

Cheshire East Local Plan

Site Allocations and Development Policies Document

Local Service Centres Safeguarded Land Distribution Report

[ED 53]

August 2020

Contents

1. Introduction and background	4
Spatial distribution of safeguarded land in the LPS	4
Remaining safeguarded land to be identified.....	6
2. Methodology	9
3. Identification and consideration of issues	11
Summary of issues identified in the settlement profiles	11
LPS vision and strategic priorities.....	13
Consultation responses	14
Neighbourhood planning	16
Infrastructure	18
Deliverability and viability.....	20
Policy and physical constraints.....	21
Green Belt	25
Future development opportunities	27
Other material factors	28
4. Initial options for distribution of safeguarded land in the SADPD.....	30
Option 1. In line with the revised spatial distribution of development for this plan period.....	31
Option 2. In line with each settlement’s usual resident population.....	32
Option 3. In line with the number of households in each settlement.....	33
Option 4. Services and facilities-led.....	34
Option 5. Constraints-led.....	36
Option 6. Minimising impact on the Green Belt.....	41
Option 7. Opportunity led.....	43
Option 8. Hybrid approach.....	44
Summary of options.....	45
5. Sustainable development	46
Sustainability Appraisal of the initial options	46
6. Initial preferred option	49
Reason for progression or rejection of alternative options in plan-making ..	50
7. Feedback from the site selection process.....	51
8. Revised options for distribution of safeguarded land in the SADPD	52
Revised option A. Do not designate the full quantum of safeguarded land. 52	
Revised option B. Redistribute the Mobberley unmet requirement to Chelford.....	53
Revised option C. Redistribute to the settlement(s) with the most appropriate further site(s) available.	54
Revised option D. Redistribute proportionately to those settlements that have further suitable sites.	55
Sustainability appraisal of the revised options	57
9. Final preferred option.....	59
Reason for progression or rejection of alternative options in plan-making ..	59
10. Appendices.....	61

Appendix 1: Settlement profiles.....	61
Alderley Edge Settlement Profile	61
Bollington Settlement Profile.....	65
Chelford Settlement Profile.....	69
Disley Settlement Profile	73
Mobberley Settlement Profile.....	77
Prestbury Settlement Profile	81
Appendix 2: Consultation responses	85
Summary of responses made to the SADPD Issues Paper	85
Summary of responses made to the First Draft SADPD	85
Summary of responses to the initial Publication Draft SADPD	86
Appendix 3: LSC bus and rail services (2020)	87
Bus services	87
Rail services	88
Appendix 4: Aircraft noise contour maps.....	90
Appendix 5: Option 5 constraints maps.....	92
Local landscape designation areas	93
Nature conservation areas.....	94
Historic environment.....	95
Flood risk.....	96
Best and most versatile agricultural land	97
Appendix 6: Option 6 Green Belt Maps	98
Appendix 7 Revised option C site selection process	99
Stage 1: Establishing a pool of sites.....	99
Stage 2: First site sift	99
Stage 3: Decision point – the need for sites	100
Stage 4: Site assessment, Sustainability Appraisal and Habitats Regulations Assessment	100
Stages 5 to 7: Evaluation and initial recommendations; input from infrastructure providers / statutory consultees; and final site selection	103
Brownfield sites	103
Non-Green Belt sites	104
Green Belt sites	104
Brownfield sites well-served by public transport	114
Mixed brownfield/greenfield sites that are well-served by public transport	114
Greenfield sites that are well-served by public transport	116
Greenfield sites that are not well-served by public transport	132
Sites recommended for inclusion in the SADPD.....	132

1. Introduction and background

- 1.1 This report considers the approach to be taken to determine the spatial distribution of safeguarded land around the Local Service Centres (“LSCs”) through the Site Allocations and Development Policies Document (“SADPD”).
- 1.2 As set out in the National Planning Policy Framework (“NPPF”), the essential characteristics of Green Belts are their openness and permanence. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their permanence in the long term, so they can endure beyond the plan period. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies.
- 1.3 The Local Plan Strategy (“LPS”) identifies areas of safeguarded land (land between the urban area and the Green Belt) that may be required to meet future development requirements, beyond the plan period. It has been established through the LPS (¶¶8.55-8.58) that 200 ha of safeguarded land will enable the Green Belt boundary to retain a sufficient degree of permanence so that it will not need to be reviewed again at the end of this plan period in 2030.
- 1.4 LPS Policy PG 4 “Safeguarded Land” identifies 186.4ha of safeguarded land, which leaves 13.6 ha to be identified through the SADPD. Criterion 6 of LPS Policy PG 4 states that *“it may also be necessary to identify additional non-strategic areas of land to be safeguarded in the Site Allocations and Development Policies Document”*. This report addresses the distribution of this remaining 13.6ha of safeguarded land.
- 1.5 Documents referred to with the ‘ED’ prefix are available to view in the Revised Publication Draft SADPD consultation library.

Spatial distribution of safeguarded land in the LPS

- 1.6 National policy and guidance gives no explicit advice on the issue of how to distribute safeguarded land. Appendix 2 of the LPS Site Selection Methodology¹ considers the distribution of the total 200ha of safeguarded land. Consideration has been given to the NPPF requirements as they relate to safeguarded land:
 - ¶133: one of the essential characteristics of Green Belts is their permanence.
 - ¶136: when considering the need for changes to Green Belt boundaries, local planning authorities should have “regard to their intended permanence in the long term, so they can endure beyond the plan period”.

¹ <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>

- ¶138: when reviewing Green Belt boundaries, “the need to promote sustainable patterns of development should be taken into account”.
 - ¶139: when defining Green Belt boundaries, authorities should “be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period”; and “where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period”
- 1.7 When considering the distribution of safeguarded land, full consideration should be given to the requirement not to alter the Green Belt boundary again at the end of the plan period. This means that it should be provided in locations where it is likely to be able to assist in meeting future development requirements, should it be required to do so.
- 1.8 As described in the LPS evidence base, the total amount of safeguarded land required is based on a projection of development requirements for the northern part of the borough only (taken as the former Macclesfield Borough area) as this is the only part of the borough with Green Belt inset settlements in the top three tiers of the settlement hierarchy (Principal Towns, Key Service Centres (“KSCs”) and LSCs).
- 1.9 For the South Cheshire Green Belt, all settlements in the top three tiers of the hierarchy are located beyond the Green Belt and already retain significant areas of non-Green Belt land adjacent to their settlement boundaries. Consequently, the distribution of safeguarded land should be to the northern sub-area only (that is within the North Cheshire Green Belt only).
- 1.10 Appendix 2 of the LPS Site Selection Methodology considers four options for the distribution of safeguarded land to settlements inset within the North Cheshire Green Belt:
1. Provision of all 200 ha in the Principal Town of Macclesfield
 2. Provision of safeguarded land distributed proportionately by settlement, based on the spatial distribution of development in LPS Policy PG 7
 3. Provision of safeguarded land distributed proportionately by settlement based on the resident population
 4. A hybrid approach based on Options 2 and 3 above
- 1.11 It concludes that Option 4 is the most appropriate approach. This uses Option 2 as its basis but, so as not to skew the distribution of safeguarded land to Handforth because of the presence of the North Cheshire Growth Village (which not only serves to address Handforth’s development needs but also some of the development needs arising across the northern part of the borough), the amount of land to be provided in Handforth is based on the apportionment by current population. The difference between the amount of safeguarded land in Handforth to be provided under Option 2 and Option 3 was then re-distributed to the other Principal Towns and KSCs proportionately. This enables the continuation of sustainable patterns of development set out in the current spatial distribution, but redistributes part of the additional land directed to Handforth under Option 2 so as not to assume that Handforth will

continue to assist in meeting development needs of other settlements in future plan periods.

1.12 This results in the spatial distribution shown in Table 1.1.

Settlement	Safeguarded land distribution (ha)
Macclesfield	95
Handforth	10
Knutsford	28
Poynton	19
Wilmslow	24
Local Service Centres	24
Total	200

Table 1.1: Safeguarded land distribution identified in the LPS site selection methodology

Remaining safeguarded land to be identified

1.13 Safeguarded land has been allocated at Macclesfield and each of the KSCs in the northern part of the Borough in the LPS. This has either met or exceeded the requirement for safeguarded land as shown in Table 1.1 for that individual settlement. There is therefore no need to identify any further safeguarded land in these towns through the SADPD.

1.14 The NPPF (¶139) requires Green Belt boundaries to be defined clearly, using physical features that are readily recognisable and likely to be permanent. As a result, there was sometimes limited scope to reduce the size of sites where they slightly exceed the requirements for each settlement. As shown in Table 1.2 below, this has meant that the LPS has made a modest over-provision of safeguarded land compared to the identified spatial distribution at Macclesfield and some of the KSCs. The total amount of safeguarded land for Macclesfield and the Key Service Centres identified in the LPS is 186.4 ha against the identified distribution of 176 ha as set out in the LPS site selection methodology.

Settlement	Safeguarded land distribution (ha)	Actual safeguarded land identified in LPS (ha)
Macclesfield	95	95.7
Handforth	10	14.0
Knutsford	28	30.7
Poynton	19	22.0
Wilmslow	24	24.0
Local Service Centres	24	0
Total	200	186.4

Table 1.2: Safeguarded land provided in the LPS

1.15 As set out in the LPS (¶8.57), 200 ha of safeguarded land will enable the Green Belt boundary to retain a sufficient degree of permanence. LPS Policy

PG 4 “Safeguarded Land” allocates 186.4 ha of safeguarded land at Macclesfield and KSCs. Criterion 6 of PG 4 states that *“it may also be necessary to identify additional non-strategic areas of land to be safeguarded in the Site Allocations and Development Policies Document”*.

- 1.16 Although the safeguarded land distribution identified in the LPS site selection methodology identified 24 ha to be found in LSCs, the actual LPS allocations at Macclesfield and the KSCs mean that only 13.6 ha of land remains to be identified in the SADPD.
- 1.17 As set out in the NPPF, the government attaches great importance to Green Belts and once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. It is considered that these exceptional circumstances do not extend to Green Belt release of additional land over and above the 200 ha that has been fixed through the LPS process. Therefore, the remaining amount of safeguarded land to be distributed to the LSCs inset within the North Cheshire Green Belt is 13.6 ha.
- 1.18 The LSCs inset within the North Cheshire Green Belt are: Alderley Edge; Bollington; Chelford; Disley; Mobberley; and Prestbury. All of the other LSCs (Audlem, Bunbury, Goostrey, Haslington, Holmes Chapel, Shavington and Wrenbury) are located beyond the Green Belt.
- 1.19 Whilst the distribution of safeguarded land in the LPS was largely based on the spatial distribution of indicative development requirements in this plan period; this may not be the most appropriate approach for the SADPD to follow. As set out in ‘The provision of housing and employment land and the approach to spatial distribution’ report [ED 05], it is now not proposed to disaggregate the limited remaining development requirements for this plan period to individual LSCs. As a result, this report considers the approach to be taken to determining the spatial distribution of safeguarded land.

Exceptional circumstances

- 1.20 The LPS made a number of alterations to Green Belt boundaries to allocate sites for development and to identify safeguarded land. Paragraph 8.48 of the LPS confirms that *“the importance of allocating land to go some way to meeting the identified development needs in the north of the borough, combined with the consequences for sustainable development of not doing so, constitutes the exceptional circumstances required to justify alteration of the existing detailed Green Belt boundaries, whilst maintaining the overall general extent of the Green Belt”*.
- 1.21 It is intended that, together, the LPS and SADPD will ensure that the levels of development expected by the LPS can be met in full during the plan period. LPS Policy PG 3 ‘Green Belt’ lists all the areas of land removed from the Green Belt upon adoption of the LPS in 2017 and in advance of the preparation of the SADPD, criterion 6 of Policy PG 3 highlights that *“in addition to these areas listed for removal from the Green Belt, it may also be*

necessary to identify additional non-strategic sites to be removed in the SADPD”.

- 1.22 In association with its Policy PG 2 ‘Settlement hierarchy’, the LPS includes a vision for local service centres. This states: *“In the Local Service Centres, some modest growth in housing and employment will have taken place to meet locally arising needs and priorities, to reduce the level of out-commuting and to secure their continuing vitality. This may require small scale alterations to the Green Belt in some circumstances.”* The explanation text (para 8.30) clarifies that these small scale alterations *“will be pursued as necessary through the Site Allocations and Development Policies Document.”*
- 1.23 The Inspector’s Final Report into the LPS Examination² also provides some context for consideration of Green Belt through the SADPD. The exceptional circumstances as stated in the Inspector’s final report (¶94) are *“based on the need to allocate sufficient land for market and affordable housing and employment development, combined with the adverse consequences for patterns of sustainable development of not doing so, since it is not practicable to fully meet the assessed development needs of the area without amending Green Belt boundaries.”*
- 1.24 With respect to further releases, the Inspector clarifies that *“I also understand that the SADPDPD will consider the possibility of identifying further smaller scale releases of land from the Green Belt, if exceptional circumstances can be demonstrated, in line with the site-selection methodology”* (¶97) and *“CEC also confirms that the SADPDPD will consider the need to provide a modest amount of Safeguarded Land at the LSCs, if necessary, in line with the spatial distribution of Safeguarded Land envisaged in the supporting evidence”* (¶102).
- 1.25 As set out in the NPPF (¶136), Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plan. The need for any changes to Green Belt boundaries should be established through strategic policies.
- 1.26 The exceptional circumstances are fully set out and justified in the LPS evidence base, and summarised in ¶¶8.42 to 8.49 of the LPS. NPPF ¶136 also states that where strategic policies have established a need for changes to Green Belt boundaries, detailed amendments to those boundaries can be through non-strategic policies.
- 1.27 As set out in ‘The provision of housing and employment land and the approach to spatial distribution’ [ED 05], the monitoring of housing and employment land since the adoption of the LPS, up to the base date of 31 March 2020, indicates that it is not necessary to make further alterations to Green Belt boundaries to facilitate the overall level of development set out in

² <https://www.cheshireeast.gov.uk/pdf/planning/spatial-planning/celps-inspectors-final-report.pdf>

LPS Policy PG 1 ‘Overall development strategy’ or the indicative levels of development by settlement / tier of the settlement hierarchy set out in LPS Policy PG 7 ‘Spatial distribution of development’. As a result, that document concluded that the exceptional circumstances identified in the LPS (the importance of allocating land to go some way to meeting the identified development needs in the north of the borough, combined with the consequences for sustainable development of not doing so) no longer exist to justify making boundary alterations to allocate sites for development during this plan period.

- 1.28 However, the situation for making Green Belt alterations for safeguarded land is somewhat different. The NPPF and LPS define safeguarded land as land between the urban area and the Green Belt. It is identified to meet the longer term development needs stretching well beyond the plan period and it enables the plan to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period (as required by NPPF ¶139).
- 1.29 The Green Belt boundary is drawn tightly around the settlements inset within the North Cheshire Green Belt and (other than the safeguarded land identified in the LPS), there is no land between the urban area and the Green Belt. Therefore, further safeguarded land can only be identified by making further adjustments to the Green Belt boundary. Unlike the situation in relation to provision of housing and employment land during this plan period, the further requirement for 13.6 ha safeguarded land remains the same now as it did upon adoption of the LPS in July 2017.
- 1.30 As set out above, the LPS (¶8.57) considers that 200 ha safeguarded land will enable the Green Belt boundary to retain a sufficient degree of permanence. It is considered that exceptional circumstances still exist to justify further alterations to the Green Belt boundary in the SADPD, to enable the full 200 ha safeguarded land required in order to comply with the requirements of NPPF ¶139 regarding the permanence of the Green Belt boundary.

2. Methodology

- 2.1 This chapter sets out the methodology in Table 2.1 below, explaining the process followed to determine the spatial distribution of safeguarded land to individual LSCs inset in the North Cheshire Green Belt.

