

Cheshire East Local Plan

Site Allocations and Development Policies Document

Sandbach Settlement Report [ED 41]

August 2020

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1. Introduction

- 1.1 This Report is the Sandbach Settlement Report (“SSR”) [ED 41]. 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 SSR is split into chapters detailing work carried out for Sandbach 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. Sandbach

Introduction

- 2.1 Sandbach is a town with its own settlement boundary, set in Open Countryside as defined in the Cheshire East Local Plan Strategy (“LPS”), adopted in 2017. It is identified as a Key Service Centre (“KSC”) in the LPS, and has a 2018 mid-year population estimate of 20,200 people¹.

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 (“NDPs”) and grant planning permission through Neighbourhood Development Orders. Neighbourhood planning provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 2.3 Sandbach’s NDP was made on 12 April 2016 and now forms part of the Development Plan for Cheshire East. Further information can be found on the Cheshire East website.²

Strategy for development in Sandbach

- 2.4 The focus for Sandbach over the LPS period is to balance the high level of residential commitments and development in the town with the need to deliver opportunities for employment growth. This is intended to assist in creating a more balanced and sustainable community through a reduction in the current high levels of out-commuting. Site LPS 53 (land adjacent to J17 of M6, south east of Congleton Road, Sandbach) has been allocated as a mixed use development site, with its primary use being for employment purposes. Around 20 hectares of land at the site is required for this purpose.

¹ Source: Office for National Statistics (“ONS”) 2012-18 mid-year population estimates for small areas (October 2019 release). ONS Crown Copyright 2019. ONS licensed under the Open Government Licence v. 3.0.

² <https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-n-z/sandbach-neighbourhood-plan.aspx>

3. Development requirements in Sandbach

- 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 The 36,000 dwelling requirement identified in the LPS is the minimum requirement for housing development in Cheshire East over the Plan period. The Council needs to be sure that this requirement is completed by 2030.
- 3.3 It is appropriate and recognised good practice for a local planning authority to apply an additional level of flexibility to accommodate any potential future changes to sites or changing housing market conditions over the life of the Plan, to make sure that the housing requirement is achieved. This means that the total level of housing provided in each settlement will normally be higher than the expected level of development. Cumulatively, this additional amount of housing along with small site windfall allowance, provides a ‘flexibility factor’.
- 3.4 As set out in ‘The provision of housing and employment land and the approach to spatial distribution’ report [ED 05], the overall level of plan flexibility on housing supply has increased significantly since the adoption of the LPS in 2017.
- 3.5 The employment land requirement identified in the LPS already includes a 20% flexibility factor, as set out in the Alignment of Economic, Employment and Housing Strategy (¶¶3.55 to 3.58).
- 3.6 It is also worth noting that the development requirements of the Borough have largely been met in the LPS.
- 3.7 Figure Sandbach 1 shows the indicative development land requirements for Sandbach as set out in LPS Policy PG7. Retail requirements are set out separately and retail issues are considered in Chapter 5 of this report.

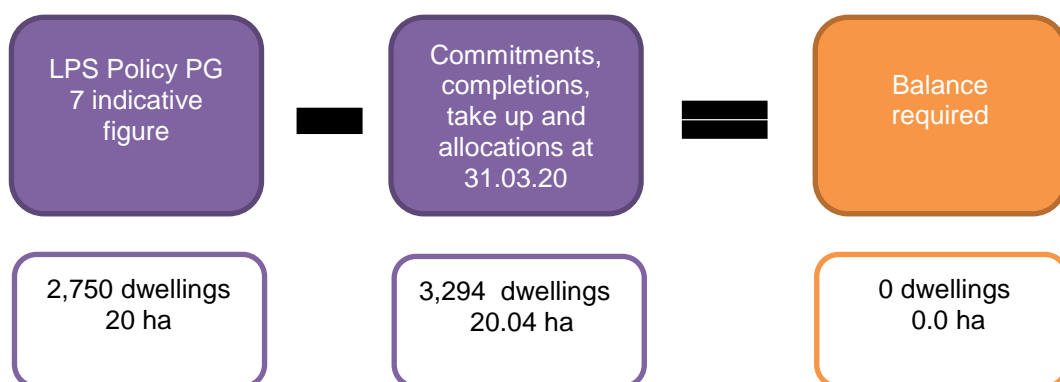


Figure Sandbach 1: Amount of development land required over the Plan period

- 3.8 There were 2,031 housing completions (net) in Sandbach between 1 April 2010 and 31 March 2020 (excluding LPS strategic sites), and 0.04ha employment land take up. Commitments (excluding LPS strategic sites) as at 31 March 2020 were 817 dwellings and 0.00ha of employment land.
- 3.9 In addition, there is one LPS strategic site in Sandbach - LPS 53 (Land adjacent to J17 of M6, south east of Congleton Road), which allocates a mixed use site for a further 450 homes and 20ha of employment land. At the 31 March 2020, there were 149 housing completions (net) on the LPS strategic site and commitments were 272 dwellings. A further 25 dwellings are allocated.
- 3.10 As at 31 March 2020 there have been no employment completions on this site, with 4.86ha committed, leaving a remaining developable area of 15.14ha.
- 3.11 Taking into account existing completions, take up and commitments (including allocations), this means that there is no requirement to provide additional housing or employment land in Sandbach over the remainder of the Plan period through the SADPD.

4. Site Selection

- 4.1 This chapter documents the implementation of the site selection methodology (“SSM”) for Sandbach, and should be read alongside the SADPD Site Selection Methodology Report [ED 07], the SADPD Sustainability Appraisal (“SA”) [ED 03], the SADPD Habitats Regulations Assessment (“HRA”) [ED 04], and the Revised Publication Draft SADPD [ED 01]. It documents the application of the relevant stages of the SSM.³

Stage 1: Establishing a pool of sites for Sandbach

- 4.2 In line with the SSM, a longlist of potential sites was established for Sandbach. 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 (August 2019).
- 4.3 A total of 36 sites were identified at stage 1 and this pool of sites is listed and mapped in Appendix 1, with headline figures shown in Table Sandbach 1 below.

Stage 2: First Site Sift

- 4.4 The first site sift was carried out to produce a shortlist of sites for further consideration in the site selection process. Sites were removed that:
- can’t accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside, as defined in the LPS and are not currently compliant with those policies;
 - are not being actively promoted;
 - have planning permission as at 31/03/20;
 - are in use (unless there is clear indication that this will cease);
 - contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield);
 - are LPS Safeguarded Land; or
 - are allocated in the LPS.

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

- 4.5 A total of 26 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 Sandbach 1.
- 4.6 All the sites considered in Stages 1 and 2 of the SSM for Sandbach are listed and mapped in Appendix 1, with headline figures shown in Table Sandbach 1.

	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
Stage 1	36	4,903	1	3.4
Stage 2	26	4,360	0	0

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

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

- 4.1 Stage 3 of the SSM is a decision point whereby account was taken of the most up-to-date employment and housing land supply information as at 31/03/20, and the LPS spatial distribution of development to determine whether or not Sandbach required sites to be identified in the SADPD.
- 4.2 As detailed in Chapter 3 and Figure Sandbach 1 of this report, Sandbach has met its requirements for housing and employment.

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

Taking into account and balancing the range of factors considered in the SSM, it is recommended that no sites should be allocated in the SADPD for development in Sandbach.

5. Retail planning

Introduction

- 5.1 The purpose of this chapter is to set out how the Council's policy position on retail and town centre matters to support Part 2 of the Local Plan (the SADPD) has been derived, drawing from relevant evidence and ensuring consistency with national planning policy. The chapter should be read alongside the retail evidence prepared to support the SADPD including, most recently, the WYG Retail Study Partial Update (2020) [ED 17].
- 5.2 The SADPD will consider the need for the allocation of sites for retail, leisure and town centre uses and set out the future planning policy approach in Cheshire East. It will also:
- Confirm the retail hierarchy approach for the settlement.
 - Consider the approach to the impact assessment threshold for the settlement.
 - Consider boundaries (as appropriate) for retail uses including town or village centre boundaries and primary shopping areas.
 - Consider matters that might influence a future development approach in terms of development management policies or allocation(s) for retail and town centre uses.

Retail Overview

- 5.3 Sandbach is a market town in the central part of the borough. It is a KSC in the retail hierarchy with a focus on the improvement of the convenience and comparison retail offer, with potential to strengthen and enhance the retail offer, where suitable, as well as diversification to other uses such as offices, services, leisure, cultural and residential as appropriate.
- 5.4 The town centre boundary for Sandbach is currently defined in the Sandbach NDP. The Town Centre and Principal Shopping Area boundaries in the Sandbach NDP are carried forward from the Congleton Borough Local Plan First Review. ("CBLP"). The town centre area includes High Street and Congleton Road, which meet at Hightown. Additional units are situated around 'The Square', which provides for an attractive, cobbled open space, and further units are provided along the pedestrianised areas at Penda Way and George's Walk. Sandbach Market Hall is located on the corner of Congleton Road and High Street.
- 5.5 Sandbach, as a KSC, has a town centre boundary and a defined Principal Shopping Area in the CBLP. Parts of the town centre are designated as a Conservation Area and include a variety of historic buildings, several of which are Listed.

Retail Health Indicators and Analysis

- 5.6 The WYG Retail Study (2016) and updates prepared, mostly recently in 2020 (WYG Retail Study Partial Update, [ED 17]), has evaluated the vitality and viability of the two Principal Towns in Cheshire East (Crewe and Macclesfield) and the nine KSCs in the Borough. The WYG retail work has also considered the retail health and function of the Local Service Centres.
- 5.7 Appendix 3 of the WYG Retail Study (2016) (pp 82-87⁵) includes the full health check for Principal Towns and Key Service Centres and has been updated in Appendix A and B of the WYG Retail Study Partial Update (2020) [ED 17]. The retail 'health checks' draws on a number of key indicators in accordance with national guidance.
- 5.8 Sandbach town centre is considered to be a vital and viable centre. The town centre provides an important resource in catering for the retail and service needs of the local population.
- 5.9 Although there is strong representation from convenience goods and service operators within the centre, the proportion of comparison goods units and floorspace is below the respective national average figures. However, this is not considered to be a particular cause for concern given the scale and nature of the centre, and the proximity to Crewe, which provides a wider range and choice of comparison goods operators. Although the majority of units within the centre are occupied by independent operators, there are several national multiple retailers present in the centre. The provision of the indoor, outdoor and makers markets in the centre assists in bringing interest to the town centre and acts as a key attractor.
- 5.10 The vacancy rate in Sandbach is low, which indicates that the centre is a popular location for retail and service operators to locate and invest. The historic context of the town centre creates an attractive shopping environment, however, at the same time, the historic roads that run through the centre means there is some conflict between pedestrian and vehicular traffic. The presence of attractive meeting places in the centre, such as the Market Square, adds to the appeal of the centre.

Assessed Need for Main Town Centre Uses

- 5.11 For Principal Towns and KSCs, the WYG Retail Study (2016) ("CERS 2016) established quantitative and qualitative retail requirements for convenience and comparison goods in town centres up to 2030.

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

- 5.12 WYG updated the quantitative retail requirements throughout the Borough, in 2018 and again in 2020, to provide an up-to-date quantitative assessment of the future capacity for additional convenience and comparison floorspace. The need for convenience and comparison floorspace is presented in Chapters 4 and 5 of the WYG Retail Study Partial Update (2020) [ED 17].
- 5.13 In the SADPD, any residual retail convenience and comparison floorspace arising in the borough up to 2030 is expected to be met principally through:
- i. the delivery of sites allocated in the LPS that include an element of retailing to meet local needs;
 - ii. further retail development in central Crewe and central Macclesfield, on sites in town centre boundaries; and
 - iii. the delivery of allocated site LPS47 'Snow Hill, Nantwich.'
- 5.14 There are no proposed retail allocations in the SADPD. The WYG Retail Study Partial Update (2020) [ED 17] recognises that expenditure growth forecasts in the longer term should be treated with caution, given the inherent uncertainties in predicting the economy's performance over time and the pattern of future trading, and will be kept under regular review through future updates to the retail evidence base.

