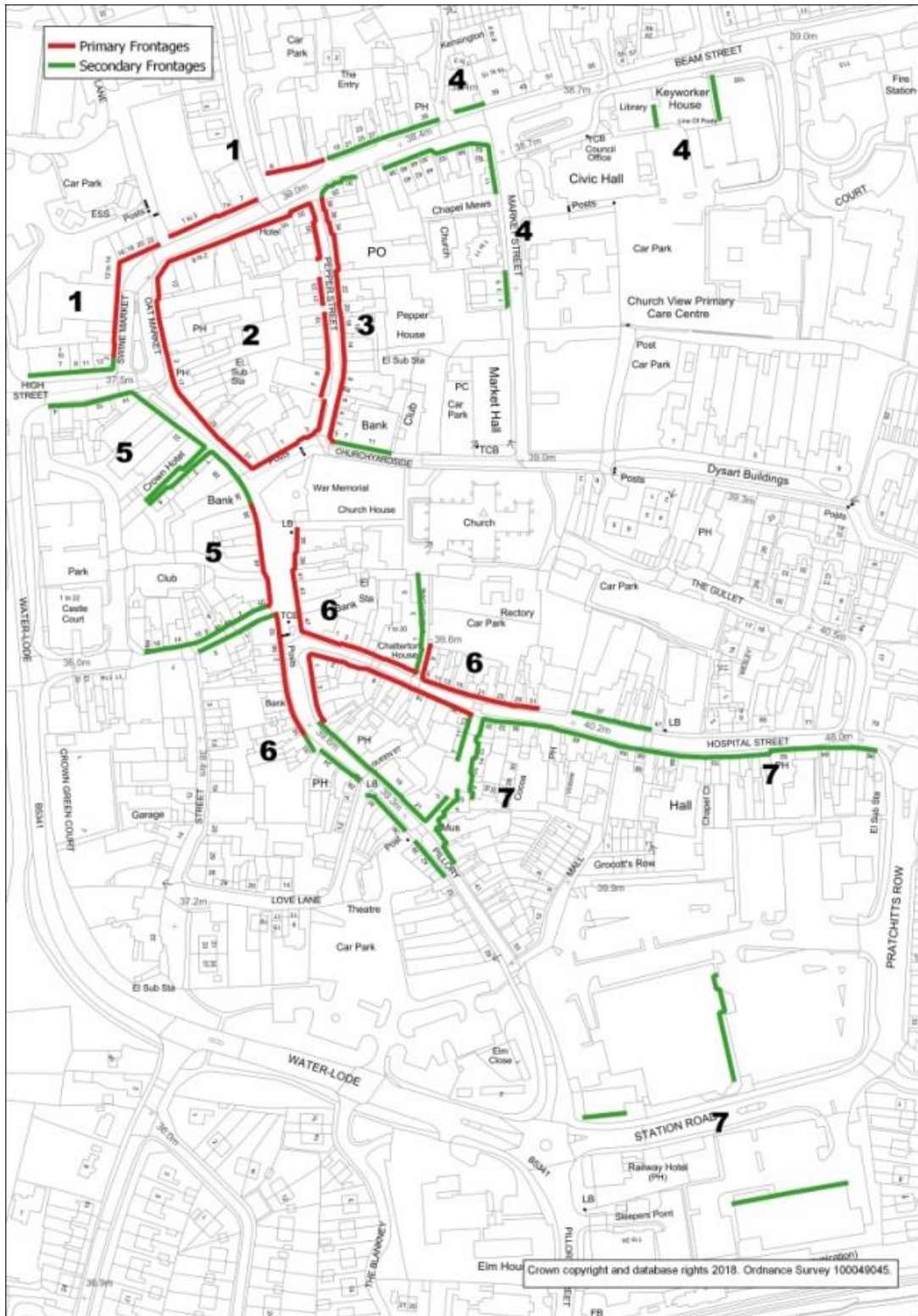
Source	Ref	Site name and address	Size (ha) ⁸	No. of dwgs ⁹	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹⁰ (Y/N)	Comments
D/G	371 FDR2739 PBD2509	Land north of Broad Lane CW5 7QL	7.44ha	250	0	0	0	N	