Stage	Explanation
1 Data gathering	<p>This stage determined the current profile and circumstances of the LSCs, highlighting key issues. It involved mainly desk-based work, incorporating:</p> <ul style="list-style-type: none"> • review of the LSC settlement profiles; • review of services/facilities provision; • an update of the housing and employment completions, take-up, employment supply losses and commitment figures as at 31/03/20; and • a review of policy constraints.

Stage	Explanation
2 Identification and consideration of the issues	<p>This stage highlighted the key issues arising, including:</p> <ul style="list-style-type: none"> • The main issues arising from the settlement profiles; • A review of the LPS vision and strategic priorities; • Consideration of the key outcomes from the SADPD Issues Paper, First Draft SADPD, and initial Publication Draft SADPD consultations; • Consideration of issues raised through neighbourhood planning; • Infrastructure issues; • Deliverability and viability; • Policy and physical constraints; • Green Belt; • Development opportunities; and • Other material factors.
3 Initial options development and sustainability appraisal	<p>This stage developed options to respond to the key issues identified, providing indicative safeguarded land figures for each LSC under each option. These initial options were subject to SA at this stage.</p>
4 Determination of the initial preferred option	<p>This stage determined the initial preferred option, which had the potential to best represent sustainable development and achieve the vision and strategic priorities of the LPS, taking into account the finding of the SA. This initial preferred option was then tested through the site selection process in the next stage to test whether appropriate sites could be identified to deliver the initial preferred spatial distribution.</p>
5 Consideration of issues arising through the site selection process	<p>Each of the individual settlement reports for Alderley Edge [ED 21], Bollington [ED 24], Chelford [ED 26], Disley [ED 29], Mobberley [ED 37] and Prestbury [ED 38] considered which sites could be identified to meet the initial preferred spatial distribution, in line with the Site Selection Methodology [ED 07]. This stage considered feedback from the settlement reports to address any issues arising in terms of there being sufficient suitable sites to deliver the initial preferred spatial distribution of safeguarded land in each of the LSCs.</p>
6 Revised options development and sustainability appraisal	<p>This stage developed revised options to respond to the issues around site selection identified through the site selection process. These revised options were subject to SA at this stage.</p>
7 Determination of the final preferred option	<p>This stage determined the option that was considered to best represent sustainable development and achieve the vision and strategic priorities of the LPS, taking into account the findings of the SA.</p>
8 Final report	<p>This stage involved the production and publication of the LSC safeguarded land spatial distribution report.</p>

Table 2.1: Stages in the methodology for distribution of safeguarded land in the SADPD

3. Identification and consideration of issues

- 3.1 This chapter identifies and considers issues relevant to each settlement that may be taken into account when looking at options for the distribution of safeguarded land.

Summary of issues identified in the settlement profiles

- 3.2 As set out in the methodology, a profile of each of the six LSCs inset in the North Cheshire Green Belt has been prepared in order to help inform the spatial distribution of safeguarded land. The profiles capture a range of up-to-date data covering a selection of demographic, housing and employment statistics, including information on:

- existing population, age structure of the population and change in population between the 2001 and 2011 Censuses;
- number of households, change in households over the last ten years, levels of overcrowding, average household size and change in average household size;
- total dwelling stock, including changes in the number of empty homes, net housing completions (1/04/10 to 31/03/20), average house prices and affordability ratios;
- the number of people on the Housing Register;
- numbers in local employment, the relative shortage or abundance of local jobs, working age population, economically active population and changes in the working age and economically active population between the last two censuses;
- commuting flows, including total net commuting, inflows and outflows; and
- migration flows.

- 3.3 The evidence relating to affordable housing³ identifies a need for 7,100 affordable dwellings across the borough (on average, 355 dwellings each year). This evidence does not apportion the affordable housing targets to a settlement level.

- 3.4 The output from the analysis of this information is provided in Appendix 1 of this Report and includes a summary of the key issues at the end of the profile for each settlement.

- 3.5 A number of caveats apply in relation to the data used in the spatial profiles of each settlement. The definition of each settlement in the spatial profiles has, as much as possible, been informed by its Lower Super Output Area (“LSOA”) definition included in the Determining the Settlement Hierarchy paper⁴. This represents a ‘best fit’ approach, recognising that for some LSCs, the LSOAs

³ Cheshire East Housing Development Study 2015, ORS.

⁴ <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>

extend beyond the built-up limits of the settlement. The workplace-based employment figures are taken from the national Business Register and Employment Survey (“BRES”) and therefore the smaller the geographical area, the smaller the survey sample size and the less accurate the estimate. The accuracy of the house price data is also affected by the settlement size, as the figures for smaller settlements are based on fewer house sales.

3.6 A review and summary of the key issues and spatial implications for the LSCs is set out below. The review draws on the following data sources:

- ONS Mid-Year Population Estimates (“MYE”) (2017), for current population and ONS MYE (2016) for age structure data
- ONS Census 2001 and Census 2011, for household and dwelling data, economic activity data and commuting data, including change over time
- the ONS BRES for local employment data
- Land Registry Price Paid data, for house prices
- Cheshire East Strategic Housing Market Assessment (“SHMA”), Household Survey (2009) and Housing Register data, for local data including migration flows and housing tenure

3.7 It should be noted that, for the purposes of commuting flow analysis, Alderley Edge and Chelford have been treated as a single area, and Mobberley has been omitted from this analysis altogether. This was due to the relevant data not being available below Middle Super Output Area level.

Summary of issues identified

3.8 All but one of the six LSCs inset in the North Cheshire Green Belt have relatively old populations, with lower than average proportions of the population aged 0-15, and higher than average proportions aged 65 and over, perhaps indicating a shortage of housing options suitable for young families. Bollington is the only exception, with the proportion of older people slightly below the borough average, and the proportion of people aged 0-15 slightly above the Cheshire East (“CE”) average.

3.9 Mobberley and Alderley Edge both have a large communal establishment population, due to the presence of a number of retirement/care homes. Despite the typically high house prices and low affordability for people on median incomes (Bollington, which is the largest LSC in population terms, and Disley, are exceptions to this), many of the settlements appear to be popular locations for people moving from other parts of the sub-region, particularly Greater Manchester. In Mobberley, for example, 33.1% of households who moved in the five years prior to the 2009 Household Survey came from Greater Manchester.

3.10 All but two of the settlements (Chelford and Disley, which experienced declining populations) experienced a growth in population between 2001 and 2011. The number of households and dwellings rose in all six settlements over the same period. Dwellings growth fell short of household growth in Chelford

and Disley, but broadly matched or exceeded household growth in the other four settlements.

- 3.11 High rates of home ownership (reflective of the older and generally more affluent population) and low proportions of affordable housing are also typical. However, there is a high rate of housing need in four out of the six settlements (Alderley Edge, Chelford, Disley, and Mobberley) suggesting a pent up demand for more affordable accommodation. This is particularly the case in Alderley Edge, which has a high share of the Borough's Housing Register applications (1.9%) relative to its share of the total Borough population (1.5%). For the other five settlements, the Housing Register share is low in comparison to population share.
- 3.12 As might be expected in smaller settlements, there is a relative shortage of local jobs and a pattern of out-commuting in Bollington, Chelford, Disley, and Mobberley, although Chelford also has a large proportion of home-based workers. Prestbury and Alderley Edge (two other settlements where home-based working is also particularly prevalent) are unusual in having net in-commuting for work, primarily from the Principal Town of Macclesfield. Macclesfield is also the main source of inward commuting into Bollington and Chelford. Bollington has a higher than average economic activity rate for 16-74 year-olds and the proportion of people of working age (age 16 to 64) is higher than in any of the North's other five LSCs. By contrast, economic activity rates are particularly low in Chelford and Prestbury.

Settlement profiles implications for the spatial distribution of safeguarded land

- 3.13 The statistics on housing affordability ratios and the proportion of the population aged 0-15 indicate that there is a shortage of housing opportunities, particularly suitable for those with young families, in Alderley Edge, Chelford, Mobberley and Prestbury. This could suggest that additional housing may be required in the future to these settlements to address this.
- 3.14 There may be a particular pent up demand for more affordable housing in Alderley Edge, Chelford, Disley, and Mobberley, as suggested by the statistics.
- 3.15 The majority of LSCs appear to have out commuting and shortages of local jobs, which suggests that there may be a requirement for future employment land to address this.

LPS vision and strategic priorities

- 3.16 It is important to consider the extent to which the disaggregation of the spatial distribution around the LSCs reflects the vision and strategic priorities set out in the LPS.
- 3.17 The vision for the LSCs (as set out in the LPS, p58) is:

“In the Local Service Centres, some modest growth in housing and employment will have taken place to meet locally arising needs and priorities, to reduce the level of out-commuting and to secure their continuing vitality. This may require small scale alterations to the Green Belt in some circumstances.”

3.18 Key elements of the LPS strategic priorities (as set out in the LPS, pp44-46) are:

- promoting economic prosperity by creating conditions for business growth;
- creating sustainable communities, where all members are able to contribute and where all the infrastructure required to support the community is provided;
- protecting and enhancing environmental quality; and
- reducing the need to travel, managing car use and promoting more sustainable modes of transport and improving the road network.

LPS vision and strategic priorities implications for the spatial distribution of safeguarded land

3.19 The proposed spatial distribution of safeguarded around the LSCs should be broadly in keeping with the vision (which seeks to meet local needs and reduce the level of out-commuting) and the strategic priorities.

3.20 Given the strategic nature of the vision and strategic priorities and the range of issues covered, it is inevitable that elements of the vision and strategic priorities may be achieved for each settlement to different degrees. For example, to protect sensitive environments it may be necessary to support a lower level of safeguarded land in settlements that are well served by a range of facilities, infrastructure and public transport.

Consultation responses

3.21 An initial consultation on the issues to be addressed through the SADPD was held between 27 February and 10 April 2017.

3.22 Responses covered a variety of matters, including:

- Constraints; accessibility; settlement size, role and function; and likely future development needs should be considered when distributing safeguarded land.
- Suggestions that more safeguarded land is required (for flexibility and to make sure the Green Belt boundary will endure) as well as suggestions that less safeguarded land is required (to account for windfalls and increased densities).
- Safeguarded land should be considered for settlements in the south of the borough.
- Development needs beyond the plan period cannot be known and exceptional circumstances to alter the Green Belt boundary for safeguarded land cannot be demonstrated.

- 3.23 Following the issues paper, consultation on the First Draft SADPD took place between 11 September and 22 October 2018, which included proposals for safeguarded land based on the distribution set out in the LSC Spatial Distribution Disaggregation Report (August 2018)⁵.
- 3.24 Responses covered a variety of matters, including:
- The safeguarded land identified in Chelford should be redistributed to Alderley Edge.
 - Safeguarded land is needed in Poynton.
 - Revised population and housing projections mean that safeguarded land is no longer required.
- 3.25 Further consultation on the initial Publication Draft SADPD took place between 19 August and 30 September 2019, which included proposals for safeguarded land based on the distribution set out in the LSC Spatial Distribution Disaggregation Report (June 2019)⁶.
- 3.26 Responses covered a variety of matters, including:
- Suggestions that more safeguarded land is required to secure the longevity of the Green Belt boundary and it is not clear why the 24 ha required has been reduced to 13.6 ha
 - Suggestion that no safeguarded land is required.
 - Concern that the re-allocation of Bollington's safeguarded land to Chelford would not meet the long term needs of Bollington; view that this land should be redirected to Mobberley; another view that this land should be redirected to Alderley Edge.
 - Provision in Mobberley should not be constrained by aircraft noise.
 - The need to consider long term growth in Crewe and Alsager.
- 3.27 A summary of the responses made to each of the above consultations, relating to the distribution of safeguarded land can be found in Appendix 2 to this report, with a more details summary and how the issues raised were taken into account set out in the Consultation Statement [ED 56].

Consultation responses implications for the spatial distribution of safeguarded land

- 3.28 It is clear that sustainability factors and constraining factors in each settlement should be considered when distributing the safeguarded land. The quantum of safeguarded land required is set by the strategic policy of the LPS and it is not the role of the SADPD to revisit strategic matters.

⁵ <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/evidence>

⁶ <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/sadpd/pdevidence>

- 3.29 The safeguarded land requirements of KSCs (including Poynton) have already been met by the LPS; and the SADPD should distribute the remaining land among the LSCs. In the south of the borough, all LSCs are located beyond the Green Belt. The exceptional circumstances required to make alterations to Green Belt boundaries were demonstrated through the LPS and as set out in the NPPF, non-strategic policies may make detailed amendments to Green Belt boundaries where the need for such has been demonstrated through the strategic policies.
- 3.30 Any proposed distribution of safeguarded land would need to be tested to make sure that there are sufficient suitable sites available to deliver that distribution. In the event that there are not sufficient suitable sites in any particular settlement, careful consideration would need to be given on the most appropriate course of action in relation to any shortfall.

Neighbourhood planning

- 3.31 Neighbourhood Planning was introduced with the Localism Act 2011 and gives communities powers to write planning policies through Neighbourhood Development Plans and grant planning permission through Neighbourhood Development Orders. Neighbourhood planning provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 3.32 Cheshire East is one of the leading areas, nationally, for neighbourhood planning. As at December 2019, there were 55 communities who have prepared or are preparing neighbourhood plans. The neighbourhood planning status of the LSCs inset in the North Cheshire Green Belt is shown in Table 3.1 below.

LSC	Neighbourhood planning status
Alderley Edge	The Alderley Edge Neighbourhood Area was designated on 24 June 2016 and the Alderley Edge Neighbourhood Plan is currently being prepared. Consultation on the pre-submission draft plan took place between 27 January and 09 March 2020.
Bollington	The Bollington Neighbourhood Plan was made on 10 May 2018.
Chelford	The Chelford Neighbourhood Plan was made on 26 September 2019.
Disley	The Disley Neighbourhood Plan was made on 12 July 2018.
Mobberley	There is currently no neighbourhood area designated for Mobberley and no neighbourhood plan is in preparation.
Prestbury	There is currently no neighbourhood area designated for Prestbury and no neighbourhood plan is in preparation.

Table 3.1: Neighbourhood Plan status

Neighbourhood Plan Visions

- 3.33 The Neighbourhood Plans that are made or currently in preparation include the following visions:

Alderley Edge Neighbourhood Plan

3.34 The draft vision in the latest version of the Alderley Edge Neighbourhood Plan is:

“To promote the evolution and growth of Alderley Edge, whilst preserving our unique village culture, identity and character and protecting the quality of life and well-being of the residents, employers, employees and other stakeholders.”

Bollington Neighbourhood Plan Vision

3.35 The Bollington Neighbourhood Plan vision is:

“Bollington will continue to be a picturesque Working Town with industrial heritage roots. It must capitalise on its gateway location to the Peak District to support a high quality, vibrant and inclusive community life. It must retain a level of services and facilities appropriate to the size and mix of its population”.

Chelford Neighbourhood Plan Vision

3.36 The Chelford Neighbourhood Plan vision is:

“Chelford will continue as a thriving community, retaining its strong links with, and easy access to the surrounding countryside. Development in the Parish will be sustainable and demonstrate genuine progress in meeting the needs of all residents, whilst conserving and enhancing the local natural environment. Changes will have brought long-term benefits to the community; being of a scale and design which reflect the character of a semi-rural parish; protecting open and green spaces; and supported by an appropriate infrastructure and housing mix, reflecting local needs”

Disley Neighbourhood Plan Vision

3.37 The Disley Neighbourhood Plan vision is:

“Disley is a village with a cherished history and its unique character and atmosphere will be maintained. The position of Disley as a “Gateway to the Peak District” will be developed ensuring that visitors continue to be attracted and welcomed to the village. The green belt around Disley will remain, with any development being well managed and sustainable and meeting the needs of the whole community, whilst maintaining the village character, scale and atmosphere.

By 2030 Disley and Newtown will be a vibrant, thriving community with easy access to green spaces and the open countryside. Disley’s position as a local service centre will be enhanced with excellent amenities and services for all, and an improved village centre which balances the needs of motorists, pedestrians, cyclists and public transport users along with those of local businesses.”