Impact test threshold

- 5.15 WYG have assessed the floorspace thresholds for planning applications for retail and leisure uses above which an impact assessment is required. The impact test threshold evidence, initially prepared in 2017, has been reassessed through the 2020 WYG Retail Study Partial Update [ED 17].
- 5.16 For Sandbach, as a KSC, the impact threshold test is recommended as 300sq.m outside of the town centre boundary, in relation to the closest defined centre(s) (convenience, comparison, service and leisure – Use Class A1, A2, A3, A4, and A5)⁸.

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.

Complementary Strategies and Parking Provision

- 5.17 Sandbach Neighbourhood Plan (April 2016) includes policies relating to the town centre. Policy HC2 (Protection and Enhancement of the Town Centre) seeks to support appropriate town centre use. Policy HC3 (Shop Fronts and Advertising) includes policy guidance on shop fronts and advertising and Policy HC4 seeks to support the operation of outdoor and indoor markets throughout the town centre. Policy IFT2 relates to car parking in the town centre.
- 5.18 Sandbach has eight Council owned car parks in the town, which together provide 546 spaces. At the time of writing these car parks were not subject to a parking charge.

Retail and Leisure Boundaries

- 5.19 Paragraph 85 (b) of the NPPF (July 2019) asks that Local Plans: *“define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre.”*
- 5.20 Sandbach has an existing town centre boundary and a Principal Shopping Area as defined in the Sandbach NDP. The Town Centre and Principal Shopping Area boundaries in the Sandbach NDP are carried forward from the CBLP First Review. The WYG Retails Study (2016) considered the existing centres in the legacy local plans and identified where potential changes to (or indeed new) retail boundaries are appropriate.
- 5.21 Town centre boundaries and primary shopping areas have been reviewed (or identified) taking into account the recommendations of the WYG Retails Study (2016), monitoring/site visits and any other relevant evidence (where specified) in line with the definitions included in the NPPF (February 2019). The 2020 WYG Retail Study Partial Update [ED 17] has also provided the recommendations on retail boundaries, which have been considered as part of the council’s evidence base in preparing this report.
- 5.22 The NPPF (February 2019) defines Primary Shopping Areas/Town Centres as follows:
- **Primary shopping area:** defined area where retail is concentrated.
 - **Town Centre:** area defined on the local authority’s policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

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5.23 For the purposes of the SSR, the following three stage process has been used:

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

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

Stage 1 - Primary and secondary frontages

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

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

5.26 Table Sandbach 3 sets out the justification for identifying the primary and secondary frontages as shown on Map Sandbach 6 in Appendix 2.

Potential primary and secondary frontages	Number on Map 6 and amendment proposed	Justification for amendment
1 to 37 High Street and 5 to 17 Hightown	1. Defined as primary frontage (“PF”)	The majority of units are in an A1 retail use
Market Hall to 22 High Street	2. Defined as PF	The majority of units are in an A1 retail use
1 Sandbec Way to 14 Penda Way	3. Defined as PF	The majority of units are in an A1 retail use
1 to 19 Penda way and 1 to 7 The Commons	4. Defined as PF	The majority of units are in an A1 retail use
2 to 12 Welles Street	5. Defined as PF	The majority of units are in an A1 retail use
1 to 17 Bold Street	6. Defined as PF	The majority of units are in an A1 retail use
Waitrose, Brookhouse Road	7. Defined as PF	Supermarket
1 to 7 Georges Walk	8. Defined as PF	The majority of units are in an A1 retail use
34 High Street to 11 Market Square	9. Defined as PF	The majority of units are in an A1 retail use

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Potential primary and secondary frontages	Number on Map 6 and amendment proposed	Justification for amendment
Aldi, Middlewich Road	10. Defined as PF	Supermarket
1 to 3 Green Street, 10 to 26 Congleton Road and the Military Arms PH	11. Defined as secondary frontages ("SF")	Units in a mix of uses away from the town's core A1 retail offer
2 to 6 Green Street, 2 to 8 Congleton Road and 1 to 17 (Ring O'Bells PH) Welles Street	12. Defined as SF	On the edge of the town's core A1 retail offer but the majority of units are not in an A1 use
10 to 16 Hightown	13. Defined as SF	On the edge of the town's core A1 retail offer but the majority of units are not in an A1 use
1 Bradwall Road, 2 to 12 Bradwall Road, 2 Bold Street,	14. Defined as SF	On the edge of the town's core A1 retail offer but the majority of units are not in an A1 use
4 to 8 Hightown and 1 Old Middlewich Road	15. Defined as SF	The majority of units are not in an A1 use. The units are away from the town's core A1 retail offer
11 to 41 Middlewich Road	16. Defined as SF	Units in a mix of uses away from the town's core A1 retail offer
2 Old Middlewich Road, 2 Hightown and 1 to 3 Crewe Road	17. Defined as SF	The majority of units are not in an A1 use. The units are away from the town's core A1 retail offer
1 to 3 Hightown and 2 Crewe Road	18. Defined as SF	On the edge of the town's core A1 retail offer but the majority of units are not in an A1 use
9 to 11 The Commons	19. Defined as SF	The units are not in an A1 use. The units are away from the town's core A1 retail offer
DV8 High Street and 2 to 6, 10, 15 and 19 to 21 Market Square	20. Defined as SF	The majority of units are not in an A1 use
36 to 44 High Street	21. Defined as SF	On the edge of the town's core A1 retail offer. The majority of units are not in an A1 use
The George PH and 41 to 53 High Street	22. Defined as SF	Units in a mix of uses away from the town's core A1 retail offer and associated pedestrian flows

Table Sandbach 3: Sandbach primary and secondary frontages justification

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Stage 2 - Primary shopping area

5.27 Table Sandbach 4 considers the boundary for the primary shopping area (as defined in the NPPF) taking account of the primary frontages identified in stage 1 (outcomes are shown in Map Sandbach 7 in Appendix 2).

Potential primary shopping area	Number on Map 7 and amendment proposed	Justification for amendment
The defined primary shopping area in the Congleton Borough Local Plan ("CBLP") is proposed to be increased in size	<ol style="list-style-type: none"> 1. Include the Hightown Area 2. Include the Market Square and High Street 	The proposed primary shopping area boundary has been increased to reflect the primary shopping frontages and the adjoining and closely related secondary frontages.

Table Sandbach 4: Sandbach primary shopping area justification

Stage 3 - Town centre boundary

5.28 The defined town centre boundary in the CBLP is proposed to be reduced in size to an area that has greater focus on the core facilities and services that are available in the centre. Table Sandbach 5 justifies the proposed amendments that are to be made to the current Sandbach town centre boundary, as defined in the CBLP, and indicated on Map Sandbach 8 in Appendix 2.

Potential Town Centre boundary	Number on Map 8 and amendment proposed	Justification for amendment
Residential properties to the south of Middlewich Road (including Sunnymill Drive), west of Crewe Road and to the north of Belle Vue Terrace	1) Exclude from the town centre boundary.	This area consists of predominantly residential properties, which are not main town centre uses and do not function as part of the centre's shopping and service offering.
Council Offices (Westfields) including associated parking, police station and residential properties to the north of Middlewich Road	2) Exclude from the town centre boundary.	This area is detached from the core of the town centre and is not considered to function as an integral part of the centre's shopping and service offering.
Residential properties on Chapel Street, Coppenhall Way, Bradwall Road, Welles Street and Green Street	3) Exclude from the town centre boundary.	This area consists of predominantly residential properties, which are not main town centre uses and do not function as part of the centre's shopping and service offering.

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Potential Town Centre boundary	Number on Map 8 and amendment proposed	Justification for amendment
Residential and other properties in a commercial / retail use to the west of Congleton Road and to the north & east of the car washing site on Congleton Road	4) Exclude from the town centre boundary.	The area is predominantly residential in character and is not considered to function as an integral part of the town centre's shopping and service offering.
Residential properties and other properties (including St Marys Church) off Well Street, Hawk Street and Crown Bank	5) Exclude from the town centre boundary.	The area is predominantly residential in character and is not considered to function as an integral part of the centre's shopping and service offering.
Residential properties at Old Hall Gardens	6) Exclude from the town centre boundary.	These residential properties do not function as an integral part of the centre's shopping and service offering.
Residential properties at The Gardens	7) Exclude from the town centre boundary.	These residential properties do not function as an integral part of the centre's shopping and service offering.

Table Sandbach 5: Sandbach town centre boundary justification

Other Retail Centres

- 5.29 This section will consider the future retail approach for each local retail centre designated on the proposals maps for the legacy Local Plans, in terms of whether that designation should continue in the SADPD. In the case of Sandbach no other local retail centres were designated in the Congleton Borough Local Plan First Review.
- 5.30 The Council has considered whether there are any neighbourhood parades of shops in Sandbach that are away from the town centre and should be identified in the SADPD. Such a parade would serve the localised day-to-day needs of residents and be purely of neighbourhood significance. To be defined as a neighbourhood parade of shops they would have to comprise a number of individual retail units (greater than 4) which were physically clustered together. While there are retail units in Wheelock, Elworth and Sandbach Heath with potential for designation as a neighbourhood parade of shops, these are not clustered together to provide a physical retail core of sufficient units. The only possible exception to this would be at Queens Drive and this retail parade will now be considered in further detail.
- 5.31 The retail parade at Queens Drive, Sandbach may qualify as a neighbourhood parade of shops and so requires further assessment of its retail role in the

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town. The outcomes of this assessment are shown in Table Sandbach 6 below and a map of the retail parade is shown in Appendix 2.

Queens Drive, Sandbach	
Location and Description (including current status in the legacy local plan)	A cluster of shops on either side of Queens Drive just north west of its junction with Sweettooth Lane. It is not designated in the Congleton Borough Local Plan First Review
Total number of units	6
Range of uses	The units currently comprise one convenience store, a hairdressers, tanning studio, beauty salon, tattoo & piercing shop and 1 vacant unit
Proximity to other centres	Some 590 metres north west of Sandbach town centre
Accessibility	The area is accessible by bus service 316, with bus stops within reasonable walking distance
Environmental Quality	Queens Drive is a quiet residential area. Car parking is available via both an on street parking bay on one side of the road and forecourt parking on the other. Overall, the environmental quality is satisfactory but there is potential for landscape improvement.
Recommendations	It is recommended that this area be identified as a neighbourhood parade of shops as it provides a cluster of retail services that has potential for improvement to serve the immediate neighbourhood, particularly if all units are occupied and some environmental improvements are undertaken.

Table Sandbach 6: Queens Drive Neighbourhood Parade Justification

4.37 The recommended boundary for the Queens Drive neighbourhood parade of shops is identified on Map Sandbach 9 in Appendix 2.

6. Settlement boundaries

Introduction

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

Settlement boundary overview

- 6.3 The existing settlement boundary was originally defined in the Congleton Borough Local Plan First Review (“CBLP”), which was adopted on 27 January 2005. However, the settlement boundary review is based on that shown in Figure 2 of the Sandbach Neighbourhood Development Plan, as amended by site LPS 53 (land adjacent to J17 of M6, south east of Congleton Road, Sandbach) in the LPS. The exception to this is the former Albion Chemical Works site, which is outside the area covered by the Sandbach NDP. In this case the boundary shown in the CBLP is the one being reviewed.
- 6.4 The Sandbach NDP was made on 12 April 2016 and included new settlement boundaries where this brought approved housing development (between 2010 and May 2015) within the boundary of the settlement.
- 6.5 For the purposes of review, this existing settlement boundary has been divided into sections as set out in Table Sandbach 7 below.

