

Cheshire East Local Plan

Site Allocations and Development Policies Document

Wrenbury Settlement Report [ED 44]

August 2020

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1. Introduction

- 1.1 This Report is the Wrenbury Settlement Report (“WSR”) [ED 44]. 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 WSR is split into chapters detailing work carried out for Wrenbury 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. Wrenbury

Introduction

- 2.1 Wrenbury is a village with its own settlement boundary, set in the Open Countryside, as defined on the Proposals Map of the Crewe and Nantwich Local Plan and Policy PG 6 (Open Countryside) of the Local Plan Strategy (“LPS”). It is identified as a Local Service Centre (“LSC”) in the LPS and has a 2018 mid-year population estimate of 2,100 people¹.

Neighbourhood Development Plan

- 2.2 Neighbourhood Planning was introduced with the Localism Act 2011 and gives communities new powers to write planning policies through Neighbourhood Development Plans (“NDPs”) and grant planning permission through Neighbourhood Development Orders. Neighbourhood planning provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 2.3 The Wrenbury NDP was made on 22 May 2019 and forms part of the Development Plan. Further information can be found on the Cheshire East website².

Strategy for development in Wrenbury

- 2.4 The focus for LSCs over the LPS period is some modest growth in housing and employment to meet locally arising needs and priorities, to reduce the level of out-commuting and to secure their continuing vitality.
- 2.5 Within the Wrenbury Neighbourhood Plan, the vision for the future is:

“To ensure the delivery of only high quality, low intensity, beneficial and truly sustainable development. The parish will maintain, enhance and protect its rural character, natural environment and iconic historical assets that support the growing tourist industry within a safe and pleasant setting. In conjunction with sensitive improvements to infrastructure and services these elements will continue to support the primary local economy and provide a good quality of life for local residents.”

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/wrenbury-neighbourhood-plan.aspx>

3. Development needs at Wrenbury

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

4. Site selection

- 4.1 This chapter documents the implementation of the Site Selection Methodology (“SSM”) and should be read alongside the SADPD Site Selection Methodology report [ED 07], the Revised Publication Draft SADPD Sustainability Appraisal (“SA”) [ED 03], the Habitats Regulations assessment (“HRA”) [ED 04], and the Revised Publication Draft SADPD [ED 01]. It documents the application of the relevant stages of the SSM³, including recommending sites to be included in the Revised Publication Draft SADPD.

Stage 1: Establishing a pool of sites for Wrenbury

- 4.2 In line with the SSM, a longlist of potential sites was established. 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); and the First Draft SADPD consultation (October 2018) and the Initial Publication Draft SADPD (2019).
- 4.3 A total of 6 sites were identified at Stage 1 and this pool of sites is listed and mapped in Appendix 1, with headline figures shown in Table Wrenbury 1.

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 31/3/20;
 - are in use (unless there is clear indication that this will cease);
 - contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield);
 - are LPS Safeguarded Land;
 - are allocated in the LPS.
- 4.5 A total of 3 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 Wrenbury 1.

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 – inputs from infrastructure providers / statutory consultees; Stage 7 – final site selection.

| | Housing | | Employment | |
|----------------|-----------------|-----------|-----------------|----------------------|
| | Number of sites | Dwellings | Number of sites | Employment land (ha) |
| Stage 1 | 6 | 250 | 0 | 0 |
| Stage 2 | 3 | 124 | 0 | 0 |

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

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

- 4.6 Stage 3 of the SSM is a decision point whereby account was taken of the most up-to-date employment and housing land supply information as at 31/03/20.
- 4.7 As detailed in paragraph 3.3, housing and employment allocations are not necessary at the LSC tier of the settlement hierarchy. The residual requirement for employment land at the LSC tier is to be met at Holmes Chapel.

The provision of housing and employment land and the approach to spatial distribution' [ED 05] paper establishes that housing allocations are not necessary at the LSC tier of the settlement hierarchy. The requirement for employment land allocations at the LSC tier is to be met at Holmes Chapel. Therefore, no sites for housing and employment are required to be identified at Wrenbury in the SADPD.