Implications of neighbourhood planning for the spatial distribution of safeguarded land

- 3.38 There is no safeguarded land identified in any of the neighbourhood plans. Given that safeguarded land is not designated for any particular use and is not intended for development during the plan period, there are no major implications arising from the neighbourhood plans, but it is clear from the plan's visions that any future development on safeguarded land in these settlements should be of an appropriate scale for each village.

Infrastructure

- 3.39 The overall quantum of safeguarded land to be distributed to the LSCs inset within the North Cheshire Green Belt is only a small proportion of the total 200 ha of safeguarded land, the majority of which has already been distributed to the Principal Town and Key Service Centres in the LPS. Safeguarded land is also not identified for any particular purpose but is available should there be an identified need for a particular type of development beyond the plan period. As a result, it is considered unlikely that infrastructure will be a determinative factor governing its spatial distribution.
- 3.40 A number of evidence documents have been used, along with local knowledge: Determining the Settlement Hierarchy paper; Infrastructure Delivery Plan Update (July 2016) ("IDP Update"); and Infrastructure Baseline Report ("IBR"). Infrastructure providers were also consulted, where appropriate, to provide an update with regards to capacity and provision.

Public transport

- 3.41 All of the LSCs inset in the North Cheshire Green Belt have a railway station, with the exception of Bollington.
- 3.42 All the LSCs are served by a bus service and all of these services are considered commutable. A commutable service is one that can be used by a person working between 9am and 5pm Monday to Friday.
- 3.43 Tables showing the LSC bus and rail services can be found in Appendix 3.

Utilities

- 3.44 The infrastructure baseline presented in the IBR illustrates that the capacity of utilities is not expected to be an important factor in influencing the distribution of development. This includes the following networks: electricity transmission, gas transmission, waste management, and superfast broadband.
- 3.45 United Utilities note that development may be located in areas where infrastructure is limited, for example adjacent to existing infrastructure assets located on the fringe/limits of the existing water supply and/or sewage infrastructure networks that are of a small diameter and can have limited

capacity. It is also typical of LSCs to contain wastewater infrastructure that represents the settlements' size.

- 3.46 The IDPU includes the provision of a number of upgrades to utilities to support strategic development. This includes the reinforcement of the electricity network, and increased capacity waste water treatment works that will provide sufficient capacity well beyond the plan period.

Emergency services

- 3.47 The infrastructure baseline presented in the IBR illustrates that the location and capacity of emergency services is not expected to be an important factor in influencing the distribution of development.
- 3.48 There are no prominent issues with regards to the capacity of emergency services to achieve their targets for service delivery.

Health facilities

- 3.49 All six of the LSCs have a GP surgery within the settlement and all except Chelford have a pharmacy. Alderley Edge, Bollington, Disley and Prestbury have a dental surgery within the settlement, but Chelford and Mobberley do not. In addition, Alderley Edge and Disley have an optician.
- 3.50 The Eastern Cheshire Clinical Commissioning Group has highlighted a concern with regards to the capacity at the GP practices in Alderley Edge, Chelford and Mobberley.

Education

- 3.51 Population trends and estimates suggest that throughout the lifetime of the Local Plan total pupil numbers are liable to decrease, leading to a general increase in the number of surplus spaces at schools and possibly the need for further rationalisation of the stock. However, it is important to recognise that although a school may have a high number or proportion of surplus spaces, it may play a valuable role in providing an easily accessible school location for communities (notably in rural areas). In addition, development may come forward in areas where schools are already at high capacity, potentially prompting the need for further investment in facilities.
- 3.52 Although there are primary schools in each of the LSCs, none of them contain a secondary school (other than independent schools).

Leisure and culture

- 3.53 As would be expected, there are generally fewer leisure and culture facilities in the LSCs compared to the KSCs and Principal Towns. However, some LSCs have libraries (Alderley Edge, Bollington, Disley, and Prestbury) and most have either public or private leisure facilities.

Community facilities

3.54 There is a wide number and range of facilities across LSCs, however their frequency, type, use and standard varies by individual LSC.

Implications of infrastructure for the spatial distribution of safeguarded land

3.55 There are no particular infrastructure issues identified that would act as a constraint to any of the LSCs. Given that safeguarded land is not designated for any particular use and is not intended for development during the plan period, there are no major implications arising from the consideration of infrastructure.

Deliverability and viability

3.56 This section considers whether there are any issues related to viability and the associated likelihood of future development being deliverable that should influence the spatial distribution of safeguarded land.

3.57 The council adopted a Community Infrastructure Levy (“CIL”) Charging Schedule including a Charging Zone Map in March 2019⁷. The CIL Charging Schedule sets out a differential charging rate for residential development across the borough and a retail charge for two retail parks (Grand Junction Retail Park, Crewe, and Handforth Dean Retail Park, Handforth).. Figure 3.1 below shows the residential CIL charging areas.

⁷ https://www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/community-infrastructure-levy/community-infrastructure-levy.aspx

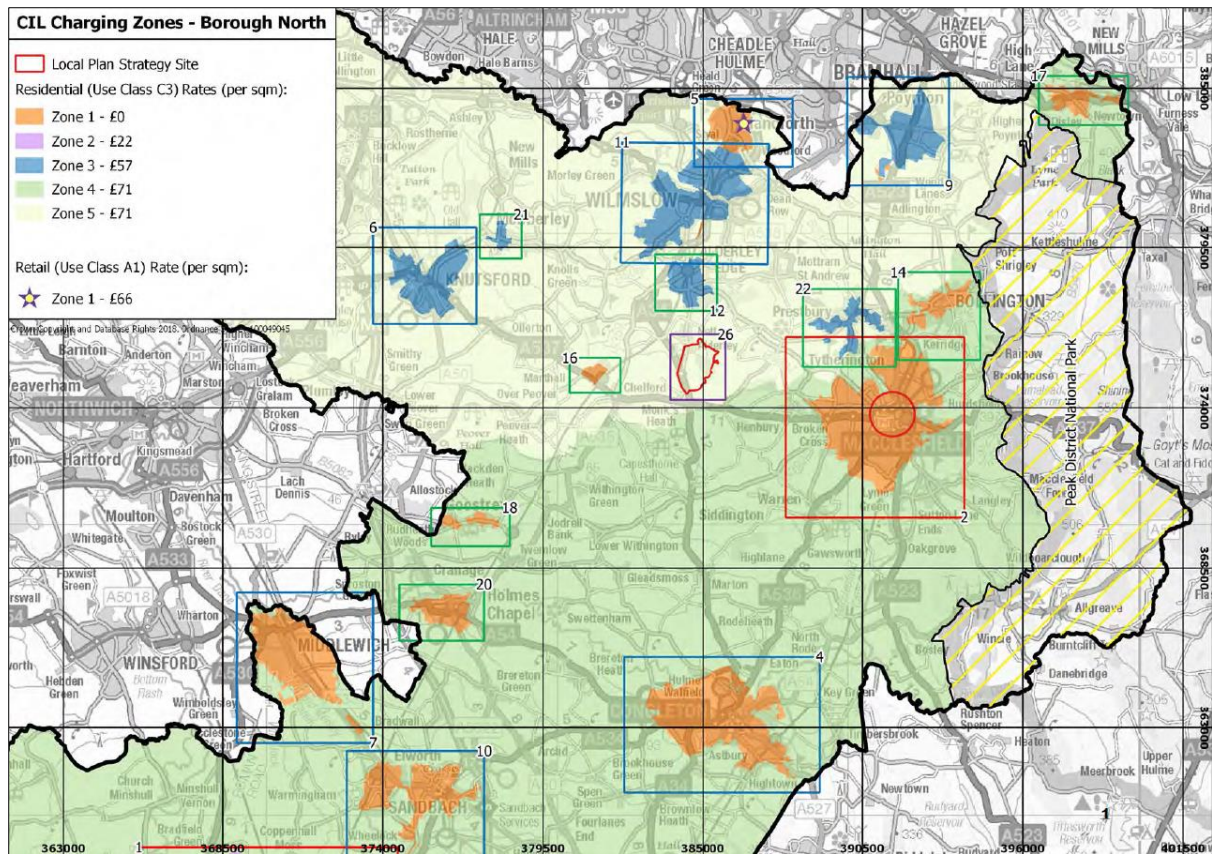


Figure 3.1: Northern area CIL map (rates set per sq. m)

Implications of infrastructure for the spatial distribution of safeguarded land

- 3.58 In broad terms the Charging Schedule shows that residential development is broadly viable across all LSCs and, with this in mind, it is not appropriate to differentiate between individual LSCs on the grounds that development may or may not come forward because of its viability, particularly given that safeguarded land is not allocated for any particular use and is not intended to come forward for development unless allocated by any future review of the Local Plan.
- 3.59 The council has also prepared a Local Plan Site Allocations and Development Policies Viability Assessment [ED 52], which notes that whilst there is uncertainty around the impact of COVID 19 and 'Brexit' on the economy which would need to be monitored, in broad terms CEC has a vibrant and active property market and that residential development is broadly viable, when considered alongside the policies in the LPS and SADPD. It is not appropriate to differentiate between individual LSCs on the grounds of viability.

Policy and physical constraints

- 3.60 This section sets out the potential strategic policy and physical constraints in and around the LSCs. These include landscape character, nature

conservation, historic environment and heritage, flood risk, best and most versatile agricultural land, open space and green infrastructure.

Landscape character

- 3.61 LPS Policy SE 4 ‘The landscape’ highlights that all development should conserve the landscape character and quality and should, where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes. The policy also emphasises the need to conserve and enhance the quality of the landscape in Local Landscape Designation Areas (“LLDAs”) and to protect these areas from development that is likely to have an adverse effect on its character, appearance and setting.
- 3.62 The LSCs that are located either adjacent or close to the LLDAs are identified below. The potential for growth in these areas could potentially be restricted under LPS Policy SE 4.
- Alderley Edge and West Macclesfield Wooded Estates LLDA is located adjacent to the south eastern boundary of Alderley Edge, adjacent to the western boundary of Prestbury and towards the south of Chelford
 - Bollin Valley LLDA is located adjacent to part of the northern and southern boundaries of Prestbury
 - the Peak Fringe LLDA is located adjacent to the eastern, northern and southern boundaries of Bollington and adjacent to the southern boundary of Disley
 - Rostherne/Tatton Park LLDA is located towards the west of Mobberley
- 3.63 Whilst all the settlements are constrained to some degree by the presence of LLDAs, Chelford is less constrained than the others.

Nature conservation

- 3.64 The LPS incorporates a number of policies for the protection and enhancement of the borough’s natural environment. In particular, Policy SE 3 ‘Biodiversity and geodiversity’ sets out a range of measures that aim to protect and enhance European Sites, nationally-designated sites and locally-designated sites.
- 3.65 A number of the LSCs have areas of nature conservation value located in and / or adjacent to them. In particular, the Alderley Edge Site of Special Scientific Interest (“SSSI”) located towards the south east of Alderley Edge would restrict the potential for new development towards the south east.

LSC	Areas of Nature Conservation Value
Alderley Edge	<ul style="list-style-type: none"> • Alderley Edge SSSI located towards the south east of Alderley Edge. Site also designated as a Local Wildlife Site (“LWS”).
Bollington	<ul style="list-style-type: none"> • Three LWSs located adjacent to Bollington towards the south of the settlement and to the east.

LSC	Areas of Nature Conservation Value
Disley	<ul style="list-style-type: none"> • Millennium Wood Local Nature Reserve (“LNR”) is located towards the south of Disley. • Two LWSs located adjacent to Disley, to the north and south west.
Mobberley	<ul style="list-style-type: none"> • Two LWSs located adjacent to Mobberley towards the north and south.
Prestbury	<ul style="list-style-type: none"> • Riverside Park LNR and LWS located towards the south of Prestbury.

Table 3.2: Areas of nature conservation value

3.66 There are no designated sites for nature conservation located in or close to Chelford.

3.67 The presence of sites of nature conservation value has a potential constraining effect in terms the level of new development that should be directed to each LSC.

Historic environment

3.68 LPS Policy SE 7 ‘The historic environment’ highlights that the character, quality and diversity of the borough’s historic environment will be conserved and enhanced. All new development should seek to make a positive contribution to the character of Cheshire East’s historic and built environment, including the setting of assets and, where appropriate, the wider historic environment.

3.69 All of the LSCs have heritage assets located in or surrounding them. In particular there is a large Conservation Area located to the south of Alderley Edge, which incorporates a number of Listed Buildings. In addition, large parts of Bollington, the centre of Prestbury and the east of Mobberley are designated as Conservation Areas. Table 3.2 provides further details in terms of the LSCs heritage assets.

LSC	Heritage assets
Alderley Edge	<ul style="list-style-type: none"> • Four Conservation Areas, several Listed and Locally Listed Buildings, and Scheduled Monuments on the outskirts.
Bollington	<ul style="list-style-type: none"> • Several Conservation Areas, including a canal Conservation Area running through the town, and numerous Listed and Locally Listed Buildings.
Chelford	<ul style="list-style-type: none"> • One Locally Listed Building, and a few Listed Buildings to the east of the original settlement.
Disley	<ul style="list-style-type: none"> • Two Conservation Areas, and several Listed and Locally Listed Buildings.
Mobberley	<ul style="list-style-type: none"> • A large Conservation Area, which also contains several Listed Buildings.
Prestbury	<ul style="list-style-type: none"> • One Conservation Area, and several Listed and Locally Listed Buildings.

Table 3.2: Heritage assets

3.70 The presence of heritage assets has a potential constraining effect in terms of the level of new development that should be directed to each LSC.

Flood risk

3.71 The NPPF requires that all development is steered to areas of lowest flood risk, where possible. Development is only permissible in areas at risk of flooding in exceptional circumstances where it can be demonstrated that there are no reasonable available sites in areas of lower risk, and that the benefits of that development outweigh the risks from flooding. Such development is required to include mitigation and management measures to minimise risk to life and property should flooding occur.

3.72 The evidence base prepared in relation to flood risk is the Cheshire East Council Strategic Flood Risk Assessment. LPS Policy SE 13 ‘Flood risk and water management’ highlights that developments must integrate measures for sustainable water management to reduce flood risk.

3.73 All of the LSCs have some areas adjacent to the brooks and rivers that are at risk from flooding, although Chelford and Disley are less constrained. Details relating to the level of flood risk in the LSCs have been taken from the council’s constraints mapping.

Best and most versatile agricultural land

3.74 Best and most versatile (“BMV”) agricultural land is defined by the NPPF as land in grades 1, 2 and 3a of the Agricultural Land Classification. The NPPF highlights that planning policies and decisions should recognise the economic and other benefits of BMV agricultural land (¶170) and where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality (¶171).

3.75 The importance of protecting BMV agricultural land as part of delivering new development in the borough is set out in a number of policies in the LPS including Policy SD 1 ‘Sustainable development in Cheshire East’, Policy SD 2 ‘Sustainable development principles’, and Policy SE 2 ‘Efficient use of land’.

3.76 The LSCs are predominantly surrounded by Grade 3 agricultural land. There is little available data to distinguish between Grade 3a and Grade 3b, so it is not always possible to establish whether Grade 3 land is classified as BMV.

3.77 Table 3.3 provides further details in terms of the agricultural land adjacent to each of the LSCs.

LSC	Agricultural land
Alderley Edge	<ul style="list-style-type: none"> Surrounded by Grade 3.
Bollington	<ul style="list-style-type: none"> Grade 3 to the west, Grade 5 to the south, Grade 4 to the east.
Chelford	<ul style="list-style-type: none"> Surrounded by Grade 3 with Grade 2 to the south.
Disley	<ul style="list-style-type: none"> Surrounded by Grade 4, with Grade 3 to the north.

LSC	Agricultural land
Mobberley	<ul style="list-style-type: none"> Surrounded by Grade 3.
Prestbury	<ul style="list-style-type: none"> Surrounded by Grade 3, with Grade 4 to the west.

Table 3.3: BMV agricultural land adjacent to the LSCs

Open space and green infrastructure

3.78 In considering open space and green infrastructure as factors influencing the disaggregation it was found that they could be seen as both a constraint, in that development would be restricted on those areas, and also as an opportunity, as they could make an area more attractive as a facility for people to enjoy.