Ref	Boundary section	Description of existing boundary
1	Between Wilkinson House on London Road and 119 Middlewich Road (adjoining the entrance to Sandbach Golf Club.	The boundary runs from the west of Wilkinson House, includes the open land immediately behind before crossing the railway line and following the rear of the built development to Marsh Green Road, Kings Street, Vicarage Lane and the wider Grange Way estate, which now includes the development at

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Ref	Boundary section	Description of existing boundary
		Elworth Hall Farm. This largely adjoins open countryside. The boundary also runs along the rear of properties to the east of the Grange Way estate and Rowan Lane as well as to the rear of Middlewich Road where it adjoins Sandbach Golf Club.
2	Between the entrance to Sandbach Golf Club and the junction of Congleton Road and Old Mill Road, almost opposite the Saxon Cross petrol station and ancillary Co-op shop	The boundary runs along the Sandbach Golf Club boundary to the west of 113 Middlewich Road, Sandbach High School playing fields, Belmont Avenue, Princess Drive and Queens Drive to Cooksmere Lane. It crosses Cooksmere Lane to run to the north of the existing development at Dove Close, Raven Close and Barlow Lane to Bradwall Road. It crosses this road and runs along the back of existing development (where it largely adjoins undeveloped land) to the north of the main building at Sandbach Rugby Club, south of Marlborough Drive, east of part of Twemlow Avenue and then north of Offley Primary School. It then runs around the boundary of the new Seddon Homes / Taylor Wimpey housing site and along the rear of development along Congleton Road to its junction with Old Mill Road. This is almost opposite the Saxon Cross petrol station and ancillary Co-op shop, which is slightly to the east.
3	Between the Saxon Cross petrol station by the Old Mill Road / Congleton Road junction, around the east and south of Sandbach Heath to the A533 / A534 roundabout	The boundary runs from the Saxon Cross petrol station and ancillary Co-op shop to Junction 17 of the M6, following the motorway south to Church Lane. It then runs along the eastern and southern boundary of the main areas of existing development shown in the NDP at Sandbach Heath. This includes where development adjoins mostly undeveloped land at Church Lane, School Lane, Manor Road, The Hill, Colley Lane, Cross Lane, Hassall Road and Cold Moss Drive. The boundary crosses Hassall Road and goes to the south and then west of development at Hassall Road before crossing Houndings Lane. It then runs along the north of Houndings Lane to Houndings Lane Farm. It goes to the north of Houndings Lane Farm in a westerly direction to the A534. It follows the A534 north to the roundabout with the A533.
4	Between A533 / A534 roundabout to Hind Heath Road (B5079) west of Wheelock	The boundary runs west from the A533/A534 roundabout to Millpool Way. Then south along the eastern edge of the existing development that sits between Crewe Road and the A534 until it reaches 620 Crewe Road at the southern tip of Wheelock. This includes where it adjoins the mostly undeveloped land to the east of Fairfield Avenue, Town Fields, Coronation Crescent, Mill Hill Lane,

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Ref	Boundary section	Description of existing boundary
		<p>Chartwell Park, Wheelock Primary School, Lightley Close, Meadowbank Avenue, Zan Industrial Estate, Cotton Lane, Mill Lane and Crewe Road. The boundary then crosses Crewe Road and runs south along it to the residential property that marks the southern extent of Wheelock's ribbon development (east of Wheelock Hall Farm). It then runs to the west and behind this ribbon development where it adjoins mostly undeveloped land and heads north back into Wheelock until it reaches the Trent and Mersey Canal. The boundary then runs west along the canal to the western end of the approved planning application 15/4416C and north along the site boundary to Hind Heath Road.</p>
5	<p>Hind Heath Road to the west of Wheelock to Hind Heath Road to the east of Ettiley Heath.</p>	<p>The boundary runs from the north western point of 15/4416C along the south side of Hind Heath Road to just past Senderfield Lane and crosses Hind Heath Road to run along the western boundary of the development at Brock Hollow to the Wheelock Rail Trail. It then heads east until it reaches the bridge over the Trail at Hind Heath Lane. It crosses the Trail and follows the rear gardens of the properties on the western side of Crewe Road and Park Lane until it reaches the rear of 64 Park Lane. It then heads west following the southern boundary of planning application 12/1463C until it reaches the rear gardens of the properties on Abbey Road. It then heads south following the rear properties on the eastern side of Abbey Road until it meets the rear of the premises at Lodge Road. It follows this boundary east until it meets the boundary with Sandbach United Football Club. It then heads south along that boundary (crossing the Rail Trail) until it meets Hind Heath Road east of Hind Heath BMW.</p>
6	<p>Hind Heath Road to the east of Ettiley Heath to London Road, opposite Wilkinson House.</p>	<p>The boundary runs from the south side of 301 Hind Heath Road and heads in a westerly direction along the back/side of the properties adjoining open countryside at Proctors Lane, Elton Road, Rockery Close, Ettiley Avenue and Ashby Drive until it reaches the railway line. It crosses the railway line and heads south until it reaches the Trent and Mersey Canal. It then heads north on the eastern side of the Canal until it meets the road bridge over the canal at Oakwood Lane. It follows the road on the south and eastern side until just after the road bends near the residential property called Sunnyside. It then crosses the road and runs behind the housing approved by 16/5947C and then carries on in an easterly direction along the back of the properties that front Moss Lane until it reaches London Road west of the Fox Inn i.e. opposite</p>

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Ref	Boundary section	Description of existing boundary
		Wilkinson House.
7	The Former Albion Chemicals Site	This site is located in open countryside to the west of Sandbach. While physically separate from Sandbach it is considered to have a functional relationship with the town for planning purposes. The boundary is that which encompasses the Former Albion Chemicals Site as shown by the area in the approved outline planning application 09/2083C. It includes Booth Lane to the south west, the W H Martin Transport Depot to the north west, the Middlewich to Sandbach railway line to north east and open countryside beyond Yew Tree Farm to the south east.

Table Sandbach 7: Existing settlement boundary

6.6 This existing settlement boundary is shown on Maps Sandbach 10-13 in Appendix 3.

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' note [ED 06]. The assessments and recommendations for defining the new boundary are set out in Table Sandbach 8 below.

Ref	Stage 1	Stage 2			Stage 3	Boundary Recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
1	This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood Plan site allocations.	This boundary includes the built form proposed for the first phase and second phase of development at Elworth Hall Farm i.e. 10/2006C for 25 dwellings; and 12/2426C for 94 dwellings. This development has been completed.	This boundary includes the built form proposed by 10/2006C and 12/2426C, and excludes the open space within the scheme that immediately adjoins the open countryside. This is considered appropriate as it will have a less clear functional relationship with the built up area once developed.	The boundary includes land at 1A that has no functional relationship to the built-up area. This is land to the rear of Wilkinson House, which is part of Elworth Hall Cricket Club. The remainder of the Club is already excluded from the settlement boundary. The 1A land is identified as site snb263 within the Council's Sandbach Open Spaces Summary Report.	Removing land at 1A from the boundary would mean that the rear of Wilkinson House and the railway line would become the site boundary. This is a stronger and more permanent boundary than currently exists. All other boundaries are considered to relate to readily recognisable features that are likely to be permanent.	The existing settlement boundary should be amended to remove land at 1A so that all land at Elworth Cricket Club is excluded from the boundary. This ensures that a consistent approach is adopted to consideration of this recreational facility on the edge of the settlement. The open space area associated with planning application 12/2426C is not incorporated into the settlement boundary as it immediately adjoins open countryside i.e. the existing boundary shown in the Neighbourhood Plan should be retained.
2	This boundary is not impacted by any LPS Strategic Site Allocations,	This boundary is impacted by a planning consent (14/5120C) for 160 dwellings at land	This boundary includes the whole of the site area for the	This boundary excludes the residential development	The open space area 2A contained within planning	The existing settlement boundary should be amended to:

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Ref	Stage 1	Stage 2			Stage 3	Boundary Recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
	<p>SADPD Site Allocations or Neighbourhood Plan site allocations.</p>	<p>behind or to the north of existing properties fronting onto Congleton Road. This development has been completed.</p> <p>The boundary is also affected by a planning consent (16/6221C) for 5 dwellings at land east of Rushcroft on Congleton Road. This development has been completed. The boundary is also impacted by a planning consent (16/5483C) to extend the Park House Residential Home. This development has been completed.</p>	<p>residential development proposed by 14/5120C.</p>	<p>approved by planning permission 16/6221C as shown in 2B.</p> <p>This boundary excludes the residential development approved by planning permission 16/5483C as shown in 2C.</p> <p>The boundary includes a small area of open space labelled as S11 within the Councils Sandbach Open Spaces Summary Report. It also includes Sandbach High Schools sports</p>	<p>application 14/5120C should be excluded from the settlement boundary as it immediately adjoins open countryside and therefore will have a less clear functional relationship with the built up area once developed.</p> <p>The areas of open space labelled as S11 and part of S12 within the Councils Sandbach Open Spaces Summary Report relates more to the countryside than the urban area of</p>	<ul style="list-style-type: none"> exclude the open space area contained within planning application 14/5120C that immediately adjoins the open countryside i.e. amend the settlement boundary to remove the area 2A from the boundary. This will tie in with the Council's approach to determining settlement boundaries. include the permitted residential development to the east of Rushcroft on Congleton Road (16/6221C) as shown in 2B and the extension to the Park House Residential Home as shown in 2C. exclude the area of open space (labelled

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Ref	Stage 1	Stage 2			Stage 3	Boundary Recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
				field labelled as S12.	Sandbach and should be excluded from the settlement boundary. Instead the boundary line should follow the rear boundary of properties along Princess Drive and Belmont Avenue for S11, and the edge of buildings and the football pitch for S12. These are considered to be stronger and more permanent settlement boundaries.	<p>as S11 within the Councils Sandbach Open Spaces Summary Report) and instead follow the rear boundary of properties along Princess Drive and Belmont Avenue as shown in 2D.</p> <ul style="list-style-type: none"> exclude part of the large school sports field located to the west of Sandbach High School (labelled as S12 within the Councils Sandbach Open Spaces Summary Report) as shown in 2E.
3	This boundary is not impacted by any SADPD Site Allocations or Neighbourhood	This boundary is impacted by a planning consent (15/5259C) for 12 dwellings for the land north of 24 Church Lane.	The incorporation of LPS 53 into the settlement limit has left two small pockets of land to	The boundary currently excludes a paddock and playground to the east of Church	The settlement boundaries, as proposed to be amended, will relate to readily	<p>The existing settlement boundary should be amended to:</p> <ul style="list-style-type: none"> include the permitted

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Ref	Stage 1	Stage 2			Stage 3	Boundary Recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
	<p>Plan site allocations.</p> <p>The full extent of LPS Strategic Site Allocation LPS 53 - Land adjacent to J17 of M6, south east of Congleton Road, Sandbach – is not identified within the boundary of the Neighbourhood Plan. This has now been incorporated as part of the existing settlement boundary.</p>	<p>This comprises the area shown in 3A.</p>	<p>the east of Hawthorne Drive, as shown by 3B, as areas that are still excluded from the settlement limits. These need to be incorporated into the settlement limits as they are fully contained within the existing settlement boundary.</p>	<p>Lane, as shown in 3C. However, this area of land is considered to be less related to the open countryside than the adjoining urban area due to it being bound to the east by the M6. This lack of a physical link to open countryside means the land is isolated in appearance and consideration should be given to its inclusion within the urban area.</p> <p>The boundary currently includes the playing fields of St Johns Primary School which adjoins land that is identified as</p>	<p>recognised features that are likely to be permanent.</p>	<p>residential development (16/4191C) to the east of School Lane as shown in 3A.</p> <ul style="list-style-type: none"> include the two small pockets of land shown by 3B as they are completely contained within the existing settlement limits. include the paddock and playground to the east of Church lane as shown in 3C. This land is better related to the urban area due to its lack of a physical link to the open countryside. The playground is identified as site S41 within the Council's Sandbach Open Spaces Summary Report and will be protected from development by