Table Nantwich 8: Stage 1 and Stage 2 sites

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Appendix 2 Retail boundaries map

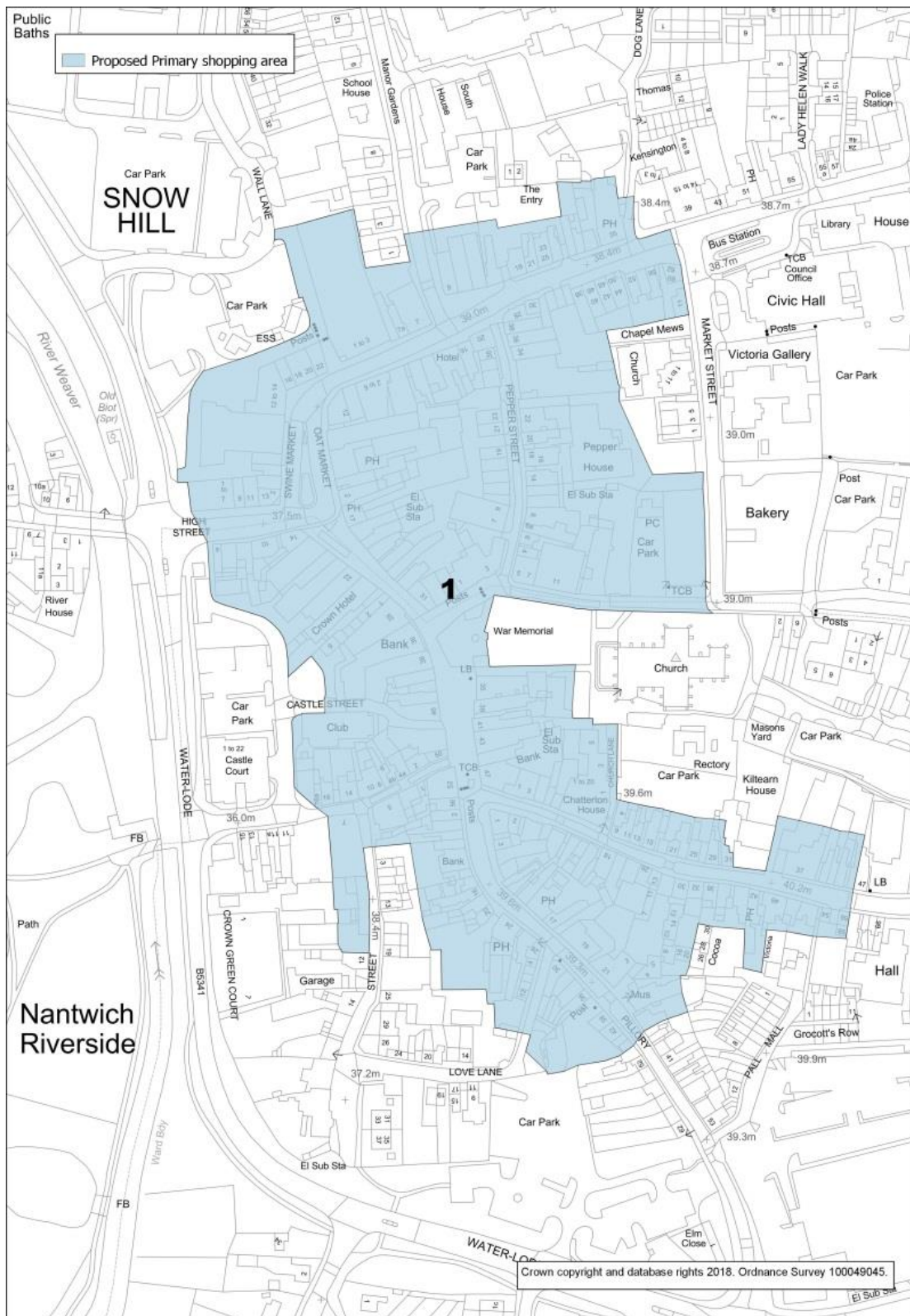
A: Proposed primary and secondary frontages