Implications of policy and physical constraints for the spatial distribution of safeguarded land

3.79 The degree to which each settlement is constrained by landscape character, nature conservation, historic environment, flood risk and best and most versatile agricultural land should be fully considered in the distribution of safeguarded land.

Green Belt

3.80 A Green Belt Assessment Update (“GBAU”) was prepared by Arup and Cheshire East Council to assess the Green Belt parcels of land identified using an agreed methodology. The GBAU does not recommend which sites should be released; the consultants state that this is a matter for policy making by considering: the results of the Green Belt assessments; the weight of exceptional circumstances for release including the need for development on Green Belt sites; the individual site characteristics; and the need for development in particular locations.

3.81 The consultants state that the higher the performance against Green Belt purposes, the greater the exceptional circumstances that will be necessary to make the case for the release of sites from the Green Belt.

3.82 The GBAU excludes the area in the Peak District National Park boundary as it is outside of the Green Belt, and planning in the National Park is the responsibility of the Peak District National Park Authority. It was also considered appropriate to screen out national and international designations (SSSI, Ramsar, Special Areas of Conservation, and Special Protection Areas) from the assessment.

3.83 The outcome of the GBAU will be used to inform decisions regarding land to release for potential development. The consultants note that not all parcels listed in section 8.2.3 in the GBAU are likely to be released and that the GBAU needs to be considered alongside other evidence before potential sites are identified. It is expected that sites selected from the Green Belt parcel ‘contribution’ table will be prioritised for consideration.

3.84 Table 3.4 includes those parcels related to the LSCs and sets out the level of contribution that each parcel makes to the purposes of Green Belt (as defined by the NPPF ¶134).

Assessment	Parcel References
Major Contribution	Alderley Edge: AE01, AE03, AE04, AE05, AE06, AE20, AE21
	Bollington: BT01, BT02, BT03, BT04, BT05, BT06, BT07, BT08, BT09, BT12, BT16, BT18, BT26, BT31, BT33
	Chelford: CF01, CF02, CF03, CF08, CF09
	Disley: DS01, DS02, DS04, DS05, DS08, DS09, DS15, DS16, DS17, DS18, DS19, DS20, DS21, DS22, DS23, DS24, DS26, DS27, DS28, DS32, DS33
	Mobberley: MB01, MB02, MB04, MB07, MB08, MB09
	Prestbury: PR06, PR08, PR15, PR17, PR20, OR22, PR25
Significant Contribution	Alderley Edge: AE02, AE07, AE08, AE09, AE10, AE11, AE12, AE13, AE14, AE15, AE16, AE17, AE18, AE19
	Bollington: BT11, BT13, BT14, BT15, BT17, BT19, BT20, BT21, BT22, BT23, BT24, BT25, BT27, BT29, BT30, BT32
	Chelford: CF04, CF05, CF06, CF07
	Disley: DS03, DS06, DS07, DS10, DS11, DS12, DS13, DS14, DS25, DS29, DS30, DS31
	Mobberley: MB03, MB05, MB06
	Prestbury: PR01, PR03, PR04, PR05, PR07, PR09, PR12, PR13, PR16, PR19, PR26, PR27, PR28
Contribution	Bollington: BT10, BT28
	Disley: DS34, DS35, DS36
	Prestbury: PR02, PR10, PR11, PR14, PR18, PR21, PR23, PR24

Table 3.4: Assessment of Green Belt parcels around LSCs

3.85 The assessment shows that there are no parcels that make ‘no contribution’ to the purposes of Green Belt. The majority of parcels around all settlements make either a ‘significant’ or ‘major’ contribution, although there are parcels around Bollington, Disley and, in particular, Prestbury, that make a ‘contribution’ to the purposes of Green Belt.

Implications of Green Belt for the spatial distribution of safeguarded land

3.86 Whilst all the inset LSCs are surrounded by Green Belt, the degree to which the Green Belt land surrounding each settlement contributes to the purposes of Green Belt defined in the NPPF may vary. This should be considered in the safeguarded land distribution to seek to minimise the impact of any future development on the Green Belt.

Future development opportunities

3.87 The assessment of the availability of sites to accommodate safeguarded land takes account of:

- the ‘Assessment of Urban Potential and Possible Development Sites Adjacent to the Principal Towns, Key Service Centres and Local Service Centres’⁸, which identified a pool of sites to be considered at SADPD stage;
- sites submitted in the LPS Proposed Changes Version that were not considered large enough to be a strategic site (as detailed in the Final Site Selection Reports);
- a call for sites exercise, held by the council, which ran from 27 February 2017 to 10 April 2017, to help inform any further land allocations for development that are made through the SADPD;
- consultation on the First Draft SADPD, which took place between 11 September and 22 October 2018; and
- consultation on the initial Publication Draft SADPD, which took place between 19 August and 30 September 2019.

3.88 These sources have provided a long list of sites (stage 1 of the SSM), and a shorter ‘sifted’ list (stage 2 of the SSM), which will be subject to further detailed assessment in line with the SSM.

3.89 Table 3.5 shows the number of sites and the amount of development put forward from the sources mentioned above (stage 1 of the SSM). More detailed tables that show which sites have been put forward for each LSC can be found in the individual LSC settlement reports.

LSC	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
Alderley Edge	18	1,705	1	0.32
Bollington	22	386	1	0.30
Chelford	5	929	2	6.00
Disley	18	850	0	0.00
Mobberley	10	913	1	4.57
Prestbury	22	1,281	1	1.30

Table 3.5: Potential LSC sites and development (SSM stage 1 sites)

3.90 Table 3.6 shows the number of sites and the amount of development put forward after the site sift (stage 2 of the SSM), which was used to inform the development of option 6. The aim of this stage is to end up with a pool of sites that could provide for additional future development; these sites will be further

⁸ <http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/library>

considered in the site selection process. More detailed tables that show the reasons as to why sites have been sifted out can be found in the individual LSC settlement reports.

LSC	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
Alderley Edge	13	997	0	0.00
Bollington	10	214	1	0.30
Chelford	3	925	2	6.00
Disley	10	747	0	0.00
Mobberley	9	908	1	4.57
Prestbury	19	1,140	1	1.30

Table 3.6: Potential LSC sites and development post site sift (SSM stage 2 sites)

3.91 A separate site selection process will review all of these sites individually.

Implications of future development opportunities for the spatial distribution of safeguarded land

3.92 Whilst safeguarded land is not allocated for development, there should be a reasonable prospect of it being made available for development should it be allocated through a future review of the Local Plan. Therefore, the availability of sites in each settlement should be a consideration in the distribution of safeguarded land.

Other material factors

3.93 A further material factor has been identified that could affect the spatial distribution of safeguarded land, relating to aircraft noise resulting from Manchester Airport.

Aircraft noise

3.94 Mobberley lies close to Manchester Airport and resultant aircraft noise impact is an important planning consideration for Mobberley. The way in which the issue of noise should be considered in planning decisions is set out in the Noise Policy Statement for England (“NPSE”), Aviation Policy Framework (“APF”), NPPF and Planning Practice Guidance - Noise (ID: 30-009).

3.95 The NPSE (Department for Environment Food and Rural Affairs, 2010), sets out the long term vision of government noise policy (¶1.6), which is to ‘promote good health and a good quality of life through the effective management of noise within the context of government policy on sustainable development’. It clarifies that noise should not be considered in isolation of the wider benefits of a scheme or development, and that the intention is to minimise noise and noise effects as far as is reasonably practicable having regard to the underlying principles of sustainable development. The NPSE

also introduces the key concepts that are currently being applied to noise impacts (¶¶2.20 to 2.21):

- NOEL (No Observed Effect Level) - the level below which no effect can be detected. In simple terms, below this level, there is no detectable effect on health and quality of life due to the noise.
- LOAEL (Lowest Observed Adverse Effect Level) - the level above which adverse effects on health and quality of life can be detected.
- SOAEL (Significant Observed Adverse Effect Level) - the level above which significant adverse effects on health and quality of life occur.

3.96 The Government's current aviation policy is set out in the 2013 APF. However, the government are reforming UK airspace policy to update the way UK airspace is managed as detailed in the 2017 Policy Paper: UK Airspace Policy: A framework for balanced decisions on the design and use of airspace⁹.

3.97 The NPPF says that:

- the planning system should prevent new development from being adversely affected by unacceptable levels of noise pollution (¶170)
- decisions should ensure that new development is appropriate for its location to prevent unacceptable risks from pollution (¶180)
- planning policies and decisions should aim to avoid noise giving rise to significant adverse impacts on health and quality of life as a result of new development (¶180)

Noise contours

3.98 Manchester Airport is a major airport as defined by the Environmental Noise (England) Regulations 2006 (as amended) and therefore must produce noise maps and publish noise action plans every five years. The current noise action plan covers the period 2019-2023 (Manchester Airport, 2019¹⁰).

3.99 Manchester Airport prepares annual aircraft noise contours ("ACNC") maps created by Environmental Research and Consultancy Department of the Civil Aviation Authority using their ANCON (v2.3) noise model included in Appendix 24 of this Report. The latest ACNC maps are for the summer period 2019; the average daytime and night-time noise levels from the aircraft taking-off and landing are plotted. Mobberley is almost entirely within these contour lines, which range from:

- 54 to 72 dB(A) $L_{Aeq,16hr}$ (day time)
- 48 to 66 dB(A) $L_{Aeq,8hr}$ (night time)

⁹ <https://www.gov.uk/government/publications/uk-airspace-policy-a-framework-for-the-design-and-use-of-airspace>

¹⁰ <https://live-webadmin-media.s3.amazonaws.com/media/6127/man-nap-consultation-lr-21319.pdf>

- 3.100 It is an objective of government policy to limit the number of people significantly affected by aircraft noise as set out in the APF. The APF identifies that the 57 dB(A) $L_{Aeq,16hr}$ (day time) contour is used as an average level of daytime noise marking the approximate onset of significant community annoyance. The APF states that average noise exposure contours are a well established measure of annoyance.
- 3.101 Whilst safeguarded land is not identified for any particular use, it is identified so that the Green Belt boundary retains a degree of permanence beyond the plan period. As such, safeguarded land should be provided in locations where it is likely to be able to assist in meeting future development requirements, should it be required to do so. It is also likely that future development requirements will include requirements for residential development. Proposed SADPD Policy ENV 13 'Aircraft noise' suggests that residential development should be restricted in areas subject to noise above 63 dB $L_{Aeq,16hr}$ (day time); and should only be permitted on areas between the 54 dB $L_{Aeq,16hr}$ and 63 dB $L_{Aeq,16hr}$ where indoor ambient noise levels not exceeding those set out in BS8233:2014 can be achieved.
- 3.102 Therefore, it may be that aircraft noise should be applied as a constraining factor in terms of the apportionment of safeguarded land to Mobberley. However, given that a number of the Mobberley sites identified at stage 2 of the SSM are partly or wholly outside of the 63 dB(A) $L_{Aeq,16hr}$ (day time) average summer noise contour, a safeguarded land apportionment for Mobberley that is unconstrained by aircraft noise should be tested through the site selection process in the Mobberley Settlement Report [ED 37] to see whether suitable sites could be found that would not be subject to unreasonable levels of noise should they come forward for residential development in the future.

4. Initial options for distribution of safeguarded land in the SADPD

- 4.1 In this chapter, a number of options are set out for the spatial distribution of safeguarded land to LSCs, following consideration of the issues identified in the previous chapter. As set out earlier in this report, there is a requirement to find 13.6 ha of safeguarded land in the LSCs inset within the North Cheshire Green Belt.
- 4.2 A number of potential initial options to distribute the safeguarded land to the inset LSCs have been identified. These explore the different ways that the safeguarded land could be distributed around the LSCs:
1. In line with the distribution of development coming forwards in this plan period;
 2. In line with each settlement's usual resident population;
 3. In line with the number of households in each settlement;
 4. Services and facilities-led;
 5. Constraints-led;

- 6. Minimising impact on the Green Belt;
- 7. Opportunity-led; and
- 8. Hybrid approach

Option 1: In line with the distribution of development coming forwards in this plan period

- 4.3 This option would distribute the safeguarded land proportionately to each LSC, in line with the levels of development coming forwards in Local Service Centres in this plan period (2010-2030)..
- 4.4 This approach takes the level of completions and commitments (housing and employment land) for each inset LSC as a proportion of the completions and commitments for all inset LSCs. These proportions are then used to distribute the total 13.6 ha safeguarded land.
- 4.5 To calculate the proportion of completions and commitments in each settlement, the number of houses needs to be added to the amount of employment land to give an overall amount of development in each settlement. Because the number of houses cannot be directly compared with the amount of employment land, the number of houses was first converted into an indicative area of land. This was calculated on an assumption of providing 34 dwellings per hectare, which was the figure used to calculate the total 200 ha safeguarded land requirement for the whole borough in the Safeguarded Land Technical Annex in the LPS evidence base¹¹. This is also consistent with the approach taken under option 7 (opportunity-led).

LSC	Housing completions and commitments		Employment land take-up and supply	Proportion of inset LSC development	Indicative safeguarded land ¹²
	Number	Indicative area @34dph			
Alderley Edge	165	4.85 ha	0.14 ha	16.0%	2.18 ha
Bollington	339	9.97 ha	0.01 ha	32.9%	4.47 ha
Chelford	203	5.97 ha	0.15 ha	22.4%	2.68 ha
Disley	231	6.79 ha	0.35 ha	22.4%	3.05 ha
Mobberley	11	0.32 ha	0.20 ha	1.1%	0.15 ha
Prestbury	82	2.41 ha	0.01 ha	7.9%	1.08 ha
Total	1,031	30.32 ha	0.86 ha	100%	13.61 ha

Table 4.1: Indicative safeguarded land distribution for option 1

¹¹ <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/library>

¹² Figures do not sum exactly due to rounding.

Option 1 commentary

- 4.6 Both the LPS and initial Publication Draft SADPD distributed safeguarded land proportionately, in line with the spatial distribution of development for this plan period (with some re-distribution to take account of particular matters). As a result, the approach for Option 1 is consistent with the approach taken previously through the LPS and initial Publication Draft SADPD.
- 4.7 However, the SADPD is a 'part 2' plan, which adds detail to the strategic policies in the LPS, and will consequently cover the same plan period (01 April 2010 to 31 March 2030). Given that it is now halfway through that plan period, the approach to the spatial distribution of development to LSCs (for development in this plan period) is proposed to be based on the amount of development completed already during the plan period and existing commitments (for example, planning consents), which are likely to be completed during the remaining plan period. This approach to the distribution of housing and employment land is explained further in 'The provision of housing and employment land and the approach to spatial distribution' report [ED 05].
- 4.8 As a result, the approach under option 1 is not based on an assessment of opportunities, constraints or sustainability factors for each settlement. Whilst the high level of completions and commitments mean that this is the most appropriate approach to development in this plan period, the application of the same approach to safeguarded land misses an opportunity to plan positively for the future.
- 4.9 Given the tightly drawn Green Belt boundaries, those inset settlements that had the largest amount of brownfield land and urban potential have seen the largest numbers of completions and commitments. Therefore, under this option, those settlements would receive the greatest apportionment of safeguarded land. However, rather than providing more safeguarded land in these areas, it is considered that those settlements with fewer urban development opportunities would benefit from having more safeguarded land than those with some urban potential in order to allow for future development opportunities. In addition, providing more safeguarded land in those areas with greater urban potential may serve to discourage redevelopment of more difficult brownfield sites in those areas.
- 4.10 Overall, this option takes a narrow approach to determining the distribution of safeguarded land, which may not lead to sustainable patterns of development in the future. Whilst this option is not a preferred option, it does provide a comparator for the other options under consideration.

Option 2: In line with each settlement's usual resident population

- 4.11 This approach would distribute the safeguarded land proportionately to each LSC according to the population share of each settlement, using the latest

available population data from the ONS 2018 mid-year population estimates for small areas (October 2019 release).

- 4.12 It takes the total population in each settlement as a proportion of the total population in all inset LSCs. These proportions are then used to distribute the total 13.6 ha safeguarded land.