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Ref	Stage 1	Stage 2			Stage 3	Boundary Recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
				open countryside as shown in 3D. Consideration should be given to its exclusion to conform to the Council's functional relationship criteria for determining settlement boundaries.		<p>policies in the Local Plan.</p> <ul style="list-style-type: none"> exclude the playing fields of St Johns Primary School and also the adjoining property at the eastern end of Heath Road (to make a logical / rounded boundary) as shown by 3D.
4	This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood Plan site allocations.	This boundary is impacted by a planning consent (15/4416C) for up to 120 dwellings on land to the South of Hind Heath Road, which has now been completed.	This boundary only includes the built form proposed by 15/4416C and excludes the open space within the scheme that immediately adjoins the open countryside. This is considered appropriate as it will have a less	The boundary does not exclude land that has a functional relationship to the built up area. However, it does include two small areas of public open space off Coronation Crescent at 4A. For consistency these should be	The open space area 4C contained within planning application 15/4416C should be excluded from the settlement boundary as it immediately adjoins open countryside and therefore will have a less clear	The two small parcels of existing open space within the settlement boundary at 4A should be excluded as they are part of a much larger adjoining open space area which is excluded from the settlement. This would introduce a consistent approach to the treatment of the settlement boundary in

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Ref	Stage 1	Stage 2			Stage 3	Boundary Recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
			clear functional relationship with the built up area once developed.	<p>excluded as they are part of a wider area of open space which is excluded from the settlement boundary.</p> <p>The settlement boundary also includes a wooded area that forms the easterly most part of Wheelock Primary School, as shown by 4B. Consideration should be given to excluding this area from the existing settlement boundary as it adjoins a large wooded area that is excluded from this boundary. The grassed playing field at Wheelock</p>	functional relationship with the built up area once developed.	<p>this area.</p> <p>The small parcel of wooded area within the settlement boundary that comprises site 4B should also be excluded as it is part of a larger adjoining wooded area and so has a better functional relationship with this area. This would be more consistent with the Council's criteria for determining settlement boundaries.</p> <p>The existing settlement boundary should be amended to exclude the open space area contained within planning application 15/4416C that immediately adjoins the open countryside i.e. amend the settlement boundary to remove the area 4C from the</p>

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Ref	Stage 1	Stage 2			Stage 3	Boundary Recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
				Primary School is excluded from 4B as it is enclosed by development on three sides and has a more direct functional relationship with the built up area.		boundary. This will tie in with the Council's approach to determining settlement boundaries.
5	This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood Plan site allocations.	This boundary is impacted by a planning consent (18/2346C) for 165 dwellings to the east of Abbey Road as shown by 5(A).	This boundary is not impacted by any existing built development. This boundary includes the built form proposed by 18/2346C but excludes the open space within the scheme that immediately adjoins the open countryside. It also excludes the existing open space adjacent.	The boundary does not exclude land that has a functional relationship to the built up area.	The open space area 4C contained within planning application 18/2346C should be excluded from the settlement boundary as it immediately adjoins open countryside and therefore will have a less clear functional relationship with the built up area once developed.	The existing settlement boundary should be amended to include the permitted residential development (18/2346C) to the east of Abbey Road as shown by 5(A). The open space area associated with planning application 18/2346C should not be incorporated into the settlement boundary as it immediately adjoins open countryside. It also excludes the existing open space adjacent (5B).

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Ref	Stage 1	Stage 2			Stage 3	Boundary Recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
6	This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood Plan site allocations.	This boundary is impacted by two planning consents for residential development at Foden Test Track (12/009C) and Canal Fields (10/4973C), which have now been completed.	This boundary only includes the built form proposed by 12/009C and 10/4973C. It excludes the open space within the scheme that immediately adjoins the open countryside. This is considered appropriate as it will have a less clear functional relationship with the built up area once developed.	The boundary does not exclude land that has a functional relationship to the built up area. However, it includes the open space on the western side of the Canal Fields development (10/4973C), even though it overlooks open countryside, as this open space adjoins the canal, which provides a strong and permanent boundary feature.	The open space area 6A contained within planning applications 12/009C and 10/4973C should be excluded from the settlement boundary as it immediately adjoins the canal/open countryside and therefore will have a less clear functional relationship with the built up area once developed.	The existing settlement boundary should be amended to exclude the open space area contained within planning applications 12/009C and 10/4973C that immediately adjoins the canal/open countryside i.e. amend the settlement boundary to remove the area 6A from the boundary. This will tie in with the Council's approach to determining settlement boundaries.
7	This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site	This boundary is not impacted by any planning consents.	The mixed use development currently being built at the former Albion Chemical	The mixed use development currently being built at the former Albion Chemical	The settlement boundary, as proposed to be amended, will relate to readily	No change to existing boundary defined in the Sandbach NDP. The former Albion Chemical Works site is considered

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Ref	Stage 1	Stage 2			Stage 3	Boundary Recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
	Allocations or Neighbourhood Plan site allocations.		Works site to the north east of Sandbach is not included within the settlement boundary defined in the Sandbach NDP. The area is physically separate from the built up area of Sandbach.	Works site to the north east of Sandbach is not included within the settlement boundary defined in the Sandbach NDP. Residents of this site are likely to look both to Sandbach and Middlewich for the provision of services and facilities.	recognised features that are likely to be permanent.	too physically separate from the main built up area of Sandbach to be included within its settlement boundary.

Table Sandbach 8: Boundary review and recommendations

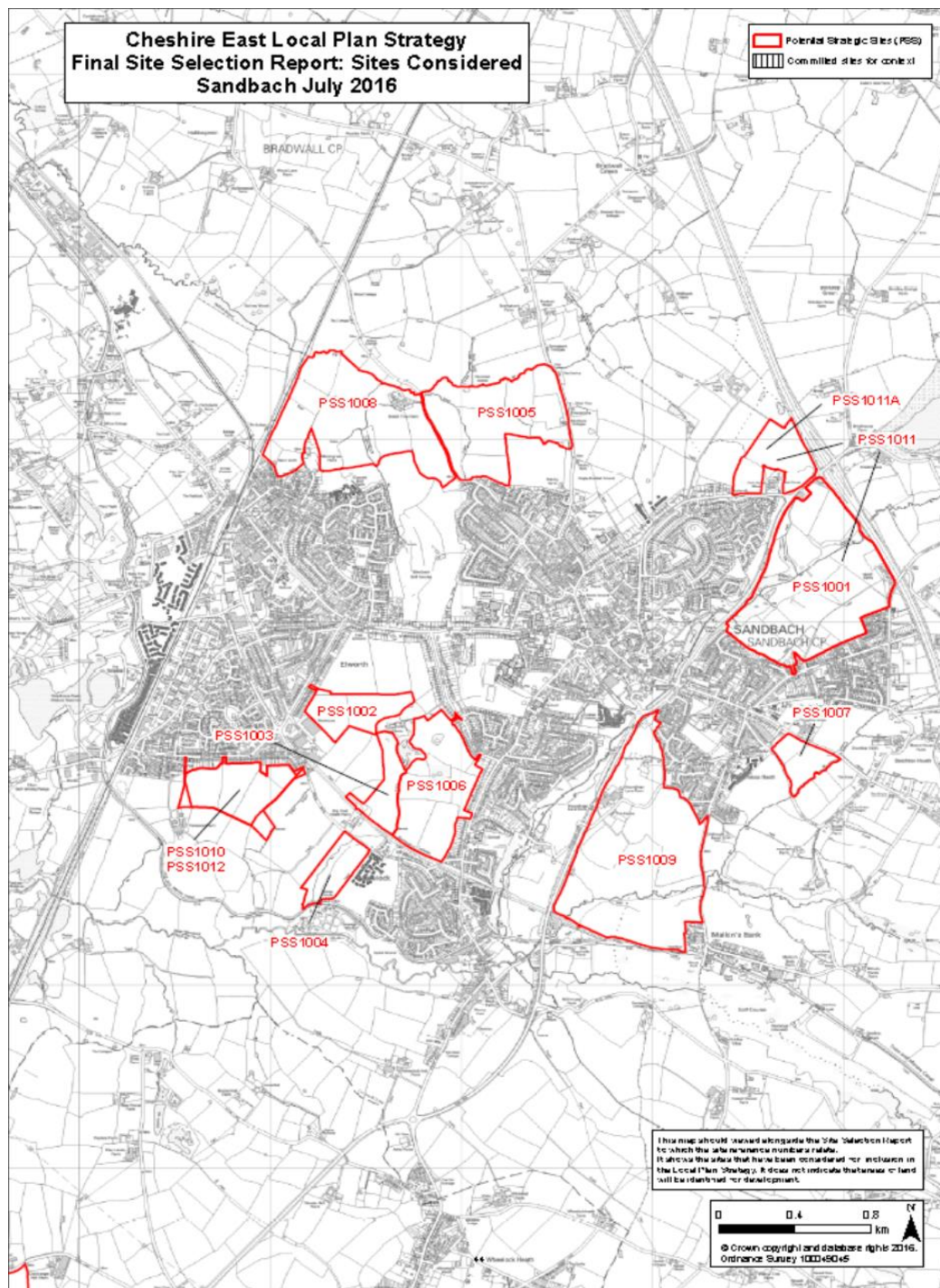
6.8 The recommended boundary is shown on Maps Sandbach 10-13 in Appendix 3.

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7. Appendices

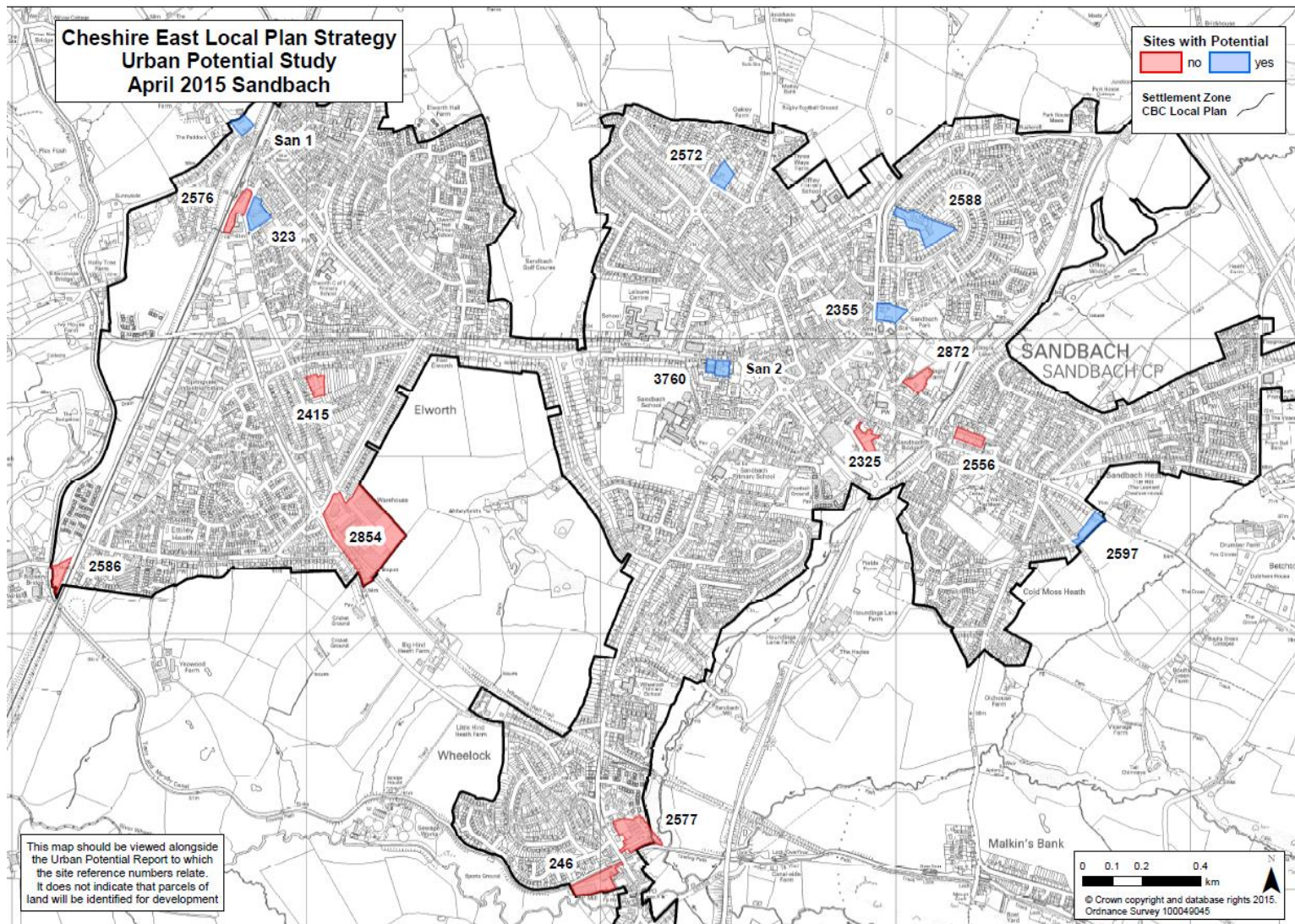
Appendix 1: Sandbach site selection maps and table