5. Retail planning

Introduction

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

Retail Overview

- 5.2 Wrenbury is a village situated in the south-west of Cheshire East and is located approximately seven and a half kilometres to the south-west of Nantwich, the closest Key Service Centre.
- 5.3 Wrenbury is a Local Service Centre ("LSC") in the Retail Hierarchy where there will be retail and services of an appropriate scale, function and character that meets the needs of the village.
- 5.4 Wrenbury does not currently have a defined centre for retail purposes in the Crewe and Nantwich Local Plan 2011 or in the Wrenbury NDP.
- 5.5 Wrenbury NDP Policy CF2 'Community Facilities' states the following:

"Proposals for the refurbishment and improvement of all community buildings, car parks and recreational facilities together with the shop, post office and public houses will be permitted, subject to other policies within the Neighbourhood Plan. Changes of use of these buildings to non-community buildings which require planning permission will not normally be permitted, unless any replacement use will provide equal or greater benefits to the community, the facility is replaced elsewhere, or it is demonstrated that the facility is no longer required.... Proposals for new community facilities will be supported, subject to other policies within the Neighbourhood Plan"

Complementary Strategies and Parking

- 5.6 The village of Wrenbury has a car park that serves the Sports and Social Club and Medical Centre, which comprises approximately 20 spaces. To the front of the village store there is limited off street parking available.
- 5.7 In the Wrenbury NDP, it is acknowledged that parking and congestion is of great concern to many residents and that further new development should not exacerbate these problems. The plan therefore contains policies to encourage sustainable transport. Policy LC1 (Character and Design) also seeks new development to *"provide off road parking that is well integrated, visually unobtrusive and sufficient in quantity to discourage street parking"*.

Retail Health Indicators and Analysis

- 5.8 The WYG Retail Study (2016) and updates prepared, most recently in 2020 (WYG Retail Study Partial Update [ED 17]), has evaluated the vitality and viability of the two Principal Towns in Cheshire East (Crewe and Macclesfield) and the nine Key Service Centres in the Borough. The WYG retail work also considered the retail health and function of the LSCs. The health check assessments draw on a number of key indicators in accordance with national guidance.
- 5.9 Wrenbury has limited and sporadic shopping facilities. The village comprises a craft studio/shop; a sports ground which incorporates a leisure service; and a medical centre. There is a multi-functioning unit, comprising a convenience store, post office and café, with al-fresco dining arrangements provided to the front. As Wrenbury is located in a semi-rural area, this unit provides residents with basic day to day retail and service needs.
- 5.10 The environmental quality of the village is high, being a well-kept and attractive village. There is a public green space adjacent to St Margaret's church, which is an area of high quality public realm. Additionally, the village shop frontage is in keeping with the semi-rural setting of the village.
- 5.11 For more detailed information on the village centre health check assessment for Wrenbury please see Appendix 4 of the Cheshire Retail Study Update 2016 (pp62 to 64).⁴ This has been updated in Appendix C of the WYG Retail Study Partial Update (2020) [ED 17].

Retail and Leisure Boundaries

- 5.12 The WYG Retail Study (2016) initially considered the existing centres in the legacy local plans and identified where potential changes to (or indeed new) boundaries (be that town or local centre, primary shopping areas (where relevant)) are appropriate. The 2020 WYG Retail Study Partial Update [ED 17] has also provided recommendations on retail boundaries, which have been considered as part of the council's evidence base in preparing this report.
- 5.13 Wrenbury does not have a defined centre in the Crewe and Nantwich Local Plan. Given that there is no discernible cluster of retail and town centre uses in Wrenbury to enable a local centre to be drawn, following the recommendations in the WYG Retail Study (2016) and subsequent updates, it is not proposed to define a Local Centre boundary.
- 5.14 Any additional retail and service provision should be of an appropriate scale, function and character that meets the needs of the village.

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

6. Settlement boundaries

Introduction

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

Settlement boundary overview

- 6.3 The proposed changes to the settlement boundary have been assessed using the existing settlement boundary defined in the Crewe and Nantwich Local Plan 2011.
- 6.4 The adopted NDP includes the same settlement boundary as Table Wrenbury 3 and Map Wrenbury 4 in accordance with the examiners recommendations.
- 6.5 For the purposes of review, the existing settlement boundary has been divided into three sections as set out in Table Wrenbury 2 below.

| Ref | Boundary section | Description of existing boundary |
|-----|---|---|
| 1 | Land to the south of Cholmondeley Road and to the west of New Road. | The settlement boundary follows the side curtilage of Rosehaven and then goes around the rear curtilage of detached properties on Cholmondeley Road and those located to the west of New Road. It then follows the side curtilage of Stonington until it joins New Road. It then follows the edge of New Road in a southerly direction until it is parallel with the property known as Brookside. |
| 2 | Land to the south of Nantwich Road and to the east of New Road. | The settlement boundary goes across New Road and along the side curtilage boundary of Brookside. It then heads in a northerly direction to the rear curtilages of properties located along New Road before heading in an easterly direction to include properties along The Green. It then continues to run |