Settlement	Population	Proportion of inset LSC population	Indicative safeguarded land
Alderley Edge	5,600	21.5%	2.93 ha
Bollington	7,900	30.4%	4.13 ha
Chelford	1,200	4.6%	0.63 ha
Disley	4,800	18.5%	2.51 ha
Mobberley	3,100	11.9%	1.62 ha
Prestbury	3,400	13.1%	1.78 ha
Total	26,000	100%	13.60 ha

Table 4.2: Indicative safeguarded land distribution for option 2

Option 2 commentary

- 4.13 The approach under this option is based on up-to-date data. However, it is not based on an assessment of opportunities, constraints or sustainability factors for each settlement. Overall, this option takes a narrow approach to determining the distribution of safeguarded land, which may not lead to sustainable patterns of development in the future. Whilst this option is not a preferred option, it does provide a comparator for the other options under consideration.

Option 3: In line with the number of households in each settlement

- 4.14 This approach would distribute the safeguarded land proportionately to each LSC according to the population share of each settlement, using data on households from the Census 2011.
- 4.15 It takes the number of households in each settlement as a proportion of the total number of households in all inset LSCs. These proportions are then used to distribute the total 13.6 ha safeguarded land.

Settlement	Total number of households	Proportion of inset LSC households	Indicative safeguarded land
Alderley Edge	2,408	21.6%	2.94 ha
Bollington	3,437	30.9%	4.20 ha
Chelford	558	5.0%	0.68 ha
Disley	1,956	17.6%	2.39 ha
Mobberley	1,324	11.9%	1.62 ha
Prestbury	1,442	13.0%	1.76 ha
Total	11,125	100%	13.59 ha

Table 4.3: Indicative safeguarded land distribution for option 3

Option 3 commentary

4.17 The data used in this approach is not particularly up-to date and the approach is not based on an assessment of opportunities, constraints or sustainability factors for each settlement. Overall, this option takes a narrow approach to determining the Distribution of safeguarded land, which may not lead to sustainable patterns of development in the future. Whilst this option is not a preferred option, it does provide a comparator for the other options under consideration.

Option 4: Services and facilities-led

4.18 This approach would distribute the safeguarded land proportionately to each LSC according to the share of services and facilities in each settlement. It assumes that the more services and facilities a settlement has, the more safeguarded land it could accommodate.

4.19 It considers the following services and facilities present in each settlement:

- bank;
- café/restaurant;
- community hall;
- convenience store;
- general non-food goods shop;
- leisure centre;
- library;
- medical facility;
- newsagent;
- pharmacy;
- place of worship;
- post office;
- primary school;
- public house;
- railway station;
- secondary school;
- specialist food shop;
- takeaway; and
- other.

4.20 The services and facilities present in each settlement are shown below in Table 4.4, which is adapted from the Determining the Settlement Hierarchy Report to make it more appropriate for LSCs.

LSC	Bank	Cafe/ restaurant	Community hall	Convenience store	General non food goods	Leisure centre	Library	Medical facility	Newsagent	Pharmacy	Place of worship	Post Office	Primary School	Public House	Railway Station	Secondary School	Specialist food shop	Takeaway	Other	Total
Alderley Edge	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	17
Bollington	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y	16
Chelford	N	Y	Y	Y	Y	N	N	Y	Y	N	Y	N	Y	Y	Y	N	Y	N	Y	12
Disley	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	16
Mobberley	N	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	14
Prestbury	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	16

Table 4.4: Services and facilities in each LSC

4.21 The approach under this option takes the number of facilities and services in each settlement as a proportion of the total number of facilities and services in all inset LSCs. These proportions are then used to distribute the total 13.6 ha safeguarded land.

LSC	Number of services and facilities	Proportion of all inset LSC services and facilities	Indicative safeguarded land
Alderley Edge	17	18.7%	2.54 ha
Bollington	16	17.6%	2.39 ha
Chelford	12	13.2%	1.79 ha
Disley	16	17.6%	2.39 ha
Mobberley	14	15.4%	2.09 ha
Prestbury	16	17.6%	2.39 ha
Total	91	100%	13.59 ha

Table 4.5: Indicative safeguarded land distribution for option 4

Option 4 commentary

4.22 The approach under this option directs safeguarded land to settlements according to their relative level of services and facilities, which means that the more sustainable settlements would take more safeguarded land.

4.23 Overall, whilst the option does enable sustainability factors to be taken into account, it does not consider opportunities or constraints present in each settlement.

Option 5: Constraints-led

4.24 This approach would distribute the safeguarded land proportionately to each LSC according to the share of constraints present in each settlement. It assumes that settlements with fewer constraints have the potential to accommodate a greater level of safeguarded land.

4.25 It considers the following constraints present in each settlement:

- local landscape designations;
- nature conservation;
- historic environment;
- flood risk; and
- best and most versatile agricultural land.

4.26 For each settlement, it scores each constraint on a scale of 0-3 (as shown in the constraints scoring matrix below).

Constraint	Score 3	Score 2	Score 1	Score 0
Local Landscape Designation Areas	No LLDAs adjacent or close to the settlement boundary	LLDAs adjacent or close to up to 1/3 of the settlement boundary	LLDAs adjacent or close to up to 2/3 of the settlement boundary	LLDAs adjacent or close to more than 2/3 of the settlement boundary
Nature conservation	No designated areas of nature conservation value located in or adjacent to the settlement boundary	Limited local designations/no national or international designations located in or adjacent to the settlement boundary	Extensive local designations/limited national or international designations located in or adjacent to the settlement boundary	Extensive national or international designations located in or adjacent to the settlement boundary
Historic environment	No designated or known undesignated heritage assets located in or adjacent to the settlement boundary	Limited heritage assets (in concentrated areas) within or adjacent to the settlement boundary	Extensive heritage assets (in concentrated areas)/Limited heritage assets (spread widely) within or adjacent to the settlement boundary	Extensive heritage assets (spread widely) within or adjacent to the settlement boundary
Flood risk	No flood risk areas adjacent or close to the settlement boundary	Limited areas of surface water flood risk or Flood Zone 2/no areas of Flood Zone 3 adjacent or close to the settlement boundary	Extensive areas of surface water flood risk or Flood Zone 2/limited areas of Flood Zone 3 adjacent or close to the settlement boundary	Extensive areas of Flood Zone 3 adjacent or close to the settlement boundary

Constraint	Score 3	Score 2	Score 1	Score 0
Best and most versatile agricultural land ¹³	No BMV land adjacent to the settlement boundary	BMV land adjacent to up to 1/3 of the settlement boundary	BMV land adjacent to up to 2/3 of the settlement boundary	BMV land adjacent to more than 2/3 of the settlement boundary.

Table 4.6: Option 5 constraints scoring matrix

4.27 Constraints maps for each settlement are shown in Appendix 5.

Alderley Edge constraints

- 4.28 In Alderley Edge, the Alderley Edge and West Macclesfield Wooded Estates LLDA is directly adjacent to the eastern and southern parts of the settlement boundary. The LLDA is adjacent or close to more than 1/3 of the settlement boundary but less than 2/3.
- 4.29 The Alderley Edge Site of Special Scientific Interest (“SSSI”) is located at the south-eastern part of the settlement. Part of this is also a Local Wildlife Site. The SSSI is a national designation within and adjacent to the settlement boundary, but it is considered to be limited in extent in the context of the settlement as a whole.
- 4.30 Alderley Edge has four conservation areas; numerous listed and locally listed buildings; and scheduled monuments within and adjacent to the settlement boundary. It has extensive heritage assets that are spread throughout the settlement.
- 4.31 There are some areas within and adjacent to the settlement at risk of surface water flooding. There is also an area in Flood Zone 3 adjacent to the settlement boundary at the north east of Alderley Edge, associated with Whitehall Brook. The area within Flood Zone 3 is limited in extent when considered within the content of the settlement as a whole.
- 4.32 Alderley Edge is surrounded by grade 3 agricultural land. There is very limited data to indicate whether this is grade 3a or grade 3b, so under the precautionary approach it is assumed that all grade 3 land is potentially best and most versatile.

Bollington constraints

¹³ Best and most versatile agricultural land is land in grades 1, 2 and 3a of the Agricultural Land Classification. The available data does not distinguish between grade 3a and grade 3b, so for the purpose of this assessment a precautionary approach has been taken and all grade 3 land is assumed to be potentially best and most versatile.

- 4.33 In Bollington, the Peak Fringe LLDA is directly adjacent to the eastern part of the settlement boundary, as well as the northern and southern parts on their eastern sides. It wraps around the majority of the settlement and is adjacent or close to more than 2/3 of the settlement boundary.
- 4.34 There are three Local Wildlife Sites adjacent to the southern and eastern edges of the Bollington. These local designations are considered to be limited in extent in the context of the settlement as a whole.
- 4.35 Bollington has several conservation areas (including the Macclesfield Canal Conservation Area running through the settlement); and numerous listed and locally-listed buildings. It has extensive heritage assets that are spread throughout the settlement.
- 4.36 There are some areas within and adjacent to the settlement boundary at risk of surface water flooding. There are also areas in Flood Zone 3 adjacent to and within the settlement boundary associated with the River Dean and Harrop Brook; however these are not considered to be extensive areas of Flood Zone 3 when considered in the context of the settlement as a whole.
- 4.37 The western side of Bollington is surrounded by grade 3 agricultural land, whilst the eastern side is surrounded by grade 4 and some areas of grade 5 land. There is very limited data to indicate whether grade 3 land is grade 3a or grade 3b, so under the precautionary approach it is assumed that all grade 3 land is potentially best and most versatile. This means that there is potential BMV land adjacent to more than 1/3, but less than 2/3 of the settlement boundary.

Chelford constraints

- 4.38 In Chelford, the Alderley Edge and West Macclesfield Wooded Estates LLDA does not directly adjoin the settlement boundary, but it is considered to be close to up to 1/3 of the settlement boundary.
- 4.39 Chelford has no designated areas of nature conservation value located in or adjacent to the settlement boundary.
- 4.40 Chelford has one locally-listed building within its settlement boundary and a limited number of listed buildings outside of the settlement boundary. The settlement is considered to have limited heritage assets in limited areas.
- 4.41 There are some limited areas at risk of surface water flooding within and adjacent to the settlement boundary but Chelford is not constrained by fluvial flooding and all areas adjacent or close to the settlement boundary are in Flood Zone 1.
- 4.42 Chelford is predominantly surrounded by grade 3 agricultural land, with a small part of the settlement boundary to the south-east adjacent to an area of grade 2 land. There is very limited data to indicate whether grade 3 land is grade 3a or grade 3b, so under the precautionary approach it is assumed that all grade 3 land is potentially best and most versatile.

Disley constraints

- 4.43 In Disley, the Peak Fringe LLDA is directly adjacent to the southern part of the settlement boundary. It is adjacent or close to more than 1/3 of the settlement boundary but less than 2/3.
- 4.44 There are three Local Wildlife Sites adjacent to the Disley settlement boundary, to the west and north including the Peak Forest Canal. The extent of these local designations is considered to be limited in the context of the settlement as a whole.
- 4.45 Disley has two conservation areas; numerous listed and locally-listed buildings; and a scheduled monument. It has extensive heritage assets that are spread throughout the settlement.
- 4.46 There are some limited areas at risk of surface water flooding within and adjacent to the settlement boundary but Disley is not constrained by fluvial flooding and all areas adjacent or close to the settlement boundary are in Flood Zone 1.
- 4.47 Disley is surrounded by grade 4 agricultural land although part of the northern settlement boundary is adjacent or close to an area of grade 3 land. There is very limited data to indicate whether grade 3 land is grade 3a or grade 3b, so under the precautionary approach it is assumed that all grade 3 land is potentially best and most versatile. This means that there is potential BMV land adjacent to up to 1/3 of the settlement boundary.

Mobberley constraints

- 4.48 In Mobberley, the Rostherne/Tatton Park LLDA does not directly adjoin the settlement boundary, but is considered to be close to up to 1/3 of the settlement boundary.
- 4.49 There is one Local Wildlife Site adjacent to the Mobberley settlement boundary to the south-east and another almost adjacent to the north-east. The extent of these local designations is considered to be limited in the context of the settlement as a whole.
- 4.50 Mobberley has a large conservation area within and adjacent to the settlement boundary, with numerous listed buildings. It is considered to have extensive heritage assets but in a concentrated area to the east of the settlement.
- 4.51 There are some areas within and adjacent to the settlement at risk of surface water flooding. There is also an area in Flood Zone 3 adjacent to the settlement boundary at the north east of Mobberley, associated with Mobberley Brook. The area within Flood Zone 3 is limited in extent when considered within the content of the settlement as a whole.
- 4.52 Mobberley is surrounded by grade 3 agricultural land. There is very limited data to indicate whether this is grade 3a or grade 3b, so under the

precautionary approach it is assumed that all grade 3 land is potentially best and most versatile.

Prestbury constraints

- 4.53 In Prestbury, the Bollin Valley LLDA is directly adjacent to the south-eastern parts of the settlement boundary and the Alderley Edge and West Macclesfield Wooded Estates LLDA is directly adjacent to the north-western parts. The LLDAs are adjacent or close to more than 2/3 of the settlement boundary.
- 4.54 The Riverside Park Local Nature Reserve is directly adjacent to the Prestbury settlement boundary at its southern end and there is also a Local Wildlife Site just beyond. The extent of these local designations is considered to be limited in the context of the settlement as a whole.
- 4.55 Prestbury has a conservation area; numerous listed and locally-listed buildings; and a scheduled monument. Whilst it does have extensive heritage assets, these are predominantly concentrated in the village centre, with limited heritage assets spread more widely.
- 4.56 There are some limited areas within and adjacent to the settlement boundary at risk of surface water flooding. There are also areas in Flood Zone 3 adjacent to and within the settlement boundary associated with the River Bollin and Spencer Brook; however these are not considered to be extensive areas of Flood Zone 3 when considered in the context of the settlement as a whole.
- 4.57 Prestbury is predominantly surrounded by grade 3 agricultural land, with a small part of the settlement boundary to the south-west adjacent to an area of grade 4 land. There is very limited data to indicate whether grade 3 land is grade 3a or grade 3b, so under the precautionary approach it is assumed that all grade 3 land is potentially best and most versatile. This means that there is potential BMV land adjacent more than 2/3 of the settlement boundary.

Constraints scoring

- 4.58 Table 4.7 below shows the score for each constraint for each LSC, in accordance with the constraints scoring matrix in Table 4.6. As set out in the constraints scoring matrix, a higher score indicates a lower degree of constraint.

LSC	LLDAs	Nature conservation	Historic environment	Flood risk	BMV land	Total constraints score
Alderley Edge	1	1	0	1	0	3
Bollington	0	2	0	1	1	4
Chelford	2	3	2	2	0	9
Disley	1	2	0	2	2	7
Mobberley	2	2	1	1	0	6

LSC	LLDAs	Nature conservation	Historic environment	Flood risk	BMV land	Total constraints score
Prestbury	0	2	1	1	0	4

Table 4.7: Constraints scoring

4.59 The approach under this option takes the total constraints score for each settlement as a proportion of the total constraints score for all inset LSCs. These proportions are then used to distribute the total 13.6ha safeguarded land.

LSC	Constraints score ¹⁴	Proportion of total constraints score for all inset LSCs (%)	Indicative safeguarded land (ha)
Alderley Edge	3	9.1	1.24
Bollington	4	12.1	1.65
Chelford	9	27.3	3.71
Disley	7	21.2	2.88
Mobberley	6	18.2%	2.47
Prestbury	4	12.1	1.65
Total	33	100	13.60

Table 4.8: Indicative safeguarded land distribution for option 5

Option 5 commentary

4.60 The approach under this option directs safeguarded land to settlements according to their relative level of constraining factors, which means that the more unconstrained settlements would take more safeguarded land.

4.61 Overall, whilst the option does enable constraining factors to be taken into account, it does not consider opportunities or other sustainability factors. It also does not take the constraint posed by Green Belt into account. Given the importance attached to Green Belts, the Green Belt constraint is considered separately in a standalone option (option 6).

