

Cheshire East Local Plan

Site Allocations and Development Policies Document

Prestbury Settlement Report [ED 40]

August 2020

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1. Introduction

- 1.1 This report is the Prestbury Settlement Report [ED 40]. 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 Prestbury 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. Prestbury

Introduction

- 2.1 Prestbury is a village with its own settlement and Green Belt inset boundaries, outside which lies Green Belt and open countryside, as defined in the Cheshire East Local Plan Strategy (“LPS”), adopted in 2017. Prestbury is identified as a local service centre (“LSC”) in the LPS, and has a 2018 mid-year population estimate of 3,400 people.

Neighbourhood Development Plan

- 2.2 Neighbourhood planning was introduced with the Localism Act 2011 and gives communities powers to write planning policies through Neighbourhood Development Plans and grant planning permission through Neighbourhood Development Orders. Neighbourhood planning provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 2.3 There is currently no neighbourhood area designated for Prestbury and no neighbourhood plan is in preparation.

Strategy for development in Prestbury

- 2.4 The focus for Prestbury over the LPS period is for some modest growth in housing to meet locally-arising needs and priorities, and to secure its continuing vitality.

3. Development needs at Prestbury

- 3.1 The LPS identifies a borough wide requirement for a minimum of 36,000 homes and 380 hectares of employment land over the plan period, 2010 to 2030 (Policy PG 1 ‘Overall development strategy’).

- 3.2 LSCs are expected to accommodate in the order of 3,500 new homes and 7 ha of employment land (Policy PG 7 ‘Spatial distribution of development’).
- 3.3 The approach to meeting development requirements in LSCs is set out in a separate paper ‘The provision of housing and employment land and the approach to spatial distribution’ [ED 05]. This paper establishes that housing allocations are not necessary at the LSC tier of the settlement hierarchy and the residual LSC employment land should be provided in Holmes Chapel.
- 3.4 LPS Policy PG 4 sets the policy approach to safeguarded land, and notes that it may be necessary to identify further areas of safeguarded land in the SADPD. The ‘Local service centres safeguarded land distribution report’ [ED 53] considers the disaggregation of the remaining 13.6 ha requirement for safeguarded land across the relevant LSCs to meet the total of 200 ha identified and justified through the LPS evidence base. The disaggregated safeguarded land figure for Prestbury is 2.73 ha.

4. Site selection

- 4.1 This chapter documents the implementation of the site selection methodology (“SSM”) for Prestbury, and should be read alongside the SADPD Site Selection Methodology Report [ED 07], the Revised Publication Draft SADPD Sustainability Appraisal (“SA”) [ED 03], the SADPD Habitats Regulations Assessment (“HRA”) [ED 04], and the Revised Publication Draft SADPD [ED 01]. It documents all seven stages of the SSM¹, including recommending sites to be included in the Revised Publication Draft SADPD.

Stage 1: Establishing a pool of sites for Prestbury

- 4.2 In line with the SSM, a longlist of potential sites was established for Prestbury. 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 22 sites were identified at stage 1 and this pool of sites is listed and mapped in Appendix 1, with headline figures shown in Table Prestbury 1 below.

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

Stage 2: First site sift

4.4 The first site sift was carried out to produce a shortlist of sites for further consideration in the site selection process. Sites were removed that:

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

4.5 A total of 20 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 Prestbury 1.

	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
Stage 1	22	1,281	1	1.30
Stage 2	19	1,140	1	1.30

Table Prestbury 1: Prestbury sites considered in stages 1 and 2 of the SSM

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

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

It is recommended that the site selection process continues in order to identify sufficient sites to meet the 2.73 ha safeguarded land requirement at Prestbury.

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

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

Option ref	Site name	Gross site area (ha)	Number of dwellings	Employment land (ha)	Policy designation ²
CFS6	Land at Field Bank Farm, Withinlee Road	1.88	38	0	Green Belt
CFS58	Land at Shirleys Drive	1.43	23	0	Green Belt
CFS154	Area A, land at Bridge Green	2.94	28	0	Green Belt
CFS155	Area B, land at Bridge Green	3.04	41	0	Green Belt
CFS197	Land north of Chelford Road and west of Collar House Drive	3.35	Up to 85	0	Green Belt
CFS331a	Land at Heybridge Lane (southern site, larger area)	4.74	34	0	Green Belt
CFS331b	Land at Macclesfield Road and Prestbury Road	18.54	556	0	Green Belt
CFS391 plot 1	Land at White Gables Farm (land south of cricket ground)	1.20	10	0	Low density housing area (saved policy H12)
CFS391 plot 2	Land at White Gables Farm (land north east of cricket ground)	0.80	8	0	Green Belt
CFS391 plot 3	Land at White Gables Farm (land north of cricket ground)	1.50	15	0	Green Belt
CFS391 Plot 4	The Bowery (land at White Gables Farm north of Bollin Grove)	2.77	41	0	Green Belt
CFS391 Plot 5	Butley Heights smaller site (land at White Gables Farm off Butley Lanes)	1.54	41	0	Green Belt
CFS391 Plot 5b	Butley Heights – larger site (land at White Gables Farm off Butley Lanes)	4.01	41	1.30	Green Belt
CFS391 Plot 8	Land at White Gables Farm (land off Castle Hill)	4.80	48	0	Green Belt
CFS574	Land south of Prestbury Lane	1.86	50	0	Green Belt
CFS576	Land north of Withinlee Road	3.46	52	0	Green Belt

² In the adopted LPS.

Option ref	Site name	Gross site area (ha)	Number of dwellings	Employment land (ha)	Policy designation ²
FDR1730	Land off Macclesfield Road	2.08	49	0	Green Belt
FDR2001	Land off Heybridge Lane (northern site)	3.80	70	0	Green Belt
FDR2871	Land at Heybridge Lane (southern site, smaller area)	1.10	28	0	Green Belt

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

4.9 These sites are considered further detail in this chapter and are all thought to be in conformity with the LPS vision and strategic priorities.

4.10 The sites were assessed in a consistent way:

- Site visits to all sites;
- Green Belt site assessments for those sites in the Green Belt; and
- Red/amber/green traffic light assessments and site commentary, with non-Green Belt sites considered first; then Green Belt sites that have been previously developed and/or are well-served by public transport; followed by those Green Belt sites making the lowest contribution to Green Belt purposes identified in the GBSAs.
- 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 Green Belt site assessments are shown in Appendix 2 and the traffic light assessments are shown in Appendix 3 of this report. The results of the sustainability appraisal can be found in the Revised Publication Draft SADPD Sustainability Appraisal [ED 03] and the results of the Habitats Regulations Assessment can be found in the Revised Publication Draft 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 iterative³ assessment approach, the following sections of this chapter evaluate and assess the candidate sites. The work from each of the stages 5 to 7 of the SSM is presented together for each site.

4.13 As set out in ¶¶3.1-3.4 of this report, housing allocations are not necessary at the LSC tier of the settlement hierarchy and the residual LSC requirement for

³ Further details on the iterative assessment approach can be found in the SADPD Site Selection Methodology Report.

employment land is to be met at Holmes Chapel. However, there is a remaining requirement to identify safeguarded land around Prestbury. Therefore, work undertaken at stages 5-7 of the SSM considers the suitability of sites for safeguarded land.

- 4.14 All but one of the potential sites being promoted around Prestbury are in the Green Belt. As set out in the SSM, sites are considered iteratively: non-Green Belt brownfield sites first, followed by other non-Green Belt sites, then Green Belt sites with first consideration given to sites that have been previously-developed and/or are well-served by public transport; followed by other Green Belt sites in accordance with the contribution made to Green Belt purposes. All Green Belt sites have been subject to a Green Belt site assessment (“GBSA”) (Appendix 2) to determine the contribution they make to Green Belt purposes.

Non-Green Belt sites

Brownfield sites

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

Greenfield sites

- 4.18 There is one potential non-Green Belt site in Prestbury. This is site CFS391 Plot 1 (Land at White Gables Farm – land south of cricket ground). As defined in the LPS and NPPF, safeguarded land is “land between the urban area and the Green Belt”. This site is within the urban area and as a result, it is not considered further as it does not meet the definition of safeguarded land.
- 4.19 As all land outside of the existing Prestbury settlement boundary is in the Green Belt, safeguarded land can only be found from those sites currently in the Green Belt.
- 4.20 It is clear that Prestbury’s requirement for safeguarded land cannot be met from land that is currently outside of the Green Belt and there is a need to consider Green Belt sites through the SSM.

Green Belt sites

- 4.21 As required by NPPF (¶138), “where it has been concluded that it is necessary to release Green Belt land for development, plans should give first

consideration to land which has been previously-developed and/or is well-served by public transport”. Whilst the safeguarding of land does not release it for development, it is nevertheless a potentially significant step towards that end. With that in mind, the implications of this national policy requirement have also been assessed in relation to the release of Green Belt land for safeguarding through the SADPD.

4.22 The site assessment criteria set out in the SADPD Site Selection Methodology includes consideration of the brownfield/greenfield status of the land, as well as the availability of public transport, enabling these factors to be fully considered in the site selection. Table Prestbury 3 below provides assessments of the brownfield/greenfield status and public transport availability for each site under consideration. These assessments have been carried out in accordance with the detailed traffic light criteria set out in Appendix 2 of the Site Selection Methodology.

Site ref	Site name	Brownfield/greenfield?		Public transport frequency	
		Category	Commentary	Category	Commentary
CFS6	Land at Field Bank Farm, Withinlee Road	R	The site is greenfield land.	R	There are no bus or rail services within walking distance.
CFS58	Land at Shirleys Drive	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
CFS154	Area A, land at Bridge Green	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
CFS155	Area B, land at Bridge Green	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
CFS197	Land north of Chelford Road and west of Collar House Drive	R	The site is greenfield land.	G	There is a commutable rail service to Manchester and Stoke-on-Trent within walking distance.

Site ref	Site name	Brownfield/greenfield?		Public transport frequency	
		Category	Commentary	Category	Commentary
CFS331a	Land at Heybridge Lane (southern site, larger area)	R	The site is greenfield land.	G	There is a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
CFS331b	Land at Macclesfield Road and Prestbury Road	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
CFS391 plot 2	Land at White Gables Farm (land north east of cricket ground)	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
CFS391 plot 3	Land at White Gables Farm (land north of cricket ground)	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
CFS391 Plot 4	The Bowery (land at White Gables Farm north of Bollin Grove)	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
CFS391 Plot 5	Butley Heights smaller site (land at White Gables Farm off Butley Lanes)	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.

Site ref	Site name	Brownfield/greenfield?		Public transport frequency	
		Category	Commentary	Category	Commentary
CFS391 Plot 5b	Butley Heights – larger site (land at White Gables Farm off Butley Lanes)	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
CFS391 Plot 8	Land at White Gables Farm (land off Castle Hill)	R	The site is greenfield land.	G	There is a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
CFS574	Land south of Prestbury Lane	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
CFS576	Land north of Withinlee Road	R	The site is greenfield land.	R	There are no bus or rail services within walking distance.
FDR1730	Land off Macclesfield Road	R	The site is greenfield land.	G	There is a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
FDR2001	Land off Heybridge Lane (northern site)	R	The site is predominantly greenfield land (and the part within the Green Belt is entirely greenfield land)	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
FDR2871	Land at Heybridge Lane (southern site, smaller area)	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.

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

4.23 All of the available sites are greenfield land and all except two are well-served by public transport. The sites cannot be differentiated on their previously-developed status but before consideration is given to the sites that are not well-served by public transport (sites CFS6 Land at Field Bank Farm,

Withinlee Road; and CFS576 Land north of Withinlee Road), the following sites that are well-served by public transport should be given first consideration under NPPF ¶138:

- CFS58 (Land at Shirleys Drive);
- CFS154 (Area A, land at Bridge Green);
- CFS155 (Area B, land at Bridge Green);
- CFS197 (Land north of Chelford Road and west of Collar House Drive);
- CFS331a (Land at Heybridge Lane (southern site, larger area));
- CFS331b (Land at Macclesfield Road and Prestbury Road);
- CFS391 plot 2 (Land at White Gables Farm (land north east of cricket ground));
- CFS391 plot 3 (Land at White Gables Farm (land north of cricket ground));
- CFS391 plot 4 (The Bowery (land at White Gables Farm north of Bollin Grove));
- CFS391 plot 5 (Butley Heights smaller site (land at White Gables Farm off Butley Lanes));
- CFS391 plot 5b (Butley Heights – larger site (land at White Gables Farm off Butley Lanes));
- CFS391 plot 8 (Land at White Gables Farm (land off Castle Hill));
- CFS574 (Land south of Prestbury Lane);
- FDR1730 (Land off Macclesfield Road);
- FDR2001 (Land off Heybridge Lane (northern site)); and
- FDR2871 (Land at Heybridge Lane (southern site, smaller area)).

4.24 All Green Belt sites have been subject to a Green Belt Site Assessment (Appendix 2). Following the iterative approach set out in the Site Selection Methodology, those site that are well-served by public transport are given first consideration. Given the large number of sites in this category, those making the lowest contribution to the purposes of Green Belt are considered before those making a higher contribution.

4.25 Table Prestbury 4 below shows the contribution that each site makes to the purposes of Green Belt.

Site Ref	Site Name	GBSA contribution to Green Belt purposes
CFS6	Land at Field Bank Farm, Withinlee Road	Significant contribution
CFS58	Land at Shirleys Drive	Contribution
CFS154	Area A, land at Bridge Green	Contribution
CFS155	Area B, land at Bridge Green	Significant contribution
CFS197	Land north of Chelford Road and west of Collar House Drive	Contribution
CFS331a	Land at Heybridge Lane (southern site, larger area)	Significant contribution
CFS331b	Land at Macclesfield Road and Prestbury Road	Major contribution
CFS391 plot 2	Land at White Gables Farm (land north east of cricket ground)	Significant contribution

Site Ref	Site Name	GBSA contribution to Green Belt purposes
CFS391 plot 3	Land at White Gables Farm (land north of cricket ground)	Significant contribution
CFS391 plot 4	The Bowery (land at White Gables Farm north of Bollin Grove)	Significant contribution
CFS391 plot 5	Butley Heights smaller site (land at White Gables Farm off Butley Lanes)	Significant contribution
CFS391 plot 5b	Butley Heights larger site (land at White Gables Farm off Butley Lanes)	Significant contribution
CFS391 plot 8	Land at White Gables Farm (land off Castle Hill)	Significant contribution
CFS574	Land south of Prestbury Lane	Contribution
CFS576	Land north of Withinlee Road	Major contribution
FDR1730	Land off Macclesfield Road	Significant contribution
FDR2001	Land off Heybridge Lane (northern site)	Contribution
FDR2871	Land at Heybridge Lane (southern site, smaller area)	Significant contribution

Table Prestbury 4: Green Belt site assessments summary results

Sites making ‘no contribution’ to Green Belt purposes

- 4.26 None of the potential sites in the Green Belt around Prestbury have been assessed in the Green Belt Site Assessments as making ‘no contribution’ to the purposes of Green Belt.
- 4.27 A review of the Green Belt Assessment Update (“GBAU”) reveals that there are no Green Belt parcels of land around Prestbury that make ‘no contribution’ to Green Belt purposes and therefore, there is no potential for any further sites to be found that make ‘no contribution’ to Green Belt purposes.
- 4.28 Prestbury’s safeguarded land requirements cannot be met from land that is currently outside of the Green Belt and Green Belt sites making ‘no contribution’ to Green Belt purposes. As a result, there is a need to consider Green Belt sites making a ‘contribution’ to Green Belt purposes.

Sites making a ‘contribution’ to Green Belt purposes

- 4.29 There are five potential sites in the Green Belt around Prestbury that have been assessed in the Green Belt Site Assessments as making a ‘contribution’ to Green Belt purposes. These are CFS58 (land at Shirleys Drive); CFS154 (area A, land at Bridge Green); CFS197 (land north of Chelford Road and west of Collar House Drive); CFS574 (land south of Prestbury Lane); and FDR2001 (land off Heybridge Lane northern site).

Site CFS58 Land at Shirleys Drive

Introduction

4.30 This greenfield site is 1.43 ha in size and is located to the east of Prestbury, east of Shirleys Drive and west of the River Bollin. It is being considered for safeguarded land. The site selection findings are summarised in Table Prestbury 5 (stage 4 of the SSM).

CFS58 site selection findings	
Achievability	<ul style="list-style-type: none"> The site is within charging zone 5 in the CIL Charging Schedule and the site owner has confirmed that development is deliverable. The site is greenfield.
Suitability	<ul style="list-style-type: none"> The majority of criteria are green or amber in the traffic light assessment. Those that are amber are considered to be matters that can be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> Settlement character and urban form; Flooding / drainage issues; Ecology impact; TPO trees; Minerals interest; and Agricultural land. There are four red criteria which are: <ul style="list-style-type: none"> Landscape impact; Heritage assets impact; Brownfield / greenfield; and Distance to existing employment areas.

Table Prestbury 5: CFS58 site selection findings

Stage 5: Evaluation and initial recommendations

4.31 In some areas, this site performs relatively well through the site selection process, although there are a number of factors that would require appropriate mitigation measures to be implemented and there are other issues that may preclude the site from being developed.

4.32 The traffic light assessments of this site show that it performs well in relation to a number of the criteria. The site is well-located close to the village centre and the accessibility assessment shows that it meets the minimum standard in relation to most of the required services and facilities. It is outside of the recommended distance for five of the facilities, with children's playground and leisure facilities scoring amber; and public park, supermarket and secondary school scoring red in the assessment.

4.33 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place. It is immediately adjacent to the urban area and currently substantially enclosed by development on two sides. In terms of flooding and drainage issues, the site is close to the River Bollin but is within Flood Zone 1 although a surface water management plan would be required at the planning application stage. For ecology, there should

remain an undeveloped buffer adjacent to the river and mitigation measures could be incorporated for any protected species on site.

- 4.34 There are no TPO trees on the site and the TPO area to the south could be readily accommodated in a future development layout. The site is within a known mineral resource area for sand and gravel. Any future application would require a Mineral Resource Assessment to provide information on both the feasibility of prior extraction of the sand and gravel 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. 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 (grades 1, 2 and 3a).
- 4.35 The site scores 'red' for its landscape impact. It is part of the river valley and is a designated landscape. It forms a strong part of the green and verdant character of the area and setting of the village. Within the Local Landscape Designations Review [ED 11], the statement of significance for the Bollin Valley references the small and intimate scale of the landscape surrounding the river, which evokes remote and tranquil qualities. It also notes that the valley is a valued destination for access and recreation with a strong rights of way network. The landscape's special qualities include the wooded character of the valley; a strong semi-natural character with meadows, mature trees and bands of woodland; and important amenity and open space value. The site is highly visible from the adjacent footpath which is a well-used route connecting the village with the wider countryside. Overall, it is considered that there would be significant landscape impacts that would be difficult to mitigate.
- 4.36 The site initially scored amber for heritage assets impact due to its proximity to the Prestbury Conservation Area but the subsequent heritage impact assessment (Appendix 4) has confirmed that the development of the site would radically alter the character and appearance of the site from a riverside water meadow to a small suburban estate. This would damage the existing views out from the conservation area and the views north east from the footpath towards the Abbey Mill and the trees within the churchyard. This would cause demonstrable harm to the existing setting to the east of the conservation area.
- 4.37 A number of potential mitigation measures have been identified that may reduce harm, including: the retention of historic field boundaries and trees and hedges around the site; provision of a landscaped undeveloped buffer zone, landscaped with trees to the north of any development on the site; restricting development to a low density development; and limiting development to the southern half of the site only. However, with all mitigation measures in place, the development of only the southern half of the site would still have a moderate adverse impact on the setting of the Prestbury Conservation Area. This level of harm would be on the cusp of 'less than substantial' and 'substantial'. The only potential point of access to the site is at the most sensitive northern end and there are significant concerns over the potential for harm to the setting of the conservation area.

- 4.38 It is acknowledged that the site promoter has submitted their own heritage impact assessment which references past developments that have eroded the link between the site and the Prestbury Conservation Area. As described in the Prestbury Conservation Area Appraisal, the landscape including the River Bollin and its water meadows play a very important part in the setting of the Prestbury Conservation Area. The route through the churchyard and past the site to the river is a well-used route and provides a connection between the conservation area and its wider setting. It is recognised that past development has intruded in views from the churchyard and across the water meadows of the River Bollin, but there remains a link between the conservation area and its setting. The past erosion of the link between the conservation area and its setting does not provide a justification for further erosion of this link to the setting in the future.
- 4.39 The site scores red for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. It also scores 'red' for the distance to existing employment areas as it is over 1,000m from an existing employment area. However, this is not unexpected given the nature of Prestbury and there are employment opportunities in reasonable proximity which are accessible by public transport.
- 4.40 The traffic light form assessments do not reveal any significant issues in relation to neighbouring uses; highways impact; air quality; availability of public transport; contamination issues; or employment land loss. It also does not reveal any significant issues in relation to highways access, although it should be noted that the only potential access point crosses land that is within the ownership of Cheshire East Council.
- 4.41 The HRA does not identify any issues of relevance to this site. It is at least 8km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA) and no potential impact pathways were identified regarding any European site.
- 4.42 A GBSA for site CFS58 is included in Appendix 2 to this document and the summary GBSA is shown in Table Prestbury 6 below.

Consideration	Summary
Potential for Green Belt release	The area between the public footpath to the east of the site and the field boundary to the south shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a 'contribution' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable but any site policy should specify boundary treatments to make sure they endure in the long term.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is not likely to materially alter the function of the wider Green Belt.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" to Green Belt purposes.

Table Prestbury 6: summary GBSA for site CFS58

- 4.43 Exceptional circumstances are required to release this site from the Green Belt, which could include:
- i) the inability to meet Prestbury's requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
 - ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.
- 4.44 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). There are no other suitable sites in Prestbury that make a lower contribution to Green Belt purposes that could be released instead of CFS58.
- 4.45 Whilst the site performs relatively well in some areas through the site selection process, there are significant issues identified that are likely to prove difficult to overcome. It is in an accessible location, achievable and although in the Green Belt, it makes a 'contribution' to the defined purposes of Green Belt (rather than a 'significant contribution' or a 'major contribution'). There are a number of traffic light criteria scoring amber, where mitigation measures could be provided (such as drainage and ecology), but overall the mitigation measures may reduce the developable area of the site significantly. There are serious concerns over the impacts on landscape and heritage assets, which are likely to prove difficult to mitigate.
- 4.46 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Notwithstanding the issues related to landscape and heritage, it was considered that this site should go forward to Stage 6 of the SSM to seek the views of infrastructure providers and statutory consultees.

Stage 6: Input from infrastructure providers / statutory consultees

- 4.47 The consultation responses are summarised in below, with a full list also provided in Appendix 5 of this Report.
- CEC Environmental Protection – noise from the adjacent railway.
 - CEC public rights of way – all sites should have the requirement for provision of high quality walking and cycling routes where possible.

- Environment Agency – the site is borderline Flood Zone 2 / Flood Zone 3. It is within 8m of the River Bollin and an 8 metre buffer zone may be required. It is within Groundwater Source Protection Zone 3.
- Historic England – the site is immediately adjacent to the Prestbury Conservation Area and will require a heritage impact assessment.
- Natural England – no issues noted.
- Network Rail – need to consider the impacts on Prestbury Railway Station and specific design requirements for sites adjacent to the existing operational railway.
- United Utilities – A large trunk water main means that it would be preferable for the site to be accessed from the northern end to avoid crossing the asset. A combined sewer runs down the eastern part of the site, which is in Groundwater Protection Zone 3.

4.48 The site is not directly adjacent to the railway and it is considered that any noise issues could be addressed through mitigation measures. Historic England notes the requirement for a heritage impact assessment, which has been carried out as part of the SSM and concludes that even with a number of mitigation measures in place and restricting development to the southern half of the site, there would still be a moderate adverse impact on the setting of the Prestbury Conservation Area. Network Rail highlight that there may be a need for contributions to enhance the railway station but this would not preclude development and is appropriate to consider at the planning application stage. The council’s public rights of way officer has highlighted the importance of connection to and improvement of paths within Riverside Park as a traffic-free route towards Macclesfield. Given the location of the site, this should be incorporated into any future site-specific policy requirements. United Utilities note the presence of a large trunk water main and a combined sewer and any future site layout should consider this. The preference for access from the north is likely to have further heritage impacts. The impacts on groundwater would be assessed at the future planning application stage if appropriate.

Stage 7: Recommendation for site CFS58: Land at Shirleys Drive

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

Site CFS154 Area A, land at Bridge Green

Introduction

4.49 This greenfield site is 2.94 ha in size and is located to the east of Prestbury, south of Bridge Green and east of the River Bollin. It is being considered for safeguarded land. The site selection findings are summarised in Table Prestbury 7 (stage 4 of the SSM).

CFS154 site selection findings	
Achievability	<ul style="list-style-type: none"> • The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable. The site is greenfield.
Suitability	<ul style="list-style-type: none"> • The traffic light criteria are a mix of green (9), amber (6) and red (5). Those that are amber are considered to be matters that could be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> ○ Compatible neighbouring uses; ○ Heritage assets impact; ○ Flooding / drainage issues; ○ Minerals interest; ○ Agricultural land; and ○ Contamination issues. • There are five red criteria which are: <ul style="list-style-type: none"> ○ Landscape impact; ○ Settlement character and urban form; ○ Ecology impact; ○ Brownfield / greenfield; and ○ Distance to existing employment areas.

Table Prestbury 7: CFS154 site selection findings

Stage 5: Evaluation and initial recommendation

- 4.51 In some areas the site performs well through the site selection process, but there are a number of factors that would require mitigation measures and there are other issues that may preclude the site from being developed.
- 4.52 The traffic light assessments of this site show that the site performs well in relation to some of the criteria. The site is in an accessible location and the accessibility assessment shows that it meets the minimum standard in relation to most of the required services and facilities. It is outside of the recommended distance for five of the facilities, with children’s playground and leisure facilities scoring amber; and public park, supermarket and secondary school scoring red in the assessment.
- 4.53 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place.
- 4.54 The Stoke-on-Trent branch of the West Coast Mainline is on an embankment directly adjacent to the site and it is likely that noise mitigation measures would be required. Given the shape and location of the site, it would be difficult to situate dwellings away from the railway and the mitigation measures may result in a reduction in the developable area of the site.
- 4.55 The site scores amber for heritage assets impact due to its proximity to Prestbury Conservation Area which is a short distance away. A heritage impact assessment would be required to establish the significance of the asset and the potential for harm.
- 4.56 In terms of flooding and drainage issues, the site is close to the River Bollin and whilst around 80% is in Flood Zone 1, there is approximately 20% of the

site within Flood Zones 2 & 3. There would need to be consultation with the Environment Agency if development was proposed in these parts of the site and the application of a sequential test for and development in Flood Zone 3. There may also need to be raised slab levels for properties. Whilst it is likely that flooding issues could be managed and mitigated, these may further reduce the developable area of the site.

- 4.57 The site is within a known mineral resource area for sand and gravel and any future application will require a Mineral Resource Assessment to provide information on both the feasibility of prior extraction of the sand and gravel 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. 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 (grades 1, 2 and 3a). There is considered to be medium potential for contamination and a phase 1 contaminated land assessment would be required with any future planning application.
- 4.58 The site scores red in the traffic light assessments for a number of criteria. It is part of the river valley and is a designated landscape. It forms a strong part of the green and verdant character of the area and setting of the village. The site is highly visible from the footpaths that run through it, which are well-used routes connecting the village with the wider countryside. Overall, it is considered that there would be significant landscape impacts that would be difficult to mitigate.
- 4.59 The land is considered to have ecological value and surveys carried out previously show that the land has sufficient ecological value to warrant designation as a Local Wildlife Site. The land is developing as woodland and there are a potentially a number of protected species present. Unless an updated ecological survey can establish that the site is not of Local Wildlife Site / Priority Habitat quality, then it must be considered that there are likely significant effects where avoidance / mitigation would be difficult to achieve. It is recognised that the site promoter has submitted an ecological assessment but despite being carried out during December (which is a poor time of the year for undertaking botanical and habitat surveys), a number of species indicative of higher quality habitats were recorded and the survey identified habitat types on site that have potential to be of Local Wildlife Site / priority habitat quality.
- 4.60 It also scores red for the impact on settlement character and urban form as it only adjoins the settlement on one (narrow) side. Given that it is a small site adjacent to the railway line, on its own this wouldn't rule out development but it is a factor to consider alongside all others.
- 4.61 The site scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. It also scores 'red' for the distance to existing employment areas as it is over 1,000m from an existing employment area. However, this is not unexpected given the nature of Prestbury and there are employment opportunities in reasonable proximity which are accessible by public transport.

- 4.62 The traffic light form assessments do not reveal any significant issues in relation to highways access and impact; TPO trees; air quality; availability of public transport; or employment land loss.
- 4.63 The HRA does not identify any issues of relevance to this site. It is at least 8km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA) and no potential impact pathways were identified regarding any European site.
- 4.64 A GBSA for site CFS154 is included in Appendix 2 to this document and the summary GBSA is shown in Table Prestbury 8 below.

Consideration	Summary
Potential for Green Belt release	The area between the railway line embankment, the River Bollin and the site's undefined southern boundary as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a 'contribution' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be mainly defined using physical features that are readily recognisable and likely to be permanent but the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created to the site's southern boundary.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is not likely to materially alter the function of the wider Green Belt.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" to Green Belt purposes.

Table Prestbury 8: summary GBSA for site CFS154

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

further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). There are no other suitable sites in Prestbury that make a lower contribution to Green Belt purposes that could be released instead of CFS154.

- 4.67 Overall, the site performs reasonably well in some aspects but there are also significant issues to be overcome. It is in an accessible location and although in the Green Belt, it makes a 'contribution' to the defined purposes of Green Belt (rather than a 'significant contribution' or a 'major contribution'). There are a number of traffic light criteria scoring amber, where mitigation and compensation measures could be provided (such as neighbouring uses, heritage, and flooding / drainage issues), but overall the mitigation measures are likely to significantly reduce the developable area of the site. There are considerable landscape impacts that would be difficult to mitigate. In addition, the site does have ecological value and development is likely to have significant effects that may be difficult to mitigate. If mitigation or avoidance measures could be incorporated, then this is likely to reduce the developable area still further. If allocated, further consideration should be given to defining a new Green Belt boundary using physical features.
- 4.68 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should not go forward to Stage 6 of the SSM.

Stage 6: Input from infrastructure providers / statutory consultees

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

Stage 7: Recommendation for site CFS154: Area A, land at Bridge Green

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

Site CFS197 Land north of Chelford Road and west of Collar House Drive

Introduction

- 4.70 This greenfield site is 3.35 ha in size and is located to the west of Prestbury, north of Chelford Road. It is being considered for safeguarded land. The site selection findings are summarised in Table Prestbury 9 (stage 4 of the SSM).

CFS197 site selection findings	
Achievability	<ul style="list-style-type: none"> • The site is within charging zone 5 in the CIL Charging Schedule and the site owner has confirmed that development is deliverable. The site is greenfield.
Suitability	<ul style="list-style-type: none"> • Majority of criteria are green but there are also some amber and a number of red in the traffic light assessment. Those that are amber are considered to be matters that could be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> ○ Ecology impact; and ○ Minerals interest. • There are five red criteria which are: <ul style="list-style-type: none"> ○ Landscape impact; ○ Highways impact; ○ TPO trees; ○ Brownfield / greenfield; and ○ Distance to existing employment areas.

Table Prestbury 9: CFS197 site selection findings

Stage 5: Evaluation and initial recommendation

- 4.72 In some areas the site performs well through the site selection process, but there are a number of factors that would require mitigation measures and there are other issues that may preclude the site from being developed.
- 4.73 The traffic light assessments of this site show that the site performs well in relation to most of the criteria. It is in a reasonably accessible location, although there are other sites under consideration in Prestbury that are more accessible. The accessibility assessment shows that it meets the minimum standard in relation 13 of the required facilities and services. It is outside of the recommended distance for seven of the facilities, with convenience store scoring amber; and bus stop, children’s playground, public park, supermarket, secondary school and leisure facilities scoring red in the assessment.
- 4.74 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place. There are a number of ponds on the site which support priority species and they should be retained along with their surrounding terrestrial habitat. There is potential for protected species to be present but it is likely that avoidance or mitigation measures would be possible.
- 4.75 The site is within a known mineral resource area for sand and gravel and any future application would require a Mineral Resource Assessment to provide information on both the feasibility of prior extraction of the sand and gravel 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.
- 4.76 The site scores red in the traffic light assessments for a number of criteria. It is within a designated landscape, with a public footpath along its eastern boundary. It is fairly prominent in the landscape and forms an important part of

the green and verdant character of the area and setting of the village. Overall, it is considered that there would be significant landscape impacts that would be difficult to mitigate.

- 4.77 For highways impact, there is an issue with visibility to Chelford Road but it is possible that this could be overcome. The main highway concern is that there is no safe and convenient pedestrian access to the site. There is no footpath along Chelford Road to Prestbury for approximately 450m of the road and providing one would be difficult. There is a public footpath from Collar House Drive through to Birch Way / Castlegate, from where safe pedestrian access is available to Prestbury village centre. However this footpath is narrow, secluded, steep, uneven and muddy. It would not provide a safe and convenient route to the village, particularly for those with impaired mobility or pushchairs. Overall, it seems unlikely that safe and convenient pedestrian access could be created.
- 4.78 It also scores red due to the numerous and extensive TPO trees and TPO areas within and at the boundaries of the site. Whilst some development might be able to be accommodated, it is likely that only a small proportion of the site could be developed given the TPO constraints. The site scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. It also scores 'red' for the distance to existing employment areas as it is over 1,000m from an existing employment area. However, this is not unexpected given the nature of Prestbury and there are employment opportunities in reasonable proximity which are accessible by public transport.
- 4.79 The traffic light form assessments do not reveal any significant issues relating to settlement character and urban form; neighbouring uses; highways access; heritage assets; flooding / drainage issues; air quality; availability of public transport; agricultural land quality; contamination; or employment land loss.
- 4.80 The HRA does not identify any issues of relevance to this site. It is at least 8km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA) and no potential impact pathways were identified regarding any European site.
- 4.81 A GBSA for site CFS197 is included in Appendix 2 to this document and the summary GBSA is shown in Table Prestbury 10 below.

Consideration	Summary
Potential for Green Belt release	The area between the inset boundary and the heavily wooded site boundaries as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a 'contribution' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this site is unlikely to have impacts for the function of the surrounding Green Belt.

Consideration	Summary
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” to Green Belt purposes.

Table Prestbury 10: summary GBSA for site CFS197

- 4.82 Exceptional circumstances are required to release this site from the Green Belt, which could include:
- i) the inability to meet Prestbury’s requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
 - ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.
- 4.83 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). There are no other suitable sites in Prestbury that make a lower contribution to Green Belt purposes that could be released instead of CFS197.
- 4.84 Overall, the site performs reasonably well in some aspects but there are also significant issues to be overcome. It is in an accessible location (although not as accessible as some of the other sites being considered in Prestbury) and although in the Green Belt, it makes a ‘contribution’ to the defined purposes of Green Belt (rather than a ‘significant contribution’ or a ‘major contribution’). There are some traffic light criteria scoring amber where mitigation measures could be provided (such as ecology). There are significant issues in respect of the extensive tree preservation orders on site, the lack of pedestrian access and landscape impacts. It is not clear that these issues could be overcome.
- 4.85 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should not go forward to Stage 6 of the SSM.

Stage 6: Input from infrastructure providers / statutory consultees

- 4.86 Following the appraisal and initial recommendations (stage 5), this site was not considered to be suitable for inclusion in the shortlist of sites for potential

allocation and was not included in the list of sites for the infrastructure providers / statutory consultees consultation at stage 6.

Stage 7: Recommendation for site CFS197: Land north of Chelford Road and west of Collar House Drive

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

Site CFS574 Land south of Prestbury Lane

Introduction

4.87 This greenfield site is 1.86 ha in size and is located to the east of Prestbury, south of Prestbury Lane. It is being considered for safeguarded land. The site selection findings are summarised in Table Prestbury 11 (stage 4 of the SSM).

CFS574 site selection findings	
Achievability	<ul style="list-style-type: none"> • The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable. The site is greenfield.
Suitability	<ul style="list-style-type: none"> • The majority of criteria are green in the traffic light assessment. Those that are amber are considered to be matters that can be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> ○ Highways impact; ○ Flooding/drainage issues; ○ Ecology impact; ○ TPO trees; ○ Minerals interest; and ○ Agricultural land. • There are two red criteria which are: <ul style="list-style-type: none"> ○ Brownfield / greenfield; and ○ Distance to existing employment areas.

Table Prestbury 11: CFS574 site selection findings

Stage 5: Evaluation and initial recommendations

4.88 The site performs well through the site selection process and it is considered that issues noted could be mitigated.

4.89 The traffic light assessments of this site show that it performs well in relation to most of the criteria. The site is in a reasonably accessible location and close to the railway station, although there are other sites under consideration in Prestbury that are in more accessible locations. The accessibility assessment shows that it meets the minimum standard in relation to most of the required facilities and services. It is outside of the recommended distance for eight of the facilities, with amenity open space, children’s playground, outdoor sports,

and leisure facilities scoring amber and public park, convenience store, supermarket and secondary school scoring red in the assessment.

- 4.90 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place. To assess the highways impact, a transport assessment would be required to support any future planning application but it is likely that mitigation measures would be required to improve the junctions at either end of Prestbury Lane. Currently, the only point of access to the site is via Prestbury Lane, which is a relatively narrow road with no footpath. It is not clear that safe and convenient pedestrian access could be created along Prestbury Lane but the site promoter has confirmed that the site owner also controls land at an adjacent property, through which a dedicated pedestrian link could be created to Prestbury footpath 34 and to Heybridge Lane, from where the road has a footpath to the railway station and village centre or alternatively using Prestbury footpath 4 to the village centre.
- 4.91 There are areas of the site at risk of surface water flooding and if modelled hydraulically, it may be that these areas may fall within Flood Zone 2 or 3. There are large parts of the site unaffected by flood risk, but flooding / drainage issues may reduce the developable area of the site. In addition, careful consideration would need to be given to drainage to ensure there is no increase of flooding on or offsite and no increase in flows to the adjacent watercourse. It is considered that these issues could be successfully mitigated.
- 4.92 There is some potential for protected species to occur on site, but it is considered that mitigation measures would be sufficient to address any impacts on these species. The grassland habitats on parts of the site may be of nature conservation value, particularly if marshy grassland/rush pasture habitats are present. A botanical survey would need to be carried out to determine this. It is considered that ecological impacts could be mitigated, but this may also result in a reduction in the developable area.
- 4.93 There are no TPO trees on the site and the TPO area to the west could be readily accommodated in a future development layout. The site is within a known mineral resource area for sand and gravel and any future application would require a Mineral Resource Assessment to provide information on both the feasibility of prior extraction of the sand and gravel 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. 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 (grades 1, 2 and 3a).
- 4.94 The site scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. It also scores 'red' for the distance to existing employment areas as it is over 1,000m from an existing employment area. However, this is not unexpected given the nature of Prestbury and there are employment opportunities in reasonable proximity which are accessible by public transport.

- 4.95 The traffic light form assessments do not reveal any significant issues in relation to landscape impact; settlement character and urban form; neighbouring uses; highways access; heritage assets; flooding / drainage issues; ecology; air quality; availability of public transport; contamination issues; or employment land loss.
- 4.96 The HRA does not identify any issues of relevance to this site. It is at least 8km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA) and no potential impact pathways were identified regarding any European site.
- 4.97 A GBSA for site CFS574 is included in Appendix 2 to this document and the summary GBSA is shown in Table Prestbury 12 below.

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

Table Prestbury 12: summary GBSA for site CFS574

- 4.98 Exceptional circumstances are required to release this site from the Green Belt, which could include:
- i) the inability to meet Prestbury's requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
 - ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.
- 4.99 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as

required by NPPF ¶139e). There are no other suitable sites in Prestbury that make a lower contribution to Green Belt purposes that could be released instead of CFS574.

4.100 Overall, the site performs well through the site selection process. It is achievable and although in the Green Belt, it makes a 'contribution' to the defined purposes of Green Belt (rather than a 'significant contribution' or a 'major contribution'). The site is in an accessible location, although it is not as accessible to the whole range of services and facilities as some of the other sites under consideration in Prestbury. It does perform well against the majority of the traffic light criteria, notably it is not within a local landscape designation area (unlike the majority of sites in Prestbury) and it is well contained by existing built development on three sides. It is considered that mitigation measures would be possible for highways impacts and the site promoter has identified a solution to providing safe and convenient pedestrian access. The part of Heybridge Lane south of pedestrian Prestbury footpath 34 has no pavement, and the footpath is currently the only dedicated pedestrian route from existing properties on Meadow Drive, Yew Tree Close, Little Meadow Close, Yew Tree Way and Oakwood Drive. Improvement of this footpath would also provide a benefit in terms of a better pedestrian route from these properties to the village centre.

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

Stage 6: Input from infrastructure providers / statutory consultees

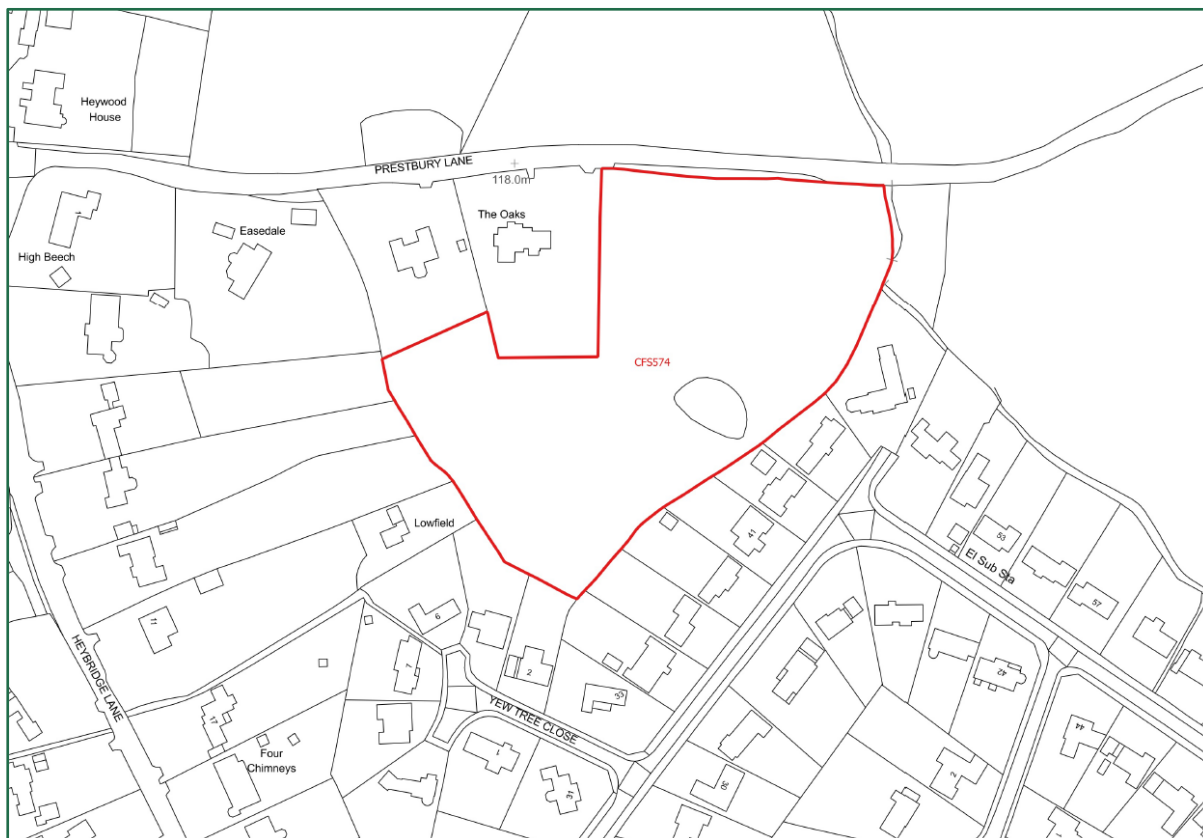
4.102 The consultation responses are summarised below, with a full list also provided in Appendix 5 of this Report.