Map Nantwich 6: Proposed primary and secondary frontages

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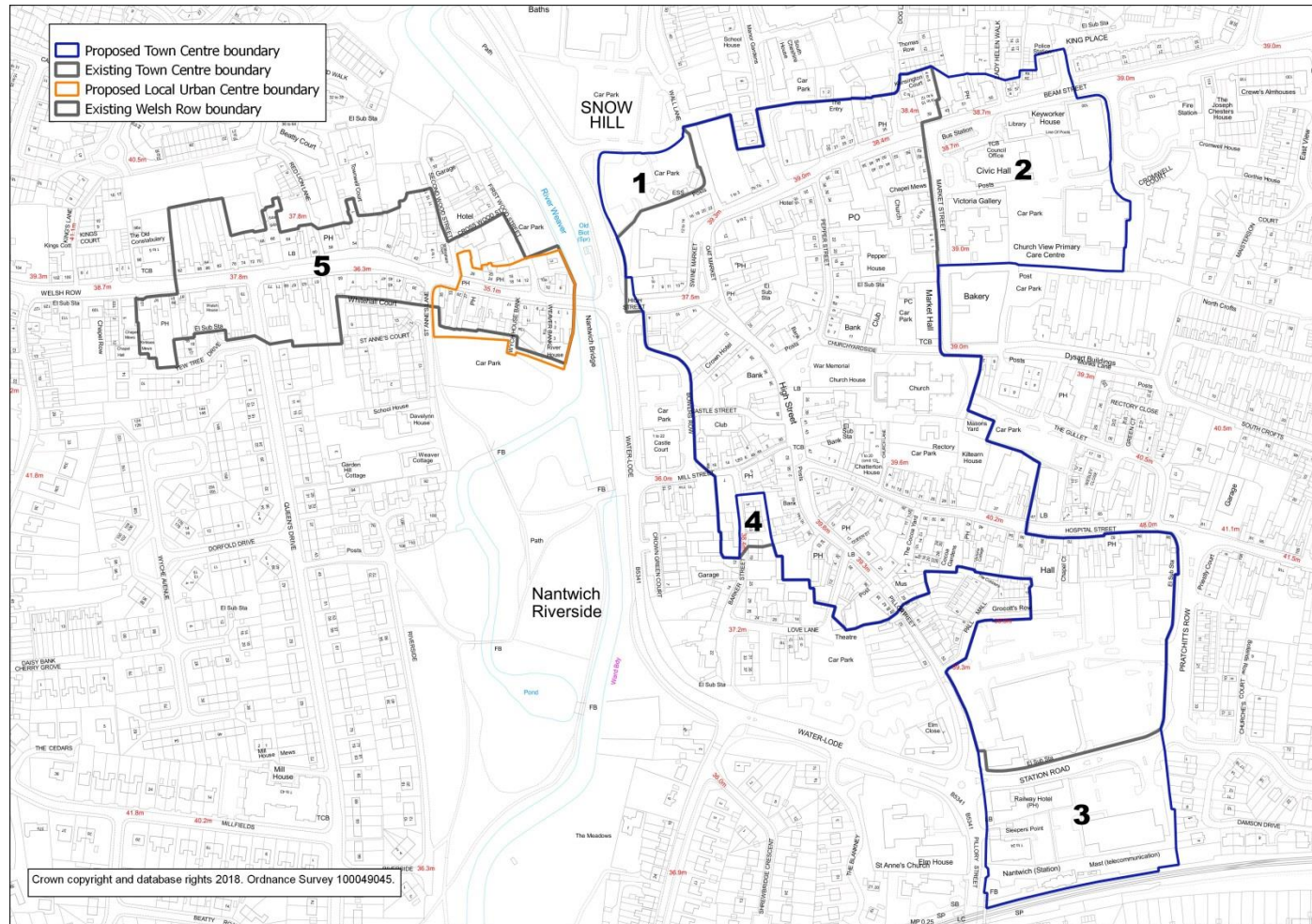
B: Proposed primary shopping area