Option 6: Minimising impact on the Green Belt

4.62 This approach seeks to distribute safeguarded land to each LSC in a manner that minimises the impact on the Green Belt. It considers the outcomes of the Green Belt Assessment Update 2015 (“GBAU”)¹⁵ and assumes that settlements surrounded by Green Belt land that make a lower contribution to

¹⁴ A lower score indicates a higher degree of constraint.

¹⁵ Available in the LPS examination library

<https://cheshireeast-consult.objective.co.uk/portal/planning/cs/library>

the purposes of Green Belt have the potential to accommodate a greater level of safeguarded land.

4.63 The GBAU considers parcels of land around each settlement and assesses them against the five purpose of Green Belt as defined in the NPPF ¶134. Each parcel is classed as making ‘no contribution’, a ‘contribution’, a ‘significant contribution’, or a ‘major contribution’ to the purposes of Green Belt (although in practice, none of the parcels were found to make ‘no contribution’).

4.64 The approach under this option calculates the proportion of land in parcels around each settlement making a ‘contribution’; a ‘significant contribution’ and a ‘major contribution’ to the purposes of Green Belt. In order to prioritise those settlements with higher proportions of Green Belt land in lower categories, the proportion of land in each category is weighted:

- The proportion of land making a ‘contribution’ to Green Belt purposes is weighted x2;
- The proportion of land making a ‘significant contribution’ to Green Belt purposes is weighted x1;
- The proportion of land making a ‘major contribution’ to Green Belt purposes is weighted x0.

4.65 The weighted contributions are then summed to give a Green Belt impact score for each settlement. Maps showing the parcels of Green Belt around each settlement are shown in Appendix 6.

LSC	GBAU parcels	Proportion of land making a ‘contribution’ (weighted x2)	Proportion of land making a ‘significant contribution’ (weighted x1)	Proportion of land making a ‘major contribution’ (weighted x0)	Green Belt impact score
Alderley Edge	AE01-AE21	0.0%	56.4%	43.6%	0.564
Bollington	BT01-BT33	1.8%	34.6%	63.6%	0.382
Chelford	CF01-CF09	0.0%	36.5%	63.5%	0.365
Disley	DS01-DS36	8.8%	17.5%	73.7%	0.350
Mobberley	MB01-MB09	0.0%	27.0%	73.0%	0.270
Prestbury	PR01-PR28	13.9%	49.1%	37.1%	0.768

Table 4.9: Green Belt impact scores

4.66 The approach under this option takes the Green Belt impact score for each settlement as a proportion of the total Green Belt impact score for all inset LSCs and uses these proportions to distribute the total 13.6 ha safeguarded land.

Settlement	Green Belt impact score	Proportion of total Green Belt impact score for all inset LSCs	Indicative safeguarded land
Alderley Edge	0.564	20.9%	2.84 ha
Bollington	0.382	14.2%	1.92 ha
Chelford	0.365	13.5%	1.84 ha
Disley	0.350	13.0%	1.76 ha
Mobberley	0.270	10.0%	1.36 ha
Prestbury	0.768	28.5%	3.87 ha
Total	2.699	100%	13.59 ha

Table 4.10: Indicative safeguarded land distribution for option 6

Option 6 commentary

- 4.68 The approach under this option distributes safeguarded land according to the relative level of contribution to Green Belt purposes that the land surrounding each settlement makes. In this way, it seeks to minimise the potential impact on the Green Belt.
- 4.69 Overall, whilst the option takes the constraint of Green Belt into account, it does not consider any other constraint, opportunities or sustainability factors.

Option 7: Opportunity led

- 4.70 This approach would distribute the safeguarded land proportionately to each LSC according to the level of potential opportunity for development (housing and employment) present in each settlement. It assumes that settlements with greater levels of potential development opportunities have the potential to accommodate a greater level of safeguarded land.
- 4.71 The approach considers the sites shortlisted for further consideration in the site selection process (at stage 2 of the site selection methodology). To calculate the proportion of opportunity in each settlement, the number of houses needs to be added to the amount of employment land to give an overall level of opportunity in each settlement. Because the number of houses cannot be directly compared with the amount of employment land, the number of houses was first converted into an indicative area of land. This was calculated on an assumption of providing 34 dwellings per hectare, which was the figure used to calculate the total 200 ha safeguarded land requirement for the whole borough in the Safeguarded Land Technical Annex in the LPS evidence base¹⁶. This is also consistent with the approach taken under option 1 (in line with the distribution of development coming forwards in this plan period).

¹⁶ <https://cheshireeast-consult.objective.co.uk/portal/planning/cs/library>

4.72 It takes the level of potential opportunity in each settlement as a proportion of the total level of potential opportunity for all inset LSCs. These proportions are then used to distribute the total 13.6 ha safeguarded land.

LSC	Housing opportunity		Employment land opportunity	Proportion of potential development opportunity	Indicative safeguarded land
	Number	Indicative area @34dph			
Alderley Edge	997	29.32 ha	0.00 ha	18.7%	2.54 ha
Bollington	214	6.29 ha	0.30 ha	4.2%	0.57 ha
Chelford	925	27.21 ha	6.00 ha	21.1%	2.87 ha
Disley	747	21.97 ha	0.00 ha	14.0%	1.90 ha
Mobberley	908	26.71 ha	4.57 ha	19.9%	2.71 ha
Prestbury	1,140	33.53 ha	1.30 ha	22.2%	3.01 ha
Total	4,931	145.03 ha	12.17 ha	100%	13.60 ha

Table 4.11: Indicative safeguarded land distribution for option 7

Option 7 commentary

4.73 This option directs safeguarded land to settlements according to their level of potentially-suitable sites, meaning that those with the largest number of sites would have the greater amount of safeguarded land.

4.74 Overall, whilst the option takes account of the level of potential opportunity, it does not consider constraints or sustainability factors. It also does not account for any detailed site assessment work carried out after stage 2 of the site selection methodology, meaning a number of the sites considered could prove to be unsuitable for development following the detailed assessments.

Option 8: Hybrid approach

4.75 This approach seeks to take account of the factors considered in a number of the different options:

- Option 4 (services and facilities-led);
- Option 5 (constraints-led);
- Option 6 (minimising impact on the Green Belt); and
- Option 7 (opportunity-led).

4.76 It does this by calculating the mean average of the apportionments under each of these approaches. To calculate the mean average, it sums the safeguarded land apportionment for each settlement under each of the four options and then divides this figure by four.

LSC	Option 4 figure	Option 5 figure	Option 6 figure	Option 7 figure	Indicative safeguarded land (hybrid option)
Alderley Edge	2.54 ha	1.24 ha	2.84 ha	2.54 ha	2.29 ha
Bollington	2.39 ha	1.65 ha	1.92 ha	0.57 ha	1.63 ha
Chelford	1.79 ha	3.71 ha	1.84 ha	2.87 ha	2.55 ha
Disley	2.39 ha	2.88 ha	1.76 ha	1.90 ha	2.24 ha
Mobberley	2.09 ha	2.47 ha	1.36 ha	2.71 ha	2.16 ha
Prestbury	2.39 ha	1.65 ha	3.87 ha	3.01 ha	2.73 ha
Total	13.59 ha	13.60 ha	13.59 ha	13.60 ha	13.60 ha

Table 4.12: Indicative safeguarded land distribution for option 8

Option 8 commentary

- 4.78 The approach for option 8 takes into account all of the factors set out under each of the previous options 4 to 7. It takes sustainability factors, constraints and opportunities into account.
- 4.79 Overall, the option represents a balanced approach that seeks to take account of all relevant planning factors. Whilst the option includes consideration of the level of potential opportunity (by considering the sites shortlisted at stage 2 of the SSM), it does not account for any detailed site assessment work carried out after stage 2 of the site selection methodology. As a result, any safeguarded land distribution under this option would need to be sense-checked through the site selection process to make sure that sufficient suitable sites could be found in each settlement.

Summary of options

- 4.80 Table 4.13 below shows the indicative distribution of the safeguarded land under each option that has been subject to SA.

Settlement	Option ¹⁷ (ha)							
	1	2	3	4	5	6	7	8
Alderley Edge	2.18	2.93	2.94	2.54	1.24	2.84	2.54	2.29
Bollington	4.47	4.13	4.20	2.39	1.65	1.92	0.57	1.63
Chelford	2.68	0.63	0.68	1.79	3.71	1.84	2.87	2.55
Disley	3.05	2.51	2.39	2.39	2.88	1.76	1.90	2.24
Mobberley	0.15	1.62	1.62	2.09	2.47	1.36	2.71	2.16

¹⁷ 1 (In line with the distribution of development coming forwards in this plan period); 2 (In line with each settlement's usual resident population); 3 (In line with the number of households in each settlement); 4 (Services and facilities-led); 5 (Constraints-led); 6 (Minimising impact on the Green Belt); 7 (Opportunity-led); and 8 (Hybrid approach).

Settlement	Option ¹⁷ (ha)							
	1	2	3	4	5	6	7	8
Prestbury	1.08	1.78	1.76	2.39	1.65	3.87	3.01	2.73
Total	13.61	13.60	13.59	13.59	13.60	13.59	13.60	13.60

Table 4.13: Comparison of options 1-8

5. Sustainable development

Sustainability Appraisal of the initial options

5.1 The following chapter sets out the method and summary appraisal findings for the options.

Method

5.2 A detailed method for the appraisal of the initial safeguarded land options is presented in Appendix C of the Revised Publication Draft SADPD Sustainability Appraisal [ED 03]. In summary, the appraisal seeks to categorise the performance of each option against the sustainability topics in terms of 'significant effects' (using red or green shading) and also rank the alternatives in order of relative performance. Where it is not possible to differentiate between all alternatives, "=" is used. There is a level of uncertainty in determining precise effects at this stage as land is safeguarded for future development and it would be for a future Local Plan review (and associated appraisal processes) to determine whether safeguarded land would be allocated and what for.

Summary appraisal findings

5.3 A summary of the appraisal findings for the initial options is provided in Table 5.1 below, with detailed appraisal findings presented in Appendix C of the Revised Publication Draft SADPD Sustainability Appraisal [ED 03].

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Biodiversity, flora and fauna	3	3	3	3	1	3	3	2
Population and human health	3	3	3	1	3	3	3	2
Water and soil	3	3	3	3	1	3	3	2
Air	3	3	3	1	3	3	3	2
Climatic factors	=	=	=	=	=	=	=	=
Transport	3	3	3	1	3	3	3	2
Cultural heritage and landscape	3	3	3	3	1	3	3	2

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7	Option 8
Social inclusiveness	3	3	3	1	3	3	3	2
Economic development	1	1	1	1	3	1	1	2

Table 5.1: Summary of initial safeguarded land options appraisal findings

- 5.1 The appraisal found no significant differences between the Options in relation to climatic factors. It also found that all of the Options have the potential to result in the permanent loss of greenfield land and BMV agricultural land.
- 5.2 Option 1 spreads safeguarded land around the LSCs in relation to the distribution of development coming forwards in this plan period, resulting in negative effects on water and soil, biodiversity, flora and fauna, air quality, cultural heritage and landscape, and transport; however, mitigation is available through LPS and proposed SADPD policies. Effects were found to be less significant in settlements that had less proposed safeguarded land. The Options were found to have a potential positive effect against topics relating to economic development, social inclusiveness, and population and human health, as there may be the potential for a critical mass to be reached in terms of infrastructure provision.
- 5.3 Options 2 and 3 spread safeguarded land around the LSCs in relation to population and household figures, resulting in negative effects on water and soil, biodiversity, flora and fauna, air quality, cultural heritage and landscape, and transport; however, mitigation is available through LPS and proposed SADPD policies. Effects were found to be less significant in settlements that had less proposed safeguarded land. The Options were found to have a potential positive effect against topics relating to economic development, social inclusiveness, and population and human health, as there may be the potential for a critical mass to be reached in terms of infrastructure provision.
- 5.4 Option 4 spreads safeguarded land around the LSCs in relation to the proportion of services and facilities that a settlement has. This could provide the circumstances to reduce the need to travel by private vehicle and take part in active travel, with the potential to improve air quality, reduce inequality, and improve human health for example, with positive effects against topics relating to population and human health, air quality, transport, social inclusiveness and economic development. However, it does result in negative effects on water and soil, biodiversity, flora and fauna, and cultural heritage and landscape, particularly for those settlements that have more services and facilities; however mitigation is available through LPS and proposed SADPD policies.
- 5.5 Option 5 constrains safeguarded land in those LSCs that have BMV agricultural land, heritage assets, Green Belt, Strategic Green Gap, nature conservation/landscape designations, and flood risk resulting in negative effects on biodiversity, flora and fauna, water and soil, transport, air quality, and cultural heritage and landscape, but to a lesser extent than the other Options under consideration. Mitigation is available through LPS and

proposed SADPD policies. This Option has the potential for a negative effect against the topic relating to economic development. This is because this Option restricts future growth in areas that could provide a pleasant environment for businesses, which could influence investment decisions, as it takes into account the historic environment and landscape constraints. This Option has potential for a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.

- 5.6 Option 6 seeks to minimise the impact on the Green Belt, resulting in a negative effect on air quality, transport, biodiversity, flora and fauna, cultural heritage and landscape, and water and soil at those LSCs that make a lower contribution to the purposes of Green Belt. Mitigation is available through LPS and proposed SADPD policies. This Option has potential for a positive effect against topics relating to economic development, population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.
- 5.7 Option 7 spreads safeguarded land around the LSCs in relation to development opportunities, resulting in negative effects on water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality, transport, and economic development, particularly for those settlements that have more development opportunities; however, mitigation is available through LPS and proposed SADPD policies. This Option could have a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health.
- 5.8 Option 8 is a hybrid approach that considers a range of factors (constraints, services and facilities, and opportunities). It does result in a negative effect for water and soil, biodiversity, flora and fauna, cultural heritage and landscape, air quality and transport, although to a lesser extent than other Options under consideration. This Option has potential for a positive effect against topics relating to population and human health, and social inclusiveness as there may be the potential for a critical mass to be reached in terms of infrastructure provision, which could help to reduce inequality and improve human health. Taking into consideration the performance of the other Options, this Option was found to perform well. This is because it makes best use of those LSCs with existing services and facilities, but takes into account any constraints that the settlements face.
- 5.9 In conclusion, the appraisal found that there are differences between the Options, with a variance as to how the safeguarded land is distributed; however, none of the Options are likely to have a significant negative effect given the amount of safeguarded land proposed. There were no significant differences between Options 1, 2, 3, 6 and 7. Although Option 4 was the best performing under five sustainability topics, Option 8 performs well across the majority of topics. While there are likely to be differences between the Options

in terms of the significance of effects for individual settlements, there is unlikely to be overall significant effects when considered at a strategic plan level. If an Option proposes more safeguarded land in a particular LSC compared to the other Options then it is likely to have an enhanced positive effect for that settlement against topics relating to population and human health, social inclusiveness (if a critical mass is reached) and economic development. Conversely, it is also more likely to have negative effects on the natural environment in that area, which includes designated sites. Mitigation provided through Local Plan Policies and available at the project level should make sure that there are no major negative effects. Ultimately the nature and significance of effects against the majority of topics will be dependent on the precise location of development.

- 5.10 It is worth reiterating that there is a level of uncertainty in determining precise effects at this stage as land is safeguarded for future development and it would be for a future Local Plan review (and associated appraisal processes) to determine whether safeguarded land would be allocated and what for.