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| Ref | Boundary section | Description of existing boundary |
|-----|---|---|
| | | in an easterly direction along the rear curtilages of properties located along Pinsley View, Sandfield Avenue, Oakfield Close and Oakfield Avenue. The boundary then goes slightly northwards along Station Road to include Sandfield House before cutting across the road to run in an easterly direction along the rear curtilage boundary of properties along Nantwich Road. It excludes some of the agricultural buildings located to the rear of Brookside, Oaksfield, Fields Villa and Orchard Court. The boundary ends at the property known as Rodenhurst and excludes the outbuildings located to the rear. It then runs down the side curtilage of Rodenhurst before heading back in a westerly direction along Nantwich Road until it is parallel with no. 6 Oak Cottage. |
| 3 | Land to the north of Cholmondeley Road and Nantwich Road. | The settlement boundary goes across Nantwich Road and down the side curtilage of no.6 Oak Cottage. It then wraps itself around the rear curtilage of properties along Nantwich Road, including Wrenbury Primary School. It then goes along the side curtilage of Wrenbury Primary School and follows, for a short distance, the edge of Nantwich Road (excluding the doctor's surgery, car park and recreation ground). It then goes around the curtilages of those properties along Marie Close before heading in an westerly direction around the rear boundary line of properties located on Nantwich Road, including within it Wrenbury Court and St Margaret's Church and graveyard. It then goes along the rear curtilage boundary of no.7, 8 and 9 Church Farm and ends at the property known as The Vicarage before running back in an easterly direction along Cholmondeley Road until it is parallel with the property Rosehaven. |

Table Wrenbury 2: Existing settlement boundary

Settlement boundary review

- 6.6 Each section of the existing settlement boundary has been reviewed using the methodology set out in the 'Settlement and Infill Boundaries Review' note [ED 06]. The assessments and recommendations for defining the new boundary are set out in Table Wrenbury 3 below.
- 6.7 The recommended boundary is shown on Map Wrenbury 4 in Appendix 2.

| Ref | Stage 1 | Stage 2 | | | Stage 3 | Boundary recommendations |
|-----|---|---|--|---|--|---|
| | Criteria A, B, C (allocated sites) | Criteria D (planning consents) | Criteria E (relation to physical built up area) | Criteria F (relation to use of built up area) | Criteria G (physical features) | |
| 1 | <p>This boundary is not impacted by any LPS Strategic Site Allocations, and SADPD Site Allocations.</p> <p>Policy HOU1 of the Wrenbury NDP allocates land for residential development at land off New Road. This site is surrounded by built development on all sides and therefore forms a natural infill.</p> | <p>This boundary is impacted by a completed development of 65 dwellings (16/1700N) on land to the south of Cholmondeley Road.</p> <p>This boundary excludes the completed development of 14 dwellings (11/0041N) on land to the west of New Road.</p> | <p>This boundary is impacted by a completed development of 65 dwellings (16/1700N) on land to the south of Cholmondeley Road. This development displays a high level of built form which has a strong functional relationship to the built up area. There is however a proposed country park located to the west which is recommended to be excluded from the settlement boundary.</p> <p>This boundary is impacted by a completed housing development for 14 dwellings (11/0041N)</p> | <p>This boundary excludes: a completed development of 65 dwellings (16/1700N) on land to the south of Cholmondeley Road; and completed development of 14 dwellings (11/0041N) on land to the west of New Road. Both these developments have a clear functional relationship with the existing settlement.</p> <p>There is an area of land which is located between the existing settlement boundary, the completed development of 65 dwellings (16/1700N), and the 14 dwellings which</p> | <p>The settlement boundary relates to readily recognisable features that are likely to be permanent: it follows a combination of roads and curtilage boundaries of properties.</p> | <p>The settlement boundary should be amended to:</p> <p>1A - include the completed development of 65 dwellings on land to the south of Cholmondeley Road. The new boundary should follow the built form illustrated in the planning layout plan of the reserved matters permission (16/1700N), excluding the area of country park, to ensure a strong permanent settlement boundary.</p> <p>1B - include the residential development that has been built for 14 dwellings (11/0041N) on land to the east of New Road.</p> <p>1C - As a result of the new development</p> |