- CEC public rights of way – all sites should have the requirement for provision of high quality walking and cycling routes where possible.
- Environment Agency – The site is within Ground Water Protection Zone 3.
- Natural England – no issues noted.
- Network Rail – need to consider the impacts on Prestbury Railway Station.
- United Utilities – Site is within Ground Water Protection Zone 3.

4.103 The CEC Public Rights of Way officer highlights the need for high quality walking and cycling routes where possible. As referenced above, improvements to Prestbury footpath 34 would improve walking provision to the site, as well as providing improved provision for the nearby residential area. Network Rail highlight that there may be a need for contributions to enhance the railway station but this would not preclude development and is appropriate to consider at any future planning application stage. The impacts on groundwater would be assessed at the planning application stage if appropriate.

Stage 7: Recommendation for site CFS574: Land south of Prestbury Lane

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site should be included as safeguarded land in the SADPD.



Map Prestbury 1: Site CFS574, recommended for inclusion in the SADPD

Site FDR2001 Land off Heybridge Lane (northern site)

Introduction

4.104 This greenfield site is 3.80 ha in size and is located to the east of the village centre, between the railway line and Heybridge Lane. It is being considered for safeguarded land. The site selection findings are summarised in Table Prestbury 13 (stage 4 of the SSM).

FDR2001 site selection findings	
Achievability	<ul style="list-style-type: none"> The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable. The site is greenfield.
Suitability	<ul style="list-style-type: none"> The majority of criteria are green or amber in the traffic light assessment. Those that are amber are considered to be matters that can be dealt with using appropriate mitigation measures:

FDR2001 site selection findings	
	<ul style="list-style-type: none"> ○ Settlement character and urban form; ○ Neighbouring uses; ○ Highways access; ○ Highways impact; ○ Ecology impact; ○ TPO trees; ○ Minerals interest; and ○ Agricultural land. ● There are three red criteria which are: <ul style="list-style-type: none"> ○ Landscape impact; ○ Brownfield / greenfield; and ○ Distance to existing employment areas.

Table Prestbury 13: FDR2001 site selection findings

Stage 5: Evaluation and initial recommendations

- 4.105 The site performs relatively well through the site selection process although there are a number of issues that would require mitigation measures, particularly in respect of landscape impact.
- 4.106 The traffic light assessments of this site show that it performs well in relation to a number of the criteria. The site is in an accessible location and close to the railway station. The accessibility assessment shows that it meets the minimum standard in relation to most of the required facilities and services. It is outside of the recommended distance for four of the facilities, with leisure facilities scoring amber and public park, supermarket and secondary school scoring red in the assessment.
- 4.107 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place. The site is immediately adjacent to the settlement and substantially enclosed by development on two sides, although the third site is separated only by the railway line and a large private garden so may be considered to be enclosed on three sides. In terms of noise impacts, the site is adjacent to the railway line and some noise mitigation measures may be required.
- 4.108 There is an existing access into 20 Heybridge Lane (within the site boundary). It is likely that this property would need to be demolished to facilitate access into the wider site. At present, the pedestrian footpath on Heybridge Lane ends at the point where Prestbury footpath 4 meets Heybridge Lane, some 50 metres to the north of the proposed access point. The site promoter has indicated that pedestrian access could be delivered within the highway land.
- 4.109 .The site originally scored ‘amber’ for heritage assets impact, subject to the completion of a heritage impact assessment. Following completion of the heritage impact assessment (Appendix 4), it is apparent that there would be no meaningful harm to the setting of heritage assets and no mitigation measures would be required. The green traffic light rating now reflects this.

- 4.110 In terms of ecology, there may be potential for bats to occur in the property to be demolished to facilitate site access. Great Crested Newts may also be present but it is considered that impacts could be mitigated, including by the retention of features such as ponds and boundary vegetation.
- 4.111 There are no TPO trees on the site and the TPO area to the south eastern boundary could be readily accommodated in a future development layout. The site is within a known mineral resource area for sand and gravel and any future application would require a Mineral Resources Assessment to provide information on both the feasibility of prior extraction of the sand & gravel 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. 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 (grades 1, 2 and 3a).
- 4.112 The site scores 'red' for landscape impact as it is within the Bollin Valley local landscape designation area and is visible from a number of public footpaths located near to the site. Overall, it is considered that there would be significant landscape impacts that would be difficult to mitigate. However, it may be possible to mitigate impacts by significantly reducing the site area to limit development to the area best related to the existing urban form and more distant from vantage points along the existing public rights of way network. The retention of existing landscape features including trees and hedgerows would be very important, alongside very sensitive design and layout with new tree and hedgerow landscape planting to reduce the visual impact.
- 4.113 The site scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. It also scores 'red' for the distance to existing employment areas as it is over 1,000m from an existing employment area. However, this is not unexpected given the nature of Prestbury and there are employment opportunities in reasonable proximity which are accessible by public transport.
- 4.114 The traffic light form assessments do not reveal any significant issues in relation to flooding/drainage issues, air quality, public transport frequency, contamination or loss of employment land.
- 4.115 The HRA does not identify any issues of relevance to this site. It is at least 8km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA) and no potential impact pathways were identified regarding any European site.
- 4.116 A GBSA for site FDR2001 is included in Appendix 2 to this document and the summary GBSA is shown in Table Prestbury 14 below.

Consideration	Summary
Potential for Green Belt release	The area between the Prestbury inset boundary, the railway line and field boundaries, as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a ' contribution ' to Green Belt purposes.

Consideration	Summary
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable but if removed from the Green Belt, the site selection work must demonstrate that these boundaries are likely to be permanent.
Surrounding Green Belt	Release of this site may have some minor impacts for the function of the surrounding Green Belt but would not undermine the function of the wider Green Belt area.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” to Green Belt purposes.

Table Prestbury 14: summary GBSA for site FDR2001

4.117 Exceptional circumstances are required to release this site from the Green Belt, which could include:

- i) the inability to meet Prestbury’s requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
- ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.

4.118 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). There are no other suitable sites in Prestbury that make a lower contribution to Green Belt purposes that could be released instead of FDR2001.

4.119 Overall, the site performs well in a number of areas through the site selection process and it is considered that the majority of issues identified could be successfully mitigated. It is in an accessible location, achievable and although in the Green Belt, it makes a ‘contribution’ to the defined purposes of Green Belt (rather than a ‘significant contribution’ or a ‘major contribution’). The main area of concern is the potential landscape impact. It is worth noting that (with the exceptions of sites CFS391 plot 1 and CFS574 already considered), all potential sites in Prestbury (including those making significant or major contributions to Green Belt) are within a local landscape designation area.

4.120 For reasons explained in ¶4.18, site CFS391 plot 1 is in the urban area and cannot be considered for safeguarded land; and this report has already

recommended CFS574 (1.86 ha in size) for inclusion as safeguarded land in the SADPD. This leaves a remaining requirement for 0.92 ha of safeguarded land in Prestbury. There is no opportunity to identify any further area of safeguarded land for potential future development in Prestbury in any area other than those likely to have some landscape impacts. Given that this site makes only a 'contribution' to Green Belt purposes and performs well in most other aspects of the site selection criteria, it is considered that a greatly reduced area of the site that is best related to the urban form and most distant from public vantage points should be considered for safeguarded land.

- 4.121 A significantly smaller area (0.94 ha) can be identified by subdividing the site using the post and wire fence to the west of the pond and the tree and hedge-lined field boundary running east-west. There is a small part of the boundary at the north-western end that is currently not marked by physical features on the ground. This is only a very small part of the boundary and any future site-specific policy would need to detail how this boundary could be marked in the longer term. Planting and landscaping associated with a new Green Belt boundary may also assist in reducing landscape impacts if the site is developed in the future.
- 4.122 The pond is included within this smaller site, which may reduce the developable area of the site should it be allocated in the future. However, whilst the safeguarded part of the site is 0.94 ha in size, the area to the rear of Old Braested is also within the site boundary being promoted. This area is a further 0.35 ha and is already within the settlement boundary but cannot currently be accessed. Any future allocation of the safeguarded land would also enable access to this further developable area of land.
- 4.123 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should go forward to Stage 6 of the SSM.

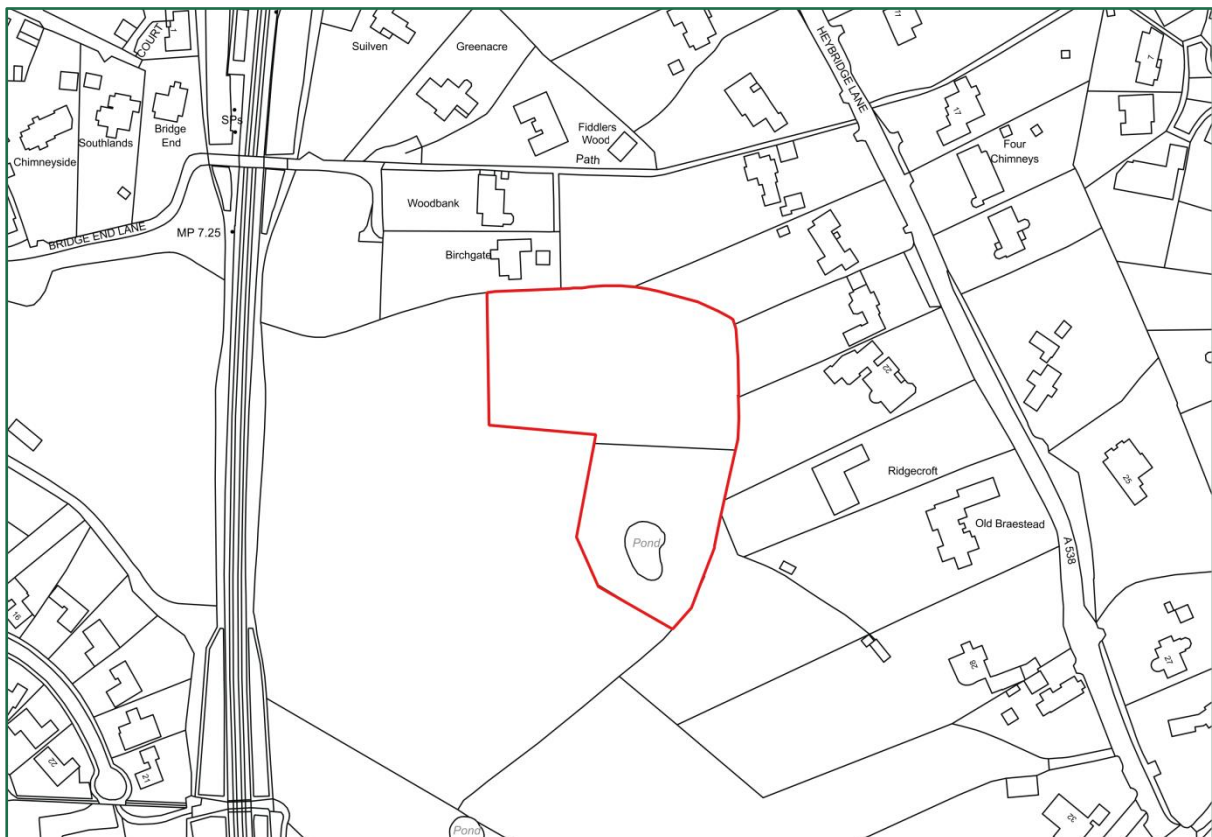
Stage 6: Input from infrastructure providers / statutory consultees

- 4.124 The consultation responses are summarised below, with a full list also provided in Appendix 5 of this Report.
- CEC Environmental Protection – noise from the adjacent railway.
 - CEC public rights of way – all sites should have the requirement for provision of high quality walking and cycling routes where possible.
 - Environment Agency – the site is within Groundwater Source Protection Zone 3.
 - Natural England – no issues noted.
 - Network Rail – need to consider the impacts on Prestbury Railway Station.
 - United Utilities – there is no wastewater sewer network in the immediate area with the nearest connection point being approximately 300m to the north; the site is within Groundwater Source Protection Zone 3.

4.125 As highlighted in the traffic light form and the assessment above, it is considered that noise from the railway could be addressed using mitigation measures. Network Rail highlight that there may be a need for contributions to enhance the railway station but this would not preclude development and is appropriate to consider at the planning application stage if the site were to be allocated for development in the future. Similarly, the impacts on groundwater would be assessed at the planning application stage if appropriate. Environment Agency guidance states that connection to the public foul sewer should be considered to be potentially feasible where the distance from the development site is less than the number of properties multiplied by 30 metres. Whilst safeguarded land is not considered for any use in particular, it is likely that if required for development in the future, the site could accommodate more than 10 dwellings making the distance to the sewer connection feasible.

Stage 7: Recommendation for site FDR2001: Land off Heybridge Lane (northern site)

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that 0.94 ha of this site should be included as safeguarded land in the SADPD with the remaining areas to continue their current designations (being either within the settlement boundary or as Green Belt).



Map Prestbury 2: Site FDR2001, recommended for inclusion in the SADPD

Sites making a ‘significant contribution’ to Green Belt purposes

4.126 There are 10 potential sites⁴ in the Green Belt around Prestbury that have been assessed in the GBSA as making a ‘significant contribution’ to Green Belt purposes. These are CFS155 (Area B, land at Bridge Green); CFS331a (Land at Heybridge Lane southern site, larger area); CFS391 Plot 2 (Land at White Gables Farm – land north east of cricket ground); CFS391 Plot 3 (Land at White Gables Farm – land north of cricket ground); CFS391 Plot 4 (The Bowery - land at White Gables Farm north of Bollin Grove); CFS391 Plot 5 (Butley Heights smaller site - land at White Gables Farm off Butley Lanes); CFS391 Plot 5b (Butley Heights larger site – land at White Gables Farm off Butley Lanes); CFS391 Plot 8 (Land at White Gables Farm – land off Castle Hill); FDR1730 (Land off Macclesfield Road); and FDR2871 (Land at Heybridge Lane southern site, smaller area).

Site CFS155 Area B, land at Bridge Green

Introduction

4.127 This greenfield site is 3.04 ha in size and is located to the east of Prestbury, south of Bridge Green and east of the River Bollin. It is being considered for safeguarded land. The site selection findings are summarised in Table Prestbury 15 (stage 4 of the SSM).

CFS155 site selection findings	
Achievability	<ul style="list-style-type: none"> The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable. The site is greenfield.
Suitability	<ul style="list-style-type: none"> The traffic light criteria are a mix of green (8), amber (6) and red (6). Those that are amber are considered to be matters that could be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> Compatible neighbouring uses; Heritage assets impact; Flooding / drainage issues; TPO trees; Minerals interest; and Agricultural land. There are six red criteria which are: <ul style="list-style-type: none"> Landscape impact; Settlement character and urban form; Highways access; Ecology impact; Brownfield / greenfield; and Distance to existing employment areas.

⁴ Site CFS6 (Land at Field Bank Farm, Withinlee Road) has also been assessed as making a ‘significant contribution’ to Green Belt but is considered later in this report (in accordance with NPPF ¶138) as it is not well-served by public transport.

Table Prestbury 15: CFS155 site selection findings

Stage 5: Evaluation and initial recommendation

- 4.128 There are some areas where the site performs reasonably well through the site selection process, but there are a number of factors that would require mitigation measures and there are other issues that are likely to prevent the site from being developed.
- 4.129 The traffic light assessments of this site show that the site performs well in relation to some of the criteria. The site is in an accessible location and the accessibility assessment shows that it meets the minimum standard in relation to most of the required services and facilities. It is outside of the recommended distance for four of the facilities, with children's playground scoring amber; and public park, supermarket and secondary school scoring red in the assessment.
- 4.130 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place.
- 4.131 The Stoke-on-Trent branch of the West Coast Mainline is on an embankment directly adjacent to the site and it is likely that noise mitigation measures would be required. Given the shape and location of the site, it would be difficult to situate dwellings away from the railway and the mitigation measures may result in a reduction in the developable area of the site.
- 4.132 The site scores amber for heritage assets impact due to its proximity to Prestbury Conservation Area which is a short distance away. A heritage impact assessment would be required to establish the significance of the asset and the potential for harm.
- 4.133 In terms of flooding and drainage issues, the site is close to the River Bollin and whilst around 80% is in Flood Zone 1, there is approximately 20% of the site within Flood Zones 2 & 3. There would need to be consultation with the Environment Agency if development was proposed in these parts of the site and the application of a sequential test for and development in Flood Zone 3. There may also need to be raised slab levels for properties. Whilst it is likely that flooding issues could be managed and mitigated, these may further reduce the developable area of the site.
- 4.134 There are no TPO trees on the site and the TPO area at the southern end of the site could be readily accommodated in a future development layout. The site is within a known mineral resource area for sand and gravel and any future application would require a Mineral Resources Assessment to provide information on both the feasibility of prior extraction of the sand and gravel 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. 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 (grades 1, 2 and 3a).

- 4.135 The site scores red in the traffic light assessments for a number of criteria. It is part of the river valley and is a designated landscape. It forms a strong part of the green and verdant character of the area and setting of the village. The site is highly visible from the footpaths that run through it, which are well-used routes connecting the village with the wider countryside. Overall, it is considered that there would be significant landscape impacts that would be difficult to mitigate.
- 4.136 The land is considered to have ecological value and woodland present to the north of this site appears on the national inventory of priority habitat. The rest of the site also appears likely to support important habitats. There may be protected species present including great crested newts, otter, water vole badger and bats. Impacts on these species could probably be mitigated; however this may require habitat retention including a significant habitat buffer adjacent to the river. Overall, it is considered that there are likely to be significant effects where avoidance/mitigation may be difficult to achieve.
- 4.137 The site scores red for highways access, as there is currently no access to the site and a new access route would need to be created across the adjacent site CFS154 to the access point to Bridge Green, some 300m to the north.
- 4.138 It also scores red for the impact on settlement character and urban form as it only adjoins the settlement on one side. Given that it is a relatively small site adjacent to the railway line, on its own this wouldn't rule out development but it is a factor to consider alongside all others.
- 4.139 The site scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. It also scores 'red' for the distance to existing employment areas as it is over 1,000m from an existing employment area. However, this is not unexpected given the nature of Prestbury and there are employment opportunities in reasonable proximity which are accessible by public transport.
- 4.140 The traffic light form assessments do not reveal any significant issues in relation to highways impact; air quality; availability of public transport; contamination; or employment land loss.
- 4.141 The HRA does not identify any issues of relevance to this site. It is at least 8km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA) and no potential impact pathways were identified regarding any European site.
- 4.142 A GBSA for site CFS155 is included in Appendix 2 to this document and the summary GBSA is shown in Table Prestbury 16 below.

Consideration	Summary
Potential for Green Belt release	The area between the railway line embankment, the River Bollin and the site's undefined northern boundary as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a 'significant contribution' to Green Belt purposes.

Consideration	Summary
Resulting Green Belt boundary	The new Green Belt boundary would be mainly defined using physical features that are readily recognisable and likely to be permanent but the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created to the site's southern and northern boundaries.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is not likely to materially alter the function of the wider Green Belt.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

Table Prestbury 16: summary GBSA for site CFS155

4.143 Exceptional circumstances are required to release this site from the Green Belt, which could include:

- i) the inability to meet Prestbury's requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
- ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.

4.144 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). However, there are other suitable sites in Prestbury that make a lower contribution to Green Belt purposes that could be released instead of CFS155.

4.145 Overall, the site performs reasonably well in some aspects and is in an accessible location, but there are also significant issues to be overcome. There are a number of traffic light criteria scoring amber, where mitigation and compensation measures could be provided (such as neighbouring uses, heritage, and flooding / drainage issues), but overall the mitigation measures are likely to significantly reduce the developable area of the site. There are considerable landscape impacts that would be difficult to mitigate. In addition, the site does have ecological value and development is likely to have significant effects that may be difficult to mitigate. If mitigation or avoidance measures could be incorporated, then this is likely to reduce the developable area still further. In addition, there are other suitable sites in Prestbury making

a lower contribution to Green Belt purposes that could be released instead of this site. If allocated, further consideration should be given to defining a new Green Belt boundary using physical features.

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

Stage 6: Input from infrastructure providers / statutory consultees

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

Stage 7: Recommendation for site CFS155: Area B, land at Bridge Green

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

Site CFS331a Land at Heybridge Lane (southern site, larger area)

Introduction

4.148 This greenfield site is 4.74 ha in size and is located to the south-east of Prestbury, south of Heybridge Lane. It is being considered for safeguarded land. The site selection findings are summarised in Table Prestbury 17 (stage 4 of the SSM).

CFS331a site selection findings	
Achievability	<ul style="list-style-type: none"> ● The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable. The site is greenfield.
Suitability	<ul style="list-style-type: none"> ● The majority of traffic light criteria are a mix of green and amber, although there are some red also. Those that are amber are considered to be matters that could be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> ○ Settlement character and urban form; ○ Highways impact; ○ Heritage assets impact; ○ Flooding / drainage issues; ○ Ecology impact ○ Minerals interest; and ○ Agricultural land. ● There are three red criteria which are: <ul style="list-style-type: none"> ○ Landscape impact; ○ Brownfield / greenfield; and ○ Distance to existing employment areas.

Table Prestbury 17: CFS331a site selection findings

Stage 5: Evaluation and initial recommendation

- 4.149 In some areas the site performs well through the site selection process, but there are a number of factors that would require mitigation measures and there are other issues that may preclude the site from being developed.
- 4.150 The traffic light assessments of this site show that the site performs well in relation to a number of the criteria. Although the site is in an accessible location, there are other sites in Prestbury that are in more accessible locations. The accessibility assessment shows that it meets the minimum standard in relation to many of the required services and facilities but it is outside of the recommended distance for eight of the facilities, with amenity open space and primary school scoring amber; and bus stop, children's playground, public park, convenience store, supermarket and secondary school scoring red in the assessment.
- 4.151 Of the traffic light criteria that score amber, it is considered likely that appropriate mitigation measures could be put in place. However, some of these mitigation measures may significantly reduce the developable area of the site. It is immediately adjacent to the urban area and currently substantially enclosed by development on two sides.
- 4.152 For highways impact, currently the only point of access is to Heybridge Lane, which has no footpath in the vicinity of the site. It is not immediately clear that safe and convenient pedestrian access could be created.
- 4.153 The site scores amber for heritage assets impact due to its proximity to Heybridge Farmhouse (grade II listed building). The site wraps around the curtilage of this heritage asset on three sides. Development is likely to have an impact on the setting and significance of this building. A heritage impact assessment would be required to establish the significance of the heritage asset and the potential for harm. Given the asset's origins as a farmhouse, it is likely that its significance is intrinsically linked with its setting in the wider landscape and mitigation measures required to reduce harm are likely to significantly reduce the developable area of the site.
- 4.154 In terms of flooding and drainage issues, the site is entirely within Flood Zone 1 but there are some areas at medium and high risk of surface water flooding within the site. However, it is likely that mitigation measures could be implemented to address any issues.
- 4.155 For ecology, whilst the site appears unlikely to support important habitats, there is potential for protected species to be on site. It is likely that any impacts on these could be mitigated.
- 4.156 The site is within a known mineral resource area for sand and gravel and any future application would require a Mineral Resource Assessment to provide information on both the feasibility of prior extraction of the sand and gravel 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. 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 (grades 1, 2 and 3a).

- 4.157 The site scores red in the traffic light assessments for three of the criteria. It is part of the Bollin Valley designated landscape area and is a visually-important site that forms an important part of the local landscape designation area. The site is also highly visible from adjacent footpaths linking Prestbury with its surrounding countryside. Overall, it is considered that there would be significant landscape impacts that would be difficult to mitigate.
- 4.158 It also scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. It also scores 'red' for the distance to existing employment areas as it is over 1,000m from an existing employment area. However, this is not unexpected given the nature of Prestbury and there are employment opportunities in reasonable proximity which are accessible by public transport.
- 4.159 The traffic light form assessments do not reveal any significant issues in relation to compatible neighbouring uses; highways access; TPO trees; air quality; availability of public transport; contamination; or employment land loss.
- 4.160 The HRA does not identify any issues of relevance to this site. It is at least 8km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA) and no potential impact pathways were identified regarding any European site.
- 4.161 A GBSA for site CFS331a is included in Appendix 2 to this document and the summary GBSA is shown in Table Prestbury 18 below.

Consideration	Summary
Potential for Green Belt release	The area between the curtilage boundary to no. 44 Heybridge Lane, the footpath and tree-lined boundary to the golf course and a post and wire fence to the western boundary as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a 'significant contribution' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable but if removed from the Green Belt, the site selection work must demonstrate that these boundaries are likely to be permanent.
Surrounding Green Belt	Release of this site may have some impacts for the function of the surrounding Green Belt but is unlikely to undermine the function of the wider Green Belt area.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

Table Prestbury 18: summary GBSA for site CFS331a

- 4.162 Exceptional circumstances are required to release this site from the Green Belt, which could include:

- i) the inability to meet Prestbury's requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
- ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.

4.163 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). However, there are other suitable sites in Prestbury that make a lower contribution to Green Belt purposes that could be released instead of CFS331a.

4.164 Overall, the site performs reasonably well in some aspects and is in an accessible location (although less accessible than many other sites in Prestbury), but there are also significant issues to be overcome. There are a number of traffic light criteria scoring amber, where mitigation and compensation measures could be provided (such as highways impact (pedestrian access), heritage assets impact, flooding / drainage issues, and ecology impact), but overall the mitigation measures are likely to prove difficult to implement and significantly reduce the developable area of the site, particularly in relation to heritage. Of particular concern are the considerable landscape impacts that would be difficult to mitigate. In addition, there are other suitable sites in Prestbury making a lower contribution to Green Belt purposes that could be released instead of this site.

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

Stage 6: Input from infrastructure providers / statutory consultees

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

Stage 7: Recommendation for site CFS331a: Land at Heybridge Lane (southern site, larger area)

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

Site CFS391 plot 2 Land at White Gables Farm (land north east of cricket ground)

Introduction

4.167 This greenfield site is 0.80 ha in size and is located to the north of Prestbury village centre, immediately north-east of the cricket ground. It is being considered for safeguarded land. The site selection findings are summarised in Table Prestbury 19 (stage 4 of the SSM).

CFS391 plot 2 site selection findings	
Achievability	<ul style="list-style-type: none"> The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable. The site is greenfield.
Suitability	<ul style="list-style-type: none"> The traffic light criteria are a mix of green (9), amber (6) and red (5). Those that are amber are considered to be matters that could be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> Heritage assets impact; Flooding / drainage issues; Ecology impact; TPO trees;; Minerals interest; and Agricultural land. There are five red criteria which are: <ul style="list-style-type: none"> Landscape impact; Settlement character and urban form; Highways access; Brownfield / greenfield; and Distance to existing employment areas.

Table Prestbury 19: CFS391 plot 2 site selection findings

Stage 5: Evaluation and initial recommendation

4.168 In some areas the site performs well through the site selection process, but there are a number of factors that would require mitigation measures and there are other issues that may preclude the site from being developed.

4.169 The traffic light assessments of this site show that the site performs well in relation to some of the criteria. The site is in an accessible location and the accessibility assessment shows that it meets the minimum standard in relation to most of the required services and facilities. It is outside of the

recommended distance for four of the facilities, with public park, supermarket, secondary school and leisure facilities scoring red in the assessment.

- 4.170 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place.
- 4.171 The site scores amber for heritage assets impact as it is adjacent to The Vicarage (grade II listed). Development on the site could have an impact on the setting and significance of the listed building. The Prestbury Conservation Area is also in close proximity. A heritage impact assessment would be needed to establish the significance of the heritage assets and potential for harm.
- 4.172 In terms of flooding and drainage issues, the site is adjacent to the River Bollin but predominantly in flood zone 1. A future site layout could avoid development within flood zones 2 and 3 and it is considered that issues could be mitigated.
- 4.173 For ecology, woodland present to the eastern boundary of the allocation appears on the national inventory of priority habitat. This must be retained and safeguarded with an appropriate buffer which would reduce the developable area of the site. The grassland habitats on site appear unlikely to have significant value. There is potential for protected species to occur on site, impacts on these could probably be mitigated largely through the retention of the woodland. There is a TPO area directly adjacent to the site's southern boundary but it is likely that this could readily be accommodated in any development with sensitive design / layout.
- 4.174 The site is within a known mineral resource area for sand and gravel and any future application would require a Mineral Resource Assessment to provide information on both the feasibility of prior extraction of the sand and gravel 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. 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 (grades 1, 2 and 3a).
- 4.175 The site scores red in the traffic light assessments for a number of criteria. It is located within the Bollin Valley Local Landscape Designation Area; the River Bollin follows the eastern boundary and is framed with a dense woodland belt. To the south is open countryside and Prestbury Cricket ground. There are no significant means of access to the site but it forms an important and sensitive part of the Local Landscape Designation Area. Overall, it is considered that there would be significant impacts that would be difficult to mitigate.
- 4.176 It also scores red for the impact on settlement character and urban form as it only adjoins the settlement on one side and is separated from the settlement by the River Bollin. Whilst on its own this might not rule out development, it is a factor to consider alongside all others.

- 4.177 The site also scores red for highways access as there is no existing access point to the site. The promoter’s masterplanning document shows that access would need to be taken from the Bollin Grove / Brocklehurst Drive junction, running along the existing track some 350m northwards to cross the River Bollin. From this point, the proposed access route runs southwards for a further 550m across fields and a minor watercourse to access the site. It is likely to be difficult to provide a suitable site access.
- 4.178 The site scores ‘red’ for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. It also scores ‘red’ for the distance to existing employment areas as it is over 1,000m from an existing employment area. However, this is not unexpected given the nature of Prestbury and there are employment opportunities in reasonable proximity which are accessible by public transport.
- 4.179 The traffic light form assessments do not reveal any significant issues in relation to compatible neighbouring uses; highways impact; air quality; availability of public transport; contamination or employment land loss.
- 4.180 The HRA does not identify any issues of relevance to this site. It is at least 8km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA) and no potential impact pathways were identified regarding any European site.
- 4.181 A GBSA for site CFS391 plot 2 is included in Appendix 2 to this document and the summary GBSA is shown in Table Prestbury 20 below.

Consideration	Summary
Potential for Green Belt release	The area between the River Bollin, tree and hedge-lined field boundaries and the hedge-lined boundary to the cricket ground as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a ‘significant contribution’ to Green Belt purposes.
Resulting Green Belt boundary	The Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this site could have some impacts for the surrounding Green Belt parcel but is not likely to materially alter the function of the wider Green Belt.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” or a “contribution” to Green Belt purposes.

Table Prestbury 20: summary GBSA for site CFS391 plot 2

- 4.182 Exceptional circumstances are required to release this site from the Green Belt, which could include:
- i) the inability to meet Prestbury’s requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or

- ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.

4.183 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). However, there are other suitable sites in Prestbury that make a lower contribution to Green Belt purposes that could be released instead of CFS391 plot 2.

4.184 Overall, the site performs reasonably well in some aspects and is in an accessible location, but there are also significant issues to be overcome. There are a number of traffic light criteria scoring amber, where mitigation and compensation measures could be provided (such as heritage, flooding / drainage issues, and ecology), but overall the mitigation measures are likely to reduce the developable area of the site. There are considerable landscape impacts that would be difficult to mitigate and the site is also not well-related to the existing urban area. Furthermore, it is considered that it would be very difficult to provide a suitable site access. In addition, there are other suitable sites in Prestbury making a lower contribution to Green Belt purposes that could be released instead of this site.

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

Stage 6: Input from infrastructure providers / statutory consultees

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

Stage 7: Recommendation for site CFS391 plot 2 Land at White Gables Farm (land north east of cricket ground)

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

Site CFS391 plot 3 Land at White Gables Farm (land north of cricket ground)

Introduction

4.187 This greenfield site is 1.50 ha in size and is located to the north of Prestbury village centre, immediately north of the cricket ground. It is being considered for safeguarded land. The site selection findings are summarised in Table Prestbury 21 (stage 4 of the SSM).

CFS391 plot 3 site selection findings	
Achievability	<ul style="list-style-type: none"> The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable. The site is greenfield.
Suitability	<ul style="list-style-type: none"> The traffic light criteria are a mix of green (12), amber (3) and red (5). Those that are amber are considered to be matters that could be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> Ecology impact; Minerals interest; and Agricultural land.. There are five red criteria which are: <ul style="list-style-type: none"> Landscape impact; Settlement character and urban form; Highways access; Brownfield / greenfield; and Distance to existing employment areas.

Table Prestbury 21: CFS391 plot 3 site selection findings

Stage 5: Evaluation and initial recommendation

4.188 In some areas the site performs well through the site selection process, but there are a number of factors that would require mitigation measures and there are other issues that may preclude the site from being developed.

4.189 The traffic light assessments of this site show that the site performs well in relation to some of the criteria. The site is in an accessible location and the accessibility assessment shows that it meets the minimum standard in relation to most of the required services and facilities. It is outside of the recommended distance for four of the facilities, with public park, supermarket, secondary school and leisure facilities scoring red in the assessment.

4.190 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place.

4.191 For ecology, woodland present to the eastern and northern boundary of the allocation appears on the national inventory of priority habitat. This must be retained and safeguarded with an appropriate buffer which would reduce the developable area of the site. The grassland habitats on site appear unlikely to have significant value. There is potential for protected species to occur on site,

impacts on these could probably be mitigated largely through the retention of the woodland.

- 4.192 The site is within a known mineral resource area for sand and gravel and any future application would require a Mineral Resource Assessment to provide information on both the feasibility of prior extraction of the sand and gravel 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. 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 (grades 1, 2 and 3a). There is considered to be medium potential for contamination and a phase 1 contaminated land assessment would be required with any future planning application.
- 4.193 The site scores red in the traffic light assessments for a number of criteria. It is located within the Bollin Valley Local Landscape Designation Area; the River Bollin follows the eastern boundary and is framed with a dense woodland belt to the east and north. To the south is open countryside. There are no significant means of access to the site but it forms an important and sensitive part of the Local Landscape Designation Area. Overall, it is considered that there would be significant impacts that would be difficult to mitigate.
- 4.194 It also scores red for the impact on settlement character and urban form as it is not directly adjacent to the settlement and is separated by a wooded area and the River Bollin.
- 4.195 The site also scores red for highways access as there is no existing access point to the site. The promoter's masterplanning document shows that access would need to be taken from the Bollin Grove / Brocklehurst Drive junction, running along the existing track some 350m northwards to cross the River Bollin. From this point, the proposed access route runs southwards for a further 400m across fields and a minor watercourse to access the site. It is likely to be difficult to provide a suitable site access.
- 4.196 The site scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. It also scores 'red' for the distance to existing employment areas as it is over 1,000m from an existing employment area. However, this is not unexpected given the nature of Prestbury and there are employment opportunities in reasonable proximity which are accessible by public transport.
- 4.197 The traffic light form assessments do not reveal any significant issues in relation to compatible neighbouring uses; highways impact; heritage assets; flooding/drainage issues; TPO trees; air quality; availability of public transport; contamination; or employment land loss.
- 4.198 The HRA does not identify any issues of relevance to this site. It is at least 8km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA) and no potential impact pathways were identified regarding any European site.

4.199 A GBSA for site CFS391 plot 3 is included in Appendix 2 to this document and the summary GBSA is shown in Table Prestbury 22 below.

Consideration	Summary
Potential for Green Belt release	The area between the current inset boundary, wooded boundary to the north of the plot, the hedge-lined boundary to the cricket ground to the south of the plot and the minor and undefined boundaries to the west as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a 'significant contribution' to Green Belt purposes.
Resulting Green Belt boundary	The Green Belt boundary would not be defined using physical features that are readily recognisable and likely to be permanent and if released from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created.
Surrounding Green Belt	Release of this site could have some impacts for the surrounding Green Belt parcel but is not likely to materially alter the function of the wider Green Belt.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

Table Prestbury 22: summary GBSA for site CFS391 plot 3

4.200 Exceptional circumstances are required to release this site from the Green Belt, which could include:

- i) the inability to meet Prestbury's requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
- ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.

4.201 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). However, there are other suitable sites in Prestbury that make a lower contribution to Green Belt purposes that could be released instead of CFS391 plot 3.

4.202 Overall, the site performs reasonably well in some aspects and is in an accessible location, but there are also significant issues to be overcome. There are a number of traffic light criteria scoring amber, where mitigation and compensation measures could be provided (such as flooding / drainage issues, and ecology). There are considerable landscape impacts that would be difficult to mitigate and the site is also not well-related to the existing urban area. Furthermore, it is considered that it would be very difficult to provide a suitable site access. In addition, there are other suitable sites in Prestbury making a lower contribution to Green Belt purposes that could be released instead of this site.

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

Stage 6: Input from infrastructure providers / statutory consultees

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

Stage 7: Recommendation for site CFS391 plot 3 Land at White Gables Farm (land north of cricket ground)

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

Site CFS391 plot 4 The Bowery (land at White Gables Farm north of Bollin Grove)

Introduction

4.205 This greenfield site is 2.77 ha in size and is located to the north of Prestbury, north of Bollin Grove. It is being considered for safeguarded land. The site selection findings are summarised in Table Prestbury 23 (stage 4 of the SSM).

CFS391 plot 4 site selection findings	
Achievability	<ul style="list-style-type: none"> • The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable. The site is greenfield.
Suitability	<ul style="list-style-type: none"> • The traffic light criteria are a mix of green (9), amber (7) and red (4). Those that are amber are considered to be matters that could be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> ○ Highways access; ○ Highways impact; ○ Heritage assets impact; ○ Flooding / drainage issues;

CFS391 plot 4 site selection findings	
	<ul style="list-style-type: none"> ○ Ecology impact; ○ Minerals interest; and ○ Agricultural land. ● There are four red criteria which are: <ul style="list-style-type: none"> ○ Landscape impact; ○ Settlement character and urban form; ○ Brownfield / greenfield; and ○ Distance to existing employment areas.

Table Prestbury 23: CFS391 plot 4 site selection findings

Stage 5: Evaluation and initial recommendation

4.206 In some areas the site performs well through the site selection process, but there are a number of factors that would require mitigation measures and there are other issues that may preclude the site from being developed.

4.207 The traffic light assessments of this site show that the site performs well in relation to some of the criteria. The site is in an accessible location and the accessibility assessment shows that it meets the minimum standard in relation to most of the required services and facilities. It is outside of the recommended distance for five of the facilities, with convenience store scoring amber; and public park, supermarket, secondary school and leisure facilities scoring red in the assessment.

4.208 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place.

4.209 For highways access, whilst there is an existing access point to Bollin Grove, the road is private at this location and it is narrow in width. Some mitigation measures to improve the access would be required. It also scores amber for highways impact as the access road currently has no pedestrian footways, although it is likely that these could be provided.

4.210 The site scores amber for heritage assets impact due to its proximity to Spittle House West Range (grade II* listed) and Spittle House North Range (grade II listed). Development is likely to have an impact on the setting and significance of these assets. A heritage impact assessment would be required to establish the significance of the heritage asset and the potential for harm. It is likely that mitigation measures would reduce the developable area of the site.

4.211 In terms of flooding and drainage issues, the site is close to the River Bollin but is entirely within flood zone 1. There are areas at medium/high risk of surface water flooding within the site but it is likely that issues could be mitigated.

4.212 For ecology, the grassland habitats on site appear unlikely to have significant value. There is potential for protected species to occur on site but impacts on these could probably be mitigated.

- 4.213 The site is within a known mineral resource area for sand and gravel and any future application would require a Mineral Resource Assessment to provide information on both the feasibility of prior extraction of the sand & gravel 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. 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 (grades 1, 2 and 3a).
- 4.214 The site scores red in the traffic light assessments for a number of criteria. It is bound to the west by the River Bollin and is within the Bollin Valley Local Landscape Designation Area. FP5 Prestbury follows the route of Bollin Grove along the western boundary and joins with FP6 Prestbury at the northern boundary of the site. This is an open area with many receptors. Overall, it is considered that there would be significant landscape impacts that would be difficult to mitigate.
- 4.215 It also scores red for the impact on settlement character and urban form. It is directly adjacent to the settlement boundary and although there are two sides that are partly adjacent to the settlement, the site extends outwards into the open countryside and cannot be said to be 'substantially enclosed by development on two sides'.
- 4.216 The site scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. It also scores 'red' for the distance to existing employment areas as it is over 1,000m from an existing employment area. However, this is not unexpected given the nature of Prestbury and there are employment opportunities in reasonable proximity which are accessible by public transport.
- 4.217 The traffic light form assessments do not reveal any significant issues in relation to compatible neighbouring uses; TPO trees; air quality; availability of public transport; contamination; or employment land loss.
- 4.218 The HRA does not identify any issues of relevance to this site. It is at least 8km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA) and no potential impact pathways were identified regarding any European site.
- 4.219 A GBSA for site CFS391 plot 4 is included in Appendix 2 to this document and the summary GBSA is shown in Table Prestbury 24 below.

Consideration	Summary
Potential for Green Belt release	The area between the public footpath / metalled track to Spittle House and the undefined boundary to the north of the plot as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a 'significant contribution' to Green Belt purposes.
Resulting Green Belt boundary	The Green Belt boundary would not be defined using physical features that are readily recognisable and likely to be permanent and if

Consideration	Summary
	released from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created.
Surrounding Green Belt	Release of this site could have some impacts for the surrounding Green Belt parcel but is not likely to materially alter the function of the wider Green Belt.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” or a “contribution” to Green Belt purposes.

Table Prestbury 24: summary GBSA for site CFS391 plot 4

4.220 Exceptional circumstances are required to release this site from the Green Belt, which could include:

- i) the inability to meet Prestbury’s requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
- ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.

4.221 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). However, there are other suitable sites in Prestbury that make a lower contribution to Green Belt purposes that could be released instead of CFS391 plot 4.

4.222 Overall, the site performs reasonably well in some aspects and is in an accessible location, but there are also significant issues to be overcome. There are a number of traffic light criteria scoring amber, where mitigation and compensation measures could be provided (such as highway access, highways impact, heritage, flooding / drainage issues, and ecology issues), but overall the mitigation measures are likely to significantly reduce the developable area of the site. Most notably, there are considerable landscape impacts that would be difficult to mitigate. In addition, there are other suitable sites in Prestbury making a lower contribution to Green Belt purposes that could be released instead of this site.

4.223 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered

in the SSM and summarised above, it was considered that this site should not go forward to Stage 6 of the SSM.

Stage 6: Input from infrastructure providers / statutory consultees

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

Stage 7: Recommendation for site CFS391 plot 4 The Bowery (land at White Gables Farm north of Bollin Grove)

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

Site CFS391 plot 5 Butley Heights smaller site (land at White Gables Farm off Butley Lanes)

Introduction

4.225 This greenfield site is 1.54 ha in size and is located to the north of Prestbury, west of Butley Lanes. It is being considered for safeguarded land. The site selection findings are summarised in Table Prestbury 25 (stage 4 of the SSM).

CFS391 plot 5 site selection findings	
Achievability	<ul style="list-style-type: none"> ● The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable. The site is greenfield.
Suitability	<ul style="list-style-type: none"> ● The traffic light criteria are a mix of green (9), amber (8) and red (3). Those that are amber are considered to be matters that could be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> ○ Settlement character and urban form; ○ Highways access; ○ Highways impact; ○ Heritage assets impact; ○ Flooding / drainage issues; ○ Ecology impact; ○ Minerals interest; and ○ Agricultural land. ● There are five red criteria which are: <ul style="list-style-type: none"> ○ Landscape impact; ○ Brownfield / greenfield; and ○ Distance to existing employment areas.