Map Nantwich 7: Proposed primary shopping area

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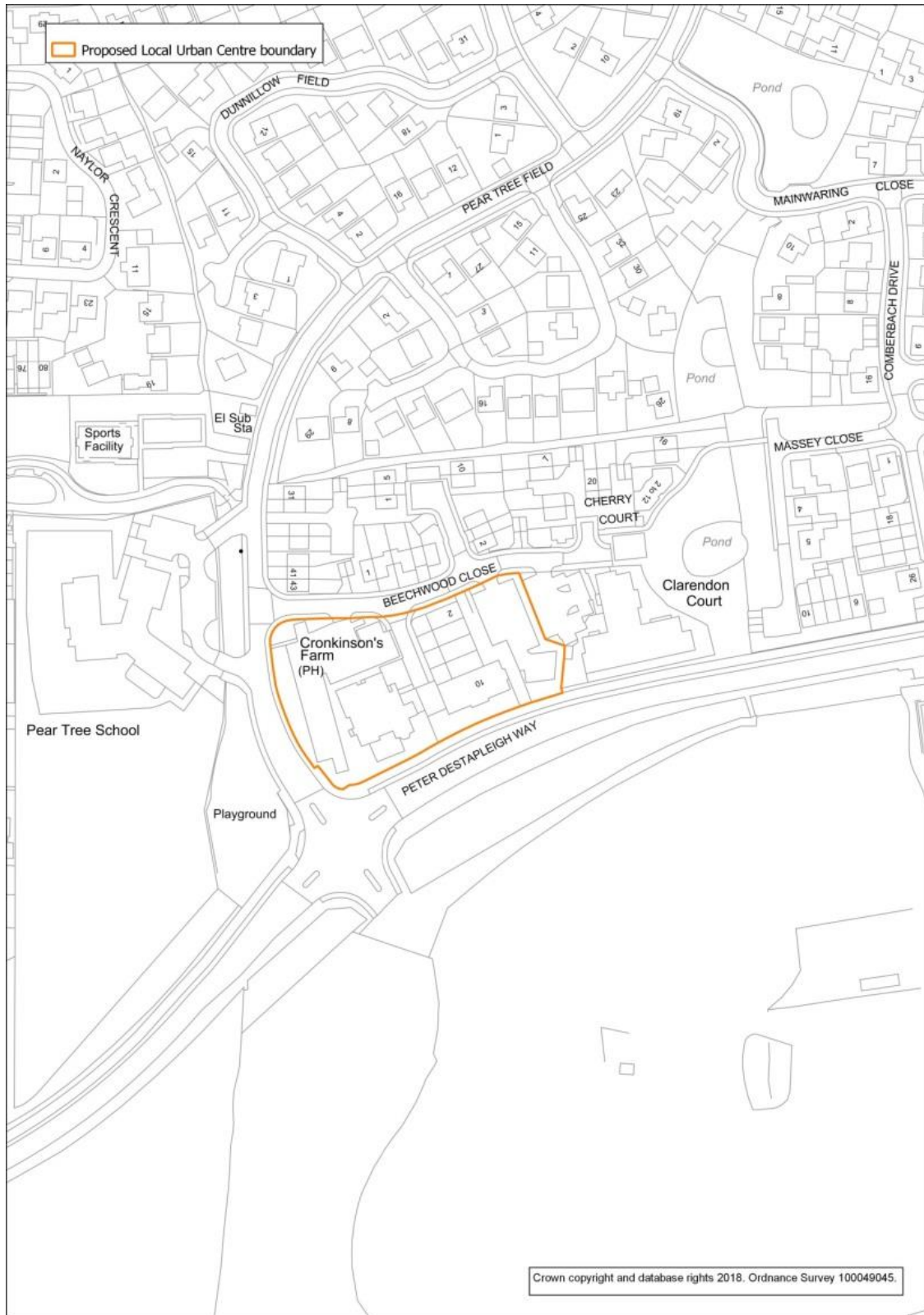
C: Existing and Proposed town centre boundary and local urban centre boundary



Map Nantwich 8 Existing and proposed town centre boundary and local urban centre boundary