6. Initial preferred option

- 6.1 As detailed in Chapter 3, a number of key issues were identified and consideration given to their implications for the distribution of safeguarded land.
- 6.2 Chapter 4 sets out a number of options to address the issues identified, with the merits of each approach considered. Options 1 to 3 were provided as comparator options. Options 4 to 7 had different focuses to their approaches (be it services and facilities-led, constraints-led, minimising the impact on Green Belt; or opportunities-led).
- 6.3 The recommended approach (option 8) reflects a blending of these options, and also takes account of the other issues identified (such as issues raised through the settlement profiles; LPS vision and strategic priorities; consultation responses; neighbourhood planning; infrastructure; and viability). It is the only option that takes account of all the relevant planning factors across all six of the inset LSCs; thereby establishing an appropriate and justified distribution of safeguarded land.
- 6.4 Whilst the recommended approach includes consideration of the level of potential opportunity (by considering the sites shortlisted at stage 2 of the SSM), it does not account for any detailed site assessment work carried out after stage 2 of the site selection methodology. As a result, any safeguarded land distribution under this option would need to be sense-checked through the site selection process to make sure that sufficient suitable sites could be found in each settlement. This testing through the site selection process will also enable the issue of aircraft noise in Mobberley (explained in Chapter 3) to be considered at the individual site level.
- 6.5 Prior to testing through the site selection reports, this recommended approach is considered to be the initial preferred option.

Reason for progression or rejection of alternative options in plan-making

6.6 Table 6.1 sets out the initial options for distribution with an outline of the reasons for their progression or non-progression where relevant. It should be noted that whilst the SA findings are considered in the progression of options and form part of the evidence supporting the local plan, the SA findings are not the sole basis for a decision.

Option	Reasons for progression or non-progression of the option in plan-making
1. In line with the distribution of development coming forwards in this plan period	This approach has not been progressed as it takes a narrow approach to determining the distribution of safeguarded land, which may not lead to sustainable patterns of development in the future.
2. In line with each settlement's usual resident population	This approach has not been progressed as it is not based on an assessment of opportunities, constraints or sustainability factors for each settlement. Overall, this option takes a narrow approach to determining the distribution of safeguarded land, which may not lead to sustainable patterns of development in the future.
3. In line with the number of households in each settlement	This approach has not been progressed as it is not based on an assessment of opportunities, constraints or sustainability factors for each settlement. Overall, this option takes a narrow approach to determining the Distribution of safeguarded land, which may not lead to sustainable patterns of development in the future.
4. Services and facilities-led	This approach has not been progressed as it does not consider opportunities or constraints present in each settlement.
5. Constraints-led	This approach has not been progressed as it does not consider opportunities or other sustainability factors. It also does not take the constraint posed by Green Belt into account.
6. Minimising impact on the Green Belt	This approach has not been progressed as it does not consider constraints (with the exception of Green Belt), opportunities or sustainability factors.
7. Opportunity-led	This approach has not been progressed as it does not consider constraints or sustainability factors. It also does not account for any detailed site assessment work carried out after stage 2 of the site selection methodology, meaning a number

	of the sites considered could prove to be unsuitable for development following the detailed assessments.
8. Hybrid approach	Option 8 (hybrid approach) has been progressed as it represents a balanced approach that seeks to take account of all relevant planning factors.

Table 6.1: Reasons for the progression or non-progression of initial options in plan-making

7. Feedback from the site selection process

- 7.1 The selection of sites is considered in each of the individual settlement reports, which look to identify sufficient suitable sites to meet each settlement’s requirement under the initial preferred option. The relevant settlement reports are:
- Alderley Edge Settlement Report [ED 21];
 - Bollington Settlement Report [ED 24];
 - Chelford Settlement Report [ED 26];
 - Disley Settlement Report [ED 29];
 - Mobberley Settlement Report [ED 37]; and
 - Prestbury Settlement Report [ED 40].
- 7.2 These demonstrate that there are sufficient suitable sites available in Alderley Edge, Bollington, Disley and Prestbury to meet the initial safeguarded land distribution for each of those settlements.
- 7.3 There are also sufficient suitable sites in Chelford; however the available sites are significantly larger than Chelford’s initial requirement. The sites have been subdivided where possible, but they are still large and the NPPF requirement to define Green Belt boundaries clearly, “*using physical features that are readily recognisable and likely to be permanent*” means that they cannot be reduced in size further.
- 7.4 In Mobberley, a number of the sites make a major contribution to the purposes of Green Belt and are important in maintaining the separation with Knutsford. There is also the issue of aircraft noise, which is likely to preclude future residential development on a large proportion of the available sites. There are also a number of sites that would not be suitable for future development due to their importance in maintaining the setting of heritage assets.
- 7.5 Once the initial distribution is tested through the settlement reports, it can be concluded that Mobberley cannot accommodate any safeguarded land; and Chelford can accommodate 0.58 ha (although there are further suitable sites in Chelford that could be identified, but these are larger than its requirement).
- 7.6 Safeguarded land sites selected through the settlement reports based on the initial distribution are shown in Table 7.1 below.

Settlement	Initial preferred option	Safeguarded land sites
Alderley Edge	2.29 ha	<ul style="list-style-type: none"> Land adjacent to Jenny Heyes (0.28 ha); Land at Ryleys Farm, west of Sutton Road (2.04 ha)
Bollington	1.63 ha	<ul style="list-style-type: none"> Land at Henshall Road (1.48 ha); Land at Greenfield Road (0.26 ha)
Chelford	2.55 ha	<ul style="list-style-type: none"> Land off Knutsford Road (0.58 ha)
Disley	2.24 ha	<ul style="list-style-type: none"> Land off Jacksons Edge Road (2.43 ha)
Mobberley	2.16 ha	<ul style="list-style-type: none"> No suitable sites
Prestbury	2.73 ha	<ul style="list-style-type: none"> Land south of Prestbury Lane (1.84 ha); Land off Heybridge Lane (0.94 ha)

Table 7.1: Safeguarded sites selected to meet initial preferred option for distribution

7.7 There remains an unmet requirement of 4.13 ha (2.16 ha in Mobberley and 1.97 ha in Chelford). This is due to there being no suitable sites in Mobberley and the remaining suitable sites in Chelford being too large for the remaining Chelford requirement (and not suitable for further subdivision).

8. Revised options for distribution of safeguarded land in the SADPD

8.1 In this chapter, a number of options are set out to address the unmet requirement of 4.13 ha of safeguarded land from the initial preferred option for distribution:

- A. Do not designate the full quantum of safeguarded land.
- B. Redistribute the Mobberley unmet requirement to Chelford.
- C. Redistribute to the settlement(s) with the most appropriate further site(s) available.
- D. Redistribute proportionately to those settlements that have further suitable sites.

Revised option A: Do not designate the full quantum of safeguarded land

8.2 This option is effectively a 'do nothing' option, which would leave the unmet requirement as an unmet requirement.

LSC	Initial preferred option	Revised option A
Alderley Edge	2.29 ha	2.29 ha
Bollington	1.63 ha	1.63 ha
Chelford	2.55 ha	0.58 ha
Disley	2.24 ha	2.24 ha
Mobberley	2.16 ha	0.00 ha
Prestbury	2.73 ha	2.73 ha

LSC	Initial preferred option	Revised option A
Total	13.60 ha	9.47 ha

Table 8.1: Safeguarded land distribution for revised option A

Revised option A commentary

- 8.3 This option would mean that the safeguarded land requirements for Alderley Edge, Bollington, Disley and Prestbury would remain the same as in the initial preferred option. However, Chelford’s requirement would be reduced to reflect the site availability and Mobberley would receive no safeguarded land. This approach would not enable the full 200 ha of safeguarded land to be identified, as specified in the LPS.
- 8.4 This option is not considered to be a reasonable approach to take as a sufficient degree of permanence may not be given to Green Belt boundaries and the overall safeguarded land requirement for the borough would not be met. As such, this option was not considered further through the sustainability appraisal process.

Revised option B: Redistribute the Mobberley unmet requirement to Chelford

- 8.5 This option would take the unmet requirement from Mobberley and redistribute it to Chelford.

LSC	Initial preferred option	Revised option B
Alderley Edge	2.29 ha	2.29 ha
Bollington	1.63 ha	1.63 ha
Chelford	2.55 ha	4.71 ha
Disley	2.24 ha	2.24 ha
Mobberley	2.16 ha	0.00 ha
Prestbury	2.73 ha	2.73 ha
Total	13.60 ha	13.60 ha

Table 8.2: Safeguarded land distribution for revised option B

Revised option B commentary

- 8.6 This option recognises that, whilst there are no suitable sites for designation as safeguarded land in Mobberley, there are suitable sites in Chelford (although too large to be designated as safeguarded land given Chelford’s apportionment under the initial preferred option).
- 8.7 It would mean that the safeguarded land requirements for Alderley Edge, Bollington, Disley and Prestbury would remain the same as in the initial preferred option. Mobberley would receive no safeguarded land, reflecting the lack of available sites and Chelford would receive 4.71 ha.

- 8.8 There are further suitable sites in Chelford, but these were not appropriate under the initial preferred option, as there is no scope for further subdivision and designation of a further site would have resulted in a significant over-provision of safeguarded land against the requirement. Under the revised option B, the quantum of land identified for Chelford means that a further site could potentially be designated without resulting in a significant over-provision.
- 8.9 This option would mean that Chelford is able to meet its own requirement for safeguarded land and would also allow the overall safeguarded land requirement for the borough to be met. Therefore, this option is a reasonable approach and has been considered further through the sustainability appraisal process.

Revised option C: Redistribute to the settlement(s) with the most appropriate further site(s) available

- 8.10 This option would review the settlement reports for Alderley Edge, Bollington, Chelford, Disley and Prestbury to create a list of sites that were considered in the settlement reports but not recommended for identification as safeguarded land to meet the requirements set out under the initial preferred option.
- 8.11 The site selection methodology would then be employed across all of these sites (rather than on a settlement-by-settlement basis) to determine which of the sites would be most appropriate for designation as safeguarded land. The unmet requirement would then be redistributed to settlements according to the sites selected.
- 8.12 The application of the site selection methodology across all of the remaining sites in Alderley Edge, Bollington, Chelford, Disley and Prestbury is set out in Appendix 7 of this report, which should be read in conjunction with each of the individual settlement reports.
- 8.13 It is considered that, when applying the site selection methodology across all of the remaining sites, site CFS427c(i) (Land east of Chelford Railway Station) performs the best and is the most appropriate further site available. This site is 4.63ha and is therefore capable of meeting all of the 4.13 ha unmet requirement. Under this option, the 4.13 ha unmet requirement (part of which originated in Chelford) would be redistributed to Chelford.

LSC	Initial preferred option	Revised option C
Alderley Edge	2.29 ha	2.29 ha
Bollington	1.63 ha	1.63 ha
Chelford	2.55 ha	4.71 ha
Disley	2.24 ha	2.24 ha
Mobberley	2.16 ha	0.00 ha
Prestbury	2.73 ha	2.73 ha
Total	13.60 ha	13.60 ha

Table 8.3: Safeguarded land distribution for revised option C

Revised option C commentary

- 8.14 This option redistributes the unmet requirement from Mobberley and Chelford to the most appropriate site, following the application of the site selection methodology.
- 8.15 As the most appropriate site is in Chelford, this option also means that Chelford is able to meet its own requirement for safeguarded land as well as the redistributed safeguarded land from Mobberley. The site selected was not appropriate under the initial preferred option as it would have resulted in a significant over-provision, but with the addition of the redistributed requirement from Mobberley, the site size is much better aligned with the revised distribution under this option.
- 8.16 This option would also mean that the safeguarded land requirements for Alderley Edge, Bollington, Disley and Prestbury would remain the same as in the initial preferred option. Mobberley would receive no safeguarded land, reflecting the lack of available sites and Chelford would receive 4.71 ha.
- 8.17 This option results in the same distribution as option B above. It would mean that Chelford is able to meet its own requirement for safeguarded land and would also allow the overall safeguarded land requirement for the borough to be met. Therefore, this option is a reasonable approach and has been considered further through the sustainability appraisal process.

Revised option D: Redistribute proportionately to those settlements that have further suitable sites.

- 8.18 This option would take the remaining unmet requirement and re-distribute it proportionately to those settlements with further potential suitable sites, based on their share of the distribution under the initial preferred option.
- 8.19 Because there are further suitable sites in Chelford (albeit too large for its requirement under the initial preferred option), there are two possibilities for redistribution under option D:
- i. Redistribute Mobberley's unmet requirement (2.16 ha) proportionately to Alderley Edge, Bollington, Chelford, Disley and Prestbury; and
 - ii. Redistribute the unmet requirements from Mobberley and Chelford (4.13 ha in total) proportionately to Alderley Edge, Bollington, Disley and Prestbury.
- 8.20 The approach under option D(i) takes the amount of safeguarded land proposed in each of Alderley Edge, Bollington, Chelford, Disley and Prestbury as a proportion of the total amount of safeguarded land proposed in those settlements under the initial preferred option. These proportions are then used to redistribute the 2.16 ha unmet requirement from Mobberley.

Settlement	Initial preferred option	Redistribution proportion ¹⁹	Redistributed land ²⁰	Revised option D(i)
Alderley Edge	2.29 ha	20.0%	0.43 ha	2.72 ha
Bollington	1.63 ha	14.3%	0.31 ha	1.94 ha
Chelford	2.55 ha	22.3%	0.48 ha	3.04 ha
Disley	2.24 ha	19.5%	0.42 ha	2.66 ha
Mobberley	2.16 ha	N/A	N/A	0.00 ha
Prestbury	2.73 ha	23.9%	0.52 ha	3.25 ha
Total	13.60 ha	100%	2.16 ha	13.60 ha

Table 8.4: Safeguarded land distribution for revised option D(i)

8.21 The approach under option D(ii) takes the amount of safeguarded land proposed in each of Alderley Edge, Bollington, Chelford, Disley and Prestbury as a proportion of the total amount of safeguarded land proposed in those settlements under the initial preferred option. These proportions are then used to redistribute the 4.13 ha unmet requirement from Chelford and Mobberley. Under this approach, Chelford would retain 0.58 ha safeguarded land in the revised distribution, recognising that a suitable site can be found to accommodate this level of safeguarded land.

Settlement	Initial preferred option	Redistribution proportion ²¹	Redistributed land ²²	Revised option D(ii)
Alderley Edge	2.29 ha	25.8%	1.06 ha	3.35 ha
Bollington	1.63 ha	18.4%	0.76 ha	2.39 ha
Chelford	2.55 ha	N/A	N/A	0.58 ha
Disley	2.24 ha	25.1%	1.04 ha	3.27 ha
Mobberley	2.16 ha	N/A	N/A	0.00 ha
Prestbury	2.73 ha	30.7%	1.27 ha	4.00 ha
Total	13.60 ha	100%	4.13 ha	13.59 ha

Table 8.5: Safeguarded land distribution for revised option D(ii)

Revised option D commentary

Revised option D(i)

8.22 The approach under option D(i) would involve the redistribution of Mobberley's unmet safeguarded land requirement to the other inset LSCs of Alderley Edge, Bollington, Chelford, Disley and Prestbury.

¹⁹ Proportion of the total for Alderley Edge, Bollington, Chelford, Disley and Prestbury under the initial preferred option.

²⁰ 2.14ha * redistribution proportion.

²¹ Proportion of the total for Alderley Edge, Bollington, Disley and Prestbury under the initial preferred option.

²² 4.13 ha * redistribution proportion.

- 8.23 This would mean that each of the inset LSCs (other than Mobberley) would receive a small increase in their safeguarded land requirement, whilst Mobberley would receive no safeguarded land, reflecting the lack of suitable sites.
- 8.24 There are further suitable sites in Chelford, but these were not appropriate under the initial preferred option as there is no scope for further subdivision and designation of a further site would have resulted in a significant over-provision of safeguarded land against the requirement. As shown in the Chelford Settlement Report [ED 26], the smallest available remaining site in Chelford is 4.63 ha, which is still significantly larger than Chelford's requirement under this revised option D(i).
- 8.25 As a result, it is still unlikely that sufficient suitable sites could be found in Chelford without a significant over-allocation against its requirement. Therefore, this option is not considered to be a reasonable approach to take as the overall safeguarded land requirement for the borough would either not be met, or would be exceeded. As such, this option was not considered further through the sustainability appraisal process.