Table Prestbury 25: CFS391 plot 5 site selection findings

Stage 5: Evaluation and initial recommendation

- 4.226 In many areas the site performs well through the site selection process, but there are a number of factors that would require mitigation measures and there are other issues that may preclude the site from being developed.
- 4.227 The traffic light assessments of this site show that the site performs well in relation to some of the criteria. The site is in an accessible location and the accessibility assessment shows that it meets the minimum standard in relation to most of the required services and facilities. It is outside of the recommended distance for five of the facilities, with public park, convenience store, supermarket, secondary school and leisure facilities scoring red in the assessment.
- 4.228 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place.
- 4.229 The site is directly adjacent to the settlement boundary and is substantially enclosed by development on two sides. For highways access, whilst there are no existing access points, it is considered that one could be readily created to Butley Lanes. However, Butley Lanes is narrow in places and not considered to be suitable to serve major development proposals. There is currently no pedestrian access to the site although it is likely that this could be provided.
- 4.230 The site scores amber for heritage assets impact due to its proximity to Spittle House West Range (grade II* listed) and Spittle House North Range (grade II listed). Development is likely to have an impact on the setting and significance of these assets. A heritage impact assessment would be required to establish the significance of the heritage asset and the potential for harm. It is likely that mitigation measures would reduce the developable area of the site.
- 4.231 In terms of flooding and drainage issues, the site is entirely within flood zone 1, although there are some areas at medium/high risk of surface water flooding within the site but it is considered likely that issues could be mitigated.
- 4.232 For ecology, the grassland habitats on site appear unlikely to have significant value. There is potential for protected species to occur on site, impacts on these could probably be mitigated.
- 4.233 The site is within a known mineral resource area for sand and gravel and any future application would require a Mineral Resource Assessment to provide information on both the feasibility of prior extraction of the sand and gravel 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. 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 (grades 1, 2 and 3a).
- 4.234 The site scores red in the traffic light assessments for three criteria. It is located at the edge of Prestbury, forming the interface with the wider rural landscape. There are some residential dwellings along the southern part of the

eastern boundary along Butley Lane. The land slopes towards the River Bollin located to the west. The site is located within the boundary of the Bollin Valley Local Landscape Designation Area and is an important part of the Bollin Valley Local Landscape Designation Area. Overall, it is considered that there would be significant impacts that would be difficult to mitigate.

4.235 The site scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. It also scores 'red' for the distance to existing employment areas as it is over 1,000m from an existing employment area. However, this is not unexpected given the nature of Prestbury and there are employment opportunities in reasonable proximity which are accessible by public transport.

4.236 The traffic light form assessments do not reveal any significant issues in relation to highways access and impact; TPO trees; air quality; availability of public transport; or employment land loss.

4.237 The HRA does not identify any issues of relevance to this site. It is at least 8km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA) and no potential impact pathways were identified regarding any European site.

4.238 A GBSA for site CFS391 plot 5 is included in Appendix 2 to this document and the summary GBSA is shown in Table Prestbury 26 below.

Consideration	Summary
Potential for Green Belt release	The area between the inset boundary, Butley Lanes and the undefined outer plot boundary as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a 'significant contribution' to Green Belt purposes.
Resulting Green Belt boundary	The Green Belt boundary would not be defined using physical features that are readily recognisable and likely to be permanent and if released from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created.
Surrounding Green Belt	Release of this site could have some impacts for the surrounding Green Belt parcel but is not likely to materially alter the function of the wider Green Belt.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

Table Prestbury 26: summary GBSA for site CFS391 plot 5

4.239 Exceptional circumstances are required to release this site from the Green Belt, which could include:

- i) the inability to meet Prestbury's requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or

- ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.

4.240 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). However, there are other suitable sites in Prestbury that make a lower contribution to Green Belt purposes that could be released instead of CFS391 plot 5.

4.241 Overall, the site performs reasonably well in many aspects and is in an accessible location, but there are also significant issues to be overcome. There are a number of traffic light criteria scoring amber, where mitigation and compensation measures could be provided (such as highways access and impact, heritage, flooding / drainage issues and ecology). There are considerable landscape impacts that would be difficult to mitigate. In addition, there are other suitable sites in Prestbury making a lower contribution to Green Belt purposes that could be released instead of this site. The GBSA has identified that a readily recognisable and permanent Green Belt boundary to the west of the site would need to be created. This is a significant part of the potential future Green Belt boundary and there are currently no physical features to mark this boundary. Whilst it might be possible to create a feature to mark the boundary as part of any development, safeguarded land is not identified for development. Consequently, it is difficult to see how the site would meet the requirement of NPPF ¶139(f), which requires plans to “*define boundaries clearly, using physical features that are readily recognisable and likely to be permanent*”.

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

Stage 6: Input from infrastructure providers / statutory consultees

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

Stage 7: Recommendation for site CFS391 plot 5 Butley Heights smaller site (land at White Gables Farm off Butley Lanes)

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

Site CFS391 plot 5b Butley Heights larger site (land at White Gables Farm off Butley Lanes)

Introduction

4.244 This greenfield site is 4.01 ha in size and is located to the north of Prestbury, west of Butley Lanes. It is being considered for safeguarded land. The site selection findings are summarised in Table Prestbury 27 (stage 4 of the SSM).

CFS391 plot 5b site selection findings	
Achievability	<ul style="list-style-type: none"> The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable. The site is greenfield.
Suitability	<ul style="list-style-type: none"> The traffic light criteria are a mix of green (7), amber (9) and red (4). Those that are amber are considered to be matters that could be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> Compatible neighbouring uses; Highways impact; Heritage assets impact; Flooding / drainage issues; Ecology impact; TPO trees; Minerals interest; Agricultural land; and Contamination issues. There are five red criteria which are: <ul style="list-style-type: none"> Landscape impact; Settlement character and urban form; Brownfield / greenfield; and Distance to existing employment areas.

Table Prestbury 27: CFS391 plot 5b site selection findings

Stage 5: Evaluation and initial recommendation

4.245 In some areas the site performs well through the site selection process, but there are a number of factors that would require mitigation measures and there are other issues that may preclude the site from being developed.

4.246 The traffic light assessments of this site show that the site performs well in relation to some of the criteria. The site is in an accessible location and the accessibility assessment shows that it meets the minimum standard in relation to most of the required services and facilities. It is outside of the recommended distance for five of the facilities, with public park, convenience

store, supermarket, secondary school and leisure facilities scoring red in the assessment.

- 4.247 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place.
- 4.248 For compatible neighbouring uses, the site is close to an existing residential area and the proposed residential use is compatible. Any employment component would need to be compatible with the surrounding residential area. There is a large sewage works to the north of the site which would also need to be considered.
- 4.249 For highways impact, access using Butley Lanes would need to be very carefully considered. Butley Lanes is narrow in places and not considered to be suitable to serve major development proposals. There is currently no pedestrian access to the site although it is likely that this could be provided.
- 4.250 The site scores amber for heritage assets impact due to its proximity to Spittle House West Range (grade II* listed) and Spittle House North Range (grade II listed). Development is likely to have an impact on the setting and significance of these assets. A heritage impact assessment would be required to establish the significance of the heritage asset and the potential for harm. It is likely that mitigation measures would reduce the developable area of the site.
- 4.251 In terms of flooding and drainage issues, the site is entirely within flood zone 1, although there are some areas at medium/high risk of surface water flooding within the site but it is considered likely that issues could be mitigated.
- 4.252 For ecology, the grassland habitats on site appear unlikely to have significant value. There is potential for protected species to occur on site, impacts on these could probably be mitigated. There is a TPO area directly adjacent to the site's northern boundary but it is likely that this could readily be accommodated in any development with sensitive design / layout.
- 4.253 The site is within a known mineral resource area for sand and gravel and any future planning application would require Mineral Resource Assessment to provide information on both the feasibility of prior extraction of the sand and gravel 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. 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 (grades 1, 2 and 3a). Although a greenfield site, it is adjacent to a sewage works and within 150m of a known landfill; there is a medium potential for contamination issues and low potential for gas risk.
- 4.254 The site scores red in the traffic light assessments for four criteria. In terms of landscape, it is adjacent to Butley Lanes, with the Bollin Valley located to the west, the land slopes down to the River Bollin. The site is located within the boundary of the Bollin Valley Local Landscape Designation Area and also forms an important part of the setting for Prestbury. FP5 Prestbury follows a route along the Bollin River along the western boundary of the site. Overall, it

is considered that there would be significant landscape impacts that would be difficult to mitigate.

- 4.255 It also scores red for settlement character and urban form. It is directly adjacent to the settlement and although there are two sides that are partly adjacent to the settlement, the site extends outwards into the open countryside and cannot be said to be ‘substantially enclosed by development on two sides’.
- 4.256 The site scores ‘red’ for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. It also scores ‘red’ for the distance to existing employment areas as it is over 1,000m from an existing employment area. However, this is not unexpected given the nature of Prestbury and there are employment opportunities in reasonable proximity which are accessible by public transport.
- 4.257 The traffic light form assessments do not reveal any significant issues in relation to highways access; air quality; availability of public transport; or employment land loss.
- 4.258 The HRA does not identify any issues of relevance to this site. It is at least 8km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA) and no potential impact pathways were identified regarding any European site.
- 4.259 A GBSA for site CFS391 plot 5b is included in Appendix 2 to this document and the summary GBSA is shown in Table Prestbury 28 below.

Consideration	Summary
Potential for Green Belt release	The area between the inset boundary, Butley Lanes and the undefined outer plot boundary as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a ‘significant contribution’ to Green Belt purposes.
Resulting Green Belt boundary	The Green Belt boundary would not be defined using physical features that are readily recognisable and likely to be permanent and if released from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created.
Surrounding Green Belt	Release of this site could have some impacts for the surrounding Green Belt parcel but is not likely to materially alter the function of the wider Green Belt.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” or a “contribution” to Green Belt purposes.

Table Prestbury 28: summary GBSA for site CFS391 plot 5b

- 4.260 Exceptional circumstances are required to release this site from the Green Belt, which could include:

- i) the inability to meet Prestbury's requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
- ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.

4.261 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). However, there are other suitable sites in Prestbury that make a lower contribution to Green Belt purposes that could be released instead of CFS391 plot 5b.

4.262 Overall, the site performs reasonably well in some aspects and is in an accessible location, but there are also significant issues to be overcome. There are a number of traffic light criteria scoring amber, where mitigation and compensation measures could be provided (such as neighbouring uses, highways impact, heritage, flooding / drainage issues, and TPOs). There are considerable landscape impacts that would be difficult to mitigate. In addition, there would be an impact on the settlement character and urban form and there are other suitable sites in Prestbury making a lower contribution to Green Belt purposes that could be released instead of this site. The GBSA has identified that a readily recognisable and permanent Green Belt boundary to the west of the site would need to be created. This is a significant part of the potential future Green Belt boundary and there are currently no physical features to mark this boundary. Whilst it might be possible to create a feature to mark the boundary as part of any development, safeguarded land is not identified for development. Consequently, it is difficult to see how the site would meet the requirement of NPPF ¶139(f), which requires plans to “*define boundaries clearly, using physical features that are readily recognisable and likely to be permanent*”.

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

Stage 6: Input from infrastructure providers / statutory consultees

4.264 Following the appraisal and initial recommendations (stage 5), this site was not considered to be suitable for inclusion in the shortlist of sites for potential

allocation and was not included in the list of sites for the infrastructure providers / statutory consultees consultation at stage 6.

Stage 7: Recommendation for site CFS391 plot 5b Butley Heights larger site (land at White Gables Farm off Butley Lanes)

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

Site CFS391 plot 8 Land at White Gables Farm (land off Castle Hill)

Introduction

4.265 This greenfield site is 4.80 ha in size and is located to the west of Prestbury, north of Castle Hill. It is being considered for safeguarded land. The site selection findings are summarised in Table Prestbury 29 (stage 4 of the SSM).

CFS391 plot 8 site selection findings	
Achievability	<ul style="list-style-type: none"> • The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable. The site is greenfield.
Suitability	<ul style="list-style-type: none"> • The traffic light criteria are a mix of green (9), amber (6) and red (5). Those that are amber are considered to be matters that could be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> ○ Flooding / drainage issues; ○ Ecology impact; ○ TPOs; ○ Minerals interest; ○ Agricultural land; and ○ Contamination issues. • There are four red criteria which are: <ul style="list-style-type: none"> ○ Highways impact; ○ Landscape impact; ○ Settlement character and urban form; ○ Brownfield / greenfield; and ○ Distance to existing employment areas.

Table Prestbury 29: CFS391 plot 8 site selection findings

Stage 5: Evaluation and initial recommendation

4.266 In some areas the site performs well through the site selection process, but there are a number of factors that would require mitigation measures and there are other issues that may preclude the site from being developed.

4.267 The traffic light assessments of this site show that the site performs well in relation to some of the criteria. The site is in an accessible location, although there are other sites in Prestbury that are in more accessible locations. The accessibility assessment shows that it meets the minimum standard in relation to many of the required services and facilities. It is outside of the

recommended distance for eight of the facilities, with amenity open space, children's playground and convenience store scoring amber; and bus stop, public park, supermarket, secondary school and leisure facilities scoring red in the assessment.

- 4.268 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place.
- 4.269 In terms of flooding and drainage issues, the site is within flood zone 1 but there are minor watercourses at the eastern and western sides of the site with areas at medium/high risk of surface water flooding. However, it is considered likely that issues could be mitigated.
- 4.270 For ecology, woodland present around the farm complex appears on the national inventory of priority habitat. This must be retained and safeguarded with an appropriate buffer. This will reduce the developable area of the site. There is potential for protected species to occur on site, impacts on these could probably be mitigated.
- 4.271 There are a number of protected trees within the site and TPO areas directly adjacent to the site boundaries but it is likely that these could readily be accommodated in any development with sensitive design / layout.
- 4.272 The site is within a known mineral resource area for sand and gravel and any future application would require a Mineral Resource Assessment to provide information on both the feasibility of prior extraction of the sand & gravel 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. 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 (grades 1, 2 and 3a). There is considered to be medium potential for contamination as the site contains a farm and there is potential contamination associated with the buildings.
- 4.273 The site scores red in the traffic light assessments for a number of criteria. It is located to the north of Castle Hill. While there are some residential properties bounding Castle Hill the site is rural in character with extensive woodland belts along the northern, western and eastern boundaries. The site is located within the boundary of the Alderley Edge and West Macclesfield Wooded Estates Local Landscape Designation Area. Overall, it is considered that there would be significant landscape impacts that would be difficult to mitigate.
- 4.274 For highways impact, the existing access point has visibility constraints and would need improvements to serve the proposed level of development. Vehicular access to the site is from Castle Hill (A538) but this road has no footpaths and the site is not connected to the footpath network. Access for pedestrians and cyclists would need to be provided and it is considered that this would be difficult to achieve.

- 4.275 The site also scores red for its impact on the settlement character and urban form. It is directly adjacent to the existing settlement boundary, but only on one side.
- 4.276 The site scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. It also scores 'red' for the distance to existing employment areas as it is over 1,000m from an existing employment area. However, this is not unexpected given the nature of Prestbury and there are employment opportunities in reasonable proximity which are accessible by public transport.
- 4.277 The traffic light form assessments do not reveal any significant issues in relation to compatible neighbouring uses; highways access; heritage impacts; air quality; availability of public transport; or employment land loss.
- 4.278 The HRA does not identify any issues of relevance to this site. It is at least 8km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA) and no potential impact pathways were identified regarding any European site.
- 4.279 A GBSA for site CFS391 plot 8 is included in Appendix 2 to this document and the summary GBSA is shown in Table Prestbury 30 below.

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

Table Prestbury 30: summary GBSA for site CFS391 plot 8

- 4.280 Exceptional circumstances are required to release this site from the Green Belt, which could include:
- i) the inability to meet Prestbury's requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
 - ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.
- 4.281 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms

in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). However, there are other suitable sites in Prestbury that make a lower contribution to Green Belt purposes that could be released instead of CFS391 plot 8.

4.282 Overall, the site performs reasonably well in some aspects and is in a reasonably accessible location, but there are also significant issues to be overcome. There are a number of traffic light criteria scoring amber, where mitigation and compensation measures could be provided (such as flooding / drainage issues, ecology impact, TPO trees and contamination). There are considerable landscape impacts that would be difficult to mitigate. In addition, there is no footpath along Castle Hill (A538) and it is considered that it may be difficult to provide safe and convenient pedestrian access. There are also other suitable sites in Prestbury making a lower contribution to Green Belt purposes that could be released instead of this site.

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

Stage 6: Input from infrastructure providers / statutory consultees

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

Stage 7: Recommendation for site CFS391 plot 8 Land at White Gables Farm (land off Castle Hill)

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

Site FDR1730 Land off Macclesfield Road

Introduction

4.285 This greenfield site is 2.08 ha in size and is located to the south of Prestbury, east of Macclesfield Road. It is being considered for safeguarded land. The site selection findings are summarised in Table Prestbury 31 (stage 4 of the SSM).

FDR1730 site selection findings	
Achievability	<ul style="list-style-type: none"> • The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable. The site is greenfield.
Suitability	<ul style="list-style-type: none"> • The traffic light criteria are a mix of green (10), amber (7) and red (3). Those that are amber are considered to be matters that could be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> ○ Settlement character and urban form; ○ Flooding / drainage issues; ○ Ecology impact; ○ Tree Preservation Orders; ○ Minerals interest; ○ Accessibility; and ○ Agricultural land. • There are three red criteria which are: <ul style="list-style-type: none"> ○ Landscape impact; ○ Brownfield / greenfield; and ○ Distance to existing employment areas.

Table Prestbury 31: FDR1730 site selection findings

Stage 5: Evaluation and initial recommendation

4.286 In some areas the site performs well through the site selection process, but there are a number of factors that would require mitigation measures and there are other issues that may preclude the site from being developed.

4.287 The traffic light assessments of this site show that the site performs well in relation to some of the criteria. However, the site is not in an accessible location and the accessibility assessment shows that it meets the minimum standard in relation to only half of the required services and facilities. It is outside of the recommended distance for ten of the facilities, with post office, bank or cash machine, pharmacy, secondary school, leisure facilities and public house scoring amber; and children's playground, public park, convenience store and supermarket scoring red in the assessment.

4.288 Of the traffic light criteria that score amber, it is considered that appropriate mitigation measures could be put in place.

4.289 The site is directly adjacent to the settlement boundary, but only on one side. However it is substantially enclosed by development on two sides.

- 4.290 In terms of flooding and drainage issues, whilst there are minimal areas of flood risk within the site, there is an ordinary watercourse along the northern boundary of the site, and there is also potential for there to be a further ordinary watercourse running through the site which would need to be diverted / day-lighted where possible. Opening-up of the channel is preferable to it remaining in culvert. Any future application would need to include a Flood Risk Assessment.
- 4.291 For ecology, there is some potential for protected species to occur on the site but impacts on these could probably be avoided through the retention of trees and boundary vegetation, as well as providing a buffer to the small stream to the north of the site. Grassland habitats on site are likely to be of limited value.
- 4.292 There are TPO areas close to the site boundaries across Macclesfield Road but it is likely that these could readily be accommodated in any development with sensitive design / layout.
- 4.293 The site is within a known mineral resource area for sand and gravel and any future application would require a Mineral Resource Assessment to provide information on both the feasibility of prior extraction of the sand and gravel 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. 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 (grades 1, 2 and 3a).
- 4.294 The site scores red in the traffic light assessments for three of the criteria. In terms of landscape, footpath 30 Prestbury follows a route along the southern part of the site. The site is located within the Bollin Valley Local Landscape Designation Area and there are extensive views towards the Peak District further to the east. It is considered that there would be significant landscape impacts that would be difficult to mitigate.
- 4.295 The site also scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. It also scores 'red' for the distance to existing employment areas as it is over 1,000m from an existing employment area. However, this is not unexpected given the nature of Prestbury and there are employment opportunities in reasonable proximity which are accessible by public transport.
- 4.296 The traffic light form assessments do not reveal any significant issues in relation to compatible neighbouring uses; highways access and impact; heritage assets; air quality; availability of public transport; or employment land loss.
- 4.297 The HRA does not identify any issues of relevance to this site. It is at least 8km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA) and no potential impact pathways were identified regarding any European site.

4.298 A GBSA for site FDR1730 is included in Appendix 2 to this document and the summary GBSA is shown in Table Prestbury 32 below.

Consideration	Summary
Potential for Green Belt release	The area between the settlement boundary, the Yew Tree Farm buildings curtilage boundary, the partly defined field boundary and the undefined boundary to the east as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a 'significant contribution' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be partly defined using physical features that are readily recognisable but is not defined by any physical features in places. If removed from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created.
Surrounding Green Belt	Release of this site could have some impacts for the surrounding Green Belt parcel but is not likely to materially alter the function of the wider Green Belt.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

Table Prestbury 32: summary GBSA for site FDR1730

4.299 Exceptional circumstances are required to release this site from the Green Belt, which could include:

- i) the inability to meet Prestbury's requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
- ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.

4.300 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). However, there are other suitable sites in Prestbury that make a lower contribution to Green Belt purposes that could be released instead of FDR1730.

4.301 Overall, the site performs reasonably well in some aspects but it is not in an accessible location and there are also significant issues to be overcome.

There are a number of traffic light criteria scoring amber, where mitigation and compensation measures could be provided (such as settlement character and urban form, flooding/drainage issues, ecology, and tree preservation orders). There are considerable landscape impacts that would be difficult to mitigate. In addition, there are other suitable sites in Prestbury making a lower contribution to Green Belt purposes that could be released instead of this site. The GBSA has identified that a readily recognisable and permanent Green Belt boundary would need to be created. There is a significant part of the potential future Green Belt boundary where currently there are no physical features. Whilst it might be possible to create a features to mark the boundary as part of any development, safeguarded land is not identified for development. Consequently, it is difficult to see how the site would meet the requirement of NPPF ¶139(f), which requires plans to “*define boundaries clearly, using physical features that are readily recognisable and likely to be permanent*”.

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

Stage 6: Input from infrastructure providers / statutory consultees

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

Stage 7: Recommendation for site FDR1730 Land off Macclesfield Road

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

Site FDR2871 Land at Heybridge Lane (southern site, smaller area)

Introduction

4.304 This greenfield site is 1.10 ha in size and is located to the south-east of Prestbury, south of Heybridge Lane. It is being considered for safeguarded land. The site selection findings are summarised in Table Prestbury 33 (stage 4 of the SSM).

FDR2871 site selection findings	
Achievability	<ul style="list-style-type: none"> The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable. The site is greenfield.
Suitability	<ul style="list-style-type: none"> The majority of traffic light criteria are a mix of green and amber, although there are some red also. Those that are amber are considered to be matters that could be dealt with using appropriate mitigation measures:

FDR2871 site selection findings	
	<ul style="list-style-type: none"> ○ Highways impact; ○ Heritage assets impact; ○ Flooding / drainage issues; ○ Ecology impact; ○ Minerals interest; and ○ Agricultural land. ● There are three red criteria which are: <ul style="list-style-type: none"> ○ Landscape impact; ○ Brownfield / greenfield; and ○ Distance to existing employment areas.

Table Prestbury 33: FDR2871 site selection findings

Stage 5: Evaluation and initial recommendation

4.305 In some areas the site performs well through the site selection process, but there are a number of factors that would require mitigation measures and there are other issues that may preclude the site from being developed.

4.306 The traffic light assessments of this site show that the site performs well in relation to a number of the criteria. Although the site is in an accessible location, there are other sites in Prestbury that are in more accessible locations. The accessibility assessment shows that it meets the minimum standard in relation to many of the required services and facilities but it is outside of the recommended distance for eight of the facilities, with amenity open space and primary school scoring amber; and bus stop, children’s playground, public park, convenience store, supermarket and secondary school scoring red in the assessment.

4.307 Of the traffic light criteria that score amber, it is considered likely that appropriate mitigation measures could be put in place. However, some of these mitigation measures may significantly reduce the developable area of the site.

4.308 For highways impact, currently the only point of access is to Heybridge Lane, which has no footpath in the vicinity of the site. It is not immediately clear that safe and convenient pedestrian access could be created.

4.309 The site scores amber for heritage assets impact due to its proximity to Heybridge Farmhouse (grade II listed building). The site wraps around the curtilage of this heritage asset on three sides. Development is likely to have an impact on the setting and significance of this building. A heritage impact assessment would be required to establish the significance of the heritage asset and the potential for harm. Given the asset’s origins as a farmhouse, it is likely that its significance is intrinsically linked with its setting in the wider landscape and mitigation measures required to reduce harm are likely to significantly reduce the developable area of the site.

4.310 In terms of flooding and drainage issues, the site is entirely within Flood Zone 1 but there are some areas at medium and high risk of surface water flooding

within the site. However, it is likely that mitigation measures could be implemented to address any issues.

- 4.311 For ecology, the grassland habitats on site appear unlikely to have significant value. There is potential for protected species to occur on site, impacts on these could probably be mitigated.
- 4.312 The site is within a known mineral resource area for sand and gravel and any future application would require a Mineral Resource Assessment to provide information on both the feasibility of prior extraction of the sand and gravel 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. 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 (grades 1, 2 and 3a).
- 4.313 The site scores red in the traffic light assessments for three of the criteria. It is part of the Bollin Valley designated landscape area and is a visually-important site that forms an important part of the local landscape designation area. The site is also highly visible from adjacent footpaths linking Prestbury with its surrounding countryside. Overall, it is considered that there would be significant landscape impacts that would be difficult to mitigate.
- 4.314 It also scores 'red' for brownfield / greenfield as it is a greenfield site but there are no preferable brownfield sites that could be allocated instead. It also scores 'red' for the distance to existing employment areas as it is over 1,000m from an existing employment area. However, this is not unexpected given the nature of Prestbury and there are employment opportunities in reasonable proximity which are accessible by public transport.
- 4.315 The traffic light form assessments do not reveal any significant issues in relation to settlement character and urban form; compatible neighbouring uses; highways access; TPO trees; air quality; availability of public transport; contamination; or employment land loss.
- 4.316 The HRA does not identify any issues of relevance to this site. It is at least 8km from the nearest European Site (South Pennine Moors SAC and Peak District Moors (South Pennine Moors Phase 1) SPA) and no potential impact pathways were identified regarding any European site.
- 4.317 A GBSA for site FDR2871 is included in Appendix 2 to this document and the summary GBSA is shown in Table Prestbury 34 below.

Consideration	Summary
Potential for Green Belt release	The area between the existing inset boundary, the post and wire fence to the western boundary and the undefined southern boundary as shown on the GBSA map.
GBSA of the potential area to be released	The assessment of the potential area of land to be released shows that it makes a 'significant contribution' to Green Belt purposes.

Consideration	Summary
Resulting Green Belt boundary	The new Green Belt boundary would be not defined using physical features that are readily recognisable. If removed from the Green Belt, the site selection work must demonstrate that a readily recognisable and permanent Green Belt boundary could be created.
Surrounding Green Belt	Release of this site may have some impacts for the function of the surrounding Green Belt but is unlikely to undermine the function of the wider Green Belt area.
Exceptional circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” or a “contribution” to Green Belt purposes.

Table Prestbury 34: summary GBSA for site FDR2871

4.318 Exceptional circumstances are required to release this site from the Green Belt, which could include:

- i) the inability to meet Prestbury’s requirements without removing land from the Green Belt, and by not meeting those requirements would result in unsustainable development; or
- ii) a site-specific reason is identified that would justify altering the Green Belt boundaries.

4.319 The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. Whilst the LPS released sufficient Green Belt land to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e). However, there are other suitable sites in Prestbury that make a lower contribution to Green Belt purposes that could be released instead of FDR2871.

4.320 Overall, the site performs reasonably well in some aspects and is in an accessible location (although less accessible than many other sites in Prestbury), but there are also significant issues to be overcome. There are a number of traffic light criteria scoring amber, where mitigation and compensation measures could be provided (such as highways impact (pedestrian access), heritage assets impact, flooding / drainage issues, and ecology impact), but overall the mitigation measures are likely to significantly reduce the developable area of the site. Of particular concern are the considerable landscape impacts that would be difficult to mitigate. In addition, there are other suitable sites in Prestbury making a lower contribution to Green Belt purposes that could be released instead of this site. The GBSA has identified that a readily recognisable and permanent Green Belt boundary

would need to be created. There is a significant part of the potential future Green Belt boundary where currently there are no physical features. Whilst it might be possible to create features to mark the boundary as part of any development, safeguarded land is not identified for development. Consequently, it is difficult to see how the site would meet the requirement of NPPF ¶139(f), which requires plans to “*define boundaries clearly, using physical features that are readily recognisable and likely to be permanent*”.

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

Stage 6: Input from infrastructure providers / statutory consultees

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

Stage 7: Recommendation for site FDR2871: Land at Heybridge Lane (southern site, smaller area)

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

Sites making a ‘major contribution to Green Belt purposes

4.323 There is one potential site⁵ in the Green Belt around Prestbury that has been assessed in the GBSA as making a ‘major contribution’ to Green Belt purposes. This is site CFS331b (Land at Macclesfield Road and Prestbury Road).

4.324 The sites considered so far in this report (brownfield sites; non-Green Belt sites; ‘no contribution’ Green Belt sites; ‘contribution’ Green Belt sites; and ‘significant contribution’ Green Belt sites) could deliver the required 2.73 ha of safeguarded land. Under the iterative approach, this Green Belt site making a ‘major contribution’ to Green Belt purposes has not been considered further in the site selection process.

⁵ Site CFS576 (Land north of Withinlee Road) has also been assessed as making a ‘major contribution’ to Green Belt but is considered later in this report (in accordance with NPPF ¶138) as it is not well-served by public transport.

Sites that are not previously-developed and/or are not well served by public transport

4.325 Whilst all sites under consideration in Prestbury are greenfield sites, all but two are considered to be well-served by public transport. These sites that are well-served by public transport have been given first consideration earlier in this report as required by NPPF ¶138.

4.326 There are two potential sites in the Green Belt around Prestbury that are not well-served by public transport as they are outside of the recommended walking distance to both a bus stop (500m) and a railway station (2km). These are sites CFS6 (Land at Field Bank Farm, Withinlee Road) and CFS576 (Land north of Withinlee Road).

4.327 The sites considered so far in this report are the sites given first consideration under NPPF ¶138, and these sites could deliver the required 2.73 ha of safeguarded land. Therefore, the two sites not well-served by public transport have not been considered further in the site selection process.

Sites recommended for inclusion in the SADPD for Prestbury

4.328 In conclusion, the sites recommended for inclusion in the SADPD for Prestbury (Stage 7) are shown in Table Prestbury 35 below.

Option ref	Site name	Gross site area	Number of dwellings	Employment land	Safeguarded land	Proposal
CFS 574	Land south of Prestbury Lane	1.86 ha	35	0	1.84 ha	Safeguarded land
FDR 2001	Land off Heybridge Lane (northern site)	0.94 ha	0	0	0.94 ha	Safeguarded land

Table Prestbury 35: Sites recommended for inclusion in the SADPD

4.329 Prestbury's requirement for 2.73 ha of safeguarded land can be met from these sites.

5. Retail planning

Introduction

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

Retail overview

- 5.2 Prestbury is a village in the north of the borough, around 6km from Macclesfield town centre, the closest principal town within the borough.
- 5.3 It is a LSC in the retail hierarchy where there will be a focus on convenience and comparison retailing of an appropriate scale, plus opportunities for service uses and small-scale independent retailing of a function and character that meets the needs of the local community.
- 5.4 Prestbury village is defined as a 'Local Centre' for retail purposes in the Macclesfield Borough Local Plan ("MBLP") and therefore does not currently have a designated centre boundary, but is shown as an 'existing shopping area' on the MBLP proposals map. This existing shopping areas runs alongside The Village and New Road.
- 5.5 This area contains a variety of convenience and comparison retail outlets, retail services, leisure services and financial and business services.

Complementary strategies and parking provision

- 5.6 Prestbury does not have a designated neighbourhood area and there is no neighbourhood plan currently being prepared.
- 5.7 There are two car parks close to the village centre, which are Springfields car park to the north (61 spaces) and Shirleys car park to the south (61 spaces). Both are free to use and operated by Cheshire East Council. There are also a limited number of on-street parking bays (45 minutes maximum stay) at The Village.
- 5.8 In addition, a new car park (21 spaces) at Bridge Green opened in 2019. This is operated by a third party on behalf of the Parish Council. It is free to use and limited to 90 minutes maximum stay.

Retail health indicators and analysis

- 5.9 The WYG Retail Study (2016) and updates prepared, most recently in 2020 (WYG Retail Study Partial Update [ED 17]) have evaluated the vitality and viability of the two Principal Towns in Cheshire East (Crewe and Macclesfield) and the nine KSCs in the Borough. The WYG retail work has also considered the retail health and function of the LSCs.
- 5.10 A full health check is included in Appendix 4 of the WYG Retail Study (2016) (pp51-56)⁶ and has been updated in Appendix C of the WYG Retail Study Partial Update (2020) [ED 17]. The health check assessments draw on a number of key indicators in accordance with national guidance.

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

- 5.11 Prestbury is a viable village centre with a balanced diversity of uses. There are retail services within the village to sufficiently serve day to day needs of the local community and key convenience services are concentrated within the central parade. The village is heavily represented within the leisure service and financial and business service sectors, which combined comprise 50% of the total retail units. The number of leisure service units contributes towards creating a strong evening economy within the village. The number of vacant units within the village has decreased since 2016 and do not detract from the village's vitality. Prestbury has a good level of local services for a village of its size, which contributes to its role as a local service centre. Overall Prestbury is considered to have a level of services and facilities that are consistent with that of a local centre.

Impact test threshold

- 5.12 WYG has assessed the floorspace thresholds for planning applications for retail and leisure uses, above which an impact assessment would be required. The impact test threshold evidence, initially prepared in 2017, has been re-assessed through the 2020 WYG Retail Study Partial Update [ED 17].
- 5.13 WYG recommends Prestbury, as a Local Centre, should utilise a policy approach of a retail impact test threshold of 200sq.m gross floorspace outside of the local centre retail boundary for convenience, comparison, service and leisure uses – use class A1, A2, A3, A4 and A5 proposals in relation to the closest defined centre(s)⁸.

Retail and leisure boundaries

- 5.14 Prestbury local centre includes a range of small shops of a local nature, serving mainly a local catchment. It includes a good range of convenience and comparison retail to serve everyday needs (including a large convenience store, a sub-post office, florist and pharmacy) as well as estate agents, hairdressers, restaurants, cafés and public house and other retail and services (including interior design services and home furnishings). These shops and services are located in a concentrated area which is well-recognised as being the village centre and it is considered appropriate to designate a local centre boundary.
- 5.15 The WYG Retail Study (2016) considered the existing centres in the legacy local plans and identified where potential changes to boundaries (or new boundaries) are appropriate, be that town or local centre, or primary shopping

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

areas (where relevant).. The 2020 WYG Retail Study Partial Update [ED 17] has also provided recommendations on retail boundaries, which have been considered as part of the council’s evidence base in preparing this report.

5.16 Prestbury Village has an ‘existing shopping area’ boundary, as defined in the MBLP. Following site visits and a review of appropriate evidence, including the retail work undertaken by WYG, it is proposed to designate a Local Centre in Prestbury. Table Prestbury 36 justifies the proposed amendments to be made to the current Prestbury ‘existing shopping area’ boundary, as defined in the MBLP and indicated on Map Prestbury 6 in Appendix 6.

Potential local centre boundary	Number on Map Prestbury 6 and amendment proposed	Justification for amendment
Cluster of units on New Road	(1) Retain within the local centre boundary	Although a little detached from the main village centre, this area includes restaurants and a public house alongside services such as a physiotherapist and skin clinic. It has a slightly different function to the main centre of the village but it does retain some retail and service function and the new village car park is proposed to be located just across the road which will help to draw people into this area.
Site of new village car park, The Bridge Hotel and St. Peters Church	(2) Extend the boundary to include these uses	The Bridge Hotel and restaurant is a main town centre use and the new car park is intended to serve the village centre, whilst St. Peters Church serves to attract people to the centre and this area functions as part of the centre’s shopping and service offering.
Church House and Ravenstone House, The Village	(3) Exclude from the local centre boundary	These residential properties do not function as part of the village’s shopping and service offering.
Legh Arms and adjacent buildings plus curtilages	(4) Extend the boundary to include all of the buildings and their curtilages	This area functions as a part of the village’s shopping and service offering but the boundary currently only includes part of the Legh Arms buildings and curtilage.
The Village Barber unit	(5) Extend the boundary to include this adjacent A1 unit	This is a main town centre use and functions as part of the village’s shopping and service offering.
Bridgefords Estate Agents and Prestbury library	(6) Extend the boundary to include these units	This area functions as part of the village’s shopping and service offering.
2-4 The Village	(7) Exclude from the local centre boundary	These residential properties do not function as part of the village’s shopping and service offering.
Prestbury Village Club	(8) Extend the boundary to include this unit	The village club is a local community facility and functions as part of the village’s shopping and service offering.

Denholme and Hollin Cottage, New Road	(9) Exclude from the local centre boundary	These residential properties do not function as part of the village’s shopping and service offering.
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Table Prestbury 36: Prestbury local centre boundary justification

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

Other retail centres

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

5.19 Within Prestbury, the only local shopping area listed under Policy S4 of the MBLP is the Prestbury Village area already considered in the section above.

6. Settlement boundaries

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

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

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

6.3 Green Belt boundaries should only be altered in exceptional circumstances and whilst exceptional circumstances have been identified to justify alteration of boundaries to accommodate development needs, these do not extend to a general review of Green Belt boundaries. Consequently, for those settlements inset within the Green Belt, the settlement boundary will continue to be the same as the Green Belt inset boundary. Therefore, for those settlements, (including Prestbury), the settlement boundary review is limited to stage 1 only.

Settlement boundary overview

6.4 The existing settlement boundary is defined by the Green Belt inset boundary in the MBLP.

6.5 For the purposes of review, this existing settlement boundary has been divided into sections, as set out in Table Prestbury 37 below.

Ref	Boundary Section	Description
1	From the junction of Withinlee Road and Castle Hill to the junction of Bollin Grove and Coachway.	From the junction of Withinlee Road and Castle Hill, the settlement boundary follows the Green Belt inset boundary, following Castle Hill before running along the western curtilage boundary of Orchard House, the rear of Castle Hill Court and the curtilage boundary of 8 Castle Hill. From here, it runs south of the cricket ground, around the vicarage, through the wooded area and across the River Bollin to run around the curtilages of properties on Bollin Mews and Prestbury Primary School to the junction of Bollin Grove and Coachway.
2	From the junction of Bollin Grove and Coachway to the railway bridge at Bridge End Lane.	From the junction of Bollin Grove and Coachway, the settlement boundary follows the Green Belt inset boundary, running along the curtilage boundaries of properties on Coachway, Orme Close, Nether Fold and The Fold before running along Park House Drive and the rear curtilage boundaries of properties on Park House Lane, Legh Road and Butley Lanes before it runs along Prestbury Lane, then the curtilage boundaries of properties on Prestbury Lane, Heybridge Lane, Yew Tree Close, Meadow Drive, Oakwood Drive and Heybridge Lane. From here, it follows Heybridge Lane for a short distance, before following the rear curtilage boundaries of properties on Heybridge Lane then returning to Heybridge Lane to exclude no. 32 and then following the curtilage boundaries again to Bridge End Lane at the railway bridge.
3	From the railway bridge at Bridge End Lane to 86 Macclesfield Road.	From the railway bridge at Bridge End Lane, the settlement boundary follows the Green Belt inset boundary along Bridge End Lane then follows the curtilage boundaries of Bridge End Farm, The Old Barn and properties on Bridge Green before it crosses the River Bollin and runs to the east of Abbey Mill, the rear of properties on Shirleys Close and east of the bowling green then follows the curtilage boundaries of properties on Bollin Way where it then follows the River Bollin and the rear curtilage boundaries of 56-34 Willowmead Drive. From here it follows the curtilage boundaries of properties on Dale Head Road and Macclesfield Road before it follows Macclesfield Road to no. 86.
4	From 86 Macclesfield Road to Packsaddle Lodge, Chelford Road.	From 86 Macclesfield Road, the settlement boundary follows the Green Belt boundary, running between 84 and 86 Macclesfield Road, then the rear curtilage boundaries of properties on Macclesfield Road and Macclesfield Road itself, then more rear curtilage boundaries of properties on Macclesfield Road, The Village and Chelford Road where it joins Chelford Road, then follows the curtilage boundaries

		of properties on Packsaddle Park to Chelford Road at Packsaddle Lodge.
5	From Packsaddle Lodge, Chelford Road to the junction of Withinlee Road and Castle Hill.	From Packsaddle Lodge, the settlement boundary follows the Green Belt inset boundary along Chelford Road and Collar House Drive where it runs between the curtilage boundaries of Tinkers / Waterside / Asana and Collar House Cottage / Amberley. From here, it follows the rear curtilages of properties on Castleford Drive and Larch Rise, then Withinlee Hollow, Withinlee Court, Wingmore House, Withindale and Magnolia House to Withinlee Road, and then follows Withinlee Road to the junction with Castle Hill.

Table Prestbury 37: Existing settlement boundary

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

Settlement boundary review

6.7 Each section of the existing settlement boundary has been reviewed using the methodology set out in the Settlement and Infill Boundaries Review. As Prestbury has a Green Belt inset boundary, the review is limited to stage 1 only in accordance with the methodology. The assessments and recommendations for defining the new boundary are set out in Table Prestbury 38 below.

Ref	Stage 1 Criteria A, B, C (allocated sites)	Boundary recommendations
1	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
2	Site CFS574 and FDR2001 are adjacent to the existing settlement boundary. There are no other LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	The sites are proposed as safeguarded land and therefore there should be no change to the existing settlement boundary.
3	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
4	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
5	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.

Table Prestbury 38: Boundary review and recommendations

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

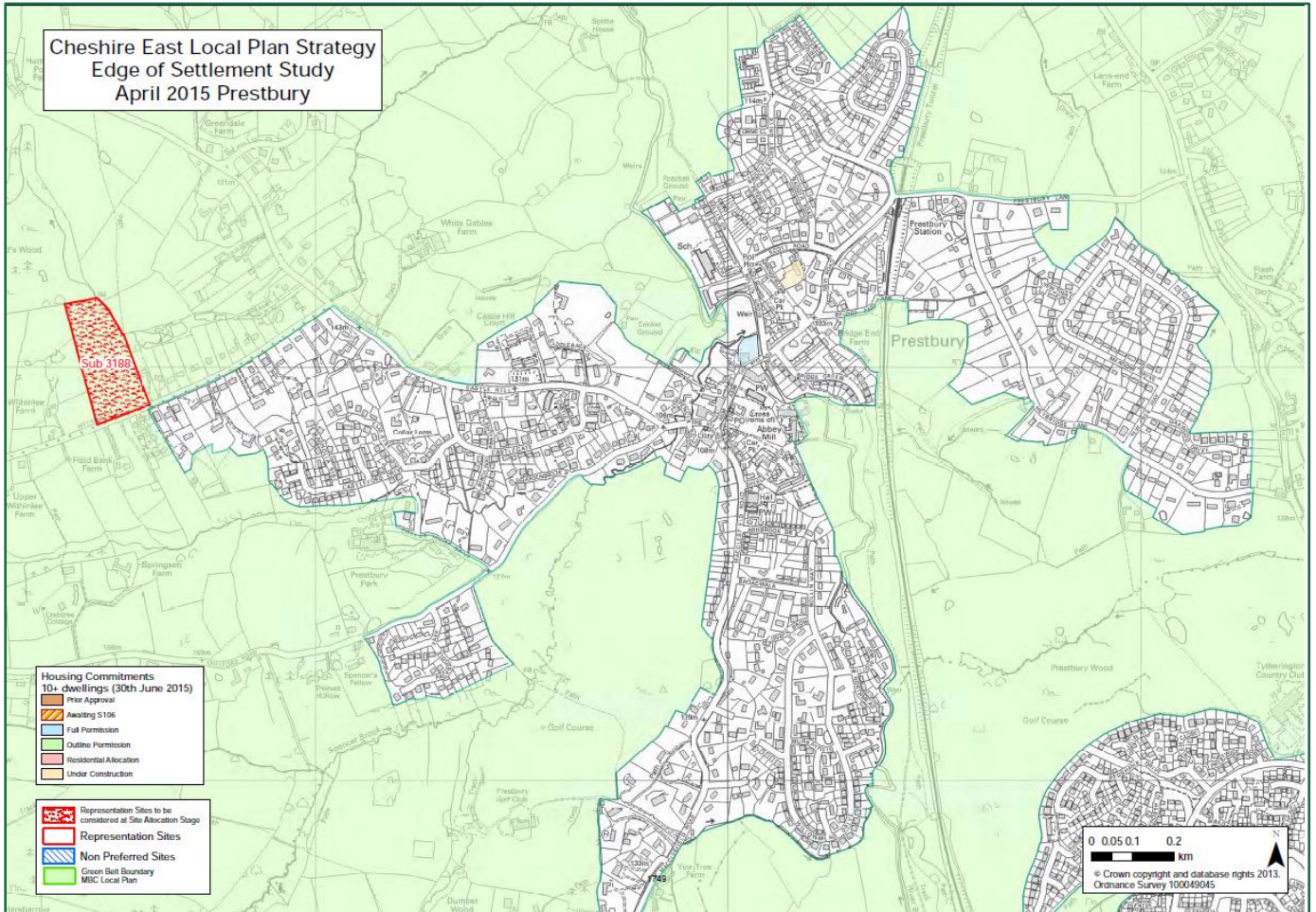
Green Belt boundary

6.9 The recommended Green Belt inset boundary is also shown on Map Prestbury 7 in Appendix 7. This is the same as the settlement boundary, except for safeguarded land. Evidence to justify the extent of land proposed for release from the Green Belt in association with each site is included in the Green Belt Site Assessments in Appendix 2.