A: Stage 1 sites maps



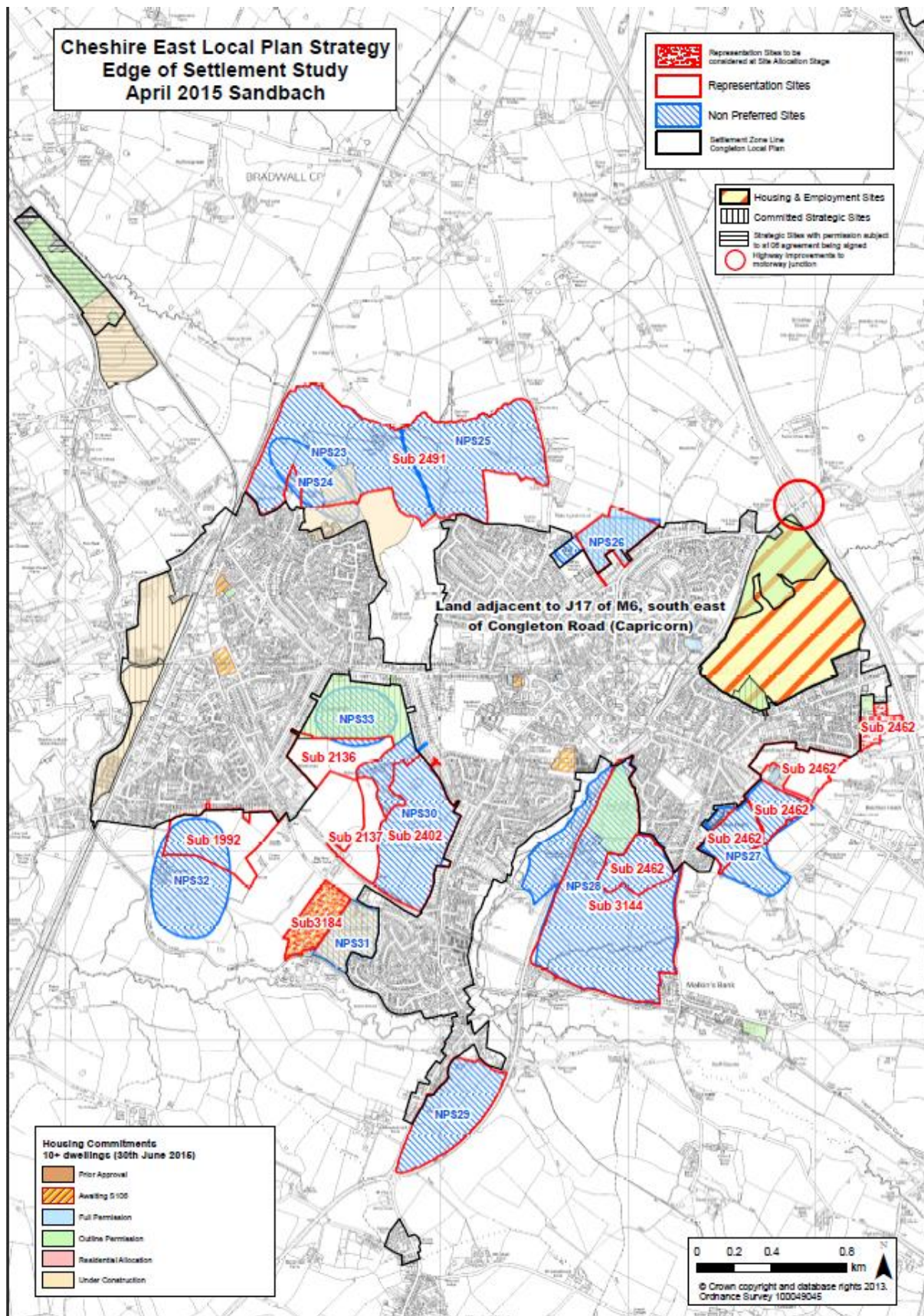
Map Sandbach 1: Local Plan Strategy Sandbach Final Site Selection Report (July 2016)

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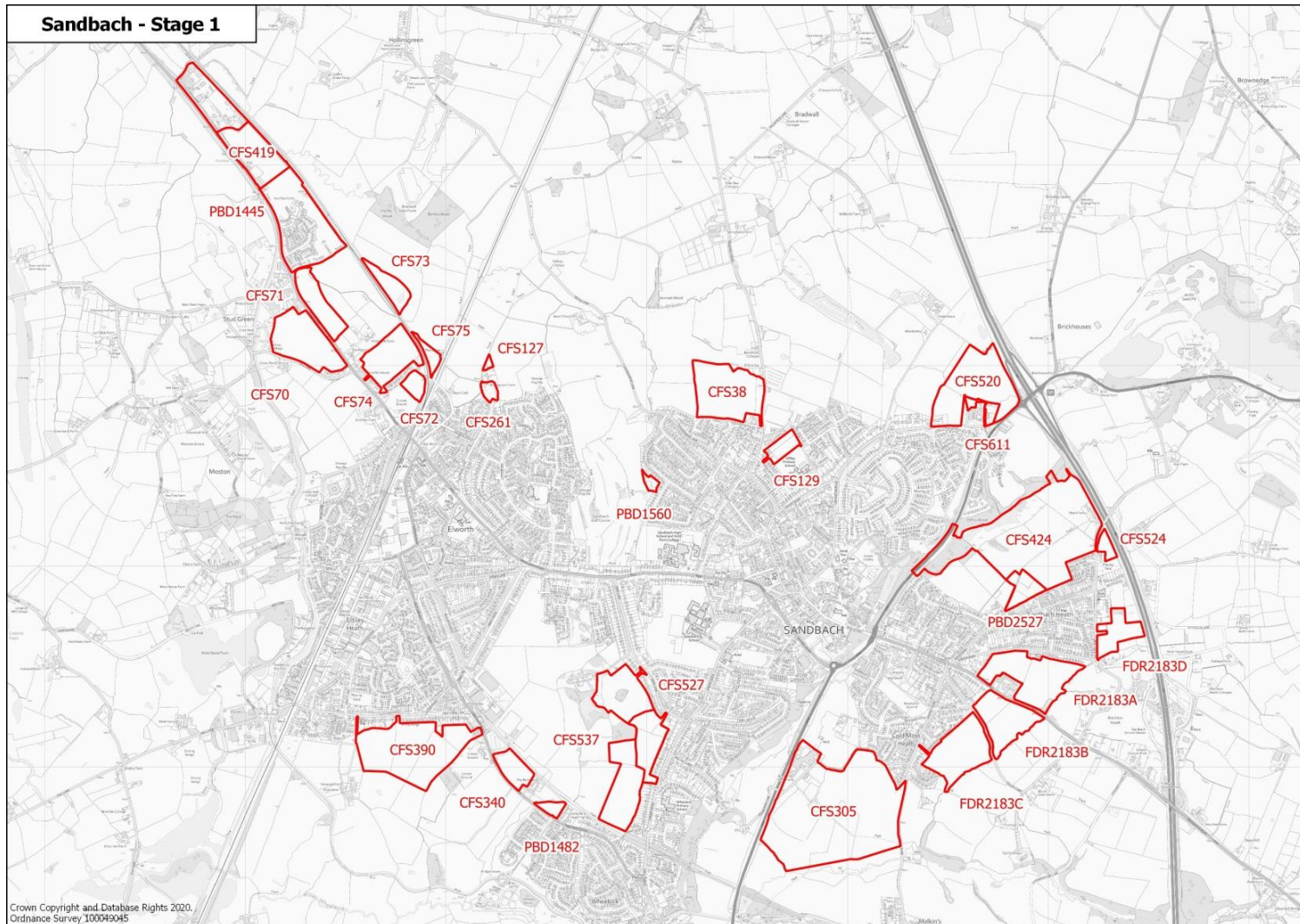
Map Sandbach 2: Urban Potential Assessment 2015

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Map Sandbach 3: Edge of Settlement Study 2015

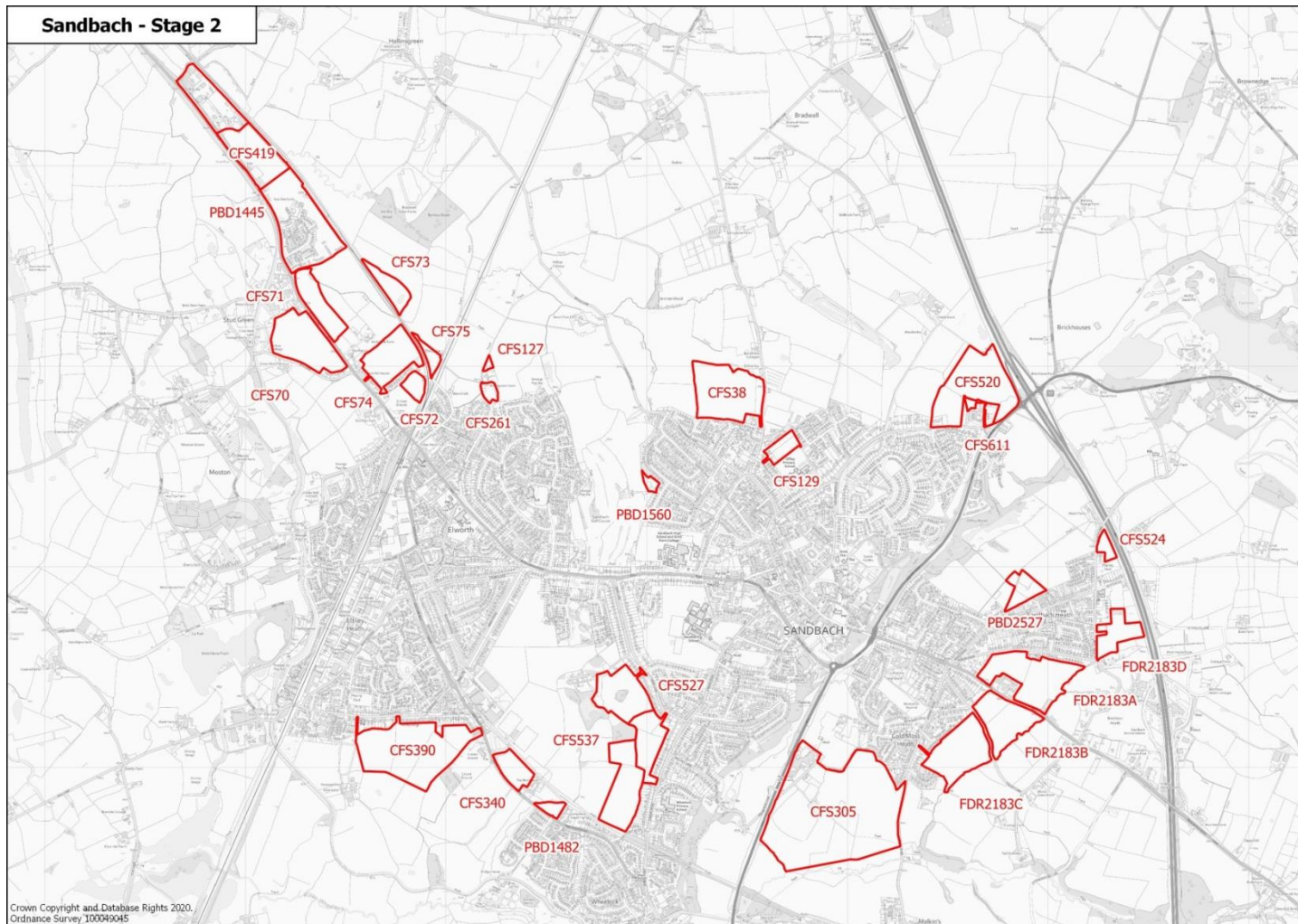
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Map Sandbach 4: Call for Sites (2017), First Draft SADPD Consultation Sites (2018), and initial Publication Draft SADPD consultation sites (2019)