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| Ref | Stage 1 | Stage 2 | | | Stage 3 | Boundary recommendations |
|-----|--|---|---|--|---|--|
| | Criteria A, B, C (allocated sites) | Criteria D (planning consents) | Criteria E (relation to physical built up area) | Criteria F (relation to use of built up area) | Criteria G (physical features) | |
| | | | on land to the west of New Road. This displays a strong functional relationship to the built up area. | have been built nearby (11/0041N). This area of land will be well-contained by development on all sides and should be included within the settlement boundary. The revised boundary should also include the 'New Road' site allocated site within the Wrenbury NDP). | | identified in 1A and 1B, this has left an area of undeveloped land between the existing and proposed settlement boundary. This infill area has also been allocated for residential development (10 dwellings) in the Wrenbury NDP. |
| 2 | This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations, or Neighbourhood Plan site allocations. | This boundary is impacted by an extant outline planning consent for up to 18 dwellings (14/5260N) on land south of Sandfield House, Station Road. | This boundary is not impacted by any existing built development but is affected by an extant outline permission on land to the south of Sandfield House, Station Road (14/5260N). | The boundary excludes the extant outline permission (14/5260N) which will display a strong functional relationship with the existing built form. The boundary excludes an area of brownfield land (garages) to the south of Oakfield | The settlement boundary relates to readily recognisable features that are likely to be permanent: it follows a combination of roads and curtilage boundaries of properties. | The settlement boundary should be amended to: 2A - include the extant outline planning permission for up to 18 dwellings (14/5260N) on land to the south of Sandfield House, Station Road. It should be noted however that the site and land to the west is |

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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) | |
| | | | | Close. Most properties on Oakleaf Close do not have their own garages so it is assumed this storage area is for domestic use as opposed to agriculture. The boundary excludes some farm buildings located to the rear of Brookside, Oaksfield, Fields Villa, Orchard Court and Rodenhurst. This is considered to be typical of a rural area and does not have a direct relationship with the built-up area that would justify its inclusion within the settlement boundary. | It is acknowledged that the existing settlement boundary does not follow the boundary features along the rear curtilage of no's 24, 26 and 28 Pinsley View which is proposed to be amended. | currently subject to an application for residential development (19/4873N) pending decision. This part of the boundary may therefore need further review during the course of the SADPD examination. 2B -include the area of brownfield land to the south of Oakleaf Close. 2C - to follow the rear curtilages of No's 24, 26 and 28 Pinsley View which extends slightly beyond the existing settlement boundary line. |
| 3 | This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations, or | This boundary is impacted by a full permission for 3x dwellings (18/5849N) at land adjacent to | This boundary is impacted by a full permission for 3x dwellings (18/5849N) at land adjacent to Smithy Lodge. The | This boundary is impacted by a full permission for 3x dwellings at land adjacent to Smithy Lodge, Nantwich | The settlement boundary relates to readily recognisable features that are likely to be | The settlement boundary should be amended to: 3A - exclude the graveyard to the rear of St Margaret's Church. |

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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) | |
| | Neighbourhood Plan site allocations. | Smithy Lodge, Nantwich Road. | <p>dwelling occupies the west of the site with landscaping to the east. To the north of the site lies an area of paddock/open space. Given the edge of settlement location of the site, both the landscaping and paddock areas appear to relate more to the countryside.</p> | <p>Road.</p> <p>The boundary excludes the single storey doctor's surgery. This building is not well-contained, being surrounded by outdoor sports facilities. It is proposed that the doctor's surgery should continue to be excluded from the settlement boundary.</p> <p>The boundary includes the graveyard to the rear of St Margaret's Church. This is located on the edge of the settlement boundary, contains limited built form, and is considered to relate better to the countryside rather than the built-up area</p> | <p>permanent: it follows a combination of roads and curtilage boundaries of properties.</p> | <p>3B - Include the built form of permission 18/5849N, but exclude the landscaping to the east of the site and paddock area to the north.</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) | |
| | | | | of the village. | | |