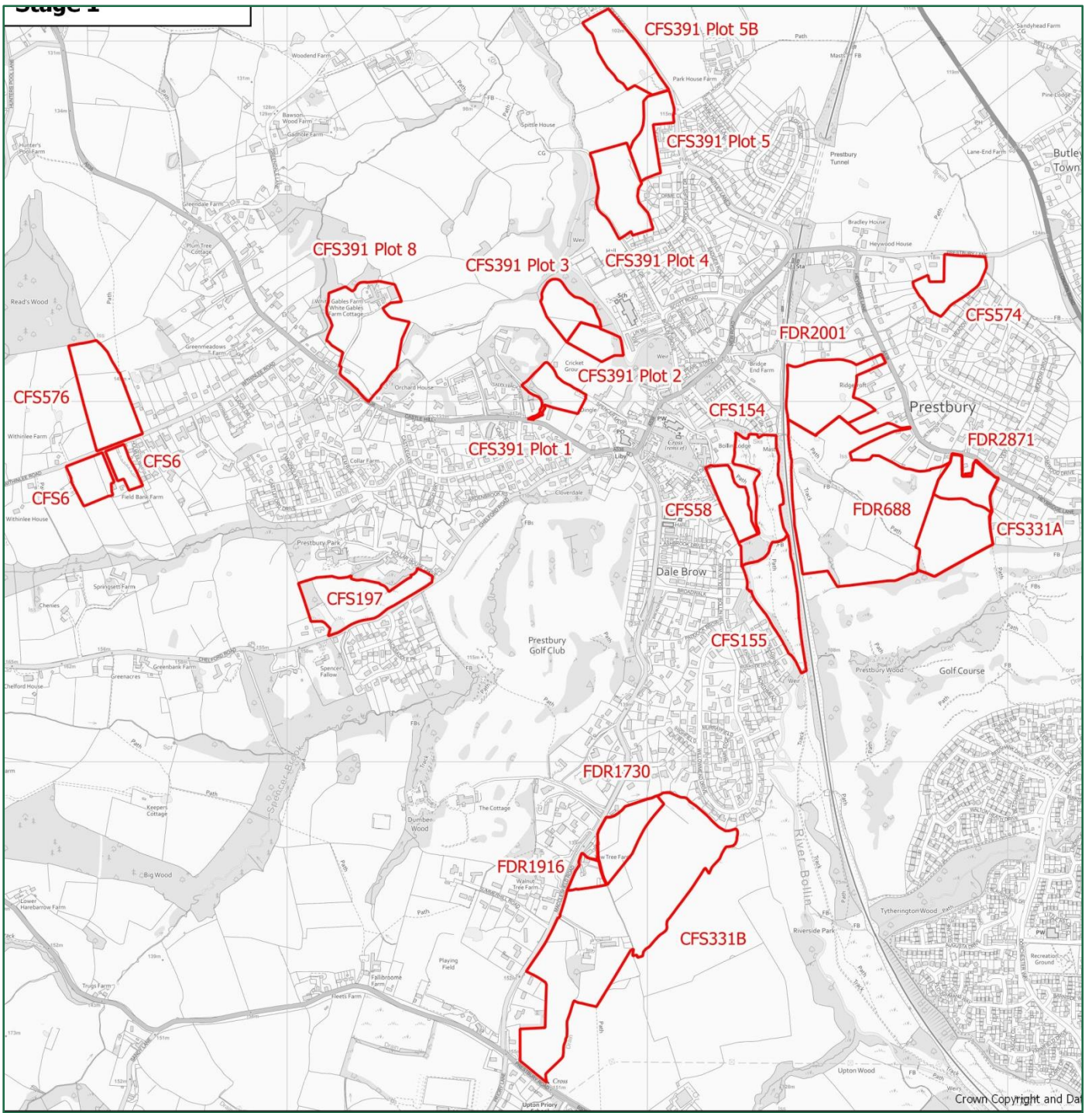
7. Appendices

Appendix 1: Site selection maps and table

Stage 1 sites maps

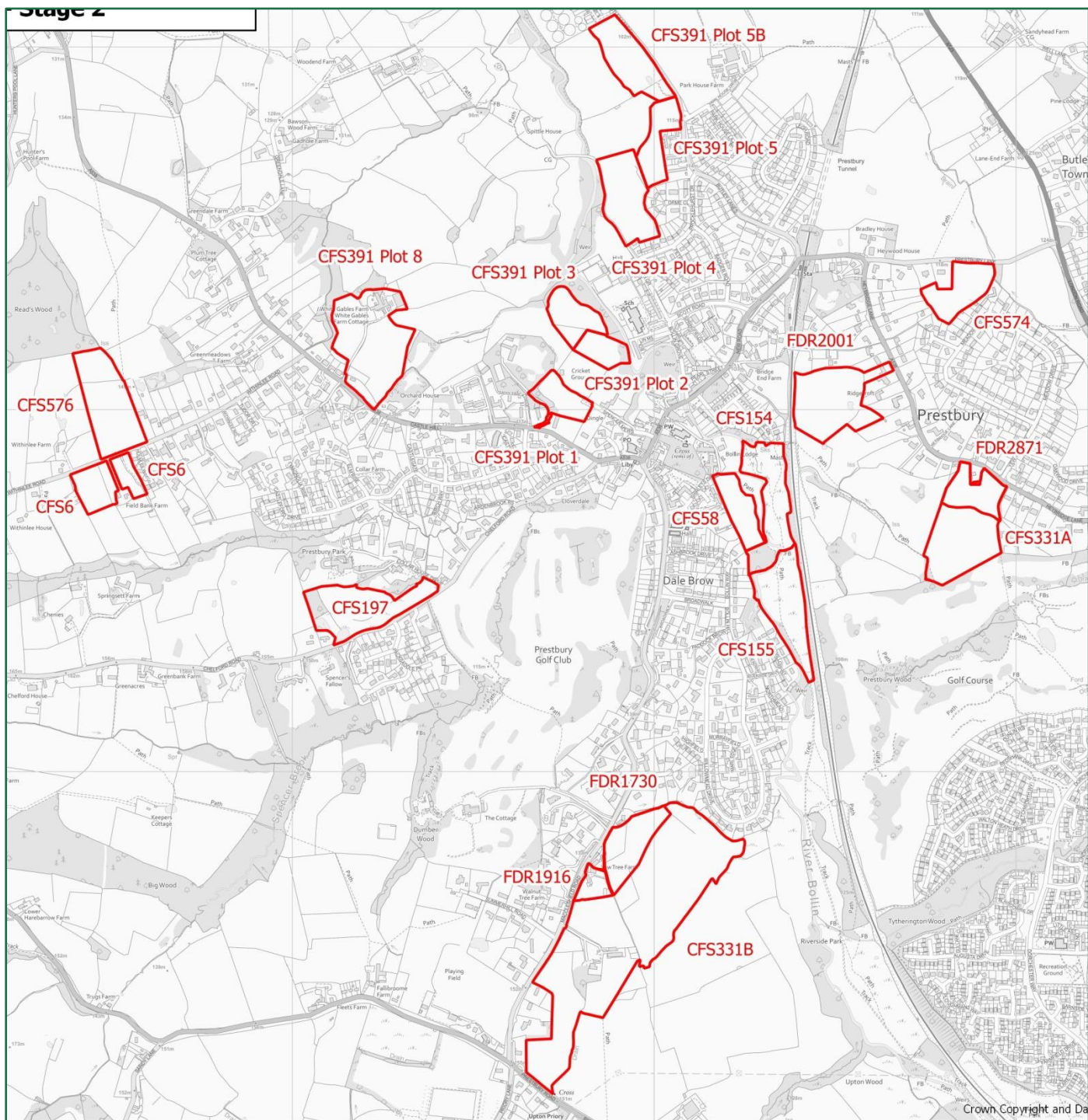


Map Prestbury 3: Edge of settlement assessment (2015)



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

Stage 2 sites map



Map Prestbury 5: Prestbury stage 2 sites

Stage 1 and stage 2 sites table

Source ⁹	Ref	Site name and address	Size (ha) ¹⁰	No. of dwgs ¹¹	Empl land (ha)	Retail (ha)	Other uses?	Sifted out? ¹² (Y/N)	Comments
C	SUB3188	Land at Withinlee Road	3.40	104	0	0	No	Yes	The site is now being promoted as 'Land north of Withinlee Road' (ref 576) and is considered as such below.
D	CFS6	Land at Field Bank Farm, Withinlee Road	1.88 (1.25)	38	0	0	No	No	
D/F/G	CFS58 / FDR827 / PBD1598	Land at Shirleys Drive	1.43	23	0	0	No	No	
D/F	CFS154 / FDR2431	Area A, land at Bridge Green	2.94 (1.00)	28	0	0	open space / landscaping / ecological area	No	
D/F	CFS155 / FDR 2431	Area B, land at Bridge Green	3.04 (1.35)	41	0	0	Care home; open space	No	

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

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

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

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

Source ⁹	Ref	Site name and address	Size (ha) ¹⁰	No. of dwgs ¹¹	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹² (Y/N)	Comments
D	CFS197	Land north of Chelford Road and west of Collar House Drive	3.35 (2.82)	Up to 85	0	0	No	No	
D/F	CFS331a / FDR2871	Land at Heybridge Lane (southern site, larger area)	4.74	34	0	0	Village green	No	
D	CFS331b	Land at Macclesfield Rd and Prestbury Rd	18.54	556	0	0	No	No	
D/F	CFS391 plot 1 / FDR2010	Land at White Gables Farm (land south of cricket ground)	1.20	10	0	0	No	No	
D	CFS391 plot 2 / FDR2010	Land at White Gables Farm (land north east of cricket ground)	0.80	8	0	0	No	No	
D	CFS391 plot 3 / FDR2010	Land at White Gables Farm (land north of cricket ground)	1.50	15	0	0	No	No	
D/F/G	CFS391 Plot 4 / FDR2007 / PBD1859	The Bowery (land at White Gables Farm north of Bollin Grove)	2.77 (2.60)	41	0	0	Potential new car park / potential new public open space.	No	
D/F/G	CFS391 Plot 5 / FDR2007 / PBD1859	Butley Heights smaller site (land at White Gables Farm off Butley Lanes)	1.54	41	0	0	No	No	

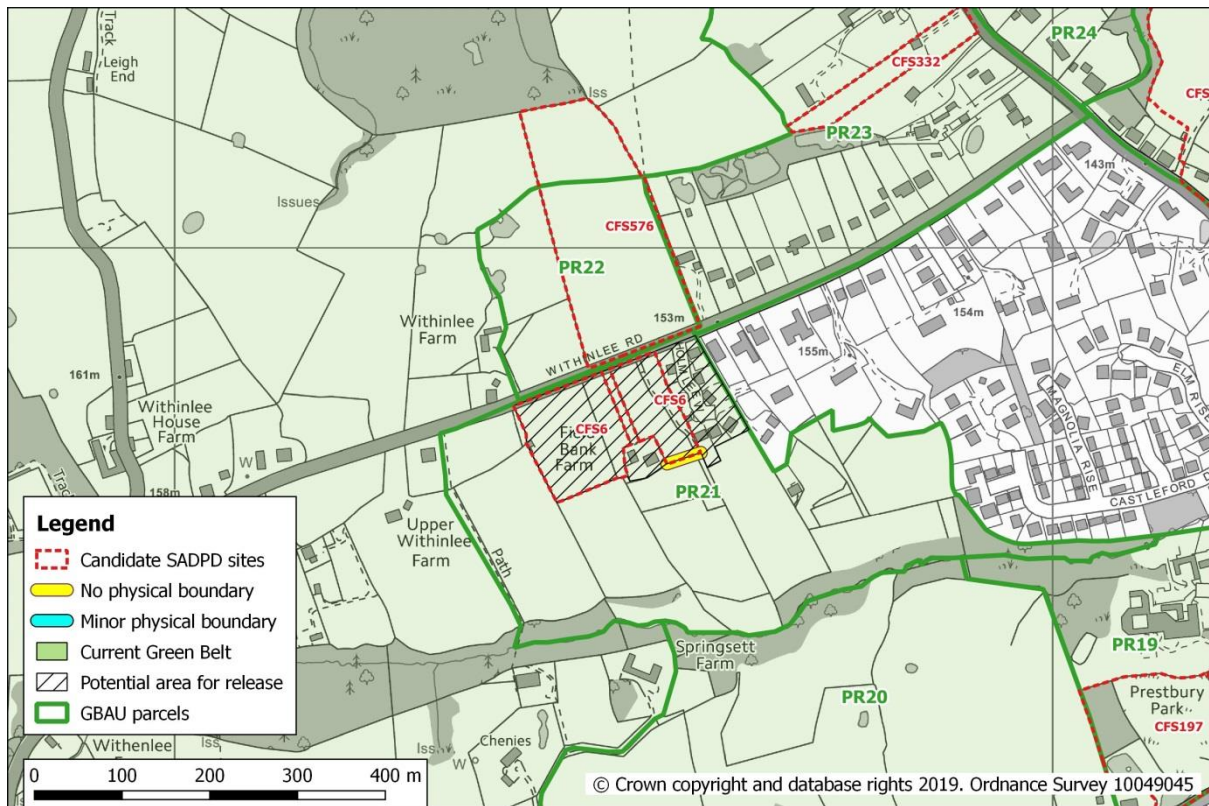
Source ⁹	Ref	Site name and address	Size (ha) ¹⁰	No. of dwgs ¹¹	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹² (Y/N)	Comments
D/F/G	CFS391 Plot 5b / FDR2007 / PBD1859	Butley Heights larger site (land at White Gables Farm, off Butley Lanes)	4.01	41	1.30 (net)	0	90 beds C2 elderly care / nursing home	No	
D	CFS391 Plot 8 / FDR2010	Land at White Gables Farm (land off Castle Hill)	4.80	48	0	0	No	No	
D/F/G	CFS574 / FDR1884 / PBD1038	Land south of Prestbury Lane	1.86	50	0	0	No	No	
D/F/G	CFS576 / FDR1956 / PBD135	Land north of Withinlee Road	3.46	52	0	0	Self-build homes	No	
F	FDR688	Oaklands, Heybridge Lane	20.60	175	0	0	Nature areas, trails and a community park	Yes	The site has been promoted by a third party but there is no indication that the site is being actively promoted by the landowners. Part of site being actively promoted and this part is considered as site CFS331a (Land at Heybridge Lane (southern site)) above.
F	FDR1730	Land off Macclesfield Road	2.08	49	0	0	No	No	A smaller part of CFS331b
F	FDR1916	Yew Tree Barns, Macclesfield Road	0.63	5	0	0	No	Yes	A smaller part of CFS331b. The site has consent for one dwellings (18/4157M)
F/G	FDR2001 / PBD1594	Land off Heybridge Lane (northern site)	3.80	70	0	0	Safeguarded land (part alternative)	No	

Source ⁹	Ref	Site name and address	Size (ha) ¹⁰	No. of dwgs ¹¹	Empl land (ha)	Retail (ha)	Other uses?	Sifted out? ¹² (Y/N)	Comments
F/G	FDR2871 / PBD2638	Land at Heybridge Lane (southern site, smaller area)	1.10	28	0	0	No	No	A smaller part of CFS331a

Table Prestbury 39: Stage 1 and 2 sites

Appendix 2: Green Belt site assessments

GBSA: CFS6 Land at Field Bank Farm, Withinlee Road



Map CFS6: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel PR21. With the exception of the northern boundary to Withinlee Road, the site and parcel boundaries are different.

Boundary Considerations / Area Considered for Removal from Green Belt

To create a logical new Green Belt boundary, and to avoid leaving a narrow strip of Green Belt between the site and current inset boundary, the properties on Holmlee Way and their curtilages would also be removed from the Green Belt. It would also seem logical to remove the buildings at Field Bank Farm which would be surrounded by the site on three sides, as shown on the map.

For the most part, the Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent. These are Withinlee Road, the rear boundaries of properties on Holmlee Way and prominent hedge and tree-lined field boundaries. The southern boundary between the Field Bank Farm buildings and curtilage of properties in Holmlee Way is not marked by any physical features on the ground. If removed from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created. Any policy for this site should also include details of the boundary

treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel PR21, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
PR21: Land to the south of Withinlee Road and east of Upper Withinlee Farm.	There is an opportunity to round off development in the eastern part of the parcel; this is due to the weak boundary currently formed by the existing development. The parcel is largely open farmland with elements of urbanisation that detract from the openness. The parcel has no contribution to preventing settlements from merging nor preserving the historic setting due to the lack of proximity to relevant settlements. The parcel makes a limited contribution to assisting urban regeneration.	Contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant Contribution: The boundaries are in the main readily recognisable but are not as strong as the wider parcel boundaries. Part of the site is not marked by a physical boundary. The site extends outwards from the settlement and is not contained by it. Neither would it represent 'rounding off'. It also plans a role in preventing ribbon development extending outwards along Withinlee Road.
2 Prevent neighbouring towns merging into one another	No contribution: The area plays no role in preventing nearby towns from merging as another settlement is not located nearby.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: The boundaries (particularly the south-eastern boundary) may not be sufficient to prevent further encroachment in the long term. The area is mainly open farmland with very little development within it although there are some urbanising influences adjacent. Its relationship with the open countryside is stronger than its relationship with the urban area. Overall, it has a significant degree of openness.
4 Preserve the setting and special character of historic towns	No contribution: The site is not located close to Prestbury Conservation Area.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development; therefore the site makes a limited contribution to the purpose.
Overall evaluation	Whilst the wider parcel within which the site sits was judged in the GBAU to make a 'contribution', it is considered that the area covered by this site makes a 'significant contribution'. Given that it is not well related to or contained by the settlement, its strong relationship with the open countryside, its significant degree of openness and its significant contribution to preventing sprawl, it is considered to make a 'significant contribution' overall. This takes account of the fundamental aim of Green Belt policy (NPPF 2018, ¶133) to " <i>prevent urban sprawl by keeping land permanently open...</i> ".
Overall assessment	Significant Contribution.

Surrounding Green Belt

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

- i) Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
- ii) Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
PR21	Contribution	This parcel contains no additional sites being considered for release from the Green Belt.	Release of CFS6 from the Green Belt would leave a wider area of parcel PR21 remaining in the Green Belt. This parcel has a significant degree of openness and has a strong visual connection between the remaining parcel and CFS6. There is potential that release of CFS6 could increase views of the urban area from PR21 but careful design and boundary treatments could help to mitigate this.	No adjacent land considered for release.
PR22	Major contribution	This parcel contains site CFS576 which is also being considered through the site selection methodology.	CFS6 is clearly visible from parcel PR22. There is potential that release of CFS6 could increase views of the urban area from PR22 but careful design and boundary treatments could help to mitigate this.	Although adjacent, the two sites are relatively separate. The additional release of CFS576 would not affect the potential for CFS6 to be released from the Green Belt.
PR23	Contribution	This parcel contains sites CFS332 and CFS343 which are also being considered through the site selection methodology.	Given the location of the parcels and the intervening built development, release of CFS6 is unlikely to have any material impacts on the Green Belt function of PR23.	These sites are not adjacent to the settlement and are considered under the 'other settlements and rural areas'. The additional release of CFS343 and / or CFS332 would not affect the potential for CFS6 to be released from the Green Belt.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU

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

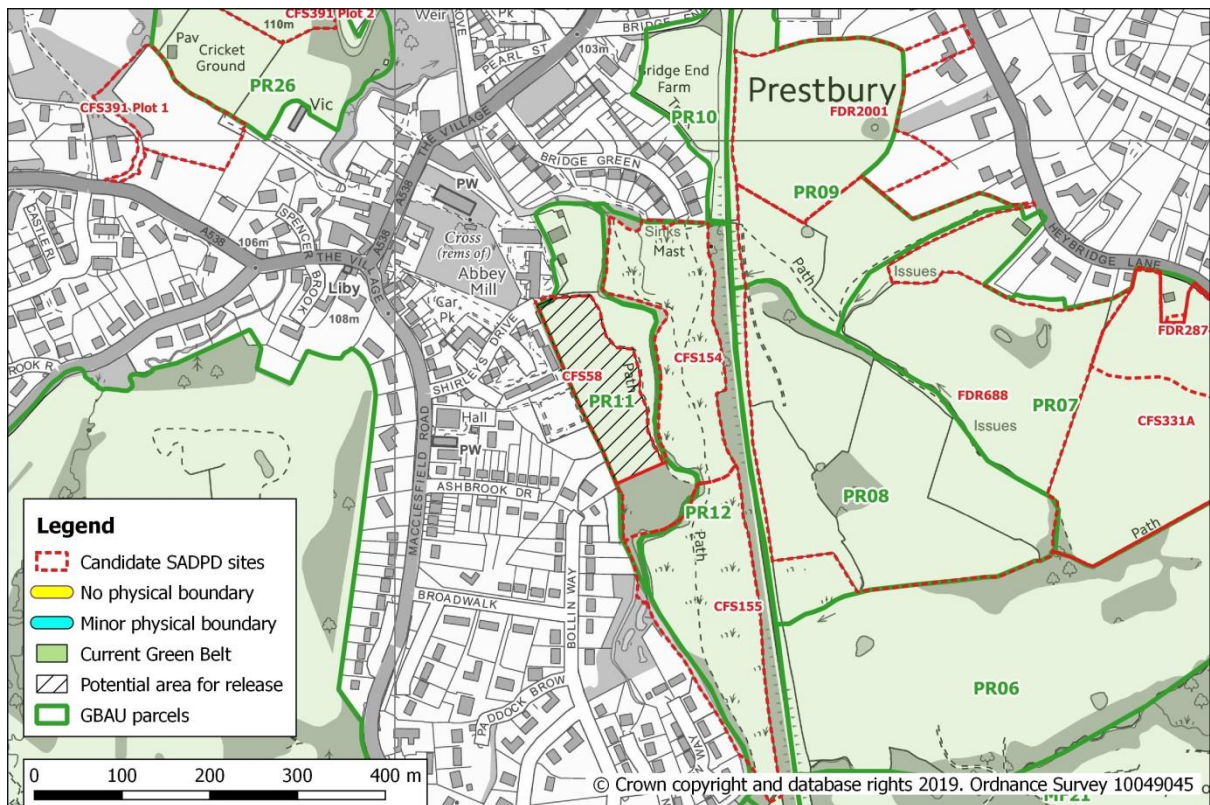
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, or a “contribution” to Green Belt purposes).

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

Summary

Consideration	Summary
Potential area for Green Belt release	The area between Withinlee Road, the rear boundaries of properties on Holmlee Way and prominent hedge and tree-lined field boundaries as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' significant contribution ' to Green Belt purposes.
Resulting Green Belt boundary	For the most part, the new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent but the site selection work should consider whether readily recognisable, permanent boundary could be created around the entire area.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is not likely to materially alter the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” or a “contribution” to Green Belt purposes.

GBSA: CFS58 Land at Shirleys Drive



Map CFS58: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel PR11, but the site and parcel boundaries are different.

Boundary Considerations / Area Considered for Removal from Green Belt

The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent. These are the public footpath to the east of the site and the field boundary to the south. Any policy for this site should also include details of the boundary treatment required to make sure that these boundaries remain readily-recognisable over the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel PR11, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
PR11: Land west of River Bollin to the rear of properties on Shirleys Drive / Ashbrook Drive	Whilst contributing to the overall openness of the wider Green Belt the parcel in itself is relatively enclosed from the wider Green Belt. Its contribution to maintaining a wider gap between settlements is minor and it does contribute to preventing encroachment into the countryside. The parcel has a major contribution to preserving the historic setting of	Contribution

	Prestbury as the parcel is located within the conservation area. The parcel has a limited contribution to assisting urban regeneration and has a limited contribution overall.	
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Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Contribution: The site is well connected to the urban edge and whilst the footpath boundary may not be the strongest, the River Bollin just beyond would prevent further encroachment in the longer term. Could be regarded as rounding off the settlement pattern and plays no role in preventing ribbon development.
2 Prevent neighbouring towns merging into one another	No Contribution: forms part of the wider Green Belt but performs no role in ensuring nearby settlements remain separate from one another.
3 Assist in safeguarding the countryside from encroachment	Contribution: The site is open land with no urbanising influences within the site but adjoining residential properties to the west. The site has a strong connection to the existing urban area and its connections with the wider open countryside are very limited by the presence of the River and railway line beyond, although due to the lack of built development within the site, it does have a significant degree of openness. The site serves a beneficial use of the Green Belt for recreation and to retain and enhance landscapes as it is within a local landscape designation area.
4 Preserve the setting and special character of historic towns	Major contribution: Prestbury is a historic town with a designated Conservation Area. The Conservation Area lies adjacent to the Green Belt boundary along the western boundary of the parcel. The views into and out of the settlement from the Green Belt are somewhat hindered by vegetation.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development; therefore the site makes a limited contribution to the purpose.
Overall evaluation	Whilst contributing to the overall openness of the wider Green Belt the site in itself is relatively enclosed from the wider Green Belt. It does not contribute to maintaining a gap between settlements and it makes a contribution to preventing encroachment into the countryside. The site has a major contribution to preserving the historic setting of Prestbury as the parcel is located adjacent to the conservation area. The site has a limited contribution to assisting urban regeneration and has a limited contribution overall.
Overall assessment	Contribution.

Surrounding Green Belt

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

- i) Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
- ii) Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
PR11	Contribution	In addition to CFS58, this parcel also contains part of site CFS154 which is also being considered through the site selection methodology.	Release of CFS58 would leave an area of parcel PR11 in the Green Belt. Given the location of the site, it is likely that release of CFS58 from the Green Belt would increase views of the urban area from the small remaining part of PR11, particularly in the area between the site boundary and the river. Careful design and boundary treatments may help to mitigate impacts.	CFS154 is the wider site as shown on the map but the area promoted for development does not extend across the river into parcel PR11. If this site was released from the Green Belt then it would not affect the potential for CFS58 to also be released. If CFS58 were to be released as well as CFS154 then consideration should be given to whether the remaining strips of Green Belt between CFS58 and CFS154 should also be removed.
PR12	Significant contribution	In addition to CFS58, this parcel also contains site CFS154 and site CFS155 which are also being considered through the site selection methodology.	CFS58 is clearly visible from parcel PR12, across the river. There is potential that release of CFS58 could increase views of the urban area from PR12 but careful design and boundary treatments could help to mitigate this.	If either of CFS154 or CFS155 were released from the Green Belt then it would not affect the potential for CFS58 to also be released. If CFS58 were to be released as well as both CFS154 and CFS155 then consideration should be given to whether the remaining strips of Green Belt within parcels PR11 and PR12 (west of railway line) should also be removed.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

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

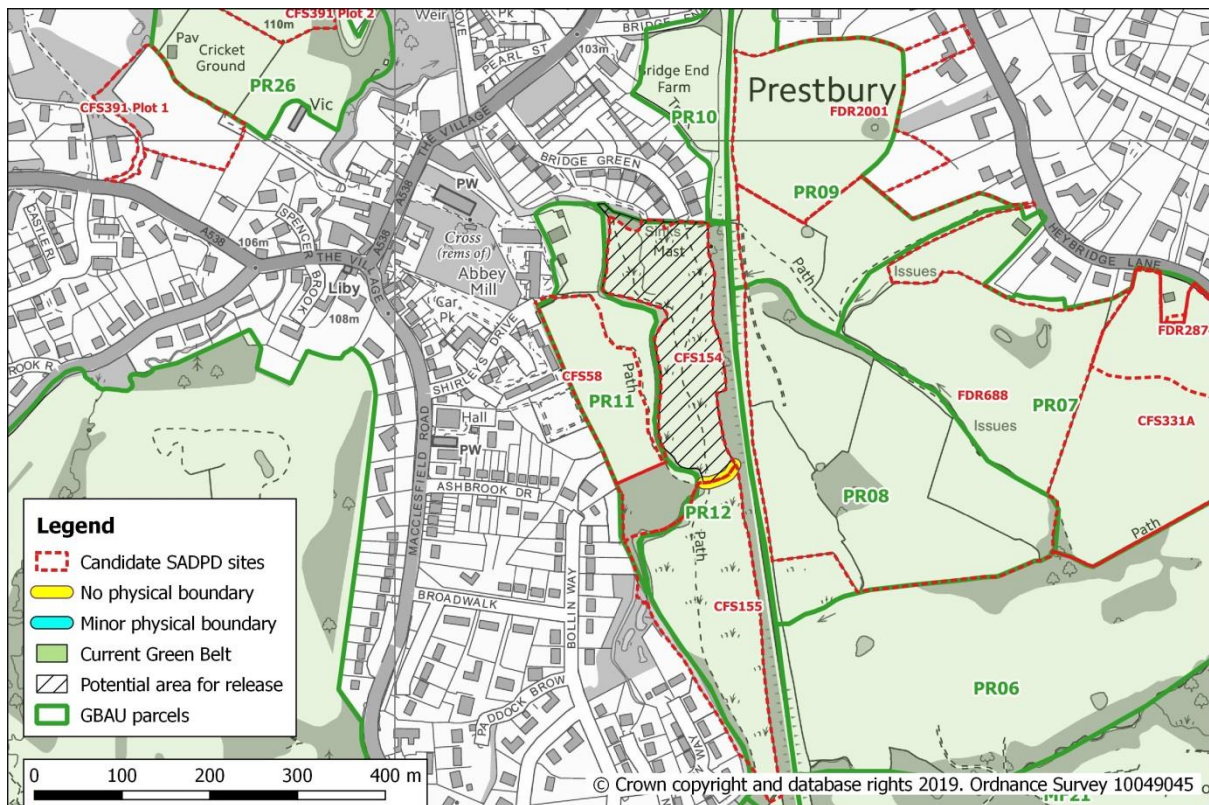
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” to Green Belt purposes).

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

Summary

Consideration	Summary
Potential area for Green Belt release	The area between the public footpath to the east of the site and the field boundary to the south shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a 'contribution' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable but any site policy should specify boundary treatments to make sure they endure in the long term.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is not likely to materially alter the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” to Green Belt purposes.

GBSA: CFS154 Area A, land at Bridge Green



Map CFS154: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies mainly within GBAU parcel PR12, but a small part of the site is across the river in parcel PR11. Other than the part to the west of the river, the site boundaries are broadly consistent with the boundaries of the northern part of parcel PR11.

Boundary Considerations / Area Considered for Removal from Green Belt

The indicative layout submitted by the site promoter shows that development is proposed on the small part of the site to the west of the river. As a result, it would not be necessary to remove this part of the site from the Green Belt.

Other than the site's southern boundary, the new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent. These are the railway line embankment and the River Bollin.

The southern site boundary is within a treed area but is not defined by any physical features on the ground. If removed from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created. Any policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel PR12, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
PR12: Land east of River Bollin and west of railway, north of Willow Way	The strong boundaries of the parcel have prevented encroachment on the countryside and urban sprawl. The parcel is heavily wooded however provides a limited degree of openness and has few urbanising features. The parcel still has a significant contribution to safeguarding the countryside from encroachment. PR12 has limited contribution to preserving the Conservation Area and assisting in urban regeneration.	Significant contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Contribution: With the exception of the southern boundary, the area would be contained by the river and railway line which are strong boundaries. Whilst the area is only connected to the settlement to the north, it is within a small finger of land lying between the settlement and railway line, either side of the River Bollin. It could be debated whether it would or would not represent 'rounding-off' of the settlement pattern but it is well contained by urbanising features. It plays no role in preventing ribbon development.
2 Prevent neighbouring towns merging into one another	Contribution: The site plays a very limited contribution in preventing the merging of Prestbury and Macclesfield as it is bounded by a railway line which creates a strong boundary and other Green Belt parcels. Therefore the parcel forms a less essential gap between these settlements and a reduction in the gap would not lead merging.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: With the exception of the southern boundary, the area would be contained by the river and railway line, which are strong boundaries. The land is open land but not in agricultural use. It adjoins the settlement to the north but is not strongly related to the urban area as it is separated by the River Bollin to the west. However, it does not relate to the wider open countryside as it is separated by the railway line to the east and just beyond the River Bollin, by the urban area to the west and south. There are no urbanising influences within the site itself but there are no long line views and dense vegetation which gives it a significant degree of openness. It serves beneficial uses of the Green Belt by for recreation and to retain and enhance landscapes as it is within a Local Landscape Designation Area.
4 Preserve the setting and special character of historic towns	Contribution: Prestbury Conservation Area is located in the centre of Prestbury however it is not directly adjacent to the site which plays a limited role in preserving the historic setting.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development; therefore the site makes a limited contribution to the purpose.

Green Belt Purpose	Assessment
Overall evaluation	Whilst contributing to the overall openness of the wider Green Belt the site in itself is relatively enclosed from the wider Green Belt. It makes a very limited contribution to maintaining a gap between settlements and whilst it makes a significant contribution to preventing encroachment into the countryside, on balance it is considered to make a contribution to Green Belt purposes overall.
Overall assessment	Contribution.

Surrounding Green Belt

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

- i) Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and
- ii) Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
PR08	Major contribution	This parcel contains part of site FDR688 which is also being considered through the site selection methodology.	Site CFS154 is separated from parcel PR08 by the railway line and embankment, alongside a thickly vegetated boundary. There are no views of CFS154 from PR08 and release of the site would not affect the Green Belt function of PR08.	Release of site FDR688 would not affect the potential for CFS154 to also be released.
PR09	Significant contribution	This parcel contains site FDR2001 and part of site FDR688 which are also being considered through the site selection methodology	Site CFS154 is separated from parcel PR09 by the railway line and embankment, alongside a thickly vegetated boundary. There are no views of CFS154 from PR09 and release of the site would not affect the Green Belt function of PR09.	Release of site FDR2001 or FDR688 would not affect the potential for CFS154 to also be released.
PR10	Contribution	This parcel contains no sites being considered for release from the Green Belt.	Site CFSS154 is separated from parcel PR10 by the urban area and there are no views of CFS154 from PR10. Release of the site would not affect the Green Belt function of PR10.	No adjacent land considered for release.
PR11	Contribution	This parcel contains site CFS58 which is also being considered through the site selection	Site CFS154 is separated from parcel PR11 by the River Bollin and there are some views of CFS154 across the river from parcel PR11 although these are fairly limited due	The sites are relatively close but separated by the River Bollin. If CFS58 were to be released from the Green Belt alongside CFS154 then consideration should be

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
		methodology.	to the vegetated nature of the area. Careful design and boundary treatment would assist in minimising any impacts.	given to whether to also release the remaining strip of Green Belt between CFS58 and CFS154.
PR12	Significant contribution	This parcel contains site CFS155 which is also being considered through the site selection methodology.	Release of CFS154 from the Green Belt would leave the southern area of parcel PR12 in the Green Belt. There are some views of Area A from the remaining part of the parcel although these are fairly limited due to the flat topography, shape of the parcel and intervening vegetation. It is likely that careful design and boundary treatments could help to mitigate any impacts.	Release of CFS155 from the Green Belt would not affect the potential for CFS154 to also be released from the Green Belt. However, if CFS155 and site CFS58 (in adjacent parcel PR11) were to be released in addition to CFS154, then the fragmented of the resulting Green Belt within parcels PR11 and PR12 means that consideration should be given to whether a more logical Green Belt boundary would be created by releasing all of the land within parcels PR11 and PR12.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

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

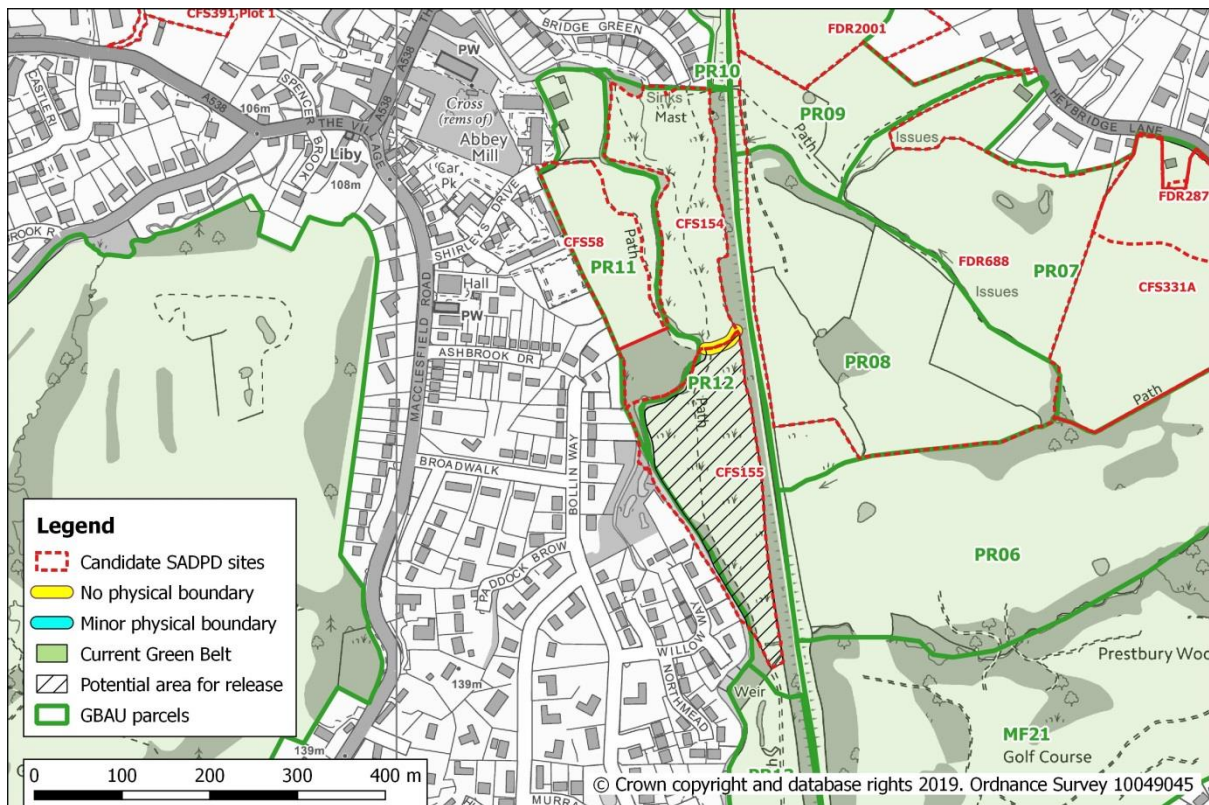
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” to Green Belt purposes).

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

Summary

Consideration	Summary
Potential area for Green Belt release	The area between the railway line embankment, the River Bollin and the site's undefined southern boundary as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' contribution ' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be mainly defined using physical features that are readily recognisable and likely to be permanent but the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created to the site's southern boundary.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is not likely to materially alter the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" to Green Belt purposes.

GBSA: CFS155 Area B, land at Bridge Green



Map CFS155: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel PR12. The site's boundaries are broadly consistent with the boundaries of the southern half of the parcel.

Boundary Considerations / Area Considered for Removal from Green Belt

Other than the site's northern boundary, the new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent. These are the railway line embankment and the River Bollin. There do not appear to be any existing physical features that could mark the northern Green Belt boundary.