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B: Stage 2 sites map



Map Sandbach 5: Stage 2 Sites

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C: Stage 1 and stage 2 sites table

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
A	PCV11171	Land between Church Lane and M6	0.81	12	0	0	No	Y	Site not being actively promoted in this format (see site 524 below). Therefore, site excluded from stage 1 of SSM.
A	PCV8596	Land off and to the North of Hind Heath Road	2.24	67	0	0	Extension to Sandbach Football Club car park	Y	Site not being actively promoted in this format (see site 340 below). Therefore, site excluded from stage 1 of SSM.
A	PCV7391 (PSS1003)	Abbey Road (Phase 3)	6.8	112	0	0	No	Y	Site not being actively promoted
B	2355	Former Texaco Garage /Star Garage, and no. 13, Congleton Road,	0.46	14	0	0	No	Y	Site not being actively promoted. Current permission for 14 dwellings (15/2134C) approved 12/08/16
B	Sandbach 1	Wilkinson House, Marion Lodge & Barn, London Road	0.37	11	0	0	No	Y	Site not being actively promoted. Current permission for 3 dwellings (16/6142C) approved 31/03/17

⁹ A – Local Plan Strategy Settlement Final Site Selection Report (July 16); B – Urban Potential Assessment (Aug 15); C – Edge of Settlement Assessment (Aug 15); D – Call for sites (June 17); E – Local Plan Strategy Examination Hearings (Oct 2016); F – First Draft SADPD consultation (Oct 2018); 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: can't accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside (as defined in the LPS) and are not currently compliant with those policies; are not being actively promoted; have planning permission as at 31/03/20; are in use (unless there is clear indication that this will cease); contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield); are LPS Safeguarded Land; are allocated in the LPS.

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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
B	Sandbach 2	Former Magistrates Court, Middlewich Road	0.13	15	0	0	No	Y	The site has since been redeveloped
B	2597	43 Colley Lane and 113 The Hill	0.38	12	0	0	No	Y	Site is not being actively promoted
B	2588	Offley House, No. 55 Congleton Road	1.14	35	0	0	No	Y	Site is not being actively promoted
B	2572	Belmont House, 10 Cooksmere Lane	0.42	13	0	0	No	Y	Site is not being actively promoted
B	3760	Former Charles Church Offices, Middlewich Road	0.26	39	0	0	No	Y	The site has since been redeveloped for housing
B	323	Cleared site of the former Elworth Wire Mills, Station Road	0.53	47	0	0	No	Y	The site has since been redeveloped for housing
D/F	CFS38/ FDR275	Land west of Bradwall Road	8.45	200	0	0	No	N	
D	CFS70	Land west of Booth Lane	6.97	275	0	0	No	N	Site determined to be related to Sandbach rather than the rural area as it lies between the former Albion Chemicals site and the town. The Albion Chemicals site is considered to contribute to the Sandbach housing requirement in the LPS, so it is logical that this site is considered in the same way.
D	CFS71	Land east of Booth Lane	3.63	146	0	0	No	N	Site determined to be related to Sandbach rather than the rural area as it lies between the former Albion Chemicals site and the town. The

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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
									Albion Chemicals site is considered to contribute to the Sandbach housing requirement in the LPS, so it is logical that this site is considered in the same way.
D	CFS72	Land south of Elm Tree Lane	1.16	30	0	0	No	N	
D	CFS73	Land East of Hollybank Farm	2.13	55	0	0	No	N	Site determined to be related to Sandbach rather than the rural area as it lies between the former Albion Chemicals site and the town. The Albion Chemicals site is considered to contribute to the Sandbach housing requirement in the LPS, so it is logical that this site is considered in the same way.
D	CFS74	Land North of Elm Tree Lane	5.17	200	0	0	No	N	
D	CFS75	Land East of Elm Tree Lane	0.89	25	0	0	No	N	
D	CFS127	Townend Barn	0.20	2	0	0	No	N	Although the site can't accommodate 10 dwellings or more, it is located in the open countryside so has been screened in.
D/F/G	CFS129/ FDR2097/ PBD1352	Land between Twemlow Ave and Marlborough Drive	1.48	Up to 40	0	0	No	N	
D/F	CFS261/ FDR826	Marsh Green Farm	0.72	2	0	0	No	N	Although the site can't accommodate 10 dwellings or more, it is located in the open countryside so has been screened in.

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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
D/F/G	CFS305/ FDR2262/ PBD1139/ FDR2183e/ PBD1079e	Land south of Old Mill Road	31.25	937	0	0	No	N	The southern boundary of CFS305/ FDR2262/PBD1139 edges onto a Zone 3b flood risk area. FDR2183e/PBD1079e is a smaller parcel of land within CFS305/FDR2262/ PBD1139
D	CFS340	Hind Heath Road	2.24	67	0	0	No	N	
D	CFS390	Yeowood Farm	13.16	395	0	0	No	N	
D/G	CFS419/PBD1445	Former Albion Chemical Works	5.61	130	0	0	Car showroom, health, public house, retail	N	This site already has a mixed use planning consent with the housing element (zone 1) commenced on site. The proposal is to amend the masterplan in relation to zone 6 from office to residential. This will provide an additional 130 dwellings. PBD1445 is a larger version of CFS419
D/G	CFS424/ PBD2527	Land South of Old Mill Road (i.e. former Capricorn)	27.40	Up to 245	3.4 ¹³	0.1	B1 & B8, C2 Residential Care Home, Local Centre comprising A1, A3 & sui-generis uses Outdoor	Y	Site allocated in LPS (LPS 53) for employment purposes. PBD2527 is a very small part of CFS424

¹³ Application 16-4631C identifies a total of 12,053.5 sqm of B1(a) & (c) and B8 is to be provided on site. This equates to about 3.4ha of land using the 35% development ratio identified by Roger Tym and Partners (in 2010) and used in the Council's LPS employment forecasting work by Ekosgen in June 2015

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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
							Sports facility		
D	CFS520	Land North of Old Mill Road	10.59	Up to 300	0	0	Park and share facility	N	
D	CFS524	Land between Church Lane and M6	0.81	15	0	0	No	N	Relates to site PCV11171 above
D	CFS527	Land off Park Lane	9.28	278	0	0	No	N	
D/F/G	CFS537/ FDR2827/ 2834/ 2835 /2829/ PBD1168	Land to the west of Crewe Road	10.04	301	0	0	No	N	
D	CFS611	Land adjoining Park House Care Home, Old Congleton Road	0.95	50 ¹⁴	0	0	No	N	
D	CFS612	Land west of Park House Care Home, Old Congleton Road	6.72	202	0	0	No	N	
F/G	FDR2183a/ PBD1079a	Land at Hill/Manor Road	8.11	244	0	0	No	N	
F/G	FDR2183b/ PBD1079b	Land off Colley Lane/The Hill	5.6	160	0	0	No	N	
F/G	FDR2183c/	Land off Hassall Road/Colley	6.59	188	0	0	No	N	

¹⁴ Extension to existing care home to provide 50 serviced apartments for the elderly

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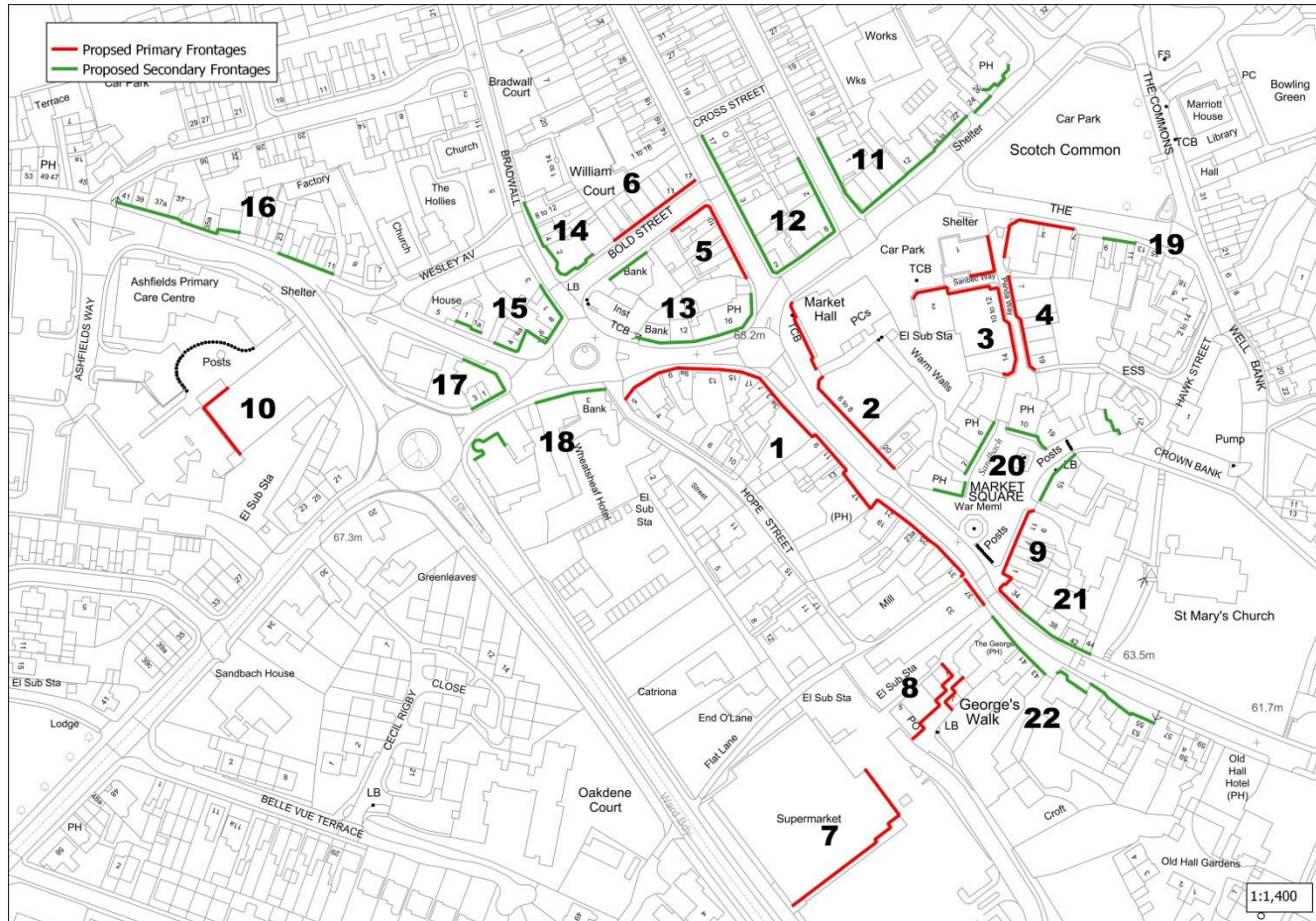
Source ⁹	Ref	Site name and address	Size (ha) ¹⁰	No. of dwgs ¹¹	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹² (Y/N)	Comments
	PBD1079c	Lane/Coldmoss Drive							
F/G	FDR2183d/ PBD1079d	Land off School Lane	3.13	94	0	0	No	N	
G	PBD1482	Land at Hind Heath Road	0.45	14	0	0	No	N	
G	PBD1560	Land off Belmont Avenue	0.32	10	0	0	No	N	