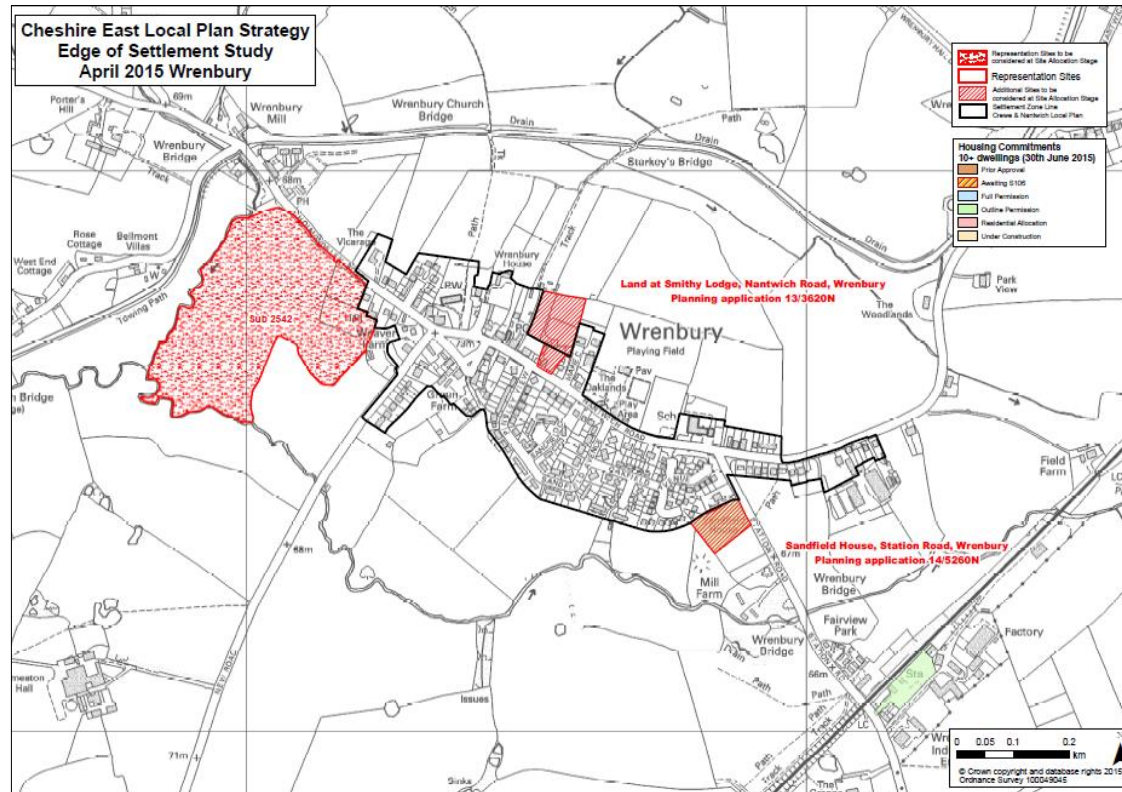
Table Wrenbury 3: Boundary review and recommendations