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D Proposed neighbourhood parade of shops boundary

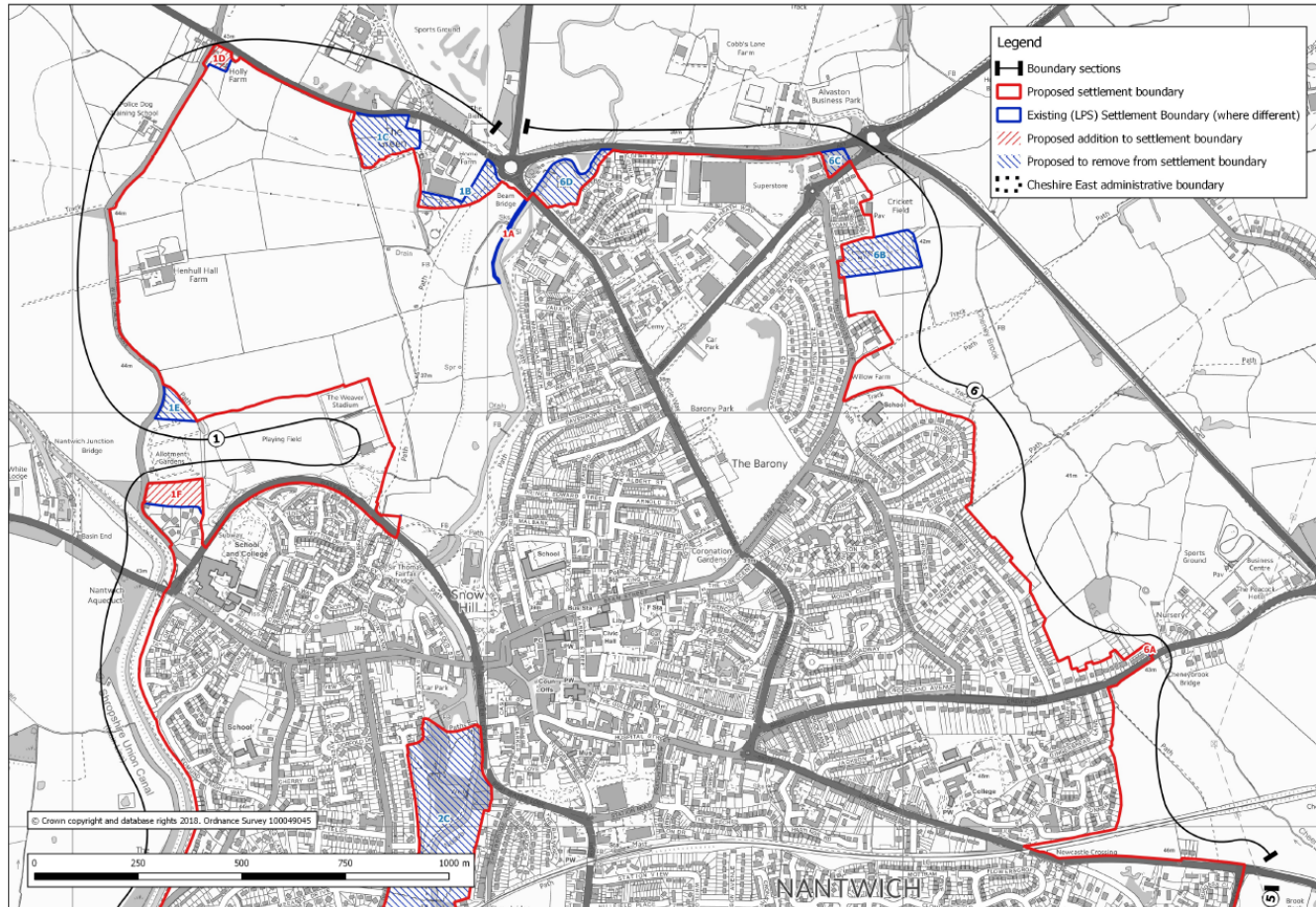


Map Nantwich 9: Proposed neighbourhood parade of shops Cronkinson Farm

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Appendix 3: Settlement boundary maps