If removed from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created. Any policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel PR12, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
PR12: Land east of River Bollin and west of railway, north of Willow Way	The strong boundaries of the parcel have prevented encroachment on the countryside and urban sprawl. The parcel is heavily wooded however provides a limited degree of openness and has few urbanising features. The parcel still has a significant contribution to safeguarding the countryside from encroachment. PR12 has limited contribution to preserving the conservation area and assisting in urban regeneration.	Significant contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant contribution: The eastern and western boundaries (river and railway line embankment) are strong but the northern boundary is not defined by physical features. The land is fairly detached from the urban area and it is not well connected to or contained by it, being situated across the River Bollin. It plays no role in preventing ribbon development.
2 Prevent neighbouring towns merging into one another	Contribution: The site plays a limited contribution in preventing the merging of Prestbury and Macclesfield as it is bounded by a railway line which creates a strong boundary and other Green Belt parcels. Therefore the parcel forms a less essential gap between these settlements and a reduction in the gap would not lead to merging.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: The eastern and western boundaries (river and railway line embankment) are strong but the northern boundary is not defined by physical features and may not be sufficient to prevent further encroachment in the long term. The land is open land but not in agricultural use. It adjoins the settlement to the west but is not strongly related to the urban area as it is separated by the River Bollin and screened by vegetation. However, it does not relate to the wider open countryside as it is separated by the railway line to the east and just beyond the River Bollin, by the urban area to the west and south. There are no urbanising influences within the site itself and views of nearby urbanising influences are minimal. There are no long line views and dense vegetation which gives it a significant degree of openness. It serves beneficial uses of the Green Belt by for recreation and to retain and enhance landscapes as it is within a local landscape designation area.
4 Preserve the setting and special character of historic towns	Contribution: Prestbury Conservation Area is located in the centre of Prestbury however it is not directly adjacent to the site which plays a limited role in preserving the historic setting.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development; therefore the site makes a limited contribution to the purpose.
Overall evaluation	Although not well connected to the wider open countryside, the site is fairly detached from the urban area and retains a significant degree of openness. It makes a significant contribution to prevention of sprawl and safeguarding the countryside from encroachment. Whilst it makes a more limited contribution to prevention of towns merging, preserving the setting and special character of historic towns and assisting in urban regeneration, on balance it is considered to make a significant contribution to Green Belt purposes overall.
Overall assessment	Significant contribution.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
PR06	Major contribution	This parcel contains no sites being considered for release from the Green Belt.	Site CFS155 is separated from parcel PR06 by the railway line and embankment, alongside a thickly vegetated boundary. There are no views of CFS155 from PR06 and release of the site would not affect the Green Belt function of PR06.	No adjacent land considered for release.
PR08	Major contribution	This parcel contains part of site FDR688 which is also being considered through the site selection methodology.	Site CFS155 is separated from parcel PR08 by the railway line alongside a thickly vegetated boundary. There are very limited views of CFS155 from PR08 and release of the site it unlikely to affect its Green Belt function.	Release of site FDR688 would not affect the potential for CFS155 to also be released.
PR11	Contribution	This parcel contains site CFS58 which is also being considered through the site selection methodology.	Site CFS155 is separated from parcel PR11 by the River Bollin and there are some views of CFS155 across the river from parcel PR11 although these are fairly limited due to the vegetated nature of the area. Careful design and boundary treatment would assist in minimising any impacts.	The sites are relatively close but separated by the River Bollin. Release of CFS58 would not affect the potential for CFS155 to also be released from the Green Belt.
PR12	Significant contribution	This parcel contains site CFS154 which is also being considered through the site selection methodology.	Release of CFS155 from the Green Belt would leave the northern area of parcel PR12 in the Green Belt. There are some views of CFS155 from the remaining part of the parcel although these are fairly limited due to the flat topography, shape of the parcel and intervening vegetation. It is likely that careful design and boundary treatments could help to mitigate any impacts.	Release of CFS154 from the Green Belt would not affect the potential for CFS155 to also be released from the Green Belt.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

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

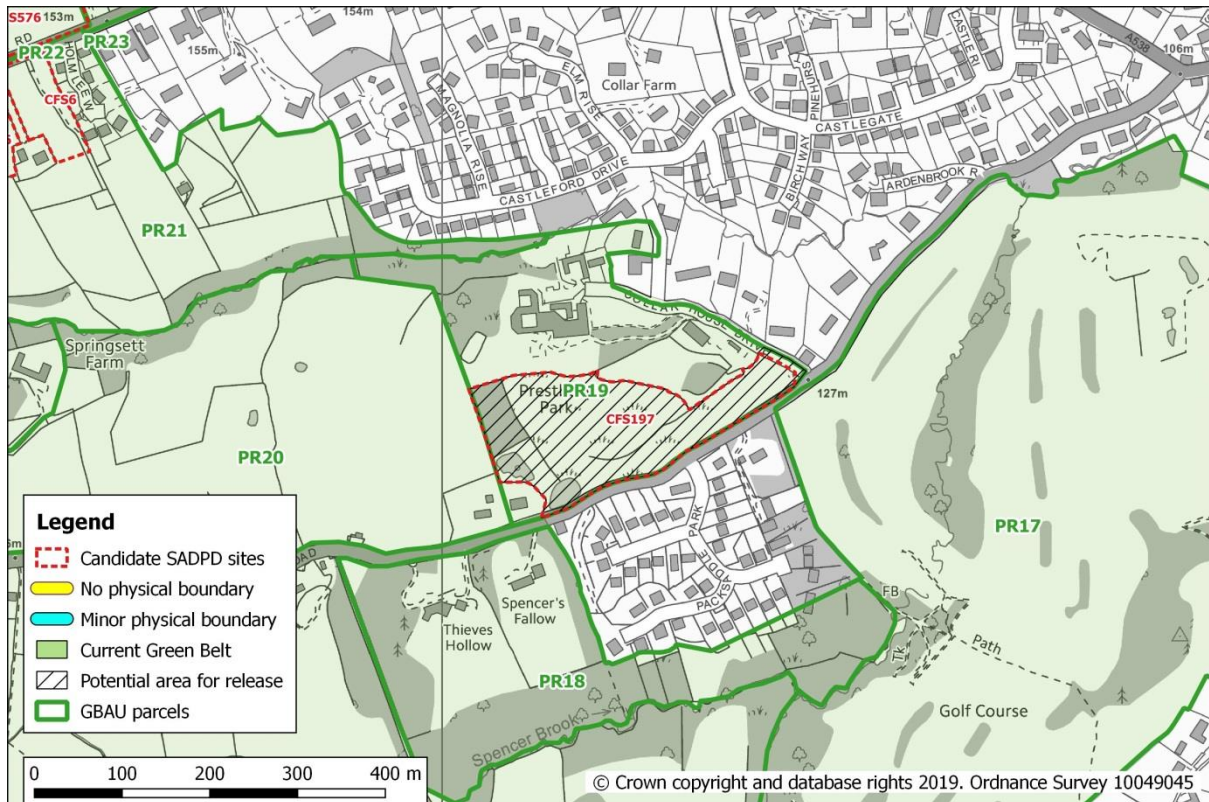
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” or a “contribution” to Green Belt purposes).

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

Summary

Consideration	Summary
Potential area for Green Belt release	The area between the railway line embankment, the River Bollin and the site's undefined northern boundary as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' significant contribution ' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be mainly defined using physical features that are readily recognisable and likely to be permanent but the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created to the site's southern and northern boundaries.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is not likely to materially alter the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” or a “contribution” to Green Belt purposes.

GBSA: CFS197 Land north of Chelford Road and west of Collar House Drive



Map CFS197: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel PR19. Other than the exclusion of a large residential property in the south west corner of the parcel, the site's southern, eastern and western boundaries largely follow the parcel boundaries. The site's northern boundary differs.

Boundary Considerations / Area Considered for Removal from Green Belt

To create a logical new Green Belt boundary, and to avoid leaving a narrow strip of Green Belt, the small area of Green Belt within the highway land of Collar House Drive to the east of the site would also be removed from the Green Belt.

The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent. These are the heavily wooded site boundaries.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel PR19, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
PR19: Land to the north of Chelford Road and west of Collar House Drive	The parcel has significant contribution to two purposes of the Green Belt; the parcel prevents urban sprawl despite some development already in the parcel and has safeguarded the countryside. There is dense vegetation in the parcel and no open views however the parcel provides a significant degree of contribution to safeguarding. The parcel does not contribute to preventing towns from merging due to its location nor does it contribute to preserving the historic setting. There is limited contribution to assisting urban regeneration.	Significant contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Contribution: The site boundaries are heavily wooded and reasonably strong, particularly as parts are protected by TPOs. Given the irregular shape of the urban area in this location, the site is relatively well contained by the urban area and could be seen as 'rounding off' the settlement pattern. The area does play a role in preventing ribbon development spreading along Chelford Road. Although there is already development to the south at Packsaddle Park.
2 Prevent neighbouring towns merging into one another	No contribution: The area plays no role in preventing nearby towns from merging as another settlement is not located nearby.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: The site is wooded vacant land with reasonable boundaries. There are no urbanising influences within the parcel but it is adjacent to residential development on three sides, although given the heavily vegetated nature of the site, this is well screened. It does have a relationship with the open countryside to the west, but again this is limited due its heavily vegetated boundaries. Despite the lack of built form, the area has no long line views and dense vegetation so has a significant degree of openness. It serves a beneficial use to retain and enhance landscapes, being within a local landscape designation area.
4 Preserve the setting and special character of historic towns	No contribution: The site is not located close to Prestbury Conservation Area.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development; therefore the site makes a limited contribution to the purpose.
Overall evaluation	The area makes a significant contribution to assisting in safeguarding the countryside from encroachment, although it does not have a strong relationship with the surrounding wider countryside. It makes a contribution to preventing urban sprawl and a limited contribution to assisting in urban regeneration. It does not contribute to preventing towns from merging due to its location nor does it contribute to preserving the historic setting and overall it is considered to make a contribution to Green Belt purposes.
Overall assessment	Contribution.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
PR17	Major contribution	This parcel contains no sites being considered for release from the Green Belt.	There is not a strong relationship between site CFS197 and parcel PR17. Release of CFS197 is unlikely to impact on the Green Belt function of PR17.	No adjacent land considered for release.
PR18	Contribution	This parcel contains no sites being considered for release from the Green Belt.	There is not a strong relationship between site CFS197 and parcel PR18. Release of CFS197 is unlikely to impact on the Green Belt function of PR18.	No adjacent land considered for release.
PR19	Significant contribution	This parcel contains no additional sites being considered for release from the Green Belt.	Release of CFS197 would leave a remaining area of parcel PR19. Given the heavily vegetated nature of the area and the wooded boundary, there are likely to be only limited visual impacts which could be mitigated through careful design.	No adjacent land considered for release.
PR20	Major contribution	This parcel contains no sites being considered for release from the Green Belt.	There is potential that release of CFS197 could increase views of the urban area from parcel PR20, but this is unlikely given the heavily vegetated boundary and any impact could be mitigated through careful design.	No adjacent land considered for release.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

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

not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

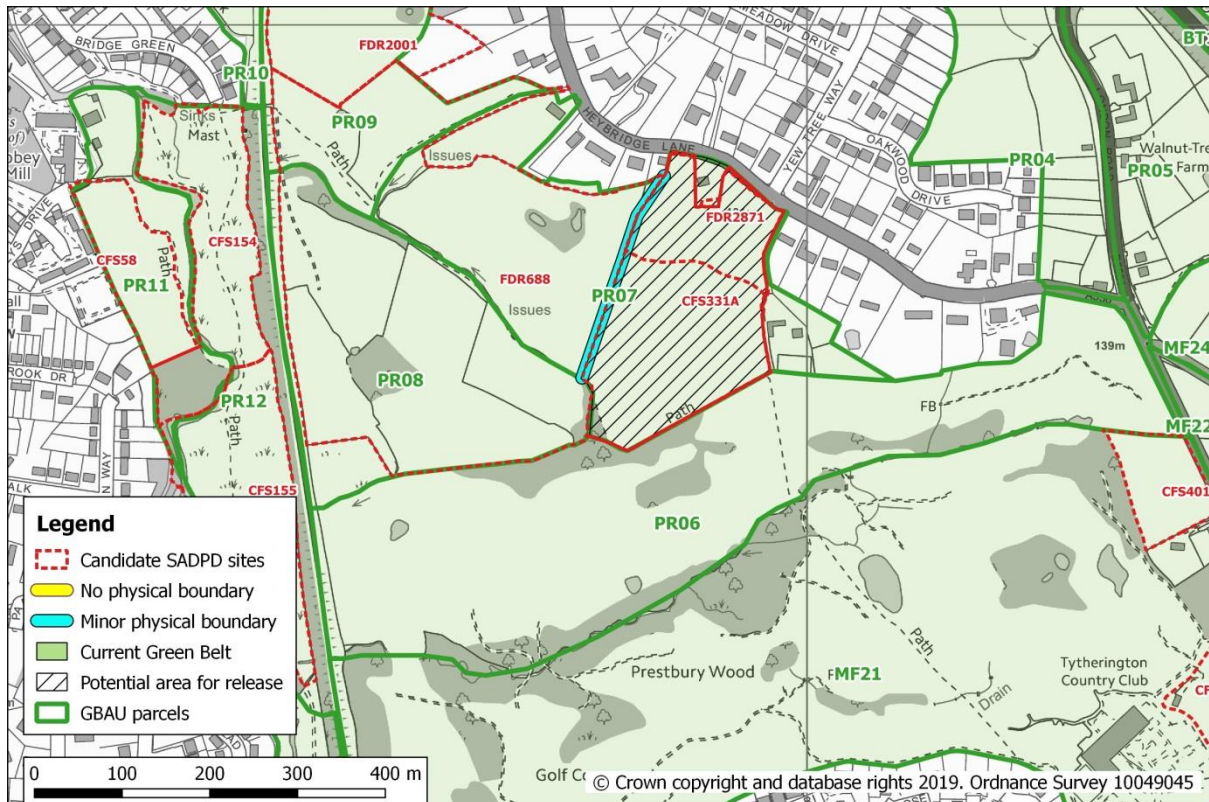
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” to Green Belt purposes).

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

Summary

Consideration	Summary
Potential area for Green Belt release	The area between the inset boundary and the heavily wooded site boundaries as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' contribution ' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this site is unlikely to have impacts for the function of the surrounding Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” to Green Belt purposes.

GBSA: CFS331A Land at Heybridge Lane (southern site, larger area)



Map CFS331A: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel PR07. The site's southern boundary largely follows the parcel boundaries but the other boundaries differ.

Boundary Considerations / Area Considered for Removal from Green Belt

To avoid leaving a small isolated pocket of Green Belt, no. 38 Heybridge Lane and its curtilage would also be removed from the Green Belt.

The new Green Belt boundary would be defined using physical features that are readily recognisable. These are the curtilage boundary to no. 44 Heybridge Lane, the footpath and tree-lined boundary to the golf course and a post and wire fence to the western boundary. These are also considered to be likely to be permanent, with the exception of the post and wire fence. If removed from the Green Belt, the site selection work must demonstrate that a permanent boundary could be created and any policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel PR07, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
PR07: Land to the rear of properties on Heybridge Lane	The parcel has prevented urban sprawl and provides a significant contribution to preventing the merging of Prestbury and Tytherington. The parcel is characterised by open farmland which is bounded by existing development however provides a significant degree of openness. There is a significant contribution to urban regeneration.	Significant contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant contribution: The boundaries are moderate in places and weak in others. The area is open agricultural land which has a much stronger relationship with the open countryside than it does with the urban area. The land is not well contained by the urban area and would not represent 'rounding off' of the settlement pattern. It does play a minor role in preventing ribbon development along Heybridge Lane but there is already development opposite and on both sides.
2 Prevent neighbouring towns merging into one another	Significant contribution: The parcel forms a largely essential gap between Prestbury and Macclesfield and a reduction in the gap could lead to the merging of these settlements. Development on this area would lead to the narrowing of the gap between Prestbury and Macclesfield.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: The parcel is characterised by undulating farmland which provides a significant degree of openness and there are some long line views. However looking toward the existing development slightly detracts from the openness. Other than the single residential property to the north, there are no urbanising influences within the land itself and it has a much stronger relationship with the open countryside than it does with the urban area. There are public footpaths around the edge of the site providing access to the countryside and it helps to retain and enhance landscapes, being in a local landscape designation area. These are beneficial uses of the Green Belt.
4 Preserve the setting and special character of historic towns	No contribution: The site is not located close to Prestbury Conservation Area.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development; therefore the parcel makes a limited contribution to the purpose.
Overall evaluation	The land makes a significant contribution to checking urban sprawl, preventing towns from merging and safeguarding the countryside from encroachment. Whilst it makes only a limited contribution to assisting in urban regeneration and no contribution to preserving the setting and special character of historic towns, it is considered to make a significant contribution overall.
Overall assessment	Significant contribution.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
PR06	Major contribution	This parcel contains no sites being considered for release from the Green Belt.	Parcel PR06 is detached from the urban area and has a significant degree of openness with few urbanising influences around its edges. Release of CFS331A could increase views of the urban area although this may be mitigated to some extent by careful design and boundary treatments. PR06 also makes a major contribution to preventing Macclesfield and Prestbury from merging due to its location in the narrow gap. Release of CFS331A would serve to further increase the importance of PR06 in this respect.	No adjacent land considered for release.
PR07	Significant contribution	This parcel also contains site FDR2871 and part of site FDR688 which are being considered through the site selection methodology.	Release of CFS331A would leave a remaining area of parcel PR07. Given the weak post and wire fence boundary, release of CFS331A is likely to increase views of the urban area from the remaining part of PR07, although careful design and boundary treatments may help to mitigate this to a certain extent.	FDR2871 is a smaller part of this larger site CFS331A, which itself is a smaller part of the larger site FDR688. It would only be released instead of, not in addition to either of these sites.
PR08	Major contribution	This parcel also contains part of site FDR688 which is being considered through the site selection methodology.	There are views across the CFS331A area from PR08 although there is intervening vegetation to provide a level of screening. PR08 is detached from the urban area and development of CFS331A could increase views of the urban area, but careful design and boundary treatments should be able to mitigate this impact.	CFS331A is a smaller part of the larger site FDR688 and would only be released instead of, not in addition to FDR688.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area but it would highlight its importance in maintaining the separation between Macclesfield and Prestbury.

Exceptional Circumstances

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

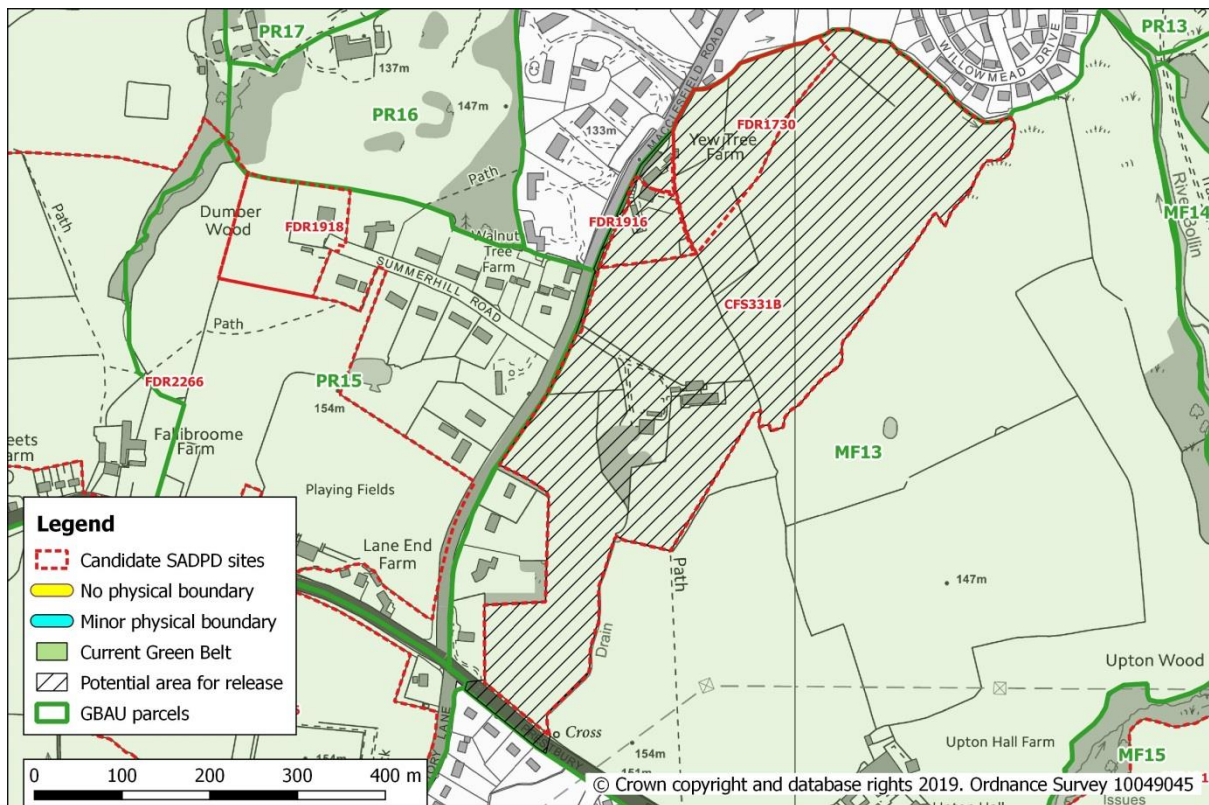
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” or a “contribution” to Green Belt purposes).

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

Summary

Consideration	Summary
Potential area for Green Belt release	The area between the curtilage boundary to no. 44 Heybridge Lane, the footpath and tree-lined boundary to the golf course and a post and wire fence to the western boundary as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ‘significant contribution’ to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable but if removed from the Green Belt, the site selection work must demonstrate that these boundaries are likely to be permanent.
Surrounding Green Belt	Release of this site may have some impacts for the function of the surrounding Green Belt but is unlikely to undermine the function of the wider Green Belt area.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” or a “contribution” to Green Belt purposes.

GBSA: CFS331B Land at Macclesfield Road and Prestbury Road



Map CFS331B: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel MF13. The site's boundary follows the parcel boundaries for much of its northern and western parts but elsewhere the boundaries differ.

Boundary Considerations / Area Considered for Removal from Green Belt

To avoid leaving a small isolated pocket of Green Belt, the Yew Tree Farm buildings fronting Macclesfield Road would also be removed from the Green Belt. The area of highway land on Prestbury Road between the site and the Macclesfield inset boundary would also be removed to avoid leaving a narrow finger of Green Belt along the road.

The new Green Belt boundary would mainly be defined using physical features that are readily recognisable and likely to be permanent. These are Macclesfield Road, the curtilage boundaries to properties on Macclesfield Road and the tree and hedge-lined field boundaries to the east. Whilst the tree and hedge-lined field boundaries are mostly prominent, there are small patches where the boundaries are intermittent. If removed from the Green Belt, the site selection work must demonstrate that a permanent boundary could be created and any policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel MF13, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
MF13: Land north of Prestbury Road and west of Upton Wood	The parcel makes a major contribution to Green Belt purposes. This parcel is largely agricultural grazing land containing trees, hedgerows, overhead power lines and a Grade II Listed Building. It is bounded by Macclesfield Road, Prestbury Road, the urban extent of Prestbury, the River Bollin and Upton Wood (Ancient Woodland). A footpath crosses the site. It has significant containment with the urban boundary of Macclesfield however it also abuts the boundary of Prestbury and therefore has a major role in preventing the merging of Prestbury with Macclesfield	Major contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant Contribution: The parcel is located adjacent to the exiting urban edge of both Macclesfield (south of area) and Prestbury (north west of area). The field boundaries to the east of the site are not particularly strong and the area does have a role in preventing ribbon development from spreading along Macclesfield Road, although significant development has already occurred in the Green Belt along this stretch. The northern end of the site could potentially be regarded as rounding off of the settlement pattern but overall, the site is not well contained by the urban area.
2 Prevent neighbouring towns merging into one another	Major Contribution: Maintains a gap between Macclesfield and Prestbury and has a crucial role in preventing the two settlements merging. Release of this area from the Green Belt would merge the Prestbury inset boundary with the Macclesfield inset boundary.
3 Assist in safeguarding the countryside from encroachment	Significant Contribution: The eastern field boundaries are not particularly strong to prevent encroachment in the long term. Other than a small number of agricultural buildings, the majority of the area is open agricultural land and has a significant degree of openness. The area has a strong relationship with the open countryside and serves beneficial uses of the Green Belt by providing access to the countryside (via the public footpath running through the site) and retaining and enhancing landscapes as it is in a local landscape designation area.
4 Preserve the setting and special character of historic towns	No contribution: Macclesfield is a historic town and is mentioned in the Domesday Book. It has a number of conservation areas which are located within the 250m buffer mostly on the eastern site of Macclesfield. Prestbury Road Conservation Area is located to the south east of the area but it is separated by parcel ref MF15.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Significant contribution: Prestbury has 0.8% brownfield urban capacity for potential development and Macclesfield has 4.0% brownfield urban capacity for potential development, therefore the site makes a significant degree of contribution to the purpose.

Green Belt Purpose	Assessment
Overall evaluation	The site makes a major contribution to prevention of Macclesfield and Prestbury from merging and its release from the Green Belt would lead to the actual merging of the two settlements which would subsequently share an inset boundary. It also makes a significant contribution to checking unrestricted sprawl, safeguarding the countryside from encroachment and assisting in urban regeneration but it is considered to make a major contribution overall due to its vital role in prevention of settlements from merging.
Overall assessment	Major contribution.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
MF11	Significant contribution	This parcel contains sites CFS276 and CFS603 which are also being considered through the Site Selection Methodology.	There is very limited visual connection between MF11 and CFS331B and release of CFS331B is unlikely to impact on MF11 in this regard. MF11 does play a significant role in the prevention of settlements merging. Release of CFS331B would merge the settlements but MF11 would still play an important role in preventing further merging.	The additional release of CFS603 would not affect the potential for CFS331B to be released from the Green Belt. Release of CFS276 alongside release of CFS331B would merge the settlements to an even greater degree than release of CFS331B alone.
MF13	Major contribution	This parcel also contains sites FDR1730 and FDR1916 which are also being considered through the site selection methodology.	Release of CFS331B would leave the eastern part of parcel MF13 remaining in the Green Belt. The remaining area would continue to play an important role in preventing further merging of the settlements. There is a tree and hedge lined field boundary between the site and remaining area of the parcel. There are clear views across the site from the remaining parcel and release of CFS331B may well increase views of the urban area. Careful design and boundary treatment may assist in mitigating this to a certain extent.	FDR1730 and FDR1916 are smaller parts of the larger CFS331B. They would only be released instead of, not in addition to CFS331B...

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
PR15	Major contribution	This parcel contains site FDR1918 and part of site FDR2266 which are also being considered through the site selection methodology.	Given the intervening built development, there are limited views of CFS331B from the open areas of parcel PR15. This parcel does play a major role in preventing the settlements from merging and release of CFS331B would merge the settlements but PR15 would still play an important role in preventing further merging.	The additional release of FDR2266 and FDR1918 would not affect the potential for CFS331B to be released from the Green Belt. Release of these sites alongside release of CFS331B would merge the settlements to an even greater degree than release of CFS331B alone.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt may undermine the overall Green Belt function of this General Area in respect of maintaining the separation between Macclesfield and Prestbury.

Exceptional Circumstances

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

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

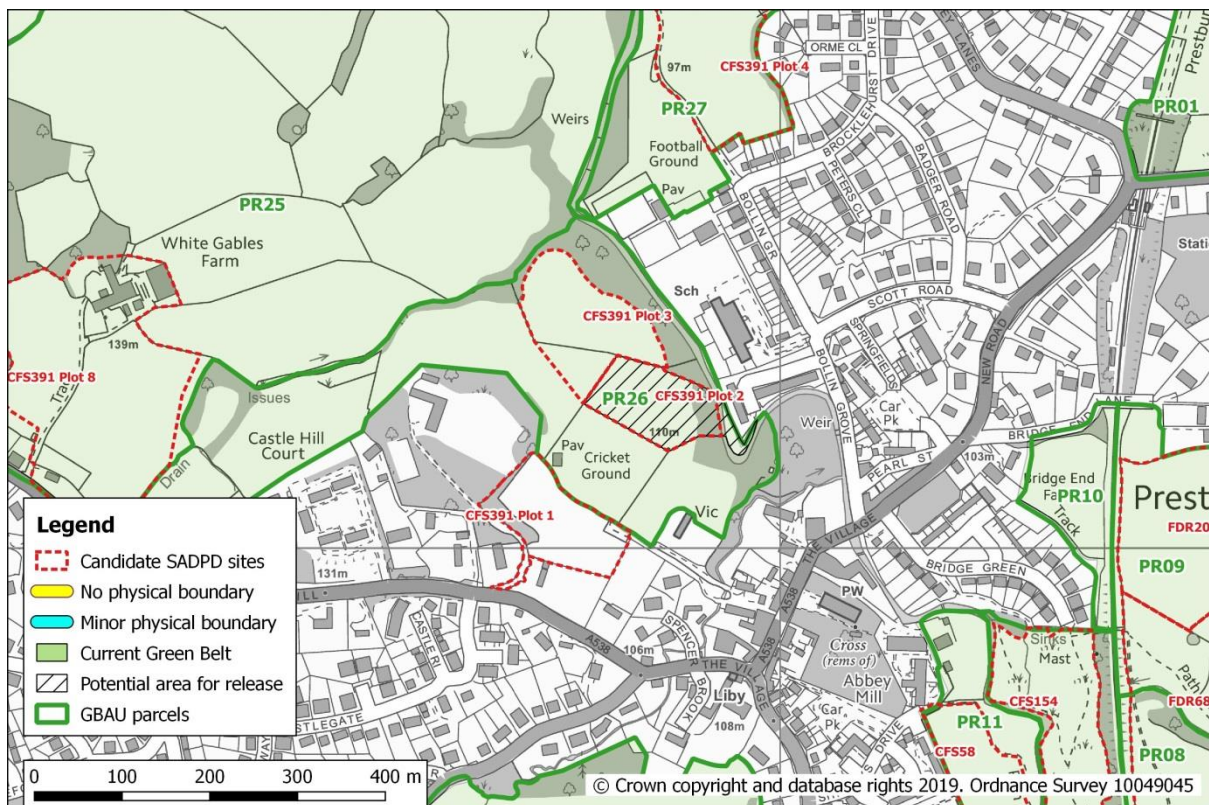
The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

Summary

Consideration	Summary
Potential area for Green Belt release	The area between the Macclesfield inset boundary and the Prestbury inset boundary between Macclesfield Road, the curtilage boundaries to properties on Macclesfield Road and the tree and hedge-lined field boundaries to the east as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' major contribution ' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable but if removed from the Green Belt, the site selection work must demonstrate that these boundaries are likely to be permanent.
Surrounding Green Belt	Release of this site may have some impacts for the function of the surrounding Green Belt and may undermine the function of the wider Green Belt area.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution", a "contribution" or a "significant contribution" to Green Belt purposes.

GBSA: CFS391 Plot 2 Land at White Gables Farm (land north east of cricket ground)

CFS391 is a large site to the north of Prestbury. A series of development plots around the edge of the site have been put forward with other areas of the site to remain as open landscaped areas. If allocated, the open landscaped areas would remain in the Green Belt and consequently, each individual site plot has been subject to a Green Belt Site Assessment, rather than the whole site in its entirety.



Map CFS391-2: Plot Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The plot is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel PR26. The plot and parcel boundaries are different.

Boundary Considerations / Area Considered for Removal from Green Belt

To join the plot with the existing inset boundary and to avoid a narrow strip of Green Belt, the small area of Green Belt across the River Bollin and up to the rear of properties on Bollin Mews would also be removed from the Green Belt.

The Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent. These are the River Bollin, tree and hedge-lined field boundaries and the hedge-lined boundary to the cricket ground.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel PR26, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
PR26: Land to the north east of Saddleback Drive and south west of the River Bollin including the cricket ground.	There are two purposes of the Green Belt to which PR26 contributes significantly; these are preventing urban sprawl and assisting in the safeguarding from encroachment. The boundaries are made up of predominantly moderate boundaries accompanied by mature tree lines which provide defensible boundaries that prevent sprawl and encroachment. The cricket ground provides an element of urbanisation however the parcel is largely open. The parcel provides no contribution to preventing merging and limited contribution to preserving the historic setting and assisting urban regeneration.	Significant contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant contribution: The plot lies beyond the strong boundary of the River Bollin and its own outer boundaries are only moderate at best. Although on a map, the site looks to be relatively well connected to urban area, its location beyond the River Bollin and heavily vegetated boundaries means that it feels very detached from the urban area. It plays no role in preventing ribbon development.
2 Prevent neighbouring towns merging into one another	No contribution: The plot plays no role in preventing nearby towns from merging as another settlement is not located nearby. Therefore a reduction in the gap would not lead to merging.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: The plot lies beyond the strong boundary of the River Bollin and its own outer boundaries may not prevent encroachment in the longer term. There are no urbanising influences within the plots and it has a significant-major degree of openness. The plot is detached from the urban area and enjoys a stronger relationship with the open countryside. It serves a beneficial use of the Green Belt to retain and enhance landscapes as it is within a local landscape designation area.
4 Preserve the setting and special character of historic towns	Contribution: The plot is located near the Prestbury Conservation Area but makes a limited contribution to preserving the historic setting.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development; therefore the plot makes a limited contribution to the purpose.
Overall evaluation	The plot makes a significant contribution to preventing sprawl and safeguarding the countryside from encroachment. Despite its location adjacent to the urban area, it is separated by the River Bollin and feels detached and part of the open countryside. Overall, it makes a significant contribution to Green Belt purposes.
Overall assessment	Significant contribution.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
PR26	Significant contribution	This parcel also contains site CFS391 plot 3 which is also being considered through the site selection methodology.	Release of CFS391 plot 2 from the Green Belt would leave a remaining area of parcel PR26. Various areas of vegetation would screen views of plot 2 from many areas of PR21 but there are views of the plot from some remaining parts of the parcel which could increase views of the urban area of released from the Green Belt. Careful design and boundary treatments could help to mitigate any impact.	The two plots are adjacent to each other, beyond the River Bollin. The additional release of plot 3 would not affect the potential for plot 2 to be released from the Green Belt.

The area also sits within the GBAU General Area P2, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

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

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

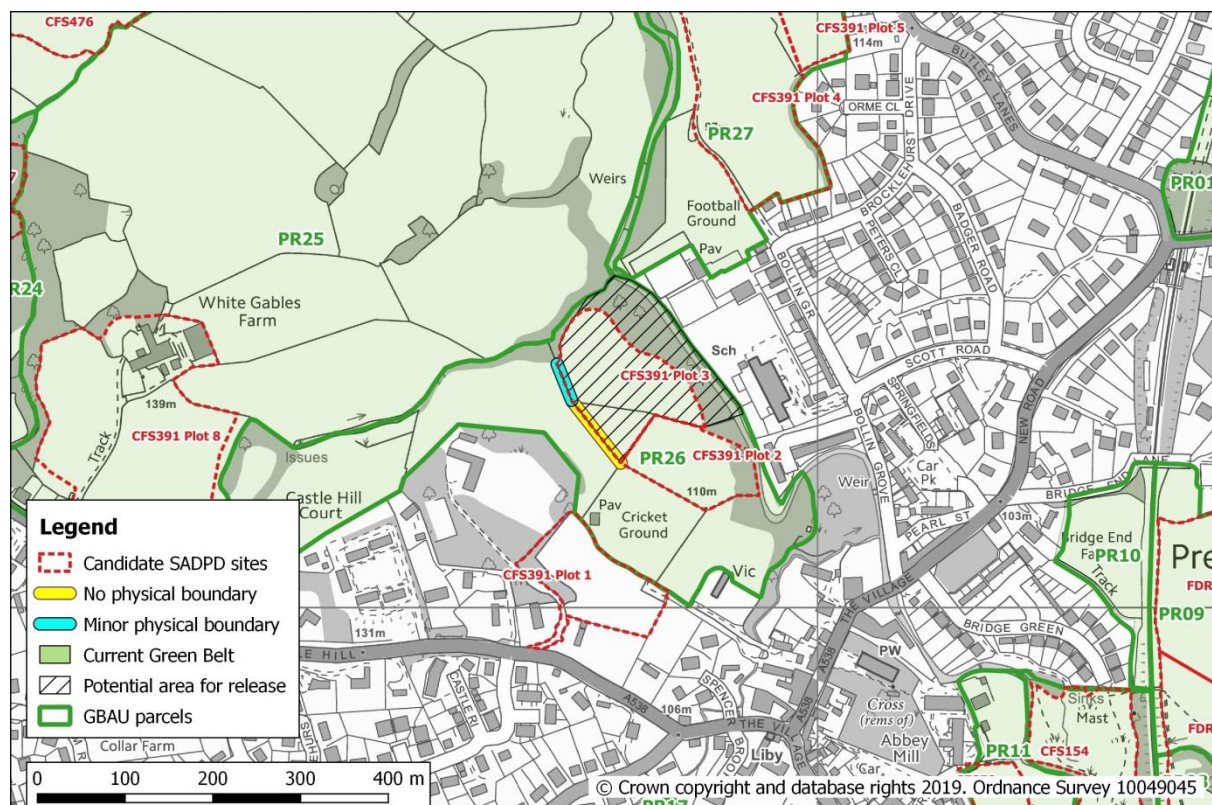
The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

Summary

Consideration	Summary
Potential area for Green Belt release	The area between the River Bollin, tree and hedge-lined field boundaries and the hedge-lined boundary to the cricket ground as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' significant contribution ' to Green Belt purposes.
Resulting Green Belt boundary	The Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this site could have some impacts for the surrounding Green Belt parcel but is not likely to materially alter the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

GBSA: CFS391 Plot 3 Land at White Gables Farm (land north of cricket ground)

CFS391 is a large site to the north of Prestbury. A series of development plots around the edge of the site have been put forward with other areas of the site to remain as open landscaped areas. If allocated, the open landscaped areas would remain in the Green Belt and consequently, each individual site plot has been subject to a Green Belt Site Assessment, rather than the whole site in its entirety.



Map CFS391-3: Plot Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The plot is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel PR26. The plot and parcel boundaries are different.

Boundary Considerations / Area Considered for Removal from Green Belt

To join the plot with the existing inset boundary and to avoid a narrow strip of Green Belt, the small area of Green Belt across the wooded area and River Bollin would also be removed from the Green Belt as shown on the map.

The Green Belt boundary would partly be defined using physical features that are readily recognisable and likely to be permanent. These are the wooded boundary to the north of the plot and the hedge-lined boundary to the cricket ground to the south. The western boundary (northern section) would be defined using a very minor hedgerow which is recognisable but the site section work should consider whether this is likely to be permanent. The western boundary (southern section) is not

defined by any physical features on the ground. If removed from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created. Any policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel PR26, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
PR26: Land to the north east of Saddleback Drive and south west of the River Bollin including the cricket ground.	There are two purposes of the Green Belt to which PR26 contributes significantly; these are preventing urban sprawl and assisting in the safeguarding from encroachment. The boundaries are made up of predominantly moderate boundaries accompanied by mature tree lines which provide defensible boundaries that prevent sprawl and encroachment. The cricket ground provides an element of urbanisation however the parcel is largely open. The parcel provides no contribution to preventing merging and limited contribution to preserving the historic setting and assisting urban regeneration.	Significant contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant contribution: The plot lies beyond the strong boundary of the River Bollin and its own outer boundaries are weak. Although on a map, the site looks to be relatively well connected to urban area, its location beyond the River Bollin and heavily vegetated boundaries means that it feels very detached from the urban area. It plays no role in preventing ribbon development.
2 Prevent neighbouring towns merging into one another	No contribution: The plot plays no role in preventing nearby towns from merging as another settlement is not located nearby. Therefore a reduction in the gap would not lead to merging.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: The plot lies beyond the strong boundary of the River Bollin and its own outer boundaries may not prevent encroachment in the longer term. There are no urbanising influences within the plots and it has a significant-major degree of openness. The plot is detached from the urban area and enjoys a stronger relationship with the open countryside. It serves a beneficial use of the Green Belt to retain and enhance landscapes as it is within a local landscape designation area.
4 Preserve the setting and special character of historic towns	Contribution: The plot is located near the Prestbury Conservation Area but makes a limited contribution to preserving the historic setting.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development; therefore the plot makes a limited contribution to the purpose.

Green Belt Purpose	Assessment
Overall evaluation	The plot makes a significant contribution to preventing sprawl and safeguarding the countryside from encroachment. Despite its location adjacent to the urban area, it is separated by the River Bollin and feels detached and part of the open countryside. Overall, it makes a significant contribution to Green Belt purposes.
Overall assessment	Significant contribution.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
PR25	Major contribution	This parcel contains site CFS391 plot 8 which is also being considered through the site selection methodology.	Parcel PR25 is separated from CFS391 plot 3 by a heavily wooded boundary. Release of plot 3 is unlikely to materially impact on the Green Belt function of parcel PR25.	The additional release of CFS391 plot 8 would not affect the potential for plot 3 to be released from the Green Belt.
PR26	Significant contribution	This parcel also contains site CFS391 plot 2 which is also being considered through the site selection methodology.	Release of CFS391 plot 3 from the Green Belt would leave a remaining area of parcel PR26. Various areas of vegetation would screen views of plot 3 from many areas of PR21 but there are views of the plot from some remaining parts of the parcel which could increase views of the urban area of released from the Green Belt. Careful design and boundary treatments could help to mitigate any impact.	The two plots are adjacent to each other, beyond the River Bollin. The additional release of plot 2 would not affect the potential for plot 3 to be released from the Green Belt. If both plots were removed from the Green Belt, the new boundary should be drawn to exclude the whole length of the River Bollin and wooded area along the eastern boundary of the plots.
PR27	Significant contribution	This parcel contains site CFS391 plot 4, plot 5 and plot 5b which are also being considered through the site selection methodology.	Parcel PR27 is separated from CFS391 plot 3 by a heavily wooded boundary. Release of plot 3 is unlikely to materially impact on the Green Belt function of parcel PR27.	The additional release of CFS391 plot 4, plot 5 or plot 5b would not affect the potential for plot 3 to be released from the Green Belt.

The area also sits within the GBAU General Area P2, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

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

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

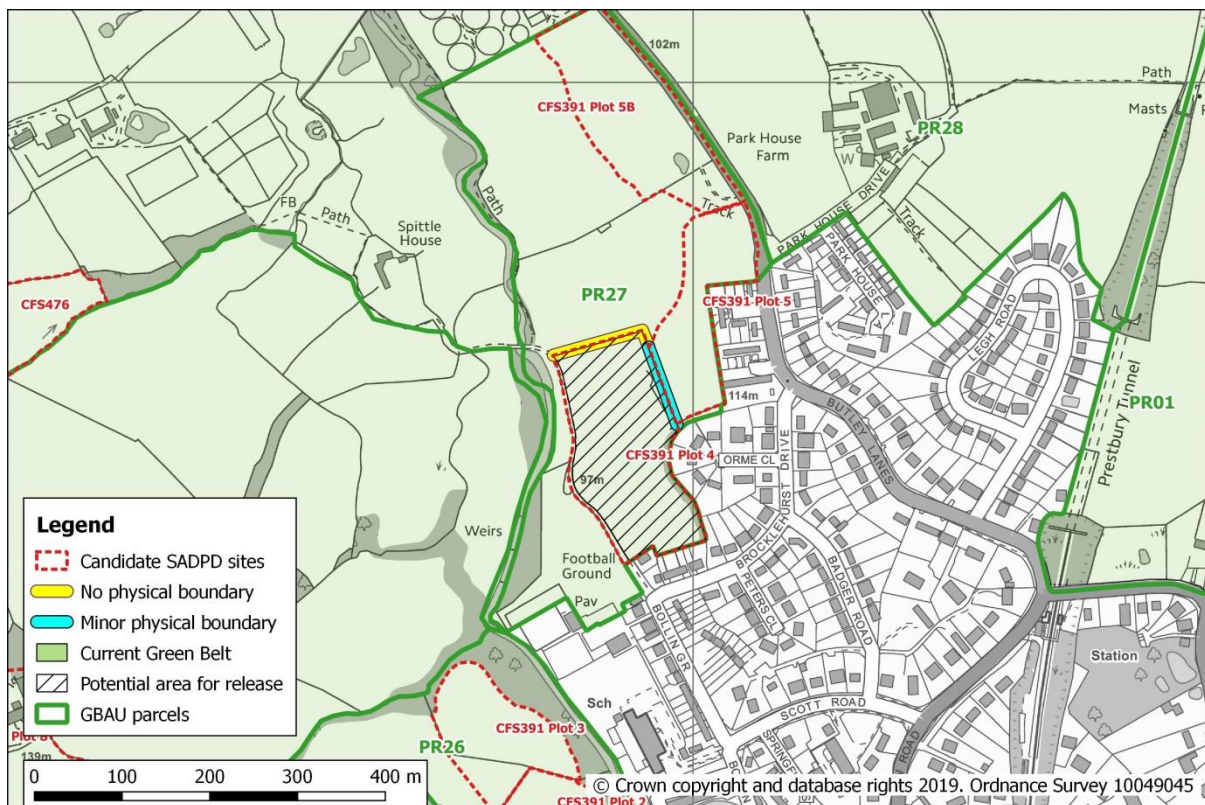
The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

Summary

Consideration	Summary
Potential area for Green Belt release	The area between the current inset boundary, wooded boundary to the north of the plot, the hedge-lined boundary to the cricket ground to the south of the plot and the minor and undefined boundaries to the west as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' significant contribution ' to Green Belt purposes.
Resulting Green Belt boundary	The Green Belt boundary would not be defined using physical features that are readily recognisable and likely to be permanent and if released from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created.
Surrounding Green Belt	Release of this site could have some impacts for the surrounding Green Belt parcel but is not likely to materially alter the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” or a “contribution” to Green Belt purposes.

GBSA: CFS391 Plot 4 The Bowery (Land at White Gables Farm north of Bollin Grove)

CFS391 is a large site to the north of Prestbury. A series of development plots around the edge of the site have been put forward with other areas of the site to remain as open landscaped areas. If allocated, the open landscaped areas would remain in the Green Belt and consequently, each individual site plot has been subject to a Green Belt Site Assessment, rather than the whole site in its entirety.



Map CFS391-4: Plot Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The plot is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel PR27. The plot and parcel boundaries are different.