Table Sandbach 9: Stage 1 and Stage 2 sites

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Appendix 2: Retail boundary maps

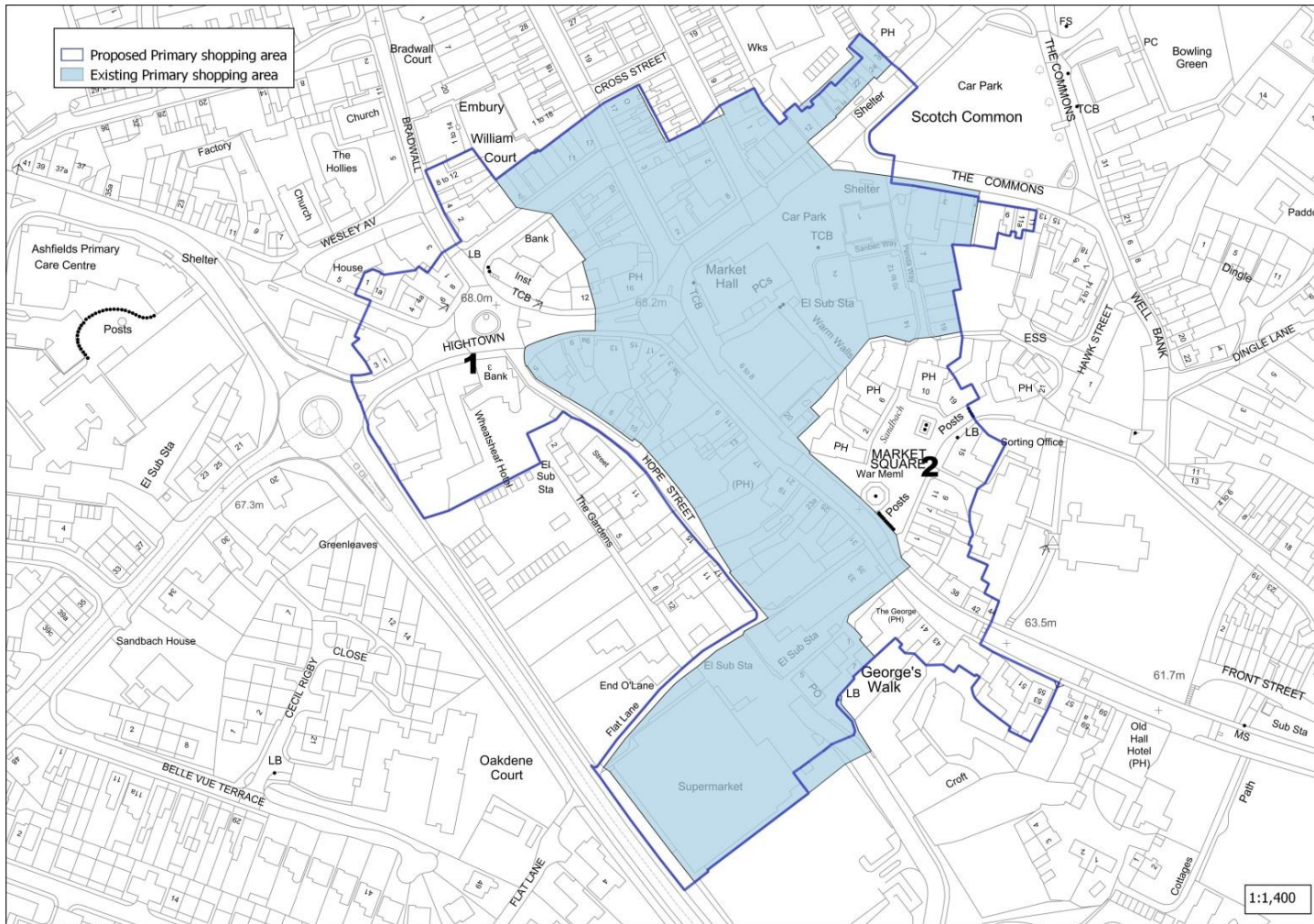
A: Existing and Proposed primary and secondary frontages



Map Sandbach 6: Proposed Primary and Secondary Frontages

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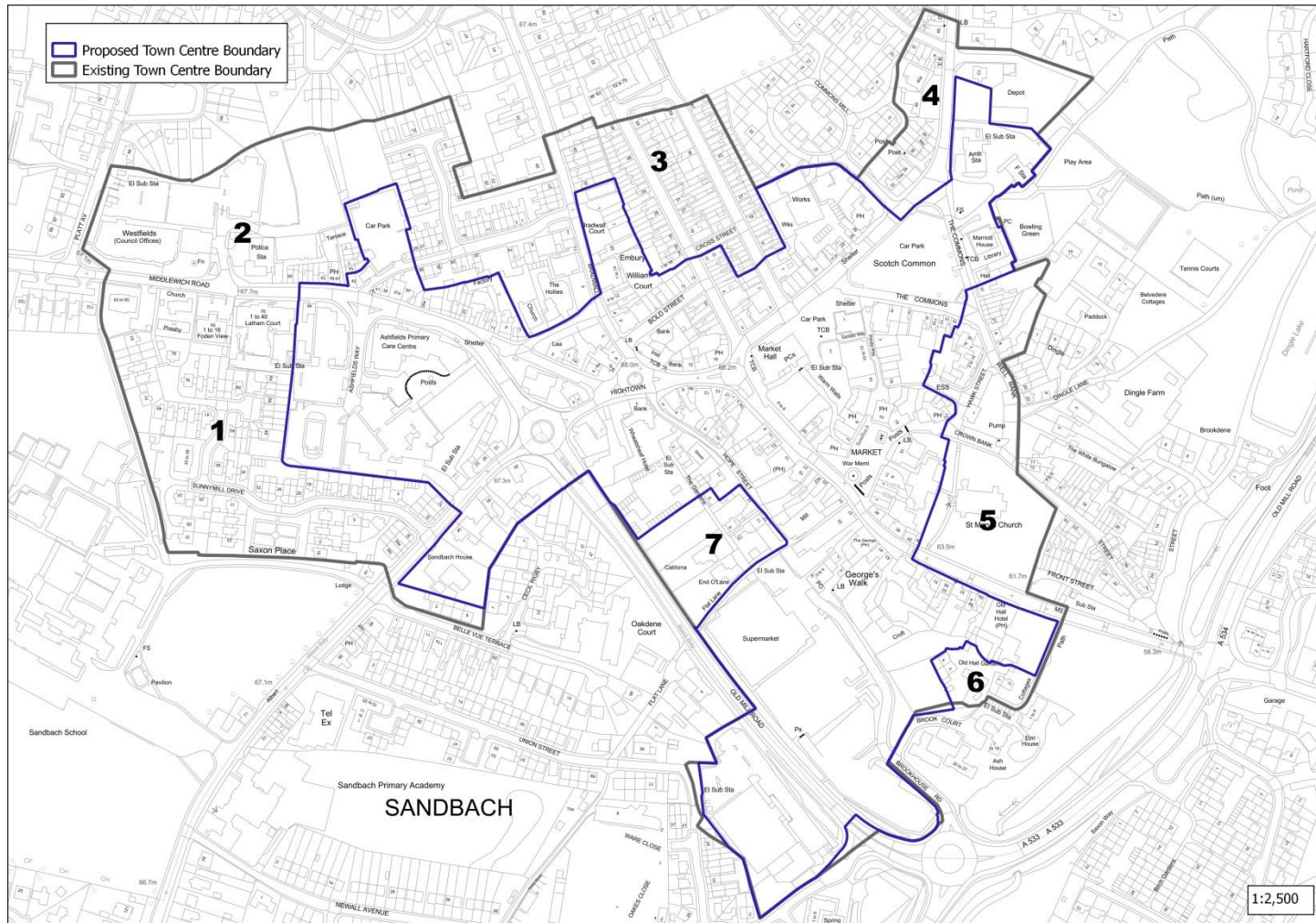
B: Existing and proposed primary shopping area



Map Sandbach 7: Existing and Proposed Primary Shopping Area

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C: Existing and proposed town centre boundary



Map Sandbach 8: Existing and Proposed Town Centre Boundary

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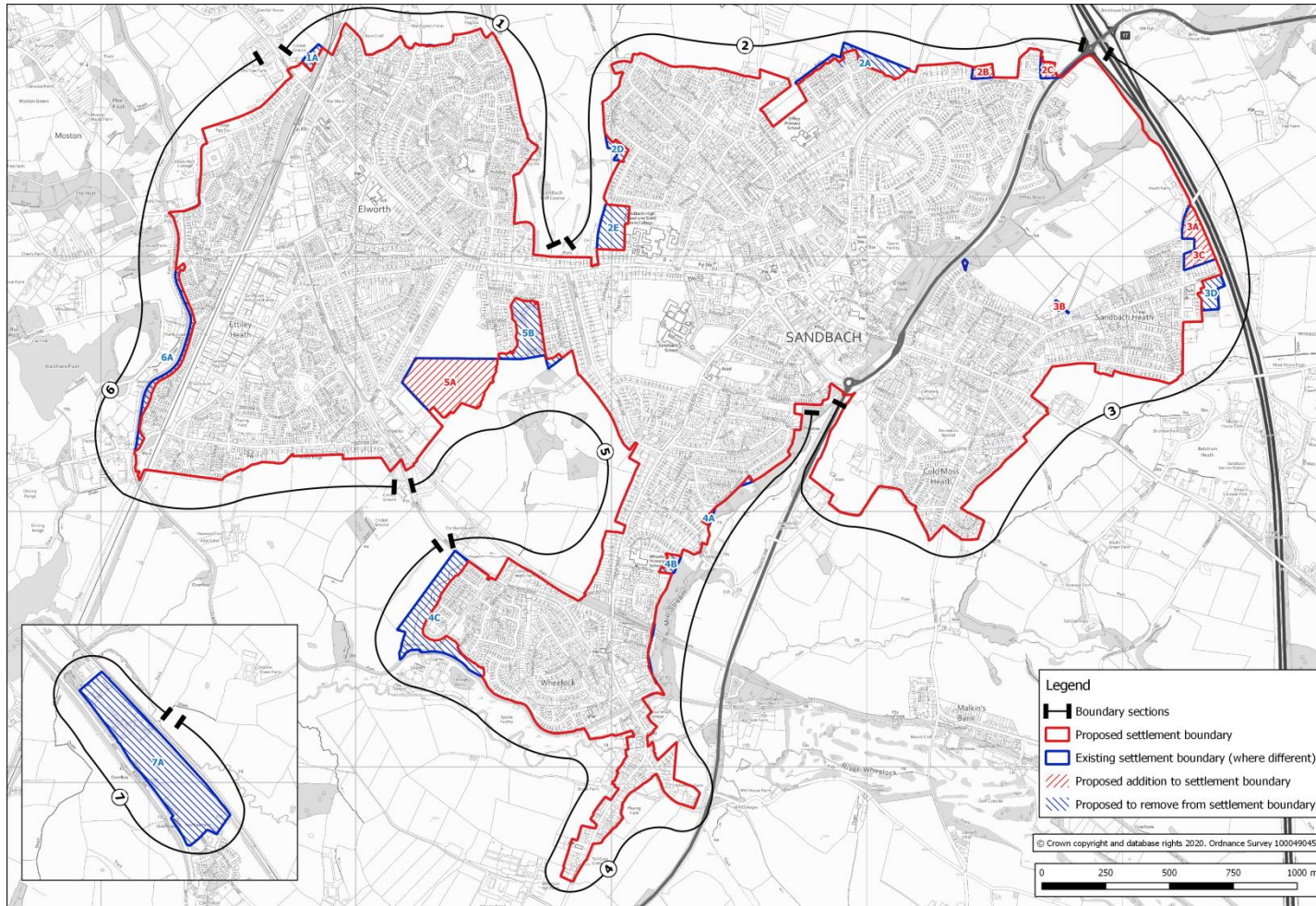
D: Proposed Neighborhood Parade of shops boundaries