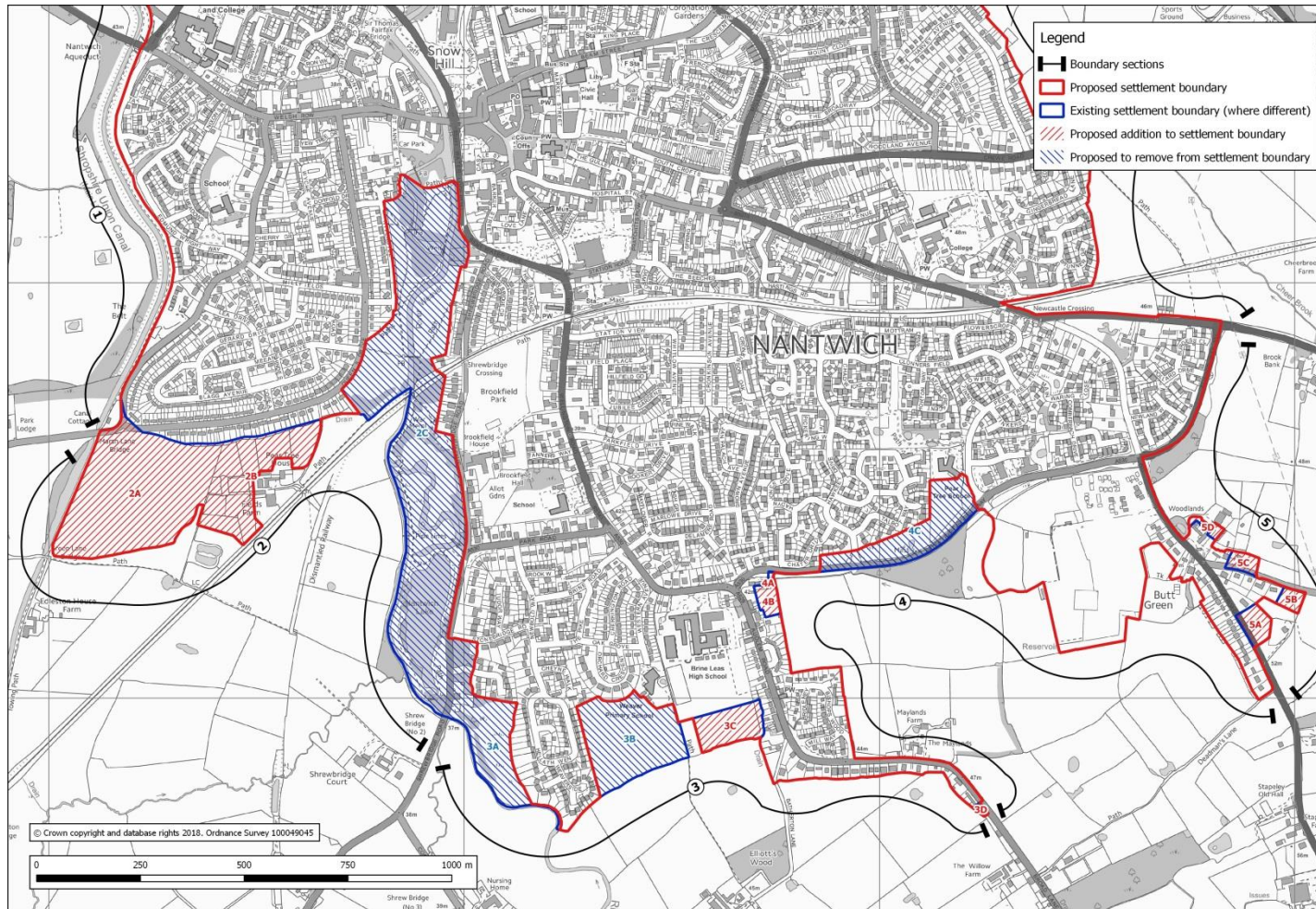
A: proposed Nantwich settlement boundary (North)