Boundary Considerations / Area Considered for Removal from Green Belt

The Green Belt boundary would partly be defined using physical features that are readily recognisable and likely to be permanent. This is the public footpath / metalled track to Spittle House. The eastern Green Belt boundary would be partly defined by a minor tree / hedge line and partly undefined by any physical features on the ground. The northern site boundary is not defined by any physical features on the ground. If removed from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created. Any policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel PR27, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
PR27: Land west of Butley Lanes, east of River Bollin and south of sewage works	Firm boundaries and the connection to Prestbury offer a sense of containment within an open parcel of land. The parcel contains Prestbury's development to the north and its further encroachment into the countryside. Free from urbanising influences within the parcel and prevents ribbon development extending outwards along Butley Lanes. The parcel has a significant contribution to preserving the historic setting of the conservation area. The parcel makes a limited contribution to assisting urban regeneration.	Significant contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant Contribution: the northern boundary is not marked by physical features and the eastern boundary is marked by a minor tree / hedge line. Whilst the south east corner of the area could be regarded as rounding off the settlement pattern, the majority would not and overall it cannot be considered as rounding-off. Despite being relatively well connected to the urban area, it does also enjoy a strong relationship with the open countryside, particularly as there is no northern boundary to separate the plot from the wider open countryside. The plot has played a role in preventing ribbon development spreading northwards from Bollin Grove.
2 Prevent neighbouring towns merging into one another	No contribution: The plot plays no role in preventing nearby towns from merging.
3 Assist in safeguarding the countryside from encroachment	Significant Contribution: The northern boundary is not marked by physical features and may not prevent further encroachment in the long term. The plot is in agricultural use. It is flat and open and free from urbanising influences although it is adjacent to residential properties on two sides. It has a significant-major degree of openness and serves beneficial uses of the Green Belt to retain and enhance landscapes as it is in a local landscape designation area; and to provide access as it there is a public right of way running along the western boundary.
4 Preserve the setting and special character of historic towns	Significant contribution: Prestbury is a historic town with a designated Conservation Area. The Conservation Area lies in close proximity to the Green Belt boundary although is separated from the plot by a small area of residential properties.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development; therefore the plot makes a limited contribution to the purpose.
Overall evaluation	The plot has no physical northern boundary and makes a significant contribution to preventing sprawl, safeguarding the countryside from encroachment and preserving the setting and special character of historic towns. Overall, it makes a significant contribution to Green Belt purposes.

Green Belt Purpose	Assessment
Overall assessment	Significant contribution.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
PR27	Significant contribution	This parcel also contains site CFS391 plot 5 and plot 5b which are also being considered through the site selection methodology.	Release of site CFS391 plot 4 would leave a remaining area of parcel PR27 in the Green Belt. There is currently no physical boundary between the two areas and release of plot 4 could increase views of the urban area from the remaining parcel PR27. If released, a new boundary would have to be created and careful design and boundary treatments could help to mitigate the impact.	The additional release of CFS391 plot 5 or plot 5b would not affect the potential for plot 4 to be released from the Green Belt.

The area also sits within the GBAU General Area P2, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

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

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

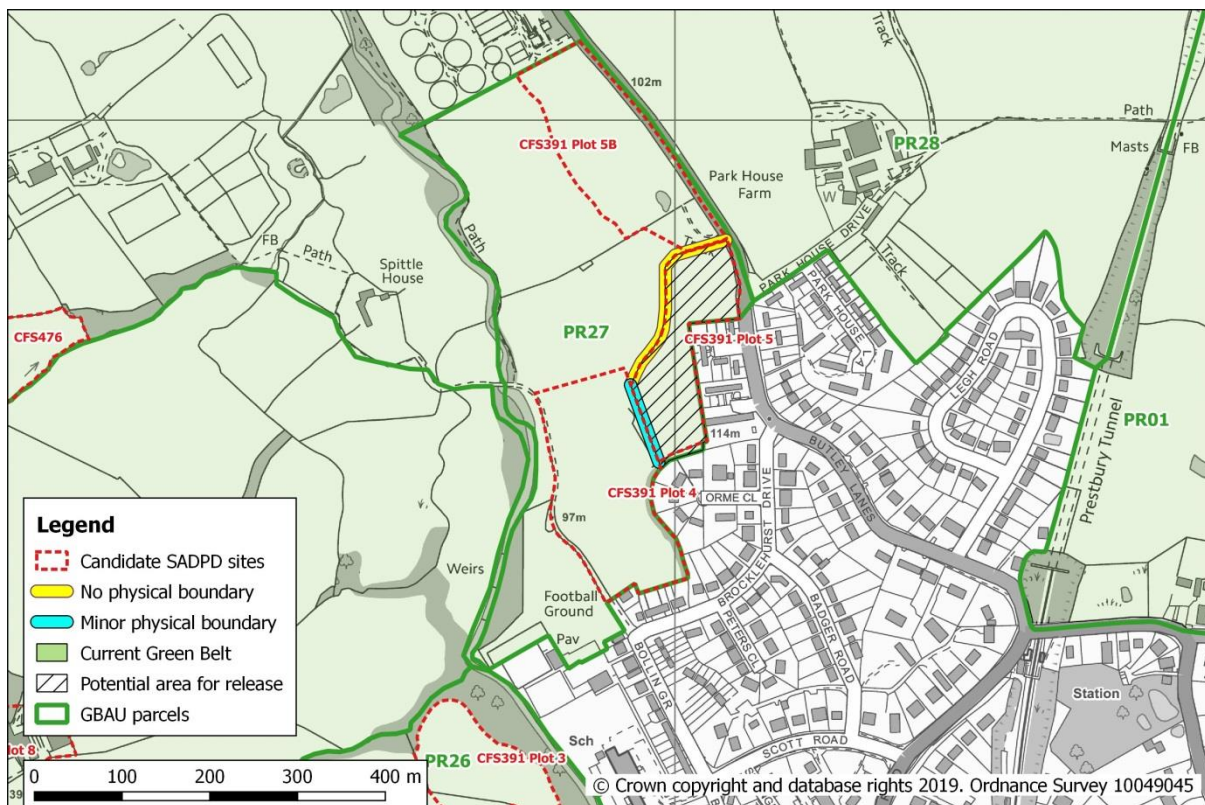
The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

Summary

Consideration	Summary
Potential area for Green Belt release	The area between the public footpath / metalled track to Spittle House and the undefined boundary to the north of the plot as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' significant contribution ' to Green Belt purposes.
Resulting Green Belt boundary	The Green Belt boundary would not be defined using physical features that are readily recognisable and likely to be permanent and if released from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created.
Surrounding Green Belt	Release of this site could have some impacts for the surrounding Green Belt parcel but is not likely to materially alter the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

GBSA: CFS391 Plot 5 Butley Heights (land at White Gables Farm off Butley Lanes – smaller site)

CFS391 is a large site to the north of Prestbury. A series of development plots around the edge of the site have been put forward with other areas of the site to remain as open landscaped areas. If allocated, the open landscaped areas would remain in the Green Belt and consequently, each individual site plot has been subject to a Green Belt Site Assessment, rather than the whole site in its entirety.



Map CFS391-5: Plot Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The plot is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel PR27. The plot and parcel boundaries are different.

Boundary Considerations / Area Considered for Removal from Green Belt

The majority of the western and northern site boundary is no more than a slight undulation in the field with occasional areas of vegetation. It does not use physical features that are readily recognisable and likely to be permanent. If removed from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created. Any policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel PR27, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
PR27: Land west of Butley Lanes, east of River Bollin and south of sewage works	Firm boundaries and the connection to Prestbury offer a sense of containment within an open parcel of land. The parcel contains Prestbury's development to the north and its further encroachment into the countryside. Free from urbanising influences within the parcel and prevents ribbon development extending outwards along Butley Lanes. The parcel has a significant contribution to preserving the historic setting of the conservation area. The parcel makes a limited contribution to assisting urban regeneration.	Significant contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant Contribution: the area's outer boundary is not marked by physical features. Although adjacent to the urban area, the area is not well contained by it, and could not be considered as rounding-off. It also plays a role in preventing ribbon development spreading northwards along Butley Lanes.
2 Prevent neighbouring towns merging into one another	No contribution: The area plays no role in preventing nearby towns from merging.
3 Assist in safeguarding the countryside from encroachment	Significant Contribution: The outer boundary is not marked by physical features and may not prevent further encroachment in the long term. The plot is in agricultural use and is flat and open and free from urbanising influences although it is adjacent to residential properties. It has a significant-major degree of openness and serves a beneficial use of the Green Belt to retain and enhance landscapes as it is in a local landscape designation area.
4 Preserve the setting and special character of historic towns	Contribution: Prestbury is a historic town with a designated Conservation Area. The Conservation area is separated from the plot by an area of residential properties so the contribution is fairly limited.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development; therefore the plot makes a limited contribution to the purpose.
Overall evaluation	The plot has no physical outer boundary and makes a significant contribution to preventing sprawl and safeguarding the countryside from encroachment, functioning as part of the open countryside. Overall, it makes a significant contribution to Green Belt purposes.
Overall assessment	Significant contribution.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
PR27	Significant contribution	This parcel also contains site CFS391 plot 4 and plot 5b which are also being considered through the site selection methodology.	Release of site CFS391 plot 5 would leave a remaining area of parcel PR27 in the Green Belt. There is currently no physical boundary between the two areas and release of plot 5 could increase views of the urban area from the remaining parcel PR27. If released, a new boundary would have to be created and careful design and boundary treatments could help to mitigate the impact.	The additional release of CFS391 plot 4 would not affect the potential for plot 5 to be released from the Green Belt. CFS391 plot 5b is a larger site that includes CFS391 plot 5. It would only be released instead of plot 5, not in addition to it.

The area also sits within the GBAU General Area P2, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

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

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

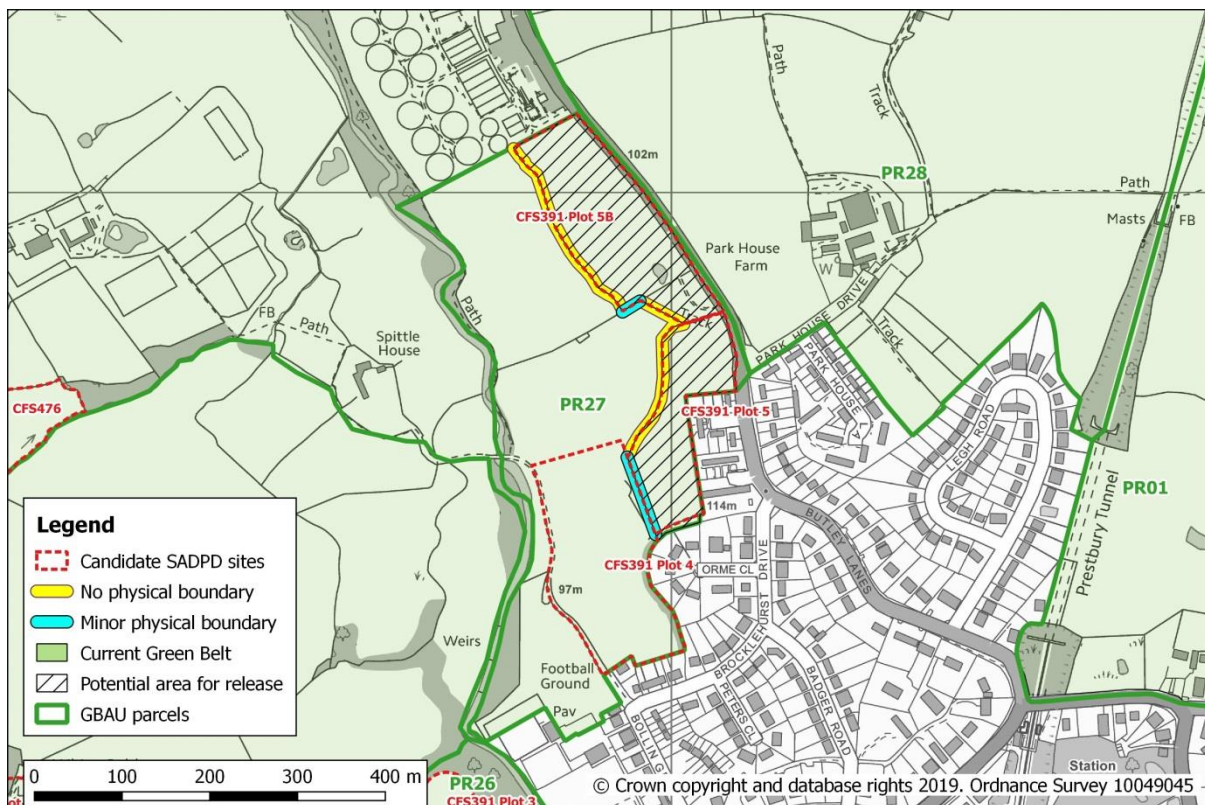
The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

Summary

Consideration	Summary
Potential area for Green Belt release	The area between the inset boundary, Butley Lanes and the undefined outer plot boundary as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' significant contribution ' to Green Belt purposes.
Resulting Green Belt boundary	The Green Belt boundary would not be defined using physical features that are readily recognisable and likely to be permanent and if released from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created.
Surrounding Green Belt	Release of this site could have some impacts for the surrounding Green Belt parcel but is not likely to materially alter the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

GBSA: CFS391 Plot 5b Butley Heights (land at White Gables Farm off Butley Lanes – larger site)

CFS391 is a large site to the north of Prestbury. A series of development plots around the edge of the site have been put forward with other areas of the site to remain as open landscaped areas. If allocated, the open landscaped areas would remain in the Green Belt and consequently, each individual site plot has been subject to a Green Belt Site Assessment, rather than the whole site in its entirety.



Map CFS391-5b: Plot Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The plot is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel PR27. The plot and parcel boundaries are different.

Boundary Considerations / Area Considered for Removal from Green Belt

The northern and eastern Green Belt boundaries would be marked by physical features that are likely to be permanent. These are the sewage works and Butley Lanes. The majority of the western site boundary is no more than a slight undulation in the field with occasional areas of vegetation. It does not use physical features that are readily recognisable and likely to be permanent. If removed from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created. Any policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel PR27, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
PR27: Land west of Butley Lanes, east of River Bollin and south of sewage works	Firm boundaries and the connection to Prestbury offer a sense of containment within an open parcel of land. The parcel contains Prestbury's development to the north and its further encroachment into the countryside. Free from urbanising influences within the parcel and prevents ribbon development extending outwards along Butley Lanes. The parcel has a significant contribution to preserving the historic setting of the conservation area. The parcel makes a limited contribution to assisting urban regeneration.	Significant contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant Contribution: the area's outer boundary is not marked by physical features. Although adjacent to the urban area, the area is not well contained by it, and could not be considered as rounding-off. It extends some way northwards out into the open countryside. It also plays a role in preventing ribbon development spreading northwards along Butley Lanes.
2 Prevent neighbouring towns merging into one another	No contribution: The area plays no role in preventing nearby towns from merging.
3 Assist in safeguarding the countryside from encroachment	Significant Contribution: The outer boundary is not marked by physical features and may not prevent further encroachment in the long term. The plot is in agricultural use and is flat and open and free from urbanising influences although it is adjacent to residential properties. It has a significant-major degree of openness and serves a beneficial use of the Green Belt to retain and enhance landscapes as it is in a local landscape designation area.
4 Preserve the setting and special character of historic towns	Contribution: Prestbury is a historic town with a designated Conservation Area. The Conservation area is separated from the plot by an area of residential properties so the contribution is fairly limited.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development; therefore the plot makes a limited contribution to the purpose.
Overall evaluation	The plot has no physical outer boundary and makes a significant contribution to preventing sprawl and safeguarding the countryside from encroachment, functioning as part of the open countryside. Overall, it makes a significant contribution to Green Belt purposes.
Overall assessment	Significant contribution.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
PR27	Significant contribution	This parcel also contains site CFS391 plot 4 and plot 5b which are also being considered through the site selection methodology.	Release of site CFS391 plot 5b would leave a remaining area of parcel PR27 in the Green Belt. There is currently no physical boundary between the two areas and release of plot 5b could increase views of the urban area from the remaining parcel PR27. If released, a new boundary would have to be created and careful design and boundary treatments could help to mitigate the impact.	The additional release of CFS391 plot 4 would not affect the potential for plot 5b to be released from the Green Belt. CFS391 plot 5b is a larger site that includes CFS391 plot 5. It would only be released instead of plot 5, not in addition to it.

The area also sits within the GBAU General Area P2, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

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

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

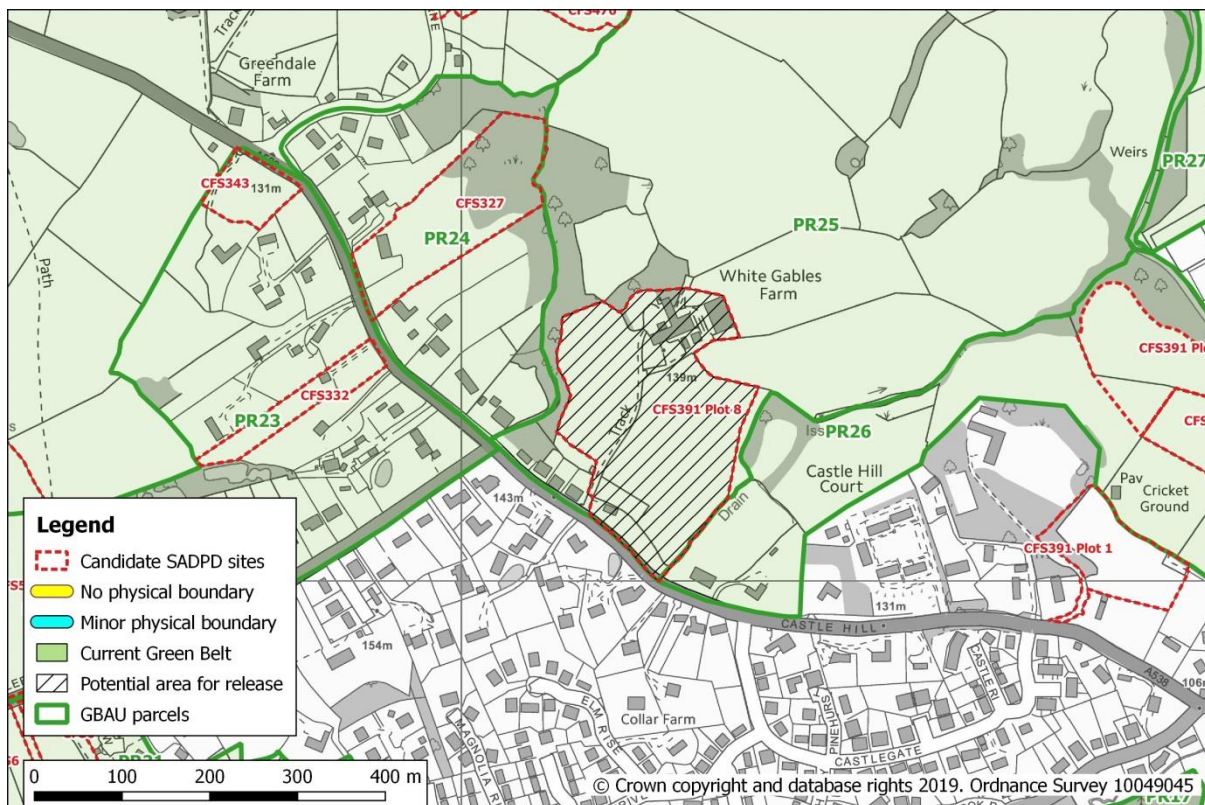
The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

Summary

Consideration	Summary
Potential area for Green Belt release	The area between the inset boundary, Butley Lanes and the undefined outer plot boundary as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' significant contribution ' to Green Belt purposes.
Resulting Green Belt boundary	The Green Belt boundary would not be defined using physical features that are readily recognisable and likely to be permanent and if released from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created.
Surrounding Green Belt	Release of this site could have some impacts for the surrounding Green Belt parcel but is not likely to materially alter the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

GBSA: CFS391 Plot 8 Land at White Gables Farm (land off Castle Hill)

CFS391 is a large site to the north of Prestbury. A series of development plots around the edge of the site have been put forward with other areas of the site to remain as open landscaped areas. If allocated, the open landscaped areas would remain in the Green Belt and consequently, each individual site plot has been subject to a Green Belt Site Assessment, rather than the whole site in its entirety.



Map CFS391-8: Plot Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The plot is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel PR25. The plot and parcel boundaries are different.

Boundary Considerations / Area Considered for Removal from Green Belt

The new Green Belt boundary would be defined by physical features that are readily recognisable and likely to be permanent. These are the curtilage boundaries to properties on Castle Hill, wooded boundaries and tree and hedge-lined field boundaries.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel PR25, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
PR25: Land to the north of Castle Hill and west of the River Bollin	Due to the major contribution to assisting in safeguarding the countryside from encroachment the parcel has a major contribution to the Green Belt overall. The parcel also makes a significant contribution to preventing urban sprawl however there is some ribbon development to the south west of the boundary. The parcel provides no contribution to preventing towns from merging and preserving the historic settlements due to the lack of proximity to relevant settlements.	Major contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant contribution: some of the plot's field boundaries are not particularly strong. Although adjacent to the urban area, it is not contained by it and would not represent rounding-off of the settlement pattern. The plot plays only a very limited role in preventing further ribbon development along Castle Hill.
2 Prevent neighbouring towns merging into one another	No contribution: The plot plays no role in preventing nearby towns from merging.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: The plot has defined boundaries but there are not particularly strong in places and may not prevent further encroachment long term. It contains a residential property and farm buildings which are urbanising influences but is generally open agricultural land. Although adjacent to the urban area, it is more strongly related to the open countryside with a significant degree of openness. It serves a beneficial use of the Green Belt to retain and enhance landscapes as it is within a local landscape designation area.
4 Preserve the setting and special character of historic towns	No contribution: plot is not located close to Prestbury Conservation Area
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development; therefore the plot makes a limited contribution to the purpose.
Overall evaluation	The plot makes a significant contribution to preventing sprawl and in safeguarding the countryside from encroachment. It is better related to the open countryside and is not contained by the urban area. Overall, it makes a significant contribution to the purposes of Green Belt.
Overall assessment	Significant contribution.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
PR24	Contribution	This parcel contains site CFS327 which is also being considered through the site selection methodology.	Parcel PR24 is separated from site CFS391 plot 8 by a thickly wooded area. Its release would not materially impact the Green Belt function of parcel PR24.	The additional release of CFS327 would not affect the potential for CFS391 plot 8 to be released from the Green Belt.
PR25	Major contribution	This parcel contains no additional sites being considered for release from the Green Belt.	Release of CFS391 plot 8 would leave a large area of parcel PR25 remaining in the Green Belt. There is a relatively limited visual connection between the two areas. Whilst release of plot 8 could increase views of the urban area from the remaining part of parcel PR25, careful design and boundary treatments could help to mitigate any impacts.	No adjacent land considered for release.

The area also sits within the GBAU General Area P2, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

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

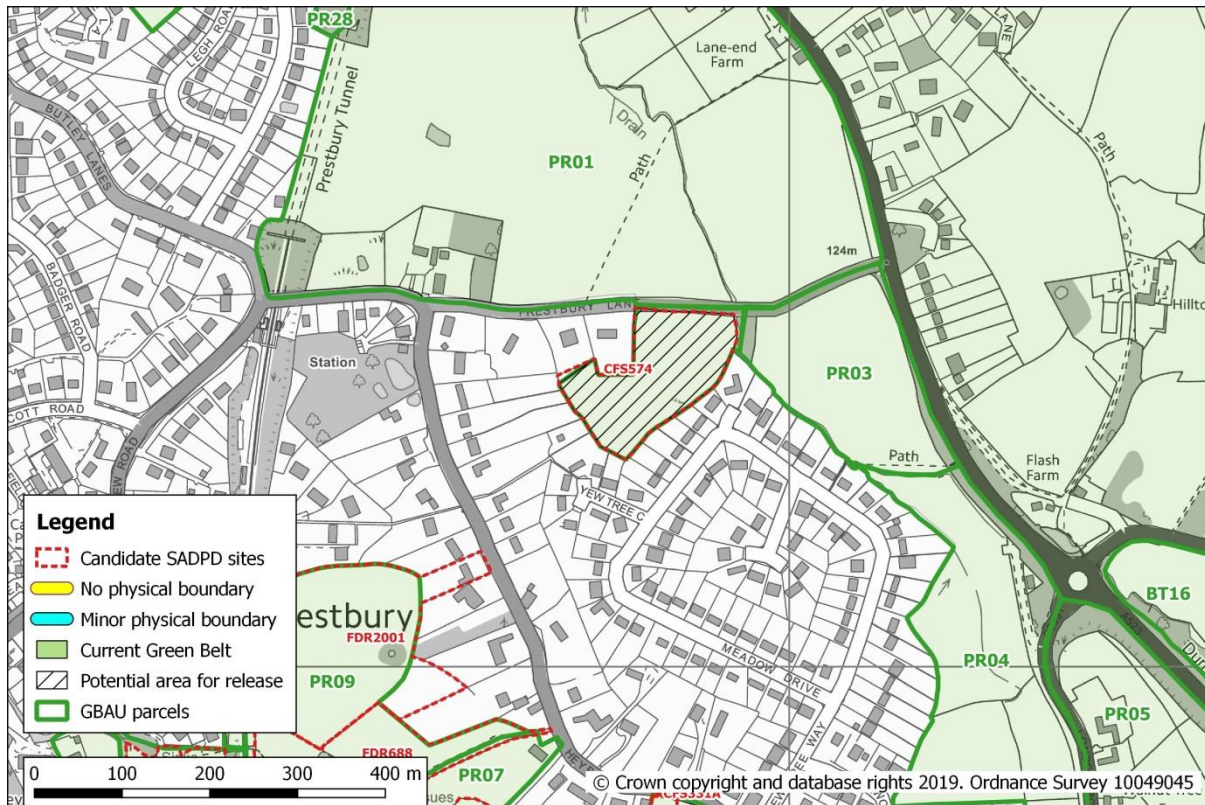
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” or a “contribution” to Green Belt purposes).

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

Summary

Consideration	Summary
Potential area for Green Belt release	The area between the curtilage boundaries to properties on Castle Hill, wooded boundaries and tree and hedge-lined field boundaries as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' significant contribution ' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined by physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Release of this site could have some impacts for the surrounding Green Belt parcel but is not likely to materially alter the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

GBSA: CFS574 Land south of Prestbury Lane



Map CFS574: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel PR02. The site boundaries correspond with the parcel boundaries.

Boundary Considerations / Area Considered for Removal from Green Belt

The new Green Belt boundary would be defined using physical features that are readily recognisable and likely to be permanent. These are Prestbury Lane and the small wooded field boundary to the east.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel PR02, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
PR02: Small area of land to the rear of properties on Heybridge Lane, Prestbury Road and Meadow Drive	The parcel has contained development therefore preventing sprawl onto the Green Belt. The parcel is well connected to the urban settlement and would provide an opportunity to round off development due to the irregular boundaries of the existing development. The parcel has significantly contributing to preventing encroachment on the Green Belt. The parcel has limited contribution to preventing merging and a reduction in this gap would not	Contribution

	lead to the merging of Bollington and Prestbury. Additionally, there is limited contribution to assisting urban regeneration in Prestbury.	
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Green Belt Assessment of Potential Area for Release

The boundaries of the potential area of land to be released from the Green Belt correspond with the boundaries of GBAU parcel PR02 and it is considered that the GBAU assessment for parcel PR04 is applicable to this area of land, which makes a “contribution” to the purposes of Green Belt.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
PR01	Significant contribution	This parcel contains no sites being considered for release from the Green Belt.	The areas are separated by Prestbury Lane. Given the relatively low vegetation between CFS574 and parcel PR01, and the undulating nature of PR01, there are some views across CFS574 from Parcel PR01. Release of this site from the Green Belt could increase views of the urban area from PR01, although there are already some views of the urban area and careful design and boundary treatments could help to mitigate any impacts.	No adjacent land considered for release.
PR03	Significant contribution	This parcel contains no sites being considered for release from the Green Belt.	There is no visual connection between these areas and release of site CFS574 would not materially impact on the Green Belt function of parcel PR03.	No adjacent land considered for release.

The area also sits within the GBAU General Area P2, which makes a significant contribution to Green Belt purposes. Release of this site from the Green would not undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

The exceptional circumstances required to release this area of land from the Green Belt derive from the exceptional circumstances set out in general terms in the GBAU and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly

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

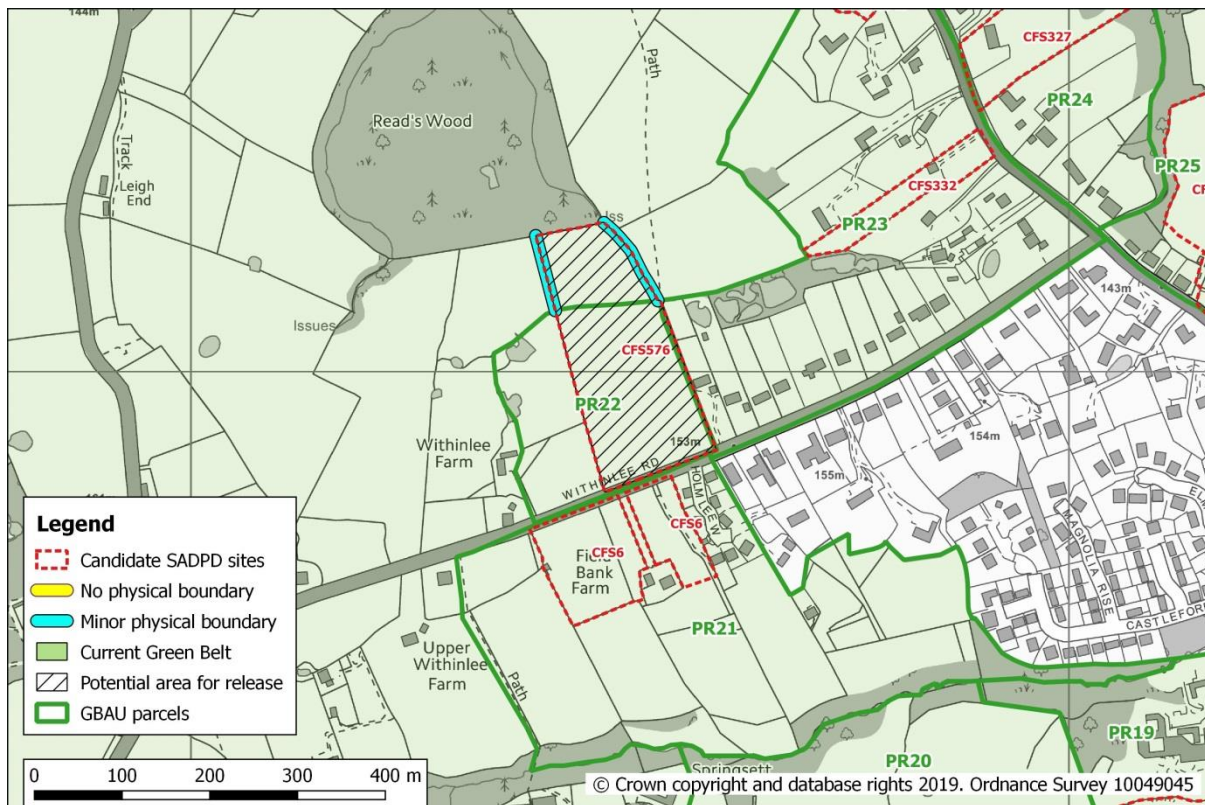
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” to Green Belt purposes).

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

Summary

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

GBSA: CFS576 Land north of Withinlee Road



Map CFS576: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies partly within GBAU parcel PR22. Other than the southern boundary to Withinlee Road, the site and parcel boundaries are different.

Boundary Considerations / Area Considered for Removal from Green Belt

The Green Belt boundary would be defined using physical features that are readily recognisable. These are Withinlee Road, the footpath and curtilage boundary of 'By The Bridle' and field boundaries. The eastern and western field boundaries of the southern field (the area within parcel PR22) are tree and hedge-lined and reasonably prominent but the eastern and western boundaries of the northern field (the area beyond parcel PR22) are more minor and intermittent in nature. If removed from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created. Any policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel PR22, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
PR22: Land to the north of Withinlee Road and east of Withinlee Farm	PR22 has majorly contributed to preventing urban sprawl, given the influences of the surrounding built form. Without the presence of this parcel, urban sprawl would likely have occurred. There are no urbanising influences and the parcel provides views of open farmland. The parcel plays no role in preventing nearby towns from merging or preserving historic assets. The parcel has a limited contribution in assisting urban regeneration.	Major contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Major contribution: the site makes major contribution to preventing urban sprawl. Its boundaries are not very strong, particularly the boundaries of the northern field which are weak. The site is not well connected to the urban area and would form an irregular extension out into the countryside. It also plays an important role in preventing further ribbon development spreading outwards along Withinlee Road.
2 Prevent neighbouring towns merging into one another	No contribution: The site plays no role in preventing nearby towns from merging as another settlement is not located nearby. Therefore a reduction in the gap would not lead to merging.
3 Assist in safeguarding the countryside from encroachment	Major contribution: The site boundaries are not very strong, particularly the boundaries of the northern field which are weak. There are some urbanising influences in the form of large residential properties adjacent to the site but there are no urbanising influences within the site itself. The site has a weak relationship with the urban area and a much stronger relationship with the open countryside, with a significant – major degree of openness. The site serves beneficial uses of the Green Belt to provide access to the countryside (via the public footpath running along its eastern boundary) and to retain and enhance landscapes, as it is within a local landscape designation area.
4 Preserve the setting and special character of historic towns	No contribution: Site is not located close to Prestbury Conservation Area
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development; therefore the site makes a limited contribution to the purpose.
Overall evaluation	The site has weak boundaries in places and is poorly connected to the urban area, enjoying a much stronger relationship with the open countryside. It makes a major contribution to prevention of urban sprawl as well as safeguarding the countryside from encroachment and is considered to make a major contribution overall.
Overall assessment	Major contribution.

Surrounding Green Belt

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

1. Whether the release of this area of land would affect the function of surrounding Green Belt parcels; and

2. Whether the release of any additional adjacent land would affect the Green Belt Assessment of this area of land.

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
PR21	Contribution	This parcel contains site CFS6 which is also being considered through the site selection methodology.	CFS576 is clearly visible from parcel PR21. There is potential that release of CFS576 could increase views of the urban area from PR21 but careful design and boundary treatments could help to mitigate this.	Although adjacent, the two sites are relatively separate. The additional release of CFS6 would not affect the potential for CFS576 to be released from the Green Belt.
PR22	Major contribution	This parcel contains no additional sites being considered for release from the Green Belt.	Release of CFS576 would leave the western end of parcel PR22 remaining in the Green Belt. Given the relatively low field boundary vegetation, release of CFS576 may increase views of the urban area from the remaining part of PR22 but careful design and boundary treatments may help to mitigate this to a certain extent.	No additional land being considered for release.
PR23	Contribution	This parcel contains sites CFS332 and CFS343 which are also being considered through the site selection methodology.	Parcel PR23 comprises mainly substantial residential properties in large mature plots. Release of CFS576 is unlikely to have any material impacts on the Green Belt function of PR23.	These sites are not adjacent to the settlement and are considered under the 'other settlements and rural areas'. The additional release of CFS343 and / or CFS332 would not affect the potential for CFS576 to be released from the Green Belt.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

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

not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

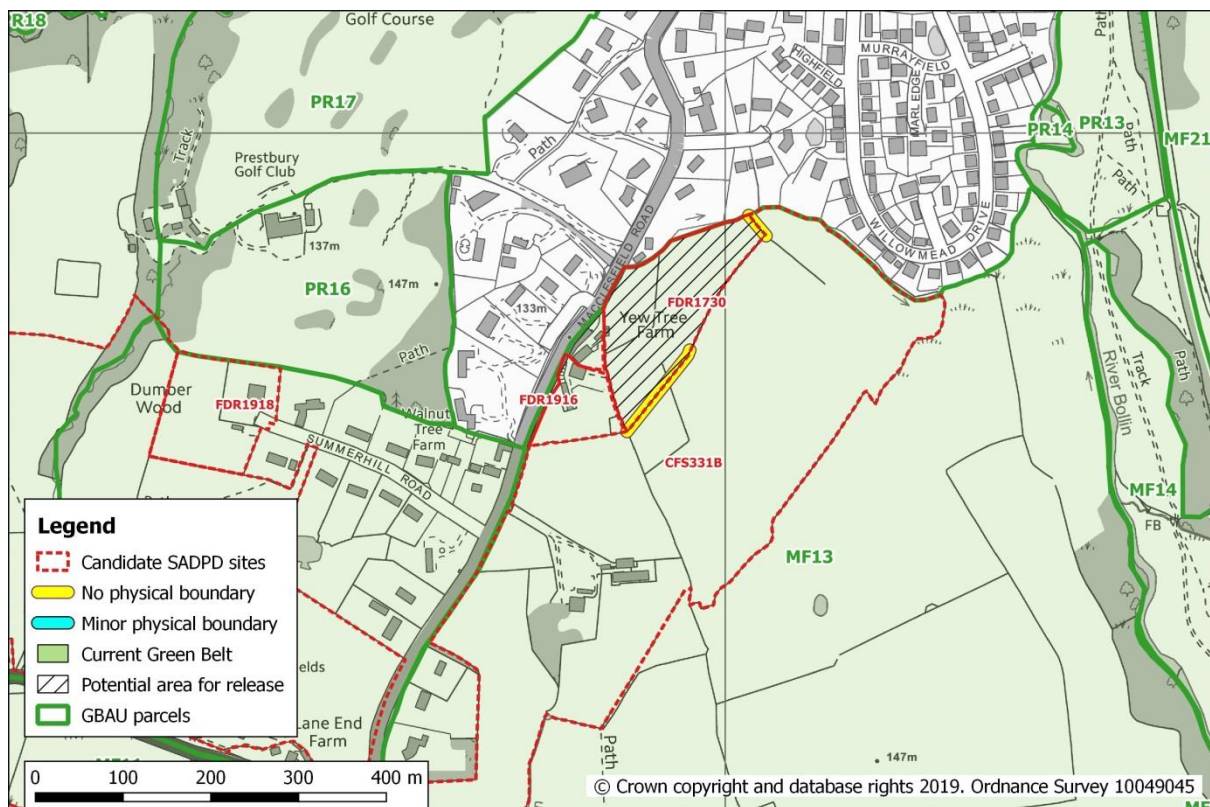
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, a “contribution” or a “significant contribution” to Green Belt purposes).

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

Summary

Consideration	Summary
Potential area for Green Belt release	The area between Withinlee Road, the footpath and curtilage boundary of 'By The Bridle' and field boundaries as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' major contribution ' to Green Belt purposes.
Resulting Green Belt boundary	If removed from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is not likely to materially alter the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution”, a “contribution” or a “significant contribution” to Green Belt purposes.

GBSA: FDR1730 Land off Macclesfield Road



Map FDR1730: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel MF13. The site and parcel boundaries differ.

Boundary Considerations / Area Considered for Removal from Green Belt

The new Green Belt boundary would partly be defined using physical features that are readily recognisable and likely to be permanent. These are the tree and hedge-lined field boundaries to the east and the curtilage boundary to Yew Tree Farm buildings to the west. Other areas of the outer boundary are not defined by any physical features on the ground as shown on the map. If removed from the Green Belt, the site selection work must demonstrate that a permanent boundary could be created and any policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel MF13, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
MF13: Land north of Prestbury Road and west of Upton Wood	The parcel makes a major contribution to Green Belt purposes. This parcel is largely agricultural grazing land containing trees, hedgerows, overhead power lines and a Grade II Listed Building. It is bounded by Macclesfield Road, Prestbury Road, the urban extent of Prestbury, the River Bollin and Upton Wood (Ancient Woodland). A footpath crosses the site. It has significant containment with the urban boundary of Macclesfield however it also abuts the boundary of Prestbury and therefore has a major role in preventing the merging of Prestbury with Macclesfield	Major contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant contribution: The area is located adjacent to the existing settlement area of Prestbury but it is not particularly well-contained by it and the southern part of the site would not represent rounding-off of the settlement boundary. The field boundaries to the east of the site are not particularly strong and are undefined in places. The area does have a role in preventing ribbon development from spreading along Macclesfield Road.
2 Prevent neighbouring towns merging into one another	Significant contribution: The area is within a narrow gap between Prestbury and Macclesfield. This is an essential gap where development would significantly reduce the actual and perceived distance between settlements. The open areas of this gap are particularly important given the level of development already present. However, this particular area has limited visibility given the presence of Yew Tree Farm buildings and therefore is considered to make a significant (rather than a major) contribution to this purpose.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: The eastern field boundaries are not strong to prevent encroachment in the long term. The area is open agricultural land and whilst adjacent to the urban area, its low density of built development and densely vegetated curtilage boundaries mean that urbanising influences are limited. It has a major degree of openness; has a strong relationship with the open countryside and serves beneficial uses of the Green Belt by providing access to the countryside (via the public footpath running along the western boundary) and retaining and enhancing landscapes as it is in a local landscape designation area.
4 Preserve the setting and special character of historic towns	No contribution: The site is not located close to Prestbury Conservation Area.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development; therefore the site makes a limited contribution to the purpose.
Overall evaluation	The site makes a significant contribution to checking unrestricted sprawl, preventing neighbouring towns merging and assisting in safeguarding the countryside from encroachment. Overall, it is considered to make a significant contribution to the purposes of Green Belt.
Overall assessment	Significant contribution.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
MF13	Major contribution	This parcel also contains sites CFS331B and FDR1916 which are being considered through the site selection methodology.	Release of FDR1730 would leave much of parcel MF13 remaining in the Green Belt. The remaining area would continue to play an important role in preventing further merging of the settlements. There are clear views across the site from the remaining parcel and release of FDR1730 may well increase views of the urban area. Careful design and boundary treatment may assist in mitigating this to a certain extent although the existing lack of a boundary may make this difficult.	If FDR1916 was released from the Green Belt, then FDR1730 might be considered to round off the settlement boundary more than it does on its own. If both sites were released, then the small area of Green Belt between them (Yew Tree Farm buildings) should also be removed to avoid leaving a small isolated pocket of Green Belt. FDR1730 is a smaller part of the larger CFS331B. It would only be released instead of, not in addition to CFS331B.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area although it would serve to highlight the importance of the remaining area in respect of maintaining the separation between Macclesfield and Prestbury.

Exceptional Circumstances

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

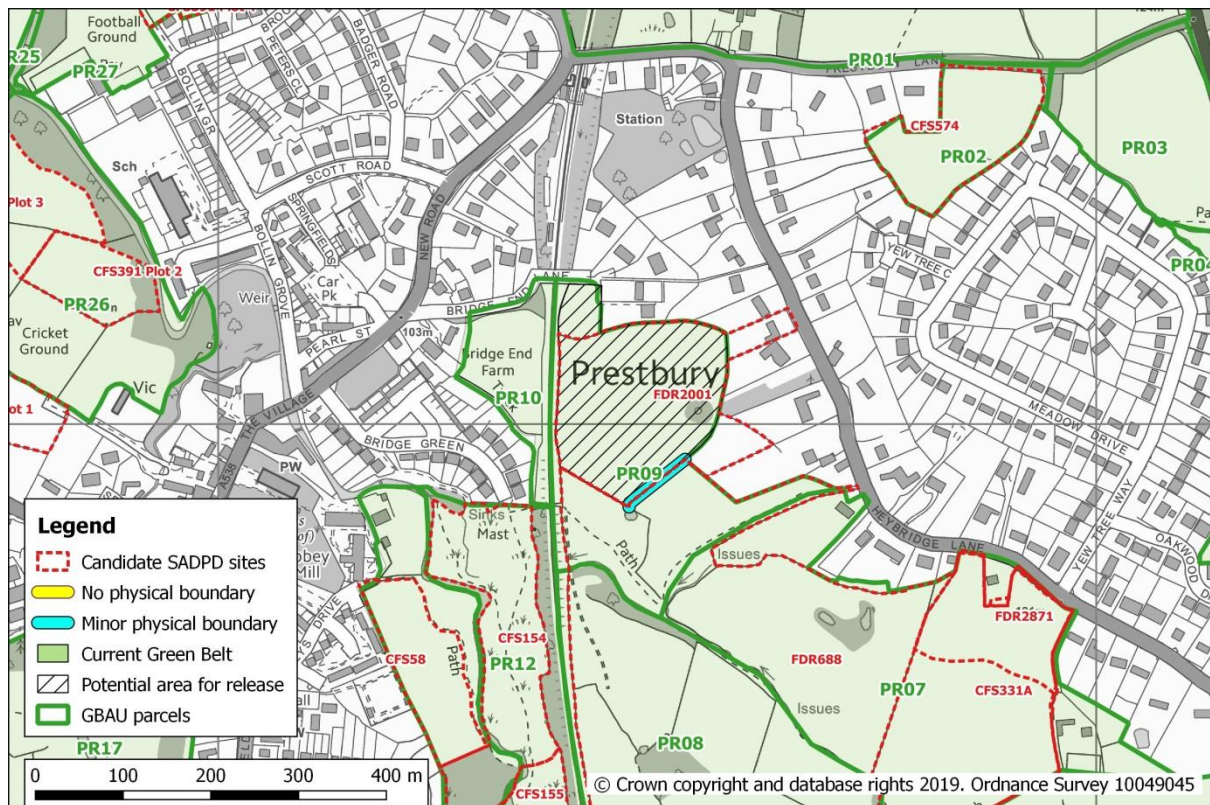
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” or a “contribution” to Green Belt purposes).