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7. Appendices

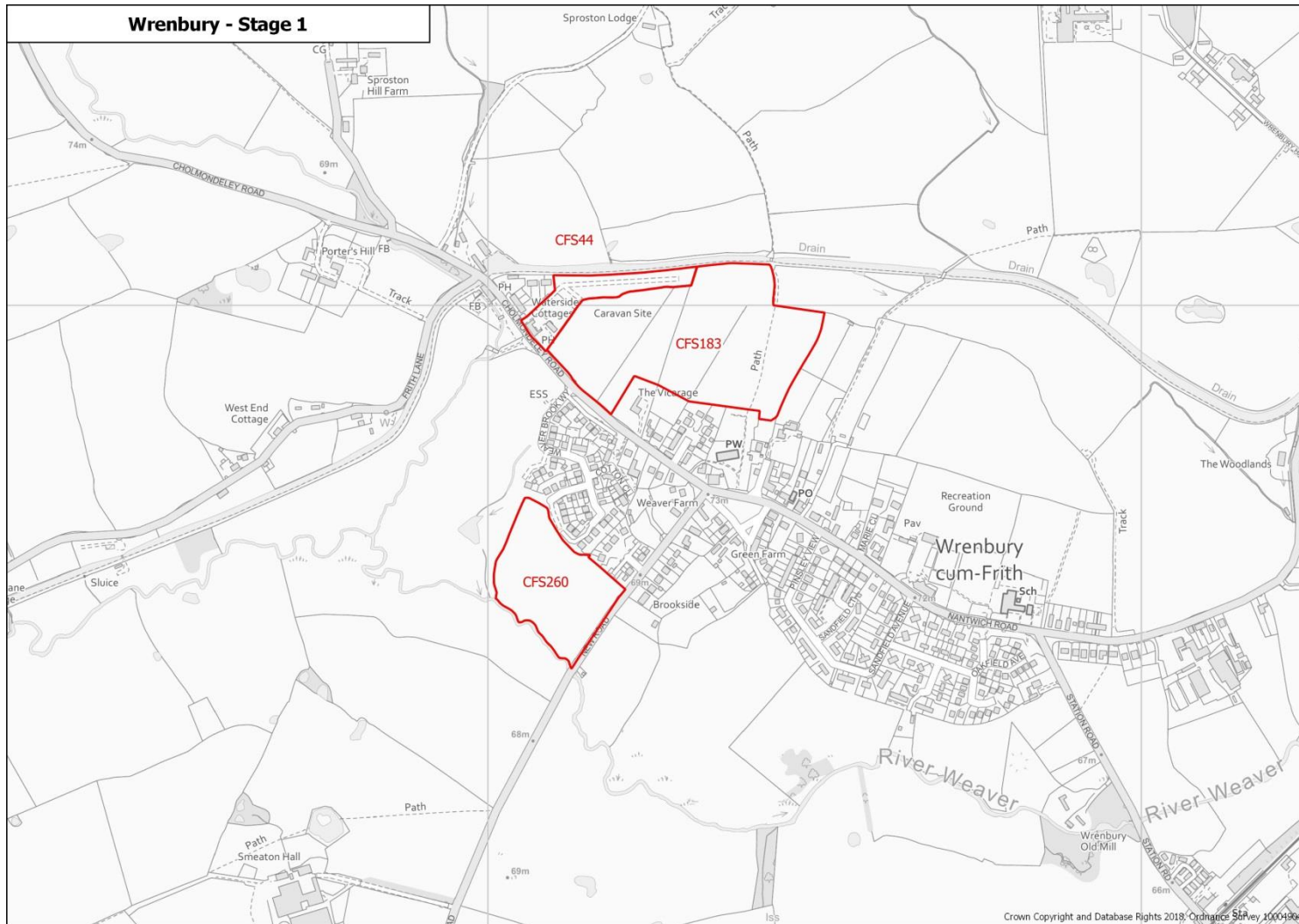
Appendix 1: Site selection maps and tables

A: Stage 1 sites maps



Map Wrenbury 1: Edge of Settlement Assessment (2015)

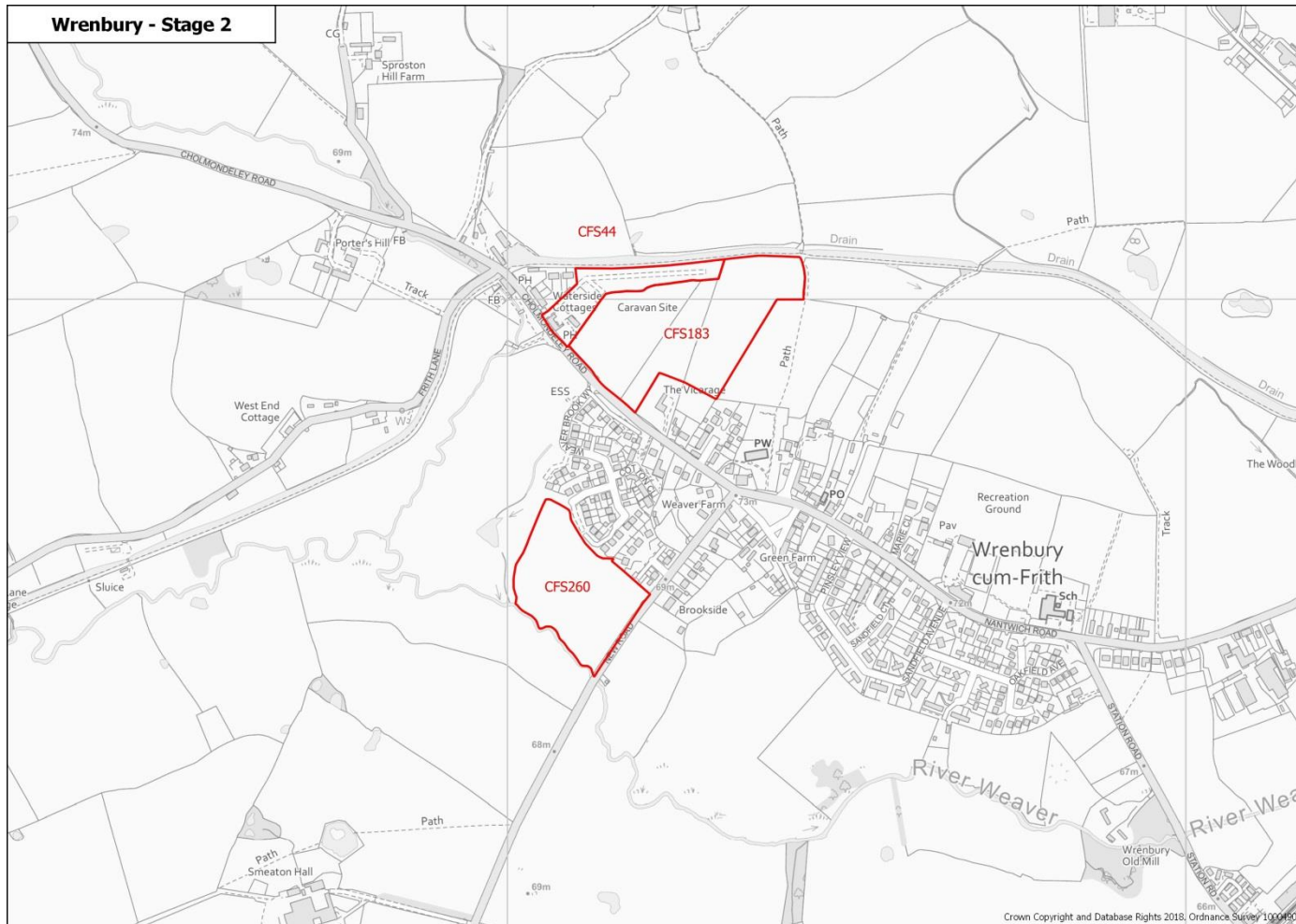
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Map Wrenbury 2: Call for sites (2017)