Map Nantwich 10: Existing and proposed settlement boundary North

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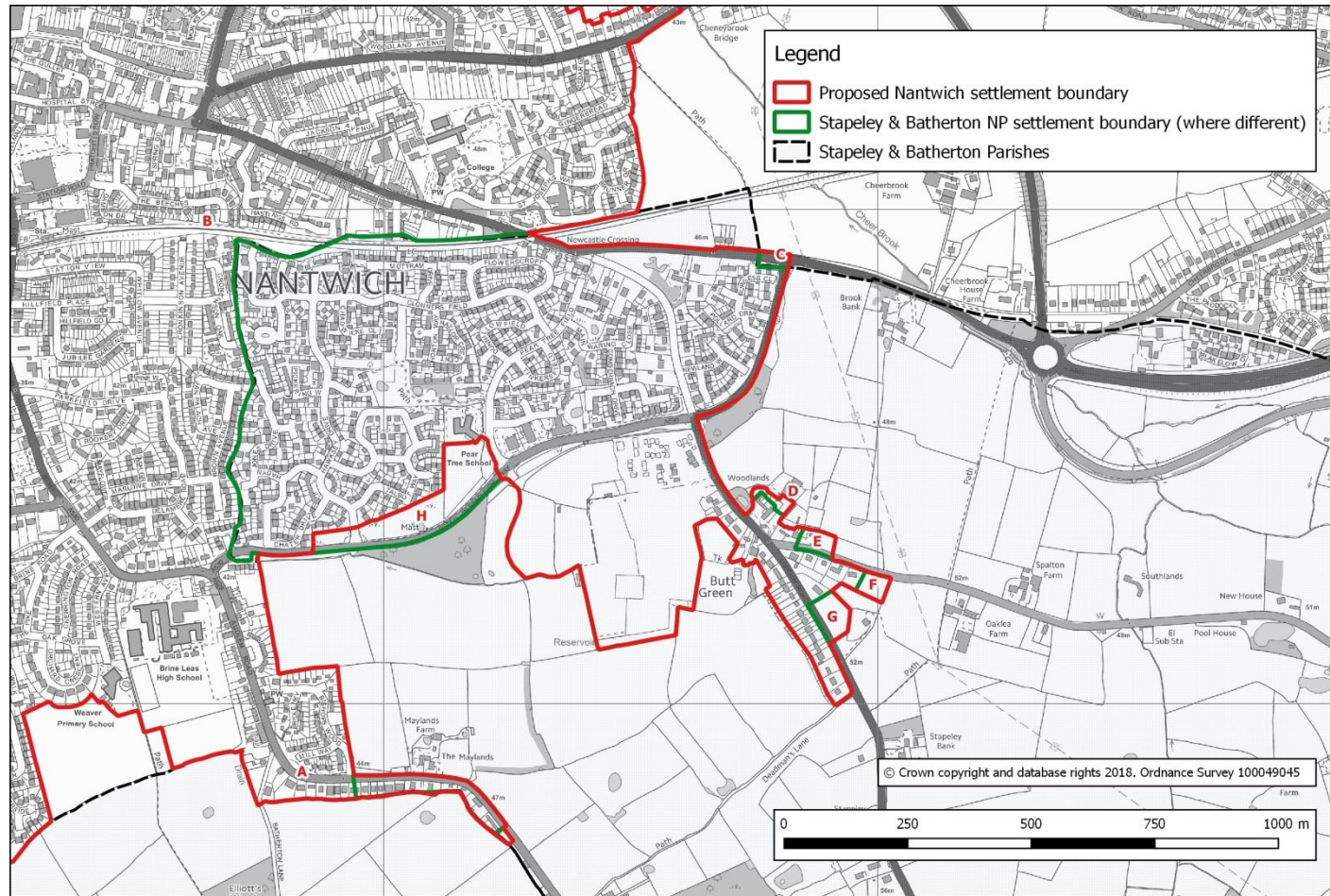
B: Proposed Nantwich settlement boundary (South)



Map Nantwich 11: Existing and proposed settlement boundary South

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C: Proposed Changes from Stapeley & Batherton NP



Map Nantwich 12: Existing and proposed settlement boundary and Neighbourhood Plan boundaries

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