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

Summary

Consideration	Summary
Potential area for Green Belt release	The area between the settlement boundary, the Yew Tree Farm buildings curtilage boundary, the partly defined field boundary and the undefined boundary to the east as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' significant contribution ' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be partly defined using physical features that are readily recognisable but is not defined by any physical features in places. If removed from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created.
Surrounding Green Belt	Release of this site could have some impacts for surrounding Green Belt parcels but is not likely to materially alter the function of the wider Green Belt.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” or a “contribution to Green Belt purposes.

GBSA: FDR2001 Land off Heybridge Lane (northern site)



Map FDR2001: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The majority of the site is located within the North Cheshire Green Belt although there are two small areas that are outside of the Green Belt. It lies within GBAU parcel PR09. The site's eastern and western boundaries largely follow the parcel boundaries but the northern and southern boundaries differ.

Boundary Considerations / Area Considered for Removal from Green Belt

The site uses the railway embankment as its western boundary. To the north of the site is a small area of Green Belt between the site and the urban area. To create a new boundary using the railway line, it would seem logical to also remove this small area from the Green Belt, as shown on the map.

The new Green Belt boundary would be defined using physical features that are readily recognisable. These are the railway line and the tree / hedge lined and post and wire fence field boundaries. Whilst most of these are also likely to be permanent, the post and wire fence boundary is more minor in nature and if removed from the Green Belt, the site selection work must demonstrate that a permanent boundary could be created and any policy for this site should also include details of the boundary treatment required to make sure that the boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel PR09, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
PR09: Land to the east of the railway line to the south of Bridge End Lane	The parcel has a significant degree of openness due to the parcel being open farmland and has prevented urban sprawl despite its moderate boundaries. The parcel is bounded by the railway on the western side which creates a strong barrier to prevent urban sprawl and encroachment on the countryside. The parcel plays a less essential role in preventing merging due to the large gap between Tytherington and Prestbury at this location. The parcel plays a limited role in assisting urban regeneration.	Significant contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Contribution: The area is well connected to Prestbury and is largely contained by the urban area. It could be argued that development here would help to round-off the settlement pattern. With the exception of part of the southern boundary, boundaries are strong and would prevent further encroachment. The area does not play a role in preventing ribbon development.
2 Prevent neighbouring towns merging into one another	Contribution: The area is within a less essential gap between Prestbury and Macclesfield. Given the location of the area to the north of this gap and largely contained by the Prestbury urban area, development here would not result in any perceived reduction in the distance between the settlements.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: Although most of the area has strong boundaries, there is part of the southern boundary that may not be as strong to resist future further encroachment. The area is in use as agricultural grazing land and is free from built development. Although largely contained by the urban area, the railway line embankment and densely-vegetated curtilage boundaries mean that views of urbanising influences are limited. The area does have a relationship with the immediate countryside to the south but links with the wider countryside are limited. Some limited long line views give the area a major degree of openness. The area serves a beneficial use of the Green Belt by retaining and enhancing landscapes as it is in a local landscape designation area.
4 Preserve the setting and special character of historic towns	No contribution: Although relatively near to Prestbury Conservation Area, the area is separated from it by built development and the railway line embankment.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development, therefore the area makes a limited contribution to the purpose.

Green Belt Purpose	Assessment
Overall evaluation	The area makes a contribution to checking unrestricted sprawl, preventing towns from merging and assisting in urban regeneration. It makes no contribution to preserving the setting and special character of historic towns. Whilst it does make a significant contribution to assisting in safeguarding the countryside from encroachment, it is considered overall to make a 'contribution', particularly given its containment by the urban area. This takes account of the fundamental aim of Green Belt policy (NPPF 2018, ¶133) to " <i>prevent urban sprawl by keeping land permanently open...</i> ".
Overall assessment	Contribution.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
PR09	Significant contribution	This parcel does not contain any sites being considered, other than FDR2001.	Release of FDR2001 from the Green Belt would leave the southern part of parcel PR09 in the Green Belt. This has the potential to increase views of the urban areas from the remaining part of PR09 but careful design and boundary treatments could help to mitigate any impacts.	No additional land being considered for release.
PR10	Contribution	This parcel contains no sites being considered through the site selection methodology.	There is no visual connection between PR10 and site FDR2001 due to the railway line on an embankment which lies between them. Release of FDR2001 would not impact on the Green Belt function of parcel PR10.	No additional land being considered for release.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt would not undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

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

to allow the overall objectively-assessed needs for market and affordable housing and employment development to be met, there remains a requirement to identify further safeguarded land to give sufficient confidence that Green Belt boundaries will not need to be altered again at the end of the plan period (as required by NPPF ¶139e).

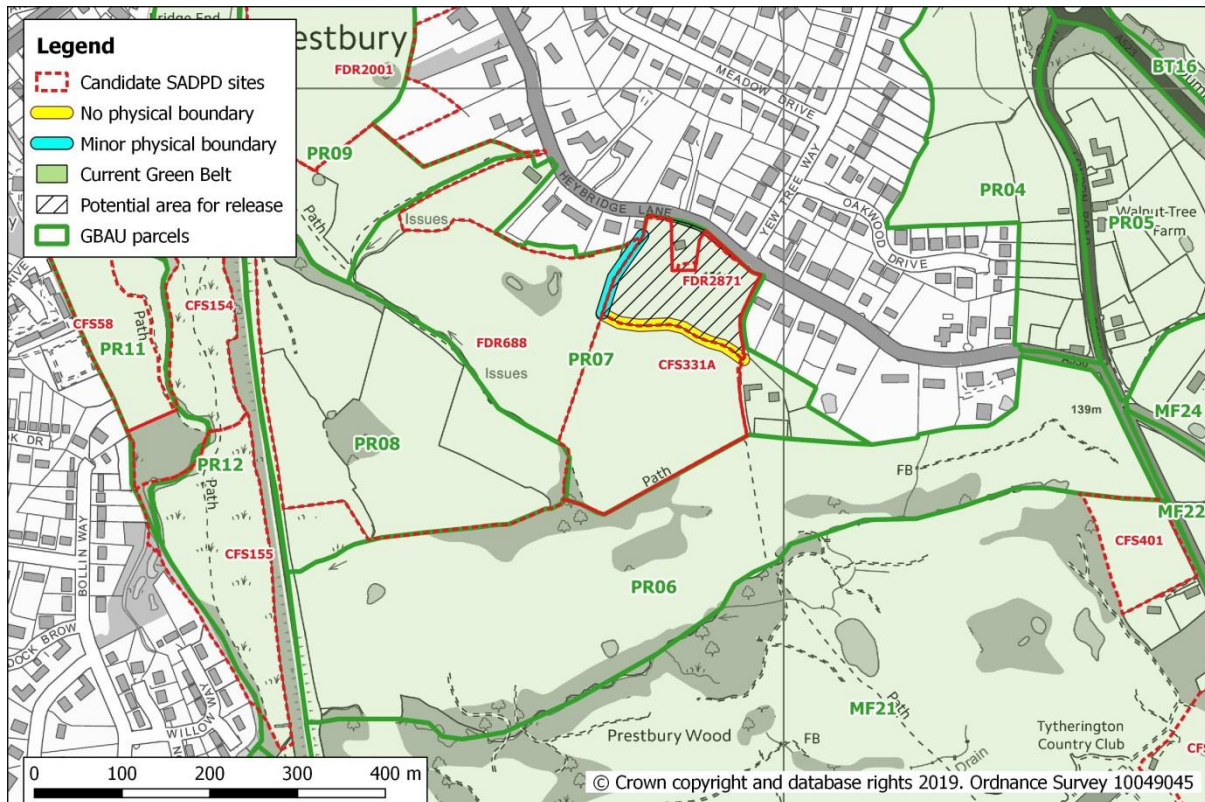
These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution” to Green Belt purposes).

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

Summary

Consideration	Summary
Potential area for Green Belt release	The area between the Prestbury inset boundary, the railway line and field boundaries, as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a 'contribution' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features that are readily recognisable but if removed from the Green Belt, the site selection work must demonstrate that these boundaries are likely to be permanent.
Surrounding Green Belt	Release of this site may have some minor impacts for the function of the surrounding Green Belt but would not undermine the function of the wider Green Belt area.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” to Green Belt purposes.

GBSA: FDR2871 Land at Heybridge Lane (southern site, smaller area)



Map FDR2871: Site Boundary and Potential Area for Release from the Green Belt

Relationship of Site to Green Belt Parcels

The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel PR07. The site boundaries and parcel boundaries are different.

Boundary Considerations / Area Considered for Removal from Green Belt

To avoid leaving a small isolated pocket of Green Belt, no. 38 Heybridge Lane and its curtilage would also be removed from the Green Belt.

To the west of the site, the new Green Belt boundary would be defined using physical features that are readily recognisable, but may not necessarily be permanent. These are the post and wire fence to the western boundary. The southern boundary is not defined by any physical features on the ground. If released from the Green Belt, the site selection work would need to demonstrate that a readily recognisable boundary could be created and any policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

Green Belt Assessment of Parcels

The GBAU makes the following assessment of parcel PR07, within which the area is located.

Parcel	Overall Evaluation	Overall Assessment
PR07: Land to the rear of properties on Heybridge Lane	The parcel has prevented urban sprawl and provides a significant contribution to preventing the merging of Prestbury and Tytherington. The parcel is characterised by open farmland which is bounded by existing development however provides a significant degree of openness. There is a significant contribution to urban regeneration.	Significant contribution

Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant contribution: the boundaries are weak in places and non-existent in others. The area is open agricultural land and although adjacent to the urban area, has strong relationship with the open countryside, particularly due to the lack of outer boundaries. It could be argued that part of the land is contained by the urban area. The northern part of the site would represent 'rounding-off' of the settlement pattern but south part (particularly the south-west) would not. It does play a minor role in preventing ribbon development along Heybridge Lane but there is already development opposite and on both sides.
2 Prevent neighbouring towns merging into one another	Contribution: The parcel within which the site sits forms a largely essential gap between Prestbury and Macclesfield and a reduction in the gap could lead to the merging of these settlements. However, development on this area would not significantly lead to the actual or perceived narrowing of the gap between Prestbury and Macclesfield.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: The area is characterised by undulating farmland which provides a significant degree of openness and there are some long line views. However looking toward the existing development slightly detracts from the openness. Other than the single residential property to the north, there are no urbanising influences within the land itself and it has a much stronger relationship with the open countryside than it does with the urban area. There are public footpaths around the edge of the site providing access to the countryside and it helps to retain and enhance landscapes, being in a local landscape designation area. These are beneficial uses of the Green Belt.
4 Preserve the setting and special character of historic towns	No contribution: The site is not located close to Prestbury Conservation Area
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Contribution: Prestbury has 0.8% brownfield urban capacity for potential development; therefore the parcel makes a limited contribution to the purpose.
Overall evaluation	The land makes a significant contribution to checking urban sprawl and safeguarding the countryside from encroachment. It makes a contribution to preventing neighbouring towns from merging and assisting in urban regeneration and no contribution to preserving the setting and special character of historic towns. Overall, it is considered to make a significant contribution. This takes account of the fundamental aim of Green Belt policy (NPPF 2018, ¶133) to " <i>prevent urban sprawl by keeping land permanently open...</i> ".
Overall assessment	Significant contribution.

Surrounding Green Belt

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

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

GBAU Parcel	Contribution	Potential For Release from Green Belt	Impacts on adjacent parcels of releasing this site	Impacts on this site of releasing additional adjacent land
PR07	Significant contribution	This parcel also contains site CFS331A and part of site FDR688 which are being considered through the site selection methodology.	Release of FDR2871 would leave a remaining area of parcel PR07. Given the lack of natural boundaries or vegetation, release of FDR2871 is likely to increase views of the urban area from the remaining part of PR07, although careful design and boundary treatments may help to mitigate this to a certain extent.	FDR2871 is a smaller part of the larger site CFS331A which itself is a smaller part of the larger site FDR688. Consequently, FDR2871 would only be released instead of these sites, not in addition to them.

The area also sits within the GBAU General Area AE1, which makes a significant contribution to Green Belt purposes. Release of this site from the Green Belt is unlikely to undermine the overall Green Belt function of this General Area.

Exceptional Circumstances

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

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

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

Summary

Consideration	Summary
Potential area for Green Belt release	The area between the existing inset boundary, the post and wire fence to the western boundary and the undefined southern boundary as shown on the map.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a 'significant contribution' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be not defined using physical features that are readily recognisable. If removed from the Green Belt, the site selection work must demonstrate that a readily recognisable and permanent Green Belt boundary could be created.
Surrounding Green Belt	Release of this site may have some impacts for the function of the surrounding Green Belt but is unlikely to undermine the function of the wider Green Belt area.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

Appendix 3: Traffic light forms

TL: CFS58 Land at Shirleys Drive

Land at Shirleys Drive, Prestbury, CFS58 GREEN BELT	Gross site area 1.43ha, 23 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site owner has confirmed that development is deliverable.
2. Landscape impact?	R	The site is within the Bollin Valley Local Landscape Designation Area. There is a well-used public footpath around the edge of the site, affording very prominent views across the site and the river valley. The site provides an important part of the green and verdant character of the area and the setting of the village. Overall, it is considered that there would be significant landscape impacts that would be difficult to mitigate.
3. Settlement character and urban form impact?	A	The site is immediately adjacent to the settlement and is substantially enclosed by development on two sides.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	The site is on the edge of an existing residential area and a bowling green and the proposed residential use is compatible.
6. Highways access?	G	There is an existing access point to Shirleys Drive.
7. Highways impact?	G	No traffic impact issues likely from the minor level of development proposals.
8. Heritage assets impact?	R	The traffic light rating was initially assessed as amber, subject to the completion of a heritage impact assessment: The western boundary and part of the northern boundary of the site are adjacent to the Prestbury Conservation Area, where there are the churchyard, the Abbey Mill and other buildings. The development of the site would have an impact on views into and out of the Conservation Area and its setting. A heritage impact assessment needs to be carried out to establish the significance of the heritage asset and the potential for harm. The site is also close to the Churchyard of the Church of St Peter (Grade I listed building) which also contains a chapel (grade I), a sundial (grade II) and a cross shaft (Scheduled Monument). However, the site is well separated from these heritage assets by distance and vegetation and partially by topography and modern buildings to have no meaningful impact on their setting. Following completion of the heritage impact

Criteria	Category	Commentary
		assessment (Appendix 4), there are significant concerns over the potential for harm to the setting of heritage assets and the red traffic light rating now reflects this.
9. Flooding/drainage issues?	A	The site is close to the River Bollin and is entirely within Flood Zone 1 although it borders flood zone 2. An appropriate surface water management plan would be required to ensure flows above greenfield run off are restricted and stored on site as appropriate. SuDS features must be considered with reference to the hierarchy of drainage building regulations part H. There should be no development within 8m of the main river. Discharges to the main river will require Environment Agency consent.
10. Ecology impact?	A	There are no ecological designations within or adjacent to the site. Apart from the River Bollin corridor the habitats on this site seem to be of limited value. An undeveloped buffer should be provided adjacent to the river. Protected species (roosting bats, otter etc.) may be present but impacts on protected species could probably be mitigation / compensated for.
11. TPOs on/immediately adjacent?	A	There is a TPO area adjacent just beyond the southern boundary but this could readily be accommodated in any development with sensitive design / layout.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for sand and gravel. 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 sand & gravel 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	The site meets the minimum standard (green) for 15 of the accessibility criteria but fails to meet the minimum standard (amber) for two criteria (children's playground and leisure facilities) and significantly fails to meet the minimum standard (red) for three criteria (public park; supermarket; and secondary school).
15. Public transport frequency?	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
16. Brownfield/greenfield ?	R	The site is greenfield land.
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	G	The site is classed as a field and there is a low potential for contamination issues. A phase 1

Criteria	Category	Commentary
		contaminated land assessment would be required with any future planning application.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	R	The site is over 1,000m from an existing employment area.

TL: CFS154 Area A, land at Bridge Green

Area A, land at Bridge Green, Prestbury, CFS154 GREEN BELT	Gross site area 2.94ha, 28 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable.
2. Landscape impact?	R	The site is within the Bollin Valley Local Landscape Designation Area. There are well-used public footpaths through the site, affording very prominent views across the site and the river valley. The site provides an important part of the green and verdant character of the area and the setting of the village. Overall, it is considered that there would be significant landscape impacts that would be difficult to mitigate.
3. Settlement character and urban form impact?	R	The site is immediately adjacent to the settlement but only adjoins built development on one side, however there is also built development on another side which is separated by a small gap.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	A	The site is on the edge of an existing residential area and the proposed residential use is compatible but it is adjacent to the Stoke-on-Trent branch of the West Coast Mainline and noise mitigation may be required. Any future planning application would require a noise impact assessment.
6. Highways access?	G	There is an existing access point to Bridge Green.
7. Highways impact?	G	No traffic impact issues likely from the minor level of development proposals.
8. Heritage assets impact?	A	No known heritage assets on or adjacent to the site, however the Prestbury Conservation Area is a short distance away and a heritage impact assessment may be required to establish the significance of the heritage asset and the potential for harm.
9. Flooding/drainage issues?	A	The site is close to the River Bollin and is predominantly (80%) within flood zone 1 but there are areas (20%) within flood zones 2 and 3. The Environment Agency must be consulted on areas within flood zones 2 and 3 and a sequential test would be required for development within flood zone 3a/b. Any discharges into the main river require relevant permits from the Environment Agency. Modelled flood levels for the River Bollin should be obtained from the Environment

Criteria	Category	Commentary
		Agency to determine relevant finished slab levels for properties. An easement of 8m from the main river would be required.
10. Ecology impact?	R	<p>Ecological surveys carried out in support of previous applications identify this land as being of sufficient value to be designated as a Site of Biological Importance and there is potential for a number of protected species to be present. The ecological assessment submitted in support of this site was undertaken in December, an exceedingly poor time of year for undertaking botanical and habitat surveys. A significant number of species present on site are likely to have been missed during the survey. Despite the poor timing of the survey a number of species indicative of higher quality habitats were recorded during the survey. The survey also identified habitat types on the site, which have potential to be of Local Wildlife Site/priority habitat quality. Paragraph 5.4 of the submitted ecological assessment states that the habitats on site do not have sufficient ecological value to warrant their designation as a Local Wildlife Site/Priority Habitat. However no analysis of Priority Habitat definitions or Local Wildlife Selection criteria and thresholds has been undertaken to inform this conclusion. This conclusion is then contradicted in paragraph 5.15 and 5.16 of the assessment which states that areas of improved/semi improved grassland and marshy grassland on site have significant ecological value and along with the river corridor, <u>do</u> amount to Priority habitat. The assessment is inclusive with regards to the value of the woodlands on site, but does seem to indicate that they may also be of value. The submitted assessment refers to unimproved grassland being present on site, but this along with the marshy grassland referred to is not mapped on the Phase One habitat plan included with the report. Finally no abundance data is provided for the plant species recorded on site. This makes it difficult to make an informed assessment of the site on the bases of the submitted assessment. The submitted assessment states that the site is linked to Riverside Park (a Local Nature reserve), described in the assessment as a wildlife corridor and states that it is likely that the development of the site would have a negative impact on this site. No causal mechanism is however identified for this effect. Finally, the report identifies the site as potentially being important for nesting birds</p>

Criteria	Category	Commentary
		and recommends a number of follow up protected species surveys. Whilst it is clear, based on the various surveys of this site over the years, that some habitats on site are of lesser and greater value than others, the submitted ecological assessment is inadequate to confidently assess the ecological impacts of developing this site. The information that is included in the report, whilst incomplete and contradictory, does tend to indicate that at least some of the habitats on site are of considerable nature conservation value and it must be considered that there are likely significant effects where avoidance / mitigation would be difficult to achieve.
11. TPOs on/immediately adjacent?	G	There are no TPOs within or immediately adjacent to the site.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for sand and gravel. 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 sand & gravel 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	The site meets the minimum standard (green) for 15 of the accessibility criteria but fails to meet the minimum standard (amber) for two criteria (children's playground and leisure facilities) and significantly fails to meet the minimum standard (red) for three criteria (public park; supermarket; and secondary school).
15. Public transport frequency?	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
16. Brownfield/greenfield?	R	The site is greenfield land.
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	A	The site is classed as a field but a railway line is adjacent to the site's eastern boundary. There is a medium potential for contamination issues and a phase 1 contaminated land assessment would be required with any future planning application.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	R	The site is over 1,000m from an existing employment area.

TL: CFS155 Area B, land at Bridge Green

Area B, land at Bridge Green, Prestbury, CFS154 GREEN BELT	Gross site area 3.04ha, 41 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable.
2. Landscape impact?	R	This is a triangular area that is bound to the west by Dale Brow and the River Bollin and to the west by a rail line and further to the east by Prestbury Golf Course. The site is located within the boundary of the Bollin Valley Local Landscape Designation Area. FP Prestbury 37 runs through the central part of the site and connects to Prestbury FP38 to the immediate north of the site. This is a significant part of the Bollin Valley, with a great number of receptors and the site forms an important area of green infrastructure and visual amenity within Prestbury. Overall, it is considered that there would be significant landscape impacts that would be difficult to mitigate.
3. Settlement character and urban form impact?	R	The site is triangular in shape and immediately adjacent to the settlement, adjoining built development on one side.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	A	The site is on the edge of an existing residential area and the proposed residential use is compatible but it is adjacent to the Stoke-on-Trent branch of the West Coast Mainline and noise mitigation may be required. Any future planning application would require a noise impact assessment.
6. Highways access?	R	There is no existing access to the site. A new access route would need to be created across the adjacent site CFS154 to the access point to Bridge Green, some 300m to the north.
7. Highways impact?	G	No traffic impact issues likely from the minor level of development proposals.
8. Heritage assets impact?	A	No known heritage assets on or adjacent to the site, however the Prestbury Conservation Area is a short distance away and a heritage impact assessment may be required to establish the significance of the heritage asset and the potential for harm.
9. Flooding/drainage issues?	A	The site is adjacent to the River Bollin and is predominantly within flood zone 1 but there are areas within flood zones 2 and 3. The Environment Agency must be consulted on areas within flood zones 2 and 3 and a sequential test would be required for

Criteria	Category	Commentary
		development within flood zone 3a/b. Any discharges into the main river require relevant permits from the Environment Agency. Modelled flood levels for the River Bollin should be obtained from the Environment Agency to determine relevant finished slab levels for properties. An easement of 8m from the main river would be required.
10. Ecology impact?	R	Woodland present to the north of this site appears on the national inventory of priority habitat. The rest of the site also appears likely to support important habitats. There may be protected species present including great crested newts, otter, water vole badger and bats. Impacts on these species could probably be mitigated, however this may require habitat retention including a significant habitat buffer adjacent to the river. Overall, it is considered that there are likely to be significant effects where avoidance/mitigation may be difficult to achieve.
11. TPOs on/immediately adjacent?	A	There is a TPO area at the southern end of the site but this could readily be accommodated in any development with sensitive design / layout.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for sand and gravel. 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 sand & gravel 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	The site meets the minimum standard (green) for 16 of the accessibility criteria but fails to meet the minimum standard (amber) for one criterion (children's playground) and significantly fails to meet the minimum standard (red) for three criteria (public park; supermarket; and secondary school).
15. Public transport frequency?	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
16. Brownfield/greenfield?	R	The site is greenfield land.
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	G	This is a greenfield site and there is a low potential for contamination issues.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	R	The site is over 1,000m from an existing employment area.

TL: CFS197 Land north of Chelford Road and west of Collar House Drive

Land north of Chelford Road and west of Collar House Drive, Prestbury, CFS197 GREEN BELT	Gross site area 3.35ha, 85 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site owner has confirmed that development is deliverable.
2. Landscape impact?	R	The site is within the Alderley Edge and West Macclesfield Wooded Estates Local Landscape Designation Area. Footpath Prestbury 22 runs along the eastern boundary and the site is fairly visually prominent. The site provides an important part of the green and verdant character of the area and it is considered that there would be significant landscape impacts that would be difficult to mitigate.
3. Settlement character and urban form impact?	G	The site is immediately adjacent to the settlement and is substantially enclosed by development on three sides, although one of these sides is within the Green Belt.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	The site is on the edge of an existing residential area and the proposed residential use is compatible.
6. Highways access?	G	There is an existing access point to Chelford Road.
7. Highways impact?	R	Transport Assessment required, scope of impact to be agreed with CEC. Potential access to Chelford Road visibility difficulties to be overcome. Collar House Drive not suitable as means of access. The main highway concern that safe pedestrian access is not possible along Chelford Road to Prestbury, as there is no footpath for approximately 450m of the road. There is a public footpath from Collar House Drive through to Birch Way / Castlegate, from where safe pedestrian access is available to Prestbury village centre. However this footpath is narrow and secluded and it is also steep and uneven in places, and would not provide a safe and convenient route to the village, particularly for those with impaired mobility or pushchairs etc. It is not clear that the lack of pedestrian access could be mitigated.
8. Heritage assets impact?	G	No known heritage assets on or adjacent to the site. There does not appear to be an impact on the setting of heritage assets further away.

Criteria	Category	Commentary
9. Flooding/drainage issues?	G	The site is entirely within Flood Zone 1 and whilst there are some ponds in the south west corner of the site, there are no known drainage issues.
10. Ecology impact?	A	There are no ecological designations within or adjacent to the site, however it is quite heavily wooded and the ponds on the site support common toad, a priority species. The ponds and areas of surrounding terrestrial habitat should therefore be retained. There is potential for protected species to be present but impact could likely be mitigated / compensated for using best practice methods. The mature trees should also be retained. Overall, there could potentially be some significant effects but it is likely that avoidance / mitigation measures are possible.
11. TPOs on/immediately adjacent?	R	There are numerous and extensive TPOs and TPO areas at the site boundaries and within the site as well. Whilst it may be possible to accommodate some development, these TPOs are likely to have a significant impact on development and would probably reduce the number of dwellings that could be accommodated.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	A large mineral resource area for sand and gravel is located within and close to the boundary of the site. 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 sand & gravel 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	The site meets the minimum standard (green) for 13 of the accessibility criteria but fails to meet the minimum standard (amber) for one criterion (convenience store) and significantly fails to meet the minimum standard (red) for six criteria (bus stop; children's playground; public park; supermarket; secondary school; and leisure facilities).
15. Public transport frequency?	G	There is a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
16. Brownfield/greenfield?	R	The site is greenfield land.
17. Agricultural land?	G	The agricultural land quality of the site is Grade 4.
18. Contamination issues?	G	The site is classed as a field and has ponds in the south west. There is a low potential for

Criteria	Category	Commentary
		contamination issues and a phase 1 contaminated land assessment would be required with any future planning application.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	R	The site is over 1,000m from an existing employment area.

TL: CFS331a Land at Heybridge Lane (southern site, larger area)

Land at Heybridge Lane (southern site, larger area), Prestbury, CFS331a GREEN BELT	Gross site area 4.74ha, 34 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable.
2. Landscape impact?	R	This site lies to the south of Heybridge Lane. FP2 Prestbury follows the western and part of the southern boundary, before meeting with FP1 Prestbury. To the south is Prestbury Golf Course. The site is located within the boundary of the Bollin Valley Local Landscape Designation Area. It is a visually important site that forms an important part of the LLD area. Overall, it is considered that there would be significant landscape impacts that would be difficult to mitigate.
3. Settlement character and urban form impact?	A	The site is immediately adjacent to the settlement boundary and is substantially enclosed by development on two sides.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	The site is on the edge of an existing residential area and the proposed residential use is compatible.
6. Highways access?	G	There are existing access points to Heybridge Lane.
7. Highways impact?	A	No traffic impacts likely from the level of development as proposed. However, the site has no pedestrian access via footways and it is expected that this level of development would have both pedestrian and cycle access.
8. Heritage assets impact?	A	The site wraps around the curtilage of Heybridge Farmhouse (Grade II Listed) on three sides. Development is likely to have an impact on the setting and significance of this building. A heritage impact assessment would be required to establish the significance of the heritage asset and the potential for harm.
9. Flooding/drainage issues?	A	The site is entirely within Flood Zone 1 but there are some areas at medium and high risk of surface water flooding within the site.
10. Ecology impact?	A	This site appears unlikely to support important habitats. There is potential for protected species to be on site but impacts on these could probably be mitigated.
11. TPOs on/immediately adjacent?	G	There are no TPOs within or immediately adjacent to the site.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of	A	A large mineral resource area for sand and

Criteria	Category	Commentary
mineral interest?		gravel is located within and close to the boundary of the site. 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 sand & gravel 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	The site meets the minimum standard (green) for 12 of the accessibility criteria but fails to meet the minimum standard (amber) for two criteria (amenity open space and primary school); and significantly fails to meet the minimum standard (red) for six criteria (bus stop; children's playground; public park; convenience store; supermarket; and secondary school)
15. Public transport frequency?	G	There is a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
16. Brownfield/greenfield?	R	The site is greenfield land.
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	G	This is a greenfield site and there is a low potential for contamination issues.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	R	The site is over 1,000m from an existing employment area.

TL: CFS391 Plot 1 Land at White Gables Farm (land south of cricket ground)

Land at White Gables Farm (land south of cricket ground), Prestbury, CFS391 Plot 1	Gross site area 1.20ha, 10 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 3 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable.
2. Landscape impact?	G	The site is relatively self-contained with a low degree of visual prominence, has reasonable boundaries and no sensitive receptors.
3. Settlement character and urban form impact?	G	The site is substantially enclosed by the settlement on three sides.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	The site is within an existing residential area and the proposed residential use is compatible. There is also a cricket ground to the north.
6. Highways access?	A	The existing access is private and it would need to be demonstrated that a minimum of 4.8m access width can be achieved to serve the proposed number of units.
7. Highways impact?	G	No traffic impact issues likely from the minor level of development proposals.
8. Heritage assets impact?	A	The site is adjacent to The Vicarage (grade II listed). The north east boundary of the site is adjacent to the driveway to The Vicarage and in close proximity to the principal listed building. Development on the site could have an impact on the setting and significance of the listed building. A heritage impact assessment would be needed to establish the significance of the heritage asset and potential for harm. The Prestbury Conservation Area is also in close proximity but development on the site would be sufficiently separated from the conservation area by distance, vegetation and intervening buildings to have no meaningful impact on its setting (provided that the vehicle access is via Castle Hill, rather than The Village).
9. Flooding/drainage issues?	G	The site is entirely within Flood Zone 1 and there are no known drainage issues.
10. Ecology impact?	A	The site includes the edge of the adjacent woodland which should be retained and excluded from the built area of any development. Grassland habitats in the north/west part of the site look like they may have some value when viewed on the air photography. An ecological survey should be completed to assess the grassland habitats on

Criteria	Category	Commentary
		site. There is some potential for protected species to occur on site, but it is likely that any issues could be addressed through mitigation.
11. TPO's on/immediately adjacent?	A	There are a number of Tree Preservation Orders within and directly adjacent to the site but it is likely that they could readily be accommodated in any development with sensitive design / layout given the proposed low density development.
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 sand and gravel. 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 sand & gravel 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	The site meets the minimum standard (green) for 16 of the accessibility criteria. Whilst it doesn't fail to meet the minimum standard (amber) for any criteria, it does significantly fail to meet the minimum standard (red) for four criteria (public park; supermarket; secondary school; and leisure facilities).
15. Public transport frequency?	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance
16. Brownfield/greenfield?	R	The site is predominantly greenfield land
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	G	The site is classed as a field with one residence in the south east. There is a low potential for contamination issues and a phase 1 contaminated land assessment would be required with any future planning application.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	R	The site is over 1,000m from an existing employment area.

TL: CFS391 Plot 2 Land at White Gables Farm (land north east of cricket ground)

Land at White Gables Farm (land north east of cricket ground), Prestbury, CFS391 Plot 2 GREEN BELT	Gross site area 0.80ha, 8 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable.
2. Landscape impact?	R	This site is located within the Bollin Valley Local Landscape Designation Area; the River Bollin follows the eastern boundary and is framed with a dense woodland belt. To the south is open countryside and Prestbury Cricket ground. There are no significant means of access to the site but it forms an important and sensitive part of the Local Landscape Designation Area. Overall, it is considered that there would be significant impacts that would be difficult to mitigate.
3. Settlement character and urban form impact?	R	The site only adjoins the settlement on one side and is separated by the River Bollin.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	The site is close to an existing residential area with a primary school to the north-east and the proposed residential use is compatible. There is also a cricket ground to the south.
6. Highways access?	R	There is no existing access point to the site. The promoter's masterplanning document shows that access would need to be taken from the Bollin Grove / Brocklehurst Drive junction, running along the existing track some 350m northwards to cross the River Bollin. From this point, the proposed access route runs southwards for a further 550m across fields and a minor watercourse to access the site.
7. Highways impact?	G	No traffic impact issues likely from the minor level of development proposals.
8. Heritage assets impact?	A	The site is adjacent to The Vicarage (grade II listed). Development on the site could have an impact on the setting and significance of the listed building. The Prestbury Conservation Area is also in close proximity. A heritage impact assessment would be needed to establish the significance of the heritage assets and potential for harm.
9. Flooding/drainage issues?	A	The site is adjacent to the River Bollin and is predominantly in flood zone 1 but there are small areas in flood zones 2 and 3. The

Criteria	Category	Commentary
		Environment Agency must be consulted on areas within flood zones 2 and 3. Any discharges into the main river require relevant permits from the Environment Agency. Modelled flood levels for the River Bollin should be obtained from the Environment Agency to determine relevant finished slab levels for properties. An easement of 8m from the main river would be required.
10. Ecology impact?	A	Woodland present to the eastern boundary of the allocation appears on the national inventory of priority habitat. This must be retained and safeguarded with an appropriate buffer. This will reduce the developable area of the site. The grassland habitats on site appear unlikely to have significant value. There is potential for protected species to occur on site, impacts on these could probably be mitigated largely through the retention of the woodland.
11. TPO's on/immediately adjacent?	A	There is a TPO area directly adjacent to the site's southern boundary but it is likely that this could readily be accommodated in any development with sensitive design / layout.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for sand and gravel. 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 sand & gravel 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	The site meets the minimum standard (green) for 16 of the accessibility criteria. Whilst it doesn't fail to meet the minimum standard (amber) for any criteria, it does significantly fail to meet the minimum standard (red) for four criteria (public park; supermarket; secondary school; and leisure facilities).
15. Public transport frequency?	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance
16. Brownfield/greenfield?	R	The site is greenfield land
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	G	This is a greenfield site and there is a low potential for contamination issues.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	R	The site is over 1,000m from an existing employment area.

TL: CFS391 Plot 3 Land at White Gables Farm (land north of cricket ground)

Land at White Gables Farm (land north of cricket ground), Prestbury, CFS391 Plot 3 GREEN BELT	Gross site area 1.50ha, 15 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable.
2. Landscape impact?	R	This site is located immediately to the north of site CFS391 plot 2 and is also located within the Bollin Valley Local Landscape Designation Area; the River Bollin follows the eastern boundary and is framed with a dense woodland belt to the east and north. To the south is open countryside. There are no significant means of access to the site but it forms an important and sensitive part of the Local Landscape Designation Area. Overall, it is considered that there would be significant impacts that would be difficult to mitigate.
3. Settlement character and urban form impact?	R	The site is not directly adjacent to the settlement and is separated by a wooded area and the River Bollin.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	The site is close to an existing residential area with a primary school and sports facilities to the east across the River Bollin. The proposed residential use is compatible.
6. Highways access?	R	There is no existing access point to the site. The promoter's masterplanning document shows that access would need to be taken from the Bollin Grove / Brocklehurst Drive junction, running along the existing track some 350m northwards to cross the River Bollin. From this point, the proposed access route runs southwards for a further 400m across fields and a minor watercourse to access the site.
7. Highways impact?	G	No traffic impact issues likely from the minor level of development proposals.
8. Heritage assets impact?	G	No known heritage assets on or adjacent to the site. There does not appear to be an impact on the setting of heritage assets further away.
9. Flooding/drainage issues?	G	The site is close to the River Bollin but entirely within flood zone 1 with no known surface water flooding issues. Any discharges into the main river require relevant permits from the Environment Agency.
10. Ecology impact?	A	Woodland present to the eastern and northern

Criteria	Category	Commentary
		boundary of the allocation appears on the national inventory of priority habitat. This must be retained and safeguarded with an appropriate buffer. This will reduce the developable area of the site. The grassland habitats on site appear unlikely to have significant value. There is potential for protected species to occur on site, impacts on these could probably be mitigated largely through the retention of the woodland.
11. TPO's on/immediately adjacent?	G	There are no TPO trees within or directly adjacent to the site.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for sand and gravel. 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 sand & gravel 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	The site meets the minimum standard (green) for 16 of the accessibility criteria. Whilst it doesn't fail to meet the minimum standard (amber) for any criteria, it does significantly fail to meet the minimum standard (red) for four criteria (public park; supermarket; secondary school; and leisure facilities).
15. Public transport frequency?	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance
16. Brownfield/greenfield?	R	The site is greenfield land
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	G	This is a greenfield site and there is a low potential for contamination issues.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	R	The site is over 1,000m from an existing employment area.

TL: CFS391 Plot 4 The Bowery (land at White Gables Farm north of Bollin Grove)

The Bowery (land at White Gables Farm north of Bollin Grove), Prestbury, CFS391 Plot 4 GREEN BELT	Gross site area 2.77ha, 41 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable.
2. Landscape impact?	R	This site is located towards the north of Prestbury and is bound to the east by the edge of Prestbury and to the west by the River Bollin. The site lies within the Bollin Valley Local Landscape Designation Area. FP5 Prestbury follows the route of Bollin Grove along the western boundary and joins with FP 6 Prestbury at the northern boundary of the site. An open area with many receptors. Overall, it is considered that there would be significant impacts that would be difficult to mitigate.
3. Settlement character and urban form impact?	R	The site is directly adjacent to the settlement boundary. Although there are two sides that are partly adjacent to the settlement, the site extends outwards into the open countryside and cannot be said to be 'substantially enclosed by development on two sides'.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	The site is close to an existing residential area with a primary school and the proposed residential use is compatible.
6. Highways access?	A	There is an existing access point to Bollin Grove but the access is taken from a private road and the road width is narrow.
7. Highways impact?	A	No traffic impact issues likely from the minor level of development proposals. The site has no pedestrian access via footways. It is expected that this level of development has both pedestrian and cycle access.
8. Heritage assets impact?	A	The site is near Spittle House West Range (grade II* listed) and Spittle House North Range (grade II listed). Development is likely to have an impact on the setting and significance of these assets. A heritage impact assessment would be required to establish the significance of the heritage asset and the potential for harm.
9. Flooding/drainage issues?	A	The site is close to the River Bollin but is entirely within flood zone 1. There are areas at medium/high risk of surface water flooding

Criteria	Category	Commentary
		within the site. Any discharges into the main river require relevant permits from the Environment Agency. Modelled flood levels for the River Bollin should be obtained from the Environment Agency to determine relevant finished slab levels for properties. An easement of 8m from the main river would be required.
10. Ecology impact?	A	The grassland habitats on site appear unlikely to have significant value. There is potential for protected species to occur on site, impacts on these could probably be mitigated.
11. TPO's on/immediately adjacent?	G	There are no TPO trees within or directly adjacent to the site.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for sand and gravel. 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 sand & gravel 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	The site meets the minimum standard (green) for 15 of the accessibility criteria but fails to meet the minimum standard (amber) for one criterion (convenience store) and significantly fails to meet the minimum standard (red) for four criteria (public park; supermarket; secondary school; and leisure facilities).
15. Public transport frequency?	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance
16. Brownfield/greenfield?	R	The site is greenfield land
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	G	This is a greenfield site and there is a low potential for contamination issues.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	R	The site is over 1,000m from an existing employment area.

TL: CFS391 Plot 5 Butley Heights smaller site (land at White Gables Farm off Butley Lanes)

Butley Heights smaller site (land at White Gables Farm off Butley Lanes), Prestbury, CFS391 Plot 5 GREEN BELT	Gross site area 1.54ha, 41 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable.
2. Landscape impact?	R	This site is located at the very north western edge of Prestbury, forming the interface with the wider rural landscape. There are some residential dwellings along the southern part of the eastern boundary along Butley Lane. The land slopes towards the River Bollin located to the west. The site is located within the boundary of the Bollin Valley Local Landscape Designation Area and is an important part of the Bollin Valley LLD. Overall, it is considered that there would be significant impacts that would be difficult to mitigate.
3. Settlement character and urban form impact?	A	The site is directly adjacent to the settlement boundary and is substantially enclosed by development on two sides.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	The site is close to an existing residential area and the proposed residential use is compatible.
6. Highways access?	A	There are no existing access points but it is considered that one could be readily created to Butley Lanes.
7. Highways impact?	A	Access using Butley Lanes would need to be very carefully considered. Butley Lanes is narrow in places and not suitable to serve major development proposals. The site is not connected to the footpath network and access for pedestrians and cyclists would need to be provided.
8. Heritage assets impact?	A	The site is near Spittle House West Range (grade II* listed) and Spittle House North Range (grade II listed). Development is likely to have an impact on the setting and significance of these assets. A heritage impact assessment would be required to establish the significance of the heritage asset and the potential for harm.
9. Flooding/drainage issues?	A	The site is entirely within flood zone 1 but there are some areas at medium/high risk of surface water flooding within the site.
10. Ecology impact?	A	The grassland habitats on site appear unlikely

Criteria	Category	Commentary
		to have significant value. There is potential for protected species to occur on site, impacts on these could probably be mitigated.
11. TPO's on/immediately adjacent?	G	There are no TPO trees within or directly adjacent to the site.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for sand and gravel. 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 sand & gravel 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	The site meets the minimum standard (green) for 15 of the accessibility criteria. Whilst it doesn't fail to meet the minimum standard (amber) for any criteria, it does significantly fail to meet the minimum standard (red) for five criteria (public park; convenience store; supermarket; secondary school; and leisure facilities).
15. Public transport frequency?	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance
16. Brownfield/greenfield?	R	The site is greenfield land
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	G	This is a greenfield site and there is a low potential for contamination issues.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	R	The site is over 1,000m from an existing employment area.