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B: Stage 2 sites map



Map Wrenbury 3: Stage 2 sites

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C: Stage 1 and Stage 2 sites table

| Source ⁵ | Ref | Site name and address | Size (ha) ⁶ | No. of dwgs ⁷ | Empl land (ha) | Retail (ha) | Other uses? | Sifted out? ⁸ (Y/N) | Comments |
|---------------------|-------------------|--|------------------------|--------------------------|----------------|-------------|--------------------------------|--------------------------------|--|
| C | | Adjacent Sandfield House, Station Road - Application ref: 14/5260N | 0.55 | 27 | 0 | 0 | Associated Infrastructure | Y | 16/0953N outline granted for 27 dwellings and associated infrastructure approved with conditions 27.09.16 |
| C | | Smithy Lodge, North of Nantwich Road – Application ref: 13/3620N | 0.82 | 14 | 0 | 0 | 0 | Y | Application 13/3620N was withdrawn and subsequent application 15/5166N dismissed on appeal during April 2017. Site is no longer being actively promoted. |
| C | SUB 2542 | Weaver Farm, South of Cholmondeley Road. | 8.03 | 65 | 0 | 0 | 0 | Y | 14/5615N outline permission granted 16.03.16 |
| D | CFS 44 | Land at Cotton Arms | 1.06 (0.7) | 18 | 0 | 0 | 0 | N | |
| D / F | CFS 183 / FDR1749 | Cholmondeley Road | 4.81 | 60 | 0 | 0 | 3.8ha open space. Provision of | N | An application for 68 dwellings on 4.81ha of the site, was submitted in March 2018. but withdrawn. in |

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

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

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

⁸ Exclude sites that: can't accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside (as defined in the LPS) and are not currently compliant with those policies; are not being actively promoted; have planning permission as at 31/3/20; are in use (unless there is clear indication that this will cease); contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield); are LPS Safeguarded Land; are allocated in the LPS.