Map Sandbach 9: Proposed Boundary of Neighborhood Parade of Shops at Queens Drive

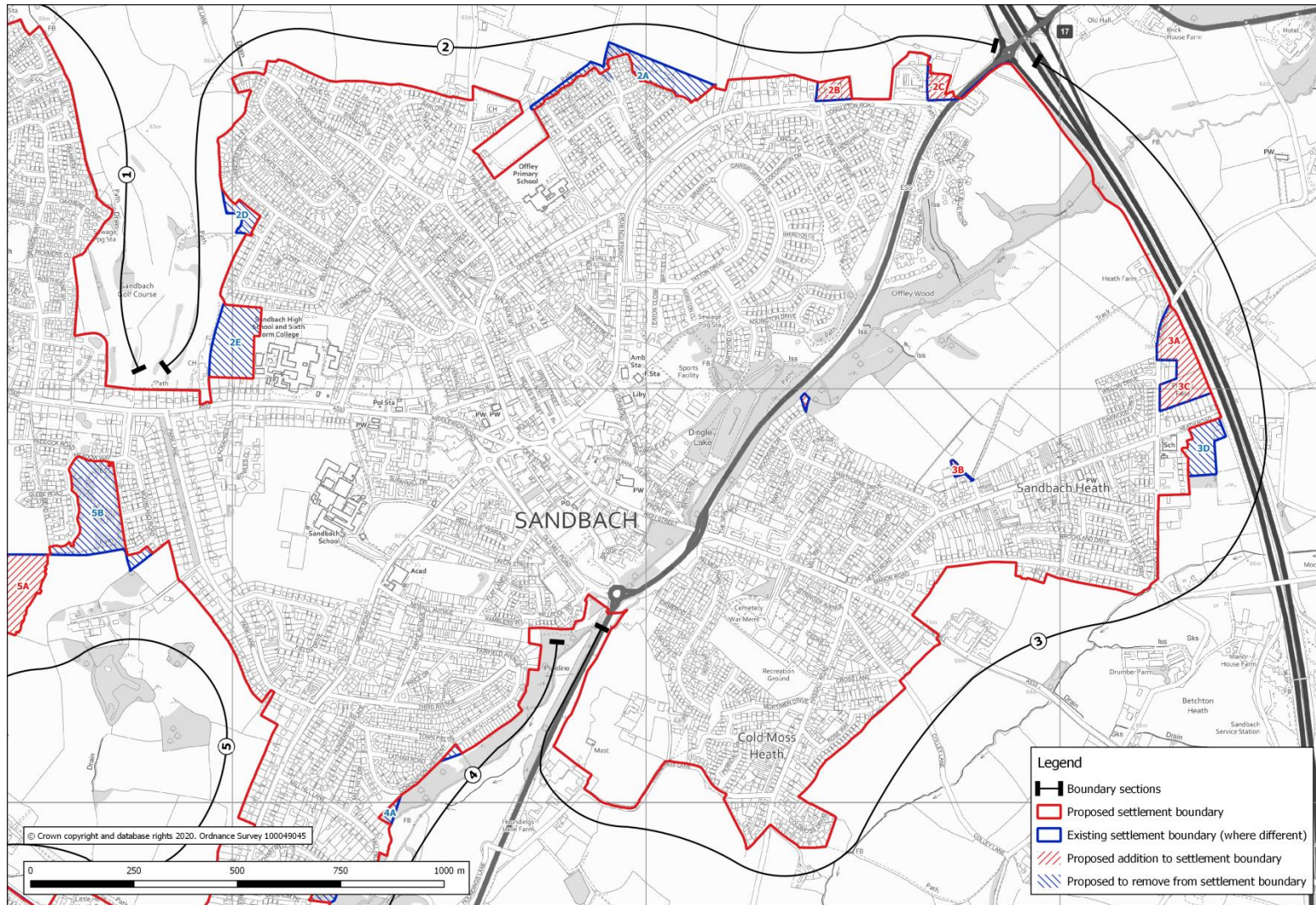
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Appendix 3: Sandbach settlement boundary maps



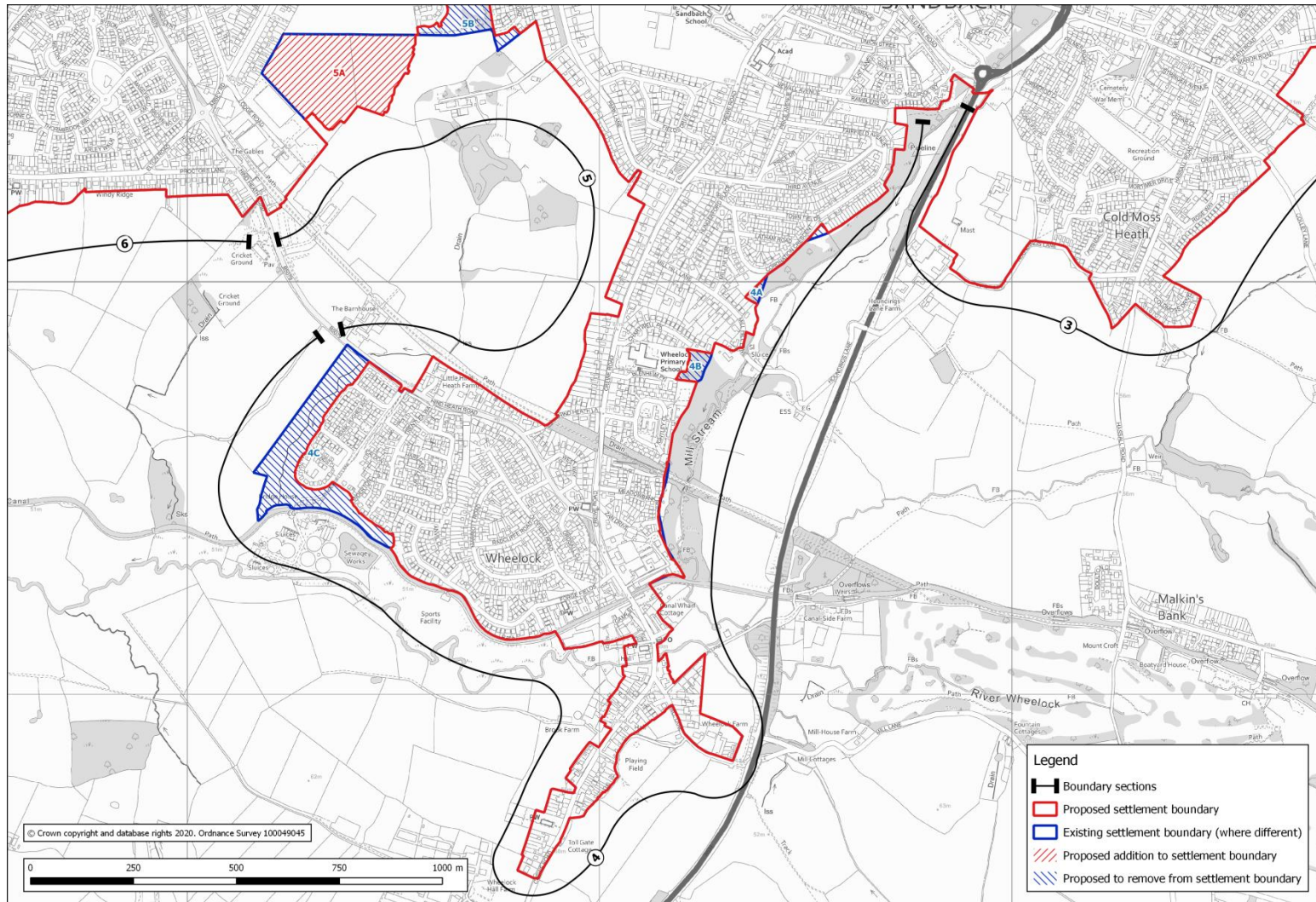
Map Sandbach 10: Existing and Proposed Settlement Boundary Map

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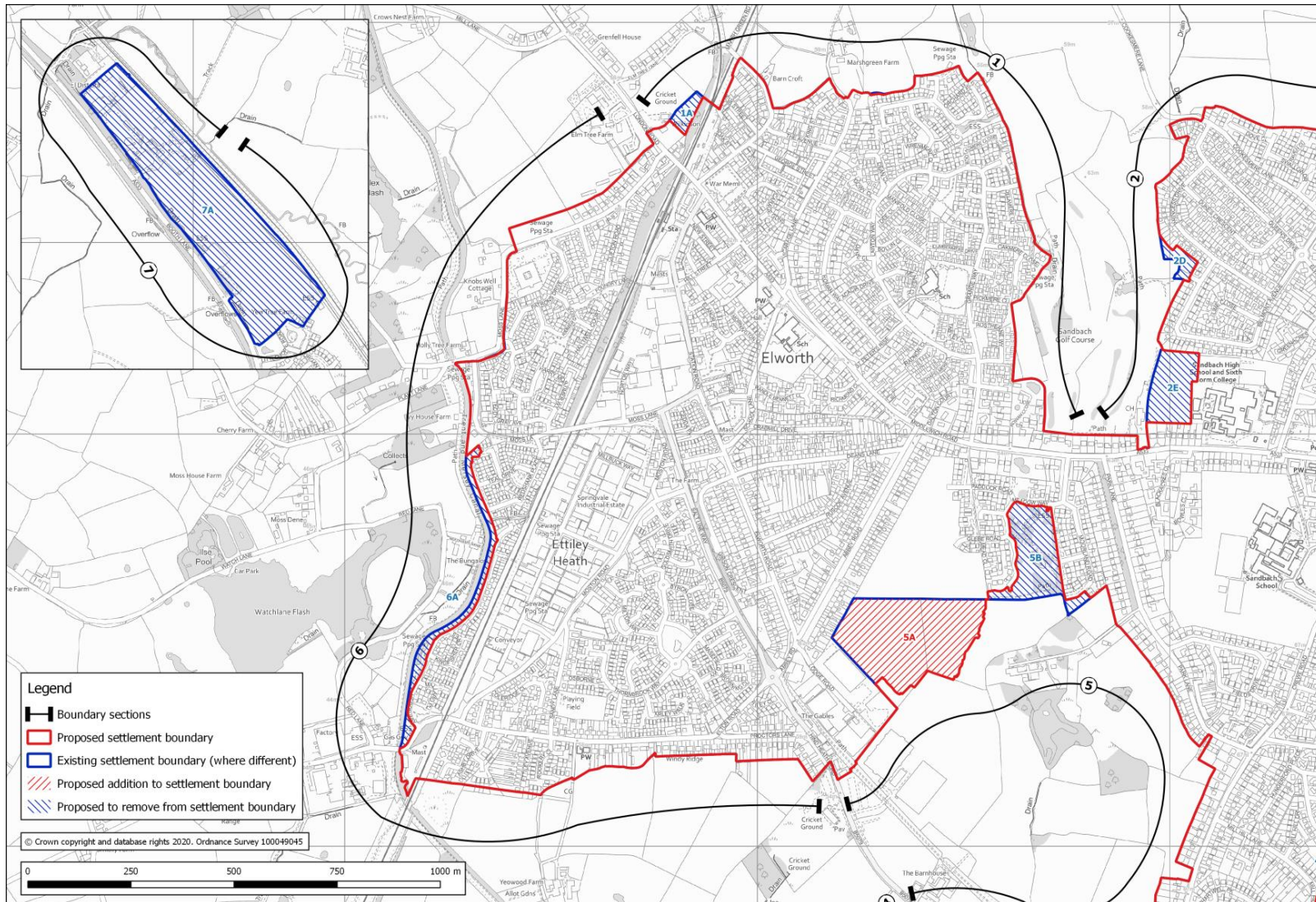
Map Sandbach 11: Existing and Proposed Settlement Boundary Map East

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Map Sandbach 12: Existing and Proposed Settlement Boundary Map South

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Map Sandbach 13: Existing and Proposed Settlement Boundary Map West

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