TL: CFS391 Plot 5b Butley Heights larger site (land at White Gables Farm off Butley Lanes)

Butley Heights larger site (land at White Gables Farm off Butley Lanes), Prestbury, CFS391 Plot 5b GREEN BELT	Gross site area 4.01ha, 41 dwgs, C2 nursing home, 1.30 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable.
2. Landscape impact?	R	This site is adjacent to Butley Lanes, with the Bollin Valley located to the west, the land slopes down to the River Bollin. The site is located within the boundary of the Bollin Valley Local Landscape Designation Area and also forms an important part of the setting for Prestbury. FP5 Prestbury follows a route along the Bollin River along the western boundary of the site. Overall, it is considered that there would be significant impacts that would be difficult to mitigate.
3. Settlement character and urban form impact?	R	The site is directly adjacent to the settlement boundary. Although there are two sides that are partly adjacent to the settlement, the site extends outwards into the open countryside and cannot be said to be 'substantially enclosed by development on two sides'.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	A	The site is close to an existing residential area and the proposed residential use is compatible. The employment component would need to be compatible with the surrounding residential area. There is a large sewage works to the north of the site.
6. Highways access?	G	There is an existing access point to Butley Lanes.
7. Highways impact?	A	Access using Butley Lanes would need to be very carefully considered. Butley Lanes is narrow in places and not suitable to serve major development proposals. The site is not connected to the footpath network and access for pedestrians and cyclists would need to be provided.
8. Heritage assets impact?	A	The site is near Spittle House West Range (grade II* listed) and Spittle House North Range (grade II listed). Development is likely to have an impact on the setting and significance of these assets. A heritage impact assessment would be required to establish the significance of the heritage asset and the potential for harm.

Criteria	Category	Commentary
9. Flooding/drainage issues?	A	The site is entirely within flood zone 1 but there are some areas at medium/high risk of surface water flooding within the site.
10. Ecology impact?	A	The grassland habitats on site appear unlikely to have significant value. There is potential for protected species to occur on site, impacts on these could probably be mitigated.
11. TPO's on/immediately adjacent?	A	There is a TPO area directly adjacent to the site's northern boundary but it is likely that this could readily be accommodated in any development with sensitive design / layout.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for sand and gravel. 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 sand & gravel 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	The site meets the minimum standard (green) for 15 of the accessibility criteria. Whilst it doesn't fail to meet the minimum standard (amber) for any criteria, it does significantly fail to meet the minimum standard (red) for five criteria (public park; convenience store; supermarket; secondary school; and leisure facilities).
15. Public transport frequency?	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance
16. Brownfield/greenfield?	R	The site is greenfield land
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	A	This is a greenfield site, but it is adjacent to a sewage works and within 150m of a known landfill. There is a medium potential for contamination issues and low potential for gas risk.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	R	The site is over 1,000m from an existing employment area.

TL: CFS391 Plot 8 Land at White Gables Farm (land off Castle Hill)

Land at White Gables Farm (land off Castle Hill), Prestbury, CFS391 Plot 8 GREEN BELT	Gross site area 4.80ha, 48 dwgs, 0ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable.
2. Landscape impact?	R	This site is located to the north of Castle Hill. While there are some residential properties bounding Castle Hill the site is rural in character with extensive woodland belts along the northern, western and eastern boundaries. The site is located within the boundary of the Alderley Edge and West Macclesfield Wooded Estates Local Landscape Designation Area. Overall, it is considered that there would be significant impacts that would be difficult to mitigate.
3. Settlement character and urban form impact?	R	The site is directly adjacent to the settlement boundary, but only on one side.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	The site is adjacent to an existing residential area and the proposed residential use is compatible.
6. Highways access?	G	There is an existing access point to Castle Hill.
7. Highways impact?	R	The existing access point has visibility constraints and would need improvements to serve the proposed level of development. The site is not connected to the footpath network and access for pedestrians and cyclists would need to be provided, but it is considered that this would be difficult to achieve.
8. Heritage assets impact?	G	No known heritage assets on or adjacent to the site. There does not appear to be an impact on the setting of heritage assets further away.
9. Flooding/drainage issues?	A	The site is within flood zone 1 but there are minor watercourses at the eastern and western sides of the site with areas at medium/high risk of surface water flooding.
10. Ecology impact?	A	Woodland present around the farm complex appears on the national inventory of priority habitat. This must be retained and safeguarded with an appropriate buffer. This will reduce the developable area of the site. There is potential for protected species to occur on site, impacts on these could probably be mitigated.
11. TPO's on/immediately adjacent?	A	There are a number of protected trees within the site and TPO areas directly adjacent to the site boundaries but it is likely that these could

Criteria	Category	Commentary
		readily be accommodated in any development with sensitive design / layout.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for sand and gravel. 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 sand & gravel 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	The site meets the minimum standard (green) for 12 of the accessibility criteria but fails to meet the minimum standard (amber) for three criteria (amenity open space; children's playground; and convenience store) and significantly fails to meet the minimum standard (red) for five criteria (bus stop; public park; supermarket; secondary school and leisure facilities).
15. Public transport frequency?	G	There is a commutable rail service to Manchester and Stoke-on-Trent within walking distance
16. Brownfield/greenfield?	R	The site is greenfield land
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	A	The site contains a farm and there is potential contamination associated with the buildings. Overall, there is a medium potential for contamination issues.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	R	The site is over 1,000m from an existing employment area.

TL: CFS574 Land south of Prestbury Lane

Land south of Prestbury Lane, Prestbury, CFS574 GREEN BELT	Gross site area 1.86ha, 56 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable.
2. Landscape impact?	G	This site has no designations or public access. It is located to the south of Prestbury Lane and is bound by existing development along part of the northern boundary, the southern boundary and much of the eastern boundary.
3. Settlement character and urban form impact?	G	The site is immediately adjacent to the settlement and is substantially enclosed by development on three sides.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	The site is on the edge of an existing residential area and the proposed residential use is compatible.
6. Highways access?	G	There is an existing access point to Prestbury Lane.
7. Highways impact?	A	Transport Assessment required; scope of impact to be agreed with CEC. Mitigation measures to be provided at junctions likely. No pedestrian access currently available along Prestbury Lane; level of development proposed would require safe pedestrian accessibility. It has been demonstrated that a pedestrian link could be provided but consideration should be given to its width, level of lighting and appropriateness.
8. Heritage assets impact?	G	No known heritage assets on or adjacent to the site. There does not appear to be an impact on the setting of heritage assets further away.
9. Flooding/drainage issues?	A	This site is not included within the Environment Agency's floodzone maps but there is an ordinary watercourse at the eastern end. On the basis of surface water modelling, it suggests that this area may act as a drainage path or if it was to be modelled hydraulically, may fall within floodzone 2 or 3. The site has an undulating nature and the mapping shows that there are two areas prone to ponding and surface water flooding, one of which is highlighted as a marshy area. The use of green SuDS could be incorporated into this design incorporating the marshy area to the eastern boundary. As the mapping suggests that the Prestbury Lane road bridge acts as a restriction to flow, runoff rates for this site should mimic greenfield, following the drainage hierarchy,

Criteria	Category	Commentary
		part H Building Regulations. Development of the site should be steered away from the high surface water risk/flood zone areas or detailed hydraulic modelling of the system should be undertaken by the developer to prove the site is within floodzone 1. A flood risk assessment and outline drainage strategy would be required as part of any future application. Careful consideration would be required to ensure there is no increase of flooding on or offsite and no increase in flows to the adjacent watercourse.
10. Ecology impact?	A	There is some potential for protected species to occur on site. Standard mitigation measures would probably be sufficient to address any impacts on these species. Based on the air photography the grassland habitats on site may be of nature conservation value, particularly if marshy grassland/rush pasture habitats are present – we would need a botanical survey at the right time of year to determine this.
11. TPOs on/immediately adjacent?	A	There is a TPO area adjacent to the site's western boundary but this could be readily accommodated in any development with sensitive design / layout.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for sand and gravel. 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 sand & gravel 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	The site meets the minimum standard (green) for 12 of the accessibility criteria but fails to meet the minimum standard (amber) for four criteria (amenity open space; children's playground; outdoor sports; and leisure facilities) and significantly fails to meet the minimum standard (red) for four criteria (public park; convenience store; supermarket; and secondary school).
15. Public transport frequency?	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
16. Brownfield/greenfield?	R	The site is greenfield land.
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	G	The site is classed as a field and there is a low

Criteria	Category	Commentary
		potential for contamination issues. A phase 1 contaminated land assessment would be required with any future planning application.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	R	The site is over 1,000m from an existing employment area.

TL: FDR1730 Land off Macclesfield Road

Land off Macclesfield Road, Prestbury, FRR1730 GREEN BELT	Gross site area 2.08ha, 49 dwgs, 0ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable.
2. Landscape impact?	R	Footpath 30 Prestbury follows a route along the southern part of the site. The site is located within the Bollin Valley Local Landscape Designation Area and there are extensive views towards the Peak District further to the east. It is considered that there would be significant landscape impacts that would be difficult to mitigate.
3. Settlement character and urban form impact?	A	The site is directly adjacent to the settlement boundary, but only on one side. However it is substantially enclosed by development on two sides.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	The site is adjacent to an existing residential area and the proposed residential use is compatible.
6. Highways access?	G	There is an existing access point to Macclesfield Road. Suitable access can be achieved subject to providing satisfactory junction spacing to Macclesfield Road.
7. Highways impact?	G	A Transport Statement would be required at any future planning application stages but it is not envisaged that traffic impact issues will arise
8. Heritage assets impact?	G	No known heritage assets on or adjacent to the site. There does not appear to be an impact on the setting of heritage assets further away.
9. Flooding/drainage issues?	A	Whilst there are minimal areas of flood risk within the site, there is an ordinary watercourse along the northern boundary of the site, and there is also potential for there to be a further ordinary watercourse running through the site which would need to be diverted / day-lighted where possible. Opening-up of the channel is preferable to it remaining in culvert. Any future application would need to include a Flood Risk Assessment.
10. Ecology impact?	A	There is some potential for protected species to occur on the site but impacts on these could probably be avoided through the retention of trees and boundary vegetation, as well as providing a buffer to the small stream to the north of the site. Grassland habitats on site are

Criteria	Category	Commentary
		likely to be of limited value.
11. TPO's on/immediately adjacent?	A	There are TPO areas close to the site boundaries across Macclesfield Road but it is likely that these could readily be accommodated in any development with sensitive design / layout.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	A large mineral resource area for sand & gravel is located within and close to the boundary of the site. 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 sand & gravel 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?	A	The site meets the minimum standard (green) for 10 of the accessibility criteria but fails to meet the minimum standard (amber) for six criteria (post office; bank or cash machine; pharmacy; secondary school; leisure facilities; and public house) and significantly fails to meet the minimum standard (red) for four criteria (children's playground; convenience store; and supermarket).
15. Public transport frequency?	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance
16. Brownfield/greenfield?	R	The site is greenfield land
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	G	The site consists of fields. There is a low potential for contamination issues.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	R	The site is over 1,000m from an existing employment area.

TL: FDR2001 Land off Heybridge Lane (northern site)

Land off Heybridge Lane (northern site), Prestbury, FDR2001 GREEN BELT	Gross site area 3.80ha, 70 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable.
2. Landscape impact?	R	This site is located to the east of Prestbury village centre. The site is bound to the west by the railway line, and by dwellings to the north and east. Footpath 4 Prestbury is located at a short distance to the north and Footpaths 1 and 32 at a short distance to the south. The site slopes towards the railway line and lies within the boundary of the Bollin Valley Local Landscape Designation area.
3. Settlement character and urban form impact?	A	The site is immediately adjacent to the settlement and substantially enclosed by development on two sides, although the third site is separated only by the railway line and a large private garden so may be considered to be enclosed on three sides.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	A	The site is on the edge of an existing residential area and the proposed residential use is compatible but it is adjacent to the Stoke-on-Trent branch of the West Coast Mainline and noise mitigation may be required. Any future planning application would require a noise impact assessment.
6. Highways access?	A	There is an existing access into 20 Heybridge Lane (within the site boundary). It is likely that this property would need to be demolished to facilitate access into the wider site.
7. Highways impact?	A	A transport assessment will be required; the scope of impact to be agreed with CEC. Pedestrian / cycle access will be required given a major development of 70 units.
8. Heritage assets impact?	G	The traffic light rating was initially assessed as amber, subject to the completion of a heritage impact assessment: The land is approximately 100m to the West of Bridge End farmhouse, a grade II listed building. Development on the site could have an impact on the setting and significance of the listed building. Also the entrance to the site is close to 223 Heybridge Lane, a locally listed building. A heritage impact assessment would be needed to establish the significance of the heritage assets and potential for harm. Following completion of the heritage impact assessment (Appendix 4), it is apparent that there would be no meaningful harm to the setting of heritage assets and no

Criteria	Category	Commentary
		mitigation measures would be required. The green traffic light rating now reflects this.
9. Flooding/drainage issues?	G	The site is not within a flood zone for fluvial flooding and minimal surface water risk is identified within the proposed boundary. The key will be to ensure there is no increase in off-site surface water run-off. A detailed flood risk assessment would be required including proposed greenfield discharge rates. There should be no increase in run-off to proposed discharge location and a topographic survey would be required identifying which areas of land drain into each system to provide the existing rate.
10. Ecology impact?	A	Bats may occur in the house that would require demolition to facilitate the site access. Great Crested newts may also occur at the on-site pond. Impacts on protected species could however probably be addressed using best practice methodologies and retention of features such as ponds and boundary vegetation. Grassland habitats on site are likely to be of limited value.
11. TPOs on/immediately adjacent?	A	There is a TPO area adjacent to the site's south eastern boundary but this could be readily accommodated in any development with sensitive design / layout.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for sand and gravel. 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 sand & gravel 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	The site meets the minimum standard (green) for 16 of the accessibility criteria but fails to meet the minimum standard (amber) for one criterion (leisure facilities) and significantly fails to meet the minimum standard (red) for three criteria (public park; supermarket; and secondary school).
15. Public transport frequency?	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
16. Brownfield/greenfield?	R	The site is predominantly greenfield land
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	G	The site consists of fields and one property. There is a low potential for contamination issues.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	R	The site is over 1,000m from an existing employment area.

TL: FDR2871 Land at Heybridge Lane (southern site, smaller area)

Land at Heybridge Lane (southern site, larger area), Prestbury, CFS331a GREEN BELT	Gross site area 1.10ha, 28 dwgs, 0 ha employment land
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Criteria	Category	Commentary
1. Economically viable?	G	The site is within charging zone 5 in the CIL Charging Schedule and the site promoter has confirmed that development is deliverable.
2. Landscape impact?	R	This site lies to the immediate south of Heybridge Lane. FP2 Prestbury follows the western boundary of the site. Further to the south is Prestbury Golf Course. The site is located within the boundary of the Bollin Valley Local Landscape Designation Area. It is a visually important site that forms an important part of the LLD area. Overall, it is considered that there would be significant landscape impacts that would be difficult to mitigate.
3. Settlement character and urban form impact?	G	The site is immediately adjacent to the settlement boundary and substantially enclosed by development on three sides.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	The site is on the edge of an existing residential area and the proposed residential use is compatible.
6. Highways access?	G	There are existing access points to Heybridge Lane.
7. Highways impact?	A	No traffic impacts likely from the level of development as proposed. However, the site has no pedestrian access via footways and it is expected that this level of development would have both pedestrian and cycle access.
8. Heritage assets impact?	A	The site wraps around the curtilage of Heybridge Farmhouse (Grade II Listed) on three sides. Development is likely to have an impact on the setting and significance of this building. A heritage impact assessment would be required to establish the significance of the heritage asset and the potential for harm.
9. Flooding/drainage issues?	A	The site is entirely within Flood Zone 1 but there are some areas at medium and high risk of surface water flooding within the site.
10. Ecology impact?	A	The grassland habitats on site appear unlikely to have significant value. There is potential for protected species to occur on site, impacts on these could probably be mitigated.
11. TPOs on/immediately adjacent?	G	There are no TPOs within or immediately adjacent to the site.
12. In an AQMA?	G	The site is not located in an AQMA.
13. In/adjacent to an area of mineral interest?	A	A large mineral resource area for sand & gravel is located within and close to the

Criteria	Category	Commentary
		boundary of the site. 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 sand & gravel 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	The site meets the minimum standard (green) for 12 of the accessibility criteria but fails to meet the minimum standard (amber) for two criteria (amenity open space and primary school); and significantly fails to meet the minimum standard (red) for six criteria (bus stop; children's playground; public park; convenience store; supermarket; and secondary school).
15. Public transport frequency?	G	There is a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
16. Brownfield/greenfield?	R	The site is greenfield land.
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is not known if this is 3a or 3b.
18. Contamination issues?	G	This is a greenfield site and there is a low potential for contamination issues.
19. Employment land loss?	G	There would be no loss of employment land.
20. Distance to existing employment areas?	R	The site is over 1,000m from an existing employment area.

Appendix 4: Heritage impact assessments

HIA: CFS391 Plot 1 Land at White Gables Farm (land south of cricket ground)

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>The Vicarage (Grade II Listed Building)</u> The listing description summarises the significance: "Vicarage. 1893, with minor late C20 alterations. By Ernest Newton, architect. Red brick with tile hanging and timber framing, gable and ridge chimneys and hipped roof with a plain tile roof covering. Restrained Arts and Crafts style....A carefully-detailed and little-altered Arts and Crafts house of 1893 by the notable architect Ernest Newton, a pupil of Norman Shaw." Medium Heritage Significance</p>	<p>The Vicarage stands in its own substantial grounds which are densely planted with trees which strongly filter the visible inter-connectivity between the site and the listed building. Even so the openness and agricultural use of the site make a minor contribution to the wider, rural setting of the building and its significance as a heritage asset.</p>	<p>The development of the site would radically alter the character and appearance of the site from a secluded pasture to a small suburban estate and this would harm the existing wider setting of The Vicarage.</p>	<p>The harm could be reduced by: a) retention of historic field boundaries and trees and hedges in and around the site, as far as possible; b) provision of an undeveloped buffer zone, landscaped with trees, along that part of the NE boundary which abuts the Vicarage; c) ensuring that the site is developed with a low density form of development which visually reflects the prevailing low densities in the outer parts of Prestbury (excluding the village centre) d) ensuring that the site's access road is from Castle Hill and; e) 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 development of the site with these mitigation measures in place would be Negligible.</p>	<p>With mitigation measures in place, the development of the site would have Slight / Negligible adverse impact on the setting of The Vicarage. This impact would at the lower end of the spectrum of "Less than substantial."</p>
<p><u>Prestbury Conservation Area</u></p>	<p>The site is approximately 60-120m to the W of the</p>	<p>The development of the site would radically alter</p>	<p>The harm could be reduced by: a) retention of</p>	<p>The development of the site with these mitigation</p>	<p>The site could accommodate a very low</p>

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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>Designated in 1972. A Conservation Area Appraisal was prepared in 2006. It identifies that: "The village is notable for its early medieval church (St Peter's), for the Norman chapel which lies in its churchyard, and for the former Priest's House, an outstanding example of Cheshire timber-framing, which is located opposite the church. Long rows of listed buildings, including former silk weavers' houses, lie on either side of the main street... the woodland in the adjoining glebe land and other areas within the Conservation Area providing a strong link to the surrounding countryside."</p> <p>Medium Heritage Significance</p>	<p>W boundary of the CA and is substantially separated from it by the buildings and woodlands in the cul-de-sac of Spencer Brook and the woodlands in the grounds of The Vicarage. The openness and agricultural use of the site provide some limited link to the historic rural setting of the CA but this has already been substantially weakened by the development of the intervening Spencer Brook and the other 20th C developments further W and SW of the site.</p>	<p>the character and appearance of the site from a secluded pasture to a small suburban estate but this would cause only negligible harm the existing wider setting to the W of the CA.</p>	<p>historic field boundaries and trees and hedges in and around the site, as far as possible; b) provision of an undeveloped buffer zone, landscaped with trees, along the access road from Castle Hill; c) ensuring that the site is developed with a low density development which is commensurate with the prevailing low densities in Prestbury (excluding the village centre) through agreement by CEC of appropriate design codes at an early stage and; d) ensuring that the layout of any development and its detailed design and materials are informed by <i>The Cheshire East Borough Design Guide</i> and the guidance in S8.8 of the CA Appraisal.</p>	<p>measures in place would be Minor.</p>	<p>density residential development which would cause only minor harm to the wider setting of the CA. Any harm could be mitigated / reduced to an acceptable degree by mitigation measures, With mitigation measures in place, the development of the site would have a Slight adverse impact on the setting of the CA. This impact would at the lower end of the spectrum of "Less than substantial."</p>

Table Prestbury 40: Heritage impact assessment for CFS391 Plot 1.

HIA: CFS58 Land at Shirleys Drive

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>Prestbury Conservation Area</u> Designated in 1972. A Conservation Area Appraisal was prepared in 2006. It identifies that: "The village is notable for its early medieval church (St Peter's), for the Norman chapel which lies in its churchyard, and for the former Priest's House, an outstanding example of Cheshire timber-framing, which is located opposite the church. Long rows of listed buildings, including former silk weavers' houses, lie on either side of the main street...The water meadows, which lie on either side of the River Bollin are another important public open space, crossed by public footpaths and popular with dog owners and walkers...the woodland in the adjoining glebe land and other areas <u>within</u> the Conservation Area provide a strong link to the</p>	<p>The SW boundary of the site almost wholly abuts the E boundary of the CA, albeit that for the most part here, the CA consists of late 20th C dwellings of limited architectural quality. However, the N end of the site is adjacent to the back of the churchyard and the Abbey Mill and important views from this point within the CA still provide a strong link to the water meadows along the River Bollin and the open countryside beyond. The site therefore makes a very strong contribution to the setting of and views from the CA.</p>	<p>The development of the site would radically alter the character and appearance of the site from a riverside water meadow to a small suburban estate. This would damage the existing views out from the CA and the views NE from the footpath towards the Abbey Mill and the trees within the churchyard. This would cause demonstrable harm the existing setting to the E of the CA.</p>	<p>The harm could be reduced by: a) limiting any development to the S half of the site; b) the retention of historic field boundaries and trees and hedges in and around the site, as far as possible; c) the provision of an undeveloped buffer zone, landscaped with trees, at the N end of any developed part of the site; d) ensuring that the site is developed with a low density development which is commensurate with the prevailing densities in this part of Prestbury and; e) ensuring that the layout of any development and its detailed design and materials are informed by <i>The Cheshire East Borough Design Guide</i> and the guidance in S8.8 of the CA Appraisal.</p>	<p>Even with these mitigation measures in place, the impact of the development of the site on the setting of the Prestbury CA would be Moderate.</p>	<p>The development of just the S half of the site would have a Moderate adverse impact on the setting of the CA, even with the mitigation measures in place. This level of harm would be on the cusp of "Less than substantial" and Substantial" harm. Given that the development of even the reduced site would cause this harm and the extent of mitigation measures (especially the suggested reduction of the site by 50%), it is recommended that this 1.43Ha site should not be excluded from the Green Belt.</p>

Heritage asset	Contribution that this site makes to the significance of the heritage asset	Impact that the loss of this site and its subsequent development might have upon the significance of the asset.	How might any harm be removed or reduced?	Impact that the loss of this site and its subsequent development might have on the significance of the asset with mitigation measures in place.	Conclusions.
<p>surrounding countryside. From the rear boundary of the churchyard, distant views across the river valley can be seen. The former site of the corn mill has recently been redeveloped (Abbey Mill) and new housing now intrudes in views from the churchyard and across the water meadows of the River Bollin.”</p> <p>Medium Heritage Significance</p>					
<p><u>St Peter’s Church and adjacent Chapel (Grade I Listed Buildings) Sundial in Churchyard (Grade II Listed Buildings) and Cross Shaft in Churchyard (Scheduled Monument).</u></p> <p>The church, chapel, sundial, cross shaft and church yard collectively form an ensemble of religious buildings / structures of exceptional importance. Even though they have all been altered / rebuilt to varying degrees they form the group of structure of the highest heritage significance in Prestbury. Although the</p>	<p>The site is separated from the heritage assets which are buildings/ structures by a distance of approximately 100m, by the group of mature trees within the churchyard and by the topography, as the site drops down from W towards the River Bolin. The site therefore makes negligible visual contribution to these heritage assets. However, the site is only separated from the SE end of the churchyard by the access road to the Abbey Mill. The site is also adjacent to a footpath which is a</p>	<p>The development of the site would have minimal direct impact on the immediate visual setting of the religious buildings but it would radically alter the character and appearance of the site from a riverside water meadow to a small suburban estate. This would damage the existing views out from the churchyard and the views NE from the footpath towards the trees within the churchyard. It would also harm the experience of walking towards the religious buildings along the footpath at the N end</p>	<p>The harm could be reduced by: a) limiting any development to the S half of the site b) the retention of historic field boundaries and trees and hedges in and around the site, as far as possible; c) provision of an undeveloped buffer zone, landscaped with trees, at the N end of any developed part of the site; c) ensuring that the site is developed with a low density development which is commensurate with the prevailing densities in this part of Prestbury and; d) ensuring that the layout of any</p>	<p>With these mitigation measures in place, the impact of the development of the site on the setting of the religious buildings and the churchyard would be Minor</p>	<p>The development of just the S half of the site, with the mitigation measures in place, would have a Moderate/Slight adverse impact on the setting of the religious buildings and the churchyard. This level of harm would be at the higher end of the spectrum of “Less than substantial” harm. Given that the development of the reduced site would cause this harm and the extent of mitigation measures (especially the suggested reduction of the site by 50%) it is recommended</p>

Heritage asset	Contribution that this site makes to the significance of the heritage asset	Impact that the loss of this site and its subsequent development might have upon the significance of the asset.	How might any harm be removed or reduced?	Impact that the loss of this site and its subsequent development might have on the significance of the asset with mitigation measures in place.	Conclusions.
<p>churchyard is not a principal listed building, it forms the wider curtilage of these important buildings. High Heritage Significance</p>	<p>popular approach to the church and church yard and so forms part of the associative setting and wider setting of the ensemble.</p>	<p>of the site. This would cause extensive harm the existing setting to the E of the churchyard.</p>	<p>development and its detailed design and materials are informed by <i>The Cheshire East Borough Design Guide</i>.</p>		<p>that this 1.43Ha site should not be excluded from the Green Belt.</p>

Table Prestbury 41: Heritage impact assessment for CFS58

HIA: FDR2001 Land off Heybridge Lane (northern site)

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>1. Heybridge Farmhouse, Heybridge Lane (Grade II Listed Building)</u> Formerly farmhouse, now house: dated 1682 and 1771 on rainhead. Date plaque reads TCF 1682". This is an evolved former Cheshire farmhouse from the 17th C which bears witness to the historic importance of agriculture and to the vernacular architecture in the area. It retains an agricultural setting to the S. Medium Heritage Significance</p> <p><u>2. Bridge End Farmhouse, Grade II Listed Building</u> Farmhouse: later C16 with early C19 additions and alterations. Partly coursed squared buff sandstone rubble, partly English garden wall bond orange brick. Kerridge stone-slate roof, stone ridge and 2 brick chimneys. Originally 2-bay cruck-formed gable-entry house, now a long rectangular plan</p>	<p>The site is separated from Heybridge farmhouse by a considerable distance (approx 400m), topography and intervening buildings. There is no inter-visibility between the site and the heritage asset. The site is part of the very peripheral agricultural setting of the listed farmhouse and makes only the most minimal contribution to its wider setting and significance.</p> <p>The site is separated from Bridge End Farmhouse by a considerable distance (approx 100m), topography and a railway line (since at least 1841) which is partly on an elevated embankment. There is little intervisibility between the site and the heritage asset. The site is part of the peripheral agricultural setting of the listed farmhouse and makes only a minimal contribution to its wider</p>	<p>The development of the site, as shown indicatively in Development Option 1 of the <i>Land off Heybridge Lane, Prestbury Executive Development Statement October 2018</i>, would have no meaningful impact on the significance of any of these heritage assets. The development would effectively have an impact of No Change.</p>	<p>As there is no meaningful harm to these heritage assets, their setting or their significance, there is no necessity to remove or reduce the harm. Even so, to protect the local distinctiveness of the area, the layout of any development and its detailed design should be informed by <i>The Cheshire East Borough Design Guide</i>.</p>	<p>The development of the site, as shown indicatively in Development Option 1 of the <i>Land off Heybridge Lane, Prestbury Executive Development Statement October 2018</i>, would have no meaningful impact on the significance of any of these heritage assets. The development would effectively have an impact of No Change</p>	<p>The development of this site, as shown indicatively in Development Option 1 of the <i>Land off Heybridge Lane, Prestbury Executive Development Statement October 2018</i>, will have a Neutral impact on the setting and significance of these listed buildings.</p>

Heritage asset	Contribution that this site makes to the significance of the heritage asset	Impact that the loss of this site and its subsequent development might have upon the significance of the asset.	How might any harm be removed or reduced?	Impact that the loss of this site and its subsequent development might have on the significance of the asset with mitigation measures in place.	Conclusions.
<p>Medium Heritage Significance</p> <p>3. Hawthorn Cottage, 23 Heybridge Lane Locally listed building) “Former Grade III Listed house, brick built under a stone slate roof.”- a later, evolved former Cheshire farmhouse which bears witness to the historic importance of agriculture and the vernacular architecture in the area. It has lost its agricultural setting.</p> <p>Low Heritage Significance</p>	<p>setting and significance. The building’s main significance is its surviving 16th C fabric.</p> <p>Most of the site is separated from Hawthorn Cottage by a considerable distance, topography and intervening buildings. There is no inter-visibility between the open part of the site and the heritage asset. The heritage asset has already entirely lost its agricultural setting, partially through the erection of the house in the residential part of the site (and surrounding houses). The site makes no contribution to the setting or significance of the heritage asset.</p>				
<p><u>Prestbury Conservation Area</u> Designated in 1972. A Conservation Area Appraisal was prepared in 2006. It identifies that: “The village is notable for its early medieval church (St Peter’s), for the Norman chapel which lies in its churchyard, and for</p>	<p>The site is separated from the Prestbury CA by a considerable distance (approx 100m), topography and most importantly by a railway line (since at least 1841) which is partly on an elevated embankment and which forms a strong visual and connectivity</p>	<p>The development of the site, as shown indicatively in Development Option 1 of <i>the Land off Heybridge Lane, Prestbury Executive Development Statement October 2018</i>, would have no meaningful impact on the significance of the CA. The development would effectively have an impact</p>	<p>As there is no meaningful harm to this heritage asset, its setting or its significance, there is no necessity to remove or reduce the harm. Even so, to protect the local distinctiveness of the area, the layout of any development and its detailed design should be</p>	<p>The development of the site, as shown indicatively in Development Option 1 of <i>the Land off Heybridge Lane, Prestbury Executive Development Statement October 2018</i>, would have no meaningful impact on the significance of this heritage asset. The development would</p>	<p>The development of this site, as shown indicatively in Development Option 1 of <i>the Land off Heybridge Lane, Prestbury Executive Development Statement October 2018</i>, will have a Neutral impact on the setting and significance of the Prestbury CA.</p>

Heritage asset	Contribution that this site makes to the significance of the heritage asset	Impact that the loss of this site and its subsequent development might have upon the significance of the asset.	How might any harm be removed or reduced?	Impact that the loss of this site and its subsequent development might have on the significance of the asset with mitigation measures in place.	Conclusions.
<p>the former Priest's House, an outstanding example of Cheshire timber-framing, which is located opposite the church. "Long rows of listed buildings, including former silk weavers' houses, lie on either side of the main street...the woodland in the adjoining glebe land and other areas within the Conservation Area providing a strong link to the surrounding countryside."</p> <p>Medium Heritage Significance</p>	<p>barrier. There is little inter-visibility between the site and the conservation area. The site is part of the peripheral rural setting of the conservation area but makes only a minimal contribution to its wider setting and significance. The CA's main significance is the cluster of historic buildings, centred on the church and with retained open rural settings mostly to the NW, SW and SE.</p>	<p>of No Change.</p>	<p>informed by <i>The Cheshire East Borough Design Guide</i>.</p>	<p>effectively have an impact of No Change.</p>	

Table Prestbury 42: Heritage impact assessment for FDR2001

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

Appendix 5: Infrastructure providers / statutory consultees responses

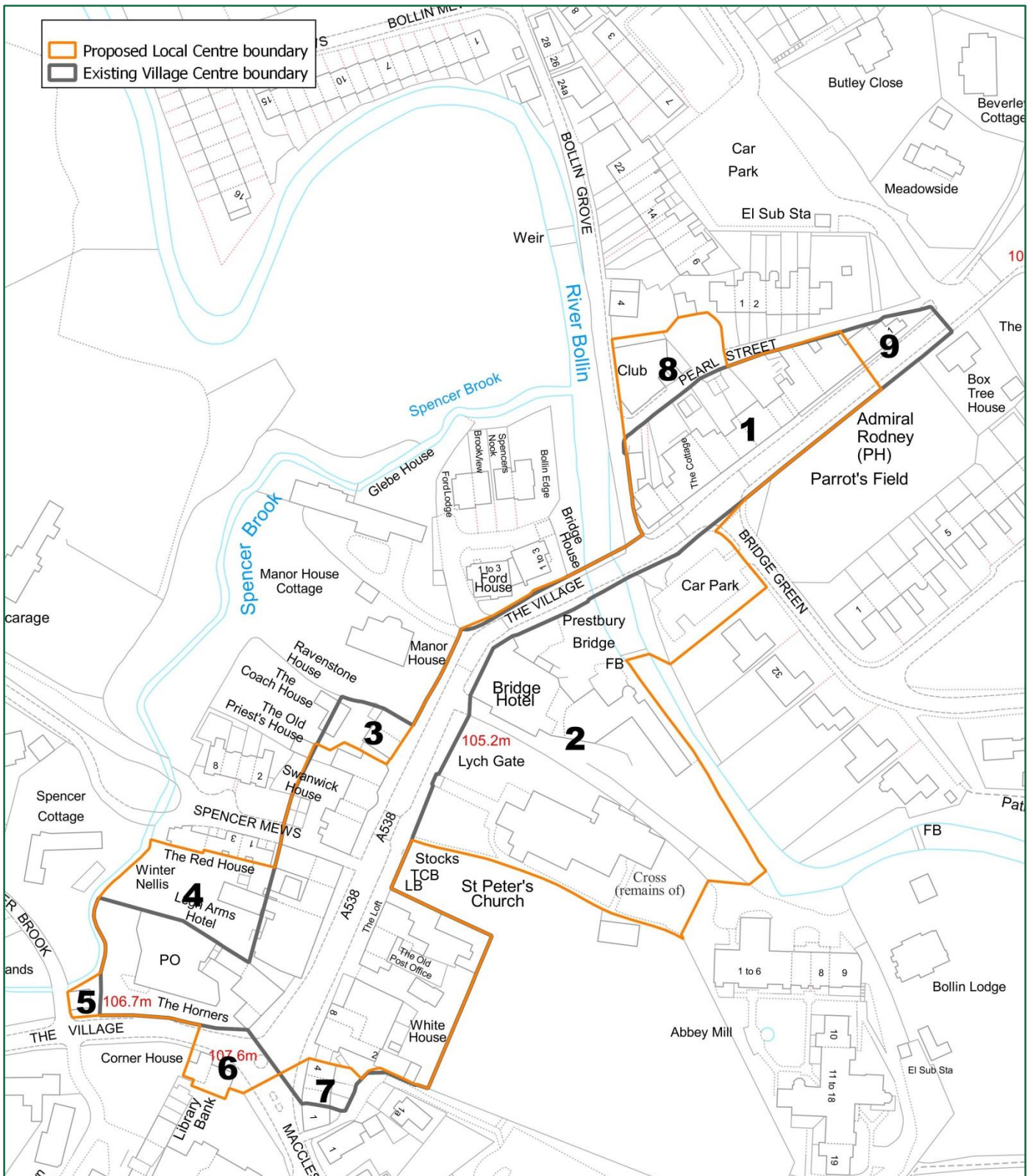
Consultee	CFS58 Land at Shirleys Drive	CFS574 Land south of Prestbury Lane	FDR2001 Land off Heybridge Lane (northern site)
CEC Environmental Protection	Noise from the adjacent railway.		Noise from the adjacent railway.
CEC Public Rights of Way	Each site should have detailed the requirement for high quality 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	Borderline Flood Zone 2 / Flood Zone 3. Within 8m of a main river – River Bollin. Possible 8m buffer zone along the southeastern border. Source Protection Zone 3, Secondary A Aquifer, Groundwater Vulnerable Zone. Mains foul and surface sewer appears possible.	Source Protection Zone 3. Secondary A / Principal. Mains foul and surface sewer appears possible.	Source Protection Zone 3. Groundwater Vulnerability. Principal Aquifer / Secondary A. Mains foul and surface sewer appears possible.
Historic England	Potentially developable but will require a HIA due to the conservation area/heritage assets..		
Natural England	Designated Sites: No IRZ triggered for designated sites. Priority Habitat: There is no Priority Habitat within the allocation site. Best and Most Versatile Land: Provisional ALC Grade 3	Designated Sites: No IRZ triggered for designated sites. Priority Habitat: There is no Priority Habitat within the allocation site. Best and Most Versatile Land: Provisional ALC Grade 3	Designated Sites: No IRZ triggered for designated sites. Priority Habitat: There is no Priority Habitat within the allocation site. Best and Most Versatile Land: unknown
Network Rail	Consideration should be given in Transport Assessments to the potential for increased footfall at these stations as a result of proposals for residential development, employment areas (including cumulative impact). Location of the proposal, accessibility and density of the development, trip generation data should be considered in relation to the station. Where proposals are likely to increase footfall and the need for car parking at stations, the council should include developer contributions (either via CIL, S106) to provide funding for enhancements as part of planning applications.		
			Development proposals that come forward that are adjacent to or close to the existing operational railway should action the following: <ul style="list-style-type: none"> • Early engagement with Network Rail to determine any site-specific asset protection measures. • No soakaways within 30m of the railway boundary. All surface and foul water drainage

Consultee	CFS58 Land at Shirleys Drive	CFS574 Land south of Prestbury Lane	FDR2001 Land off Heybridge Lane (northern site)
			<p>to be removed from sites in the direction away from the railway boundary, via closed sealed pipe systems if within 30m of the railway boundary.</p> <ul style="list-style-type: none"> • Trespass fencing (set back 1m from the railway boundary) of a minimum 1.8m in height • Consideration of impacts of additional traffic and construction traffic on Network Rail assets. The low bridge at Cledford Lane, Middlewich could be impacted by site works for GTTS67 (high sided or HGVs). • Excavation, earthworks, piling works to be agreed with Network Rail. • No attenuation basins within 50m of the railway boundary. • Noise and vibration assessments to include consideration of the existing operational railway and to provide mitigation • Scaffolding works to have 3m failsafe • No structures or buildings within 3m of the railway boundary • Consideration by developers of overhead power line induced voltages • Risk assessments and method statements for works within 10m of the railway boundary • All works to be undertaken wholly within the developer(s) land • Tree planting in line with Network Rail's matrix • Installation of high kerbs/Armco safety barriers for road, turning circles and vehicle parking spaces adjacent to the railway. <p>Works undertaken by outside parties adjacent to the railway will need to be agreed with Network Rail via a BAPA (Basic Asset Protection Agreement).</p>
United Utilities	It would be recommended that the site referenced CFS 58 is accessed via the north. There is a large trunk water main running through the area where the site could be accessed via the south. To save complications of crossing this asset, it would be	It should be noted that all proposed allocations within Prestbury fall within Ground Water Protection Zone 3.	The LPA must note that site FDR2001 may have potential difficulties trying to obtain a wastewater connection from United Utilities. It is important to highlight that this would result in required lead times that need to be accounted for. There is no

Consultee	CFS58 Land at Shirleys Drive	CFS574 Land south of Prestbury Lane	FDR2001 Land off Heybridge Lane (northern site)
	<p>preferable if access was proposed to the north. There is a surface water sewer within this location that discharges to the River Bollin. The applicant can discharge their surface water sustainably if the access is directed to the north. The trunk main continues and passes through the southern part of the site, and along with a large sewer running through the east; this could impact on housing numbers. We would recommend any proposed layout is designed around these constraints. It should be noted that all proposed allocations within Prestbury fall within Ground Water Protection Zone 3.</p>		<p>wastewater sewer network in the immediate area, with the nearest connection point being on Prestbury Road approximately 300 metres to the north. It should be noted that all proposed allocations within Prestbury fall within Ground Water Protection Zone 3</p>

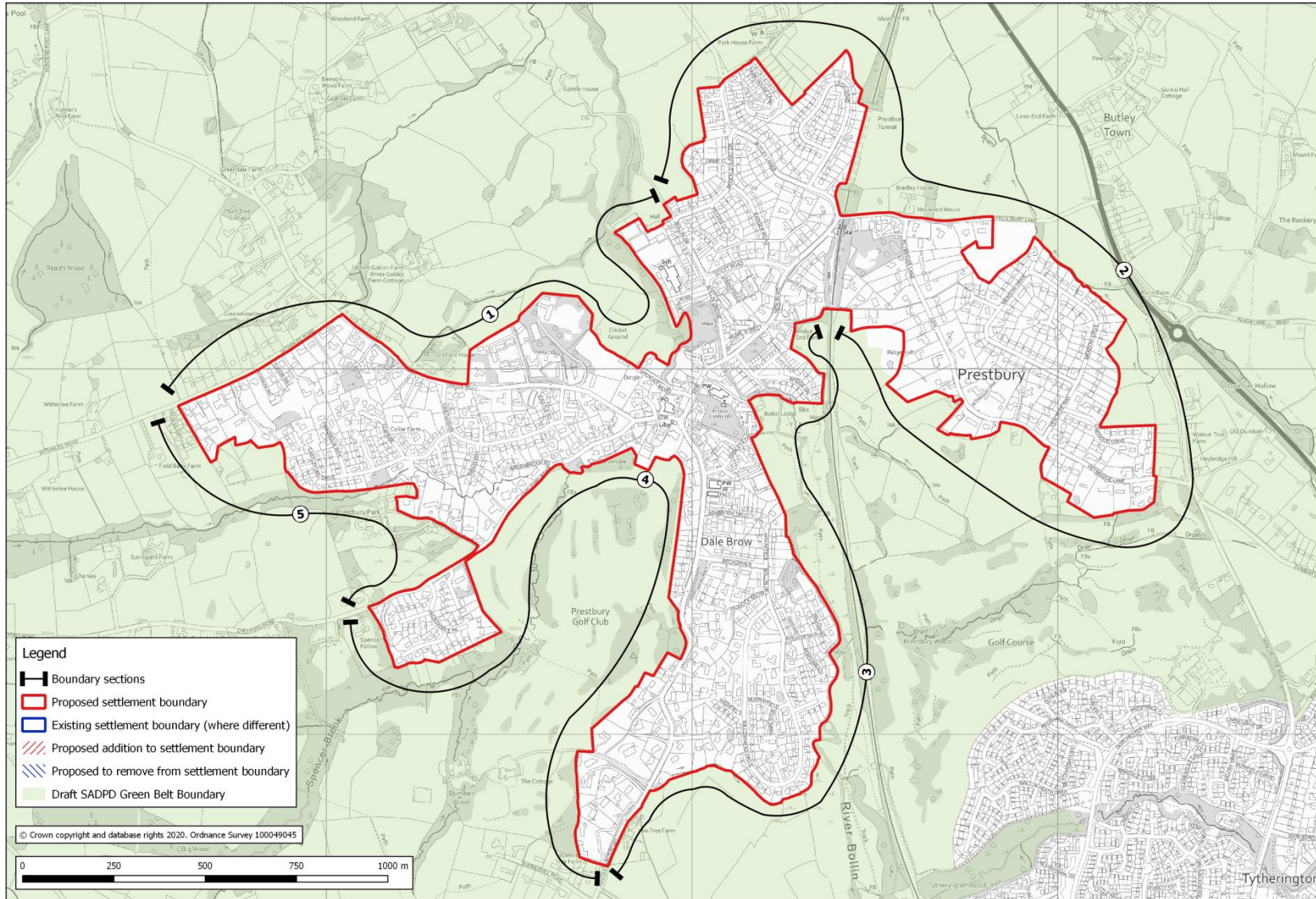
Table Prestbury 43: Summary of infrastructure providers / statutory consultees consultation responses

Appendix 6: Retail boundaries maps



Map Prestbury 6: Existing and proposed local centre boundary

Appendix 7: Settlement boundary map



Map Prestbury 7: Existing and proposed settlement boundary

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