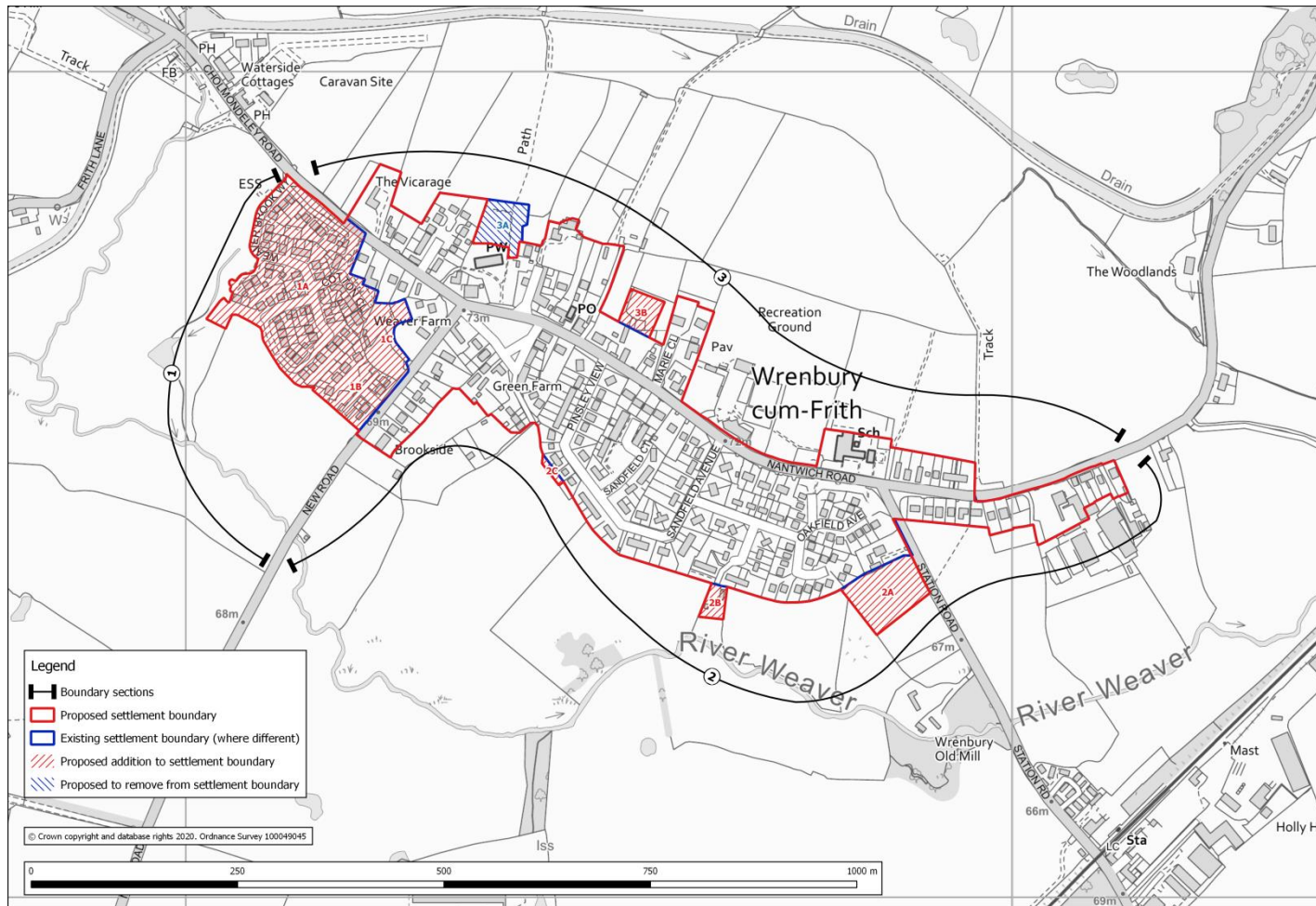
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| Source ⁵ | Ref | Site name and address | Size (ha) ⁶ | No. of dwgs ⁷ | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? ⁸ (Y/N) | Comments |
|---------------------|---------|-----------------------|------------------------|--------------------------|-----------------|-------------|---|--------------------------------|--|
| | | | | | | | land to extend to extend St Margaret's Church graveyard | | August 2018 (18/0945N). The examiners report of the Wrenbury Neighbourhood Plan recommended that the site should not be adopted as an allocation. |
| D | CFS 260 | Land West of New Road | 2.60 (1.52) | 46 | 0 | 0 | Proposed pumping station 0.01ha | N | Outline application ref 17/1666N for 41 dwellings was dismissed at appeal in April 2018. The examiners report of the Wrenbury Neighbourhood Plan also recommended that the site should not be adopted as an allocation. |

Table Wrenbury 4: Stage 1 and Stage 2 sites

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Appendix 2: Settlement boundary maps



Map Wrenbury 4: Existing and proposed settlement boundary

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