Revised option D(ii)

- 8.26 The approach under option D(ii) would involve the redistribution of Mobberley and Chelford's unmet safeguarded land requirement to the other inset LSCs of Alderley Edge, Bollington, Disley and Prestbury.
- 8.27 This would mean that each of the inset LSCs (other than Chelford and Mobberley) would received a modest increase in their safeguarded land requirement, whilst Chelford would receive 0.58 ha (reflecting the suitable site identified in the Chelford Settlement Report) and Mobberley would receive no safeguarded land, reflecting the lack of suitable sites.
- 8.28 Subject to suitable sites being available in each of the settlements with a modest increase in their safeguarded land requirements, this option would enable the overall safeguarded land requirement for the borough to be met. Therefore, this option could be a reasonable approach and has been considered further through the sustainability appraisal process.

Sustainability appraisal of the revised options

- 8.29 The following section sets out the method and summary appraisal findings for the revised options.

Method

- 8.30 A detailed method for the appraisal of the revised safeguarded land options is presented in Appendix C of the Revised Publication Draft SADPD Sustainability Appraisal [ED 03]. In summary, the appraisal seeks to categorise the performance of each option against the sustainability topics in terms of 'significant effects' (using red or green shading) and also rank the

alternatives in order of relative performance. Where it is not possible to differentiate between all alternatives, “=” is used.

Summary appraisal findings

8.31 A summary of the appraisal findings for the revised options is provided in Table 8.6 below, with detailed appraisal findings presented in Appendix C of the Revised Publication Draft SADPD Sustainability Appraisal [ED 03].

	Revised option B	Revised option C	Revised option D(ii)
Biodiversity, flora and fauna	1	1	2
Population and human health	=	=	=
Water and soil	1	1	2
Air	1	1	2
Climatic factors	=	=	=
Transport	1	1	2
Cultural heritage and landscape	=	=	=
Social inclusiveness	=	=	=
Economic development	=	=	=

Table 8.6: Summary of revised safeguarded land options appraisal findings

8.32 The appraisal found that at a strategic level it is difficult to point to any significant differences between the Options in terms of the overall nature and significance of effects. This is due, in part, to the level of uncertainty in determining precise effects at this stage as land is safeguarded for future development and it would be for a future Local Plan review (and associated appraisal processes) to determine whether safeguarded land would be allocated and what for. However, notably, the appraisal identified that Options B (redistribute Mobberley unmet requirement to Chelford) and C (redistribute to the settlements with the most appropriate further sites available), both of which have the same distribution, performed better in the appraisal relating to the following topics:

- biodiversity, flora and fauna, as Chelford is relatively unconstrained in respect of international, national and local nature conservation designations
- water, as Chelford is surrounded by areas that have less risk of flooding than many of the LSCs
- air, as Chelford does not have an AQMA whereas Disley does
- transport, as Chelford has a Railway Station, whereas Bollington does not

8.33 While there are likely to be differences between the Options in terms of the significance of effects for individual settlements these are unlikely to be of significance overall when considered at a strategic plan level. Ultimately the nature and significance of effects against the majority of topics will be dependent on the precise nature and location of development.

9. Final preferred option

- 9.1 Taking the above analysis of the three revised options under consideration into account, all three options are considered to be reasonable approaches to take in relation to redistributing the unmet requirement for safeguarded land, as they both address the remaining safeguarded land requirement for the borough. However, it is considered that options B and C provide particular advantages, in that they allow Chelford to meet its identified requirement under the initial preferred option and by selecting site CFS427c(i), it allows a comprehensively planned approach to be taken towards any future development of a site that is situated next to a railway station and that could incorporate a range of community benefits. This could include the provision of improved pedestrian and cycling links to existing village facilities for residents, along with the potential for additional railway station car parking. There are also fewer constraints at Chelford, as highlighted by the SA findings.
- 9.2 Because revised options B and C lead to the same distribution of safeguarded land, there is no need to choose one over the other. This means that the final preferred option leads to the distribution of safeguarded land as shown in the Table below.

LSC	Final preferred option
Alderley Edge	2.29 ha
Bollington	1.63 ha
Chelford	4.71 ha
Disley	2.24 ha
Mobberley	0.00 ha
Prestbury	2.73 ha
Total	13.60 ha

Table 9.1: Final preferred option for the distribution of safeguarded land

Reason for progression or rejection of alternative options in plan-making

- 9.3 Table 9.2 sets out the initial options for distribution with an outline of the reasons for their progression or non-progression where relevant. It should be noted that whilst the SA findings are considered in the progression of options and form part of the evidence supporting the local plan, the SA findings are not the sole basis for a decision.

Revised option	Reasons for progression or non-progression of the option in plan-making
B. Redistribute the Mobberley unmet requirement to Chelford.	This approach has been progressed as it allows the overall safeguarded land requirement to be met, enables Chelford to meet its own requirement and provides Mobberley's unmet requirement on the

	most suitable site available.
C. Redistribute to the settlement(s) with the most appropriate further site(s) available.	This approach has been progressed as it allows the overall safeguarded land requirement to be met, enables Chelford to meet its own requirement and provides Mobberley's unmet requirement on the most suitable site available.
D(ii). Redistribute proportionately to those settlements that have further suitable sites.	This approach has not been progressed as it would require a number of further sites to be identified in a number of settlements and would not enable Chelford to meet its own requirement.

Table 9.3: Reasons for the progression or non-progression of revised options in plan-making

10. Appendices

Appendix 1: Settlement profiles

Alderley Edge Settlement Profile

Alderley Edge	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population (2018 MYE)	5,600. This is higher than the median population for LSCs (4,200). Alderley Edge has the third highest population out of the LSCs.	1.5%	380,800
Change in population over 10 years (2001 & 2011 Census)	10% growth, which is well above the CE average of 5% growth and the median (2%) for all LSCs.	n/a	n/a
Age structure of population (2018 MYE)	Proportion of population aged 65+ (25.4%) is above the CE average (22.8%). 5.7% aged 85+ (CE average 3.1%), 7.7% aged 75-84 (CE 7.3%), 6.0% aged 70-74 (CE 6.2%), and 6.0% aged 65-69 (CE 6.1%). The proportion aged 0-15 (16.9%) is below the CE average (18.0%).	n/a	n/a
Households			
Total existing households (2011 Census)	2,408. This is a considerably higher figure than the mean figure of 1,703 for all LSCs. Alderley Edge has the third highest number of existing households out of the LSCs.	1.5%	159,441
Change in households over 10 years (2001 & 2011 Census)	10% growth (versus CE average of 8%). This is much higher than the median of 6% growth in households for LSCs.	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms (2011 Census)	Below CE average. 2.5% of 'household' (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CE average of 3.7%); 1.3% of <u>households</u> have a shortage of one or more bedrooms (versus CE average of 2.0%).	0.9% (of overcrowded <u>population</u>); 1.0% (of overcrowded <u>households</u>)	13,671 (overcrowded population); 3,243 (overcrowded households)
Average household size (2011 Census)	2.13, which is significantly below the CE average (2.29)	n/a	n/a

Alderley Edge	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	and the lowest out of all the LSCs.		
Change in average household size over 10 years (2001 & 2011 Census)	Decrease of 0.04, which means less change than the CE average (0.07 decline).	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments (2011 Census)	142. A high proportion of the settlement's population live in communal establishments (2.7% compared to the CE average of 1.4%).	2.8%	5,062
Change in communal establishment population over 10 years (2001 & 2011 Census)	97% increase compared to average 2% decline for CE.	n/a	n/a
Dwellings			
Total existing dwelling stock (2011 Census)	2,574 (up 258 or 11% on 2001 Census figure). This is well above the median for the LSCs (1,744). Alderley Edge has the second highest total dwelling stock out of the LSCs.	1.5%	166,236 (up 13,207, or 9%, on 2001 Census figure).
Empty homes change between 01/01/11 to 18/12/14 (CE Housing Team database)	01/01/11 = 84 empty homes 18/12/14 = 56 empty homes Reduction = 33.33% This is a smaller reduction than the median for LSCs of 48.98%	18/12/14 = 3.29%	18/12/14 = 1,216
Housing completions (net) 01/04/10 to 31/03/20	90 dwellings	0.57%	15,683
Average (median) house price, 1/5/18 to 30/4/19 (data produced by HM Land Registry © Crown Copyright 2019)	£445,000 (based on 125 transactions), which is well above the CE median (£228,000), and the median house prices for most LSCs.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) (CACI income data 2014 and 2014 Land Registry data)	6.4, which is above the CE average (5.5). Alderley Edge is ranked 8 th out of the LSCs, with an affordability ratio more or less in line with the median of 6.5.	n/a	n/a
Housing needs			
Housing tenure (2009 Household Survey, SHMA)	Alderley Edge is located in the Mobberley, Chelford and Alderley Edge housing sub-	n/a	n/a

Alderley Edge	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	market area. 81.2% of homes were owner occupied, 12.6% private rented and 6.2% affordable housing. 4.9% of households were considered to be in need.		
CE Housing Register (11/12/14)	124. Alderley Edge has a significantly higher number of applications on the housing register than all the other LSCs. It is also well above the median for the LSCs (25).	1.91%	6,480
Employment			
Local employment (2018 BRES)	4,000. Alderley Edge has the highest local employment of all the LSCs and is well above the median of 1,250.	2.0%	197,000
Ratio of workplace-based employment to residence-based employment (2011 Census & 2011 BRES)	1.22, which is well above the CE average of 0.99 and indicates a relative abundance of local jobs. It is also significantly higher than the median for the LSCs (0.72).	n/a	n/a
Working age (16-64) population (2018 MYE)	3,200. 57.6% of the population are of working age, which is below the CE average (59.3%) and above the LSC median (56.6%).	1.4%	225,700
Economically active population (16-74) (2011 Census)	2,615. Alderley Edge has a high number of economically active people, significantly more than the median for the LSCs (1,918). Economic activity rate (72%) is close to the CE average (71%).	1.4%	191,253
Change in working age population over 10 years (2001 & 2011 Census)	22% decline, which is steeper than CE decline (18%), but in line with the general decline in working age population in the LSCs, with the median being 23% decline.	n/a	n/a
Change in economically active population over 10 years (2001 & 2011 Census)	22% growth, which is well above the CE average (9%) and the LSCs median of 4% growth. Notable that the economically active population has grown substantially, despite a sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a

Alderley Edge	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Movement			
Net commuting (2011 Census)	Net inflow of 500.	n/a	n/a
Commuting inflows (2011 Census)	Inward commuters most likely to come from Alderley Edge and Chelford (6%), Congleton (6%), Macclesfield (18%), the 'Other' (non-settlement) area (5%) and Wilmslow (6%). At Local Authority level they are most likely to come from CE (59%), Cheshire West and Chester ("CWaC") (5%), Manchester (6%) or Stockport (10%).	n/a	n/a
Commuting outflows (2011 Census)	Outward commuters most likely to travel to Alderley Edge and Chelford (12%), Macclesfield (5%), and Wilmslow (7%). At Local Authority level they are most likely to travel to CE (35%), Manchester (13%) or Stockport (7%), work from home (20%) or have no fixed workplace (6%).	n/a	n/a
Migration and house moves (2009 Household Survey, SHMA)	12.2% of moving households in the preceding 5 years came from the same housing sub-area, 21.7% from elsewhere in CE, 13.6% from Greater Manchester, 5.3% from High Peak/East Midlands. Note: only percentages over 5% are reported here.	n/a	n/a

Bollington Settlement Profile

Bollington	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population (2018 MYE)	7,900. This is the highest total existing population of the LSCs. It is also significantly higher than the LSC median figure (4,200).	2.1%	380,800
Change in population over 10 years (2001 & 2011 Census)	8% growth (compared CE average of 5% growth). This level of growth is also much higher than the median (2%) for all LSCs.	n/a	n/a
Age structure of population (2018 MYE)	Proportion of population aged 65+ (22.2%) is just below the CE average (22.8%). 2.7% aged 85+ (CE average 3.1%), 6.7% aged 75-84 (CE 7.3%), 6.6% aged 70-74 (CE 6.2%) and 6.2% aged 65-69 (CE 6.1%). The proportion aged 0-15 (18.4%) is just above the CE average (18.0%).	n/a	n/a
Households			
Total existing households (2011 Census)	3,437. Bollington has the highest number of existing households of the LSCs. This is well above the LSC mean of 1,703.	2.2%	159,441
Change in households over 10 years (2001 & 2011 Census)	8% growth (equal to CE average of 8%). This is above the median of 6% growth for the LSCs.	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms (2011 Census)	Below CE average. 3.3% of 'household' (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CE average of 3.7%); 1.7% of <u>households</u> have a shortage of one or more bedrooms (versus CE average of 2.0%).	1.8% (of overcrowded <u>population</u>); 1.8% (of overcrowded <u>households</u>)	13,671 (overcrowded <u>population</u>); 3,243 (overcrowded <u>households</u>)
Average household size (2011 Census)	2.19, which is well below the CE average (2.29).	n/a	n/a
Change in average household size over 10 years (2001 & 2011 Census)	Zero (0.00) change, compared to CE average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number	71. Low proportion of the	1.4%	5,062

Bollington	Finding	Settlement Share of Plan Area Total %	Plan Area Total
of people living in communal establishments (2011 Census)	settlement's population live in communal establishments (0.9%, compared to CE average of 1.4%).		
Change in communal establishment population over 10 years (2001 & 2011 Census)	16% decrease, compared to average 2% decline for CE.	n/a	n/a
Dwellings			
Total existing dwelling stock (2011 Census)	3,613 (up 322, or 10%, on 2001 Census figure). This is well above the LSC median figure (1,744) and the highest of the LSCs.	2.2%	166,236 (up 13,207, or 9%, on 2001 Census figure).
Empty homes change between 01/01/11 to 18/12/14 (CE Housing Team database)	01/01/11 = 101 empty homes 18/12/14 = 36 empty homes Reduction = 64.36% LSC Median = 48.98% reduction	18/12/14 = 2.12%	18/12/14 = 1,216
Housing completions (net) 01/04/10 to 31/03/20	198 dwellings	1.26%	15,683
Average (median) house price, Average (median) house price, 1/5/18 to 30/4/19 (data produced by HM Land Registry © Crown Copyright 2019)	£240,000 (based on 209 transactions), which is above the CE median (£228,000), but below the median house prices for most LSCs.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) (CACI income data 2014 and 2014 Land Registry data)	4.7 (based on 138 transactions), which is below the CE average (5.5), and well below the median ratio of 6.5 for the LSCs.	n/a	n/a
Housing needs			
Housing tenure (2009 Household Survey, SHMA)	Bollington is located in the Adlington, Prestbury and Bollington housing sub-market area. 80.6% of homes were owner occupied, 11.7% private rented and 7.7% affordable housing. 3.1% of households were considered to be in need.	n/a	n/a
CE Housing Register (11/12/14)	87 (1.34% of all settlements). Bollington is well above the median number of	1.34%	6,480

Bollington	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	applications on the housing register (25) for the LSCs.		
Employment			
Local employment (2018 BRES)	3,500. Bollington has the second highest local employment of all the LSCs and is well above the LSC median of 1,250.	1.8%	197,000
Ratio of workplace-based employment to residence-based employment (2011 Census & 2011 BRES)	0.79, which is well below the CE average of 0.99 and indicates a relative shortage of local jobs. This is above the median ratio of 0.72 for the LSCs.	n/a	n/a
Working age (16-64) population (2016 MYE)	4,700. 59.5% of the population are of working age, which is slightly above the CE average (59.3%) and higher than the LSC median (56.6%).	2.1%	225,700
Economically active population (16-74) (2011 Census)	4,184. The number of economically active residents is also significantly larger than the LSC median (1,918). Economic activity rate (74%) is well above the CE average (71%). This is the highest economic activity rate of the LSCs.	2.2%	191,253
Change in working age population over 10 years (2001 & 2011 Census)	16% decline, which is similar to CE decline (18%), and lower than the median for LSCs (23%).	n/a	n/a
Change in economically active population over 10 years (2001 & 2011 Census)	7% growth, which is similar to CE average growth of 9%, and well above the median for LSCs (4%). Notable that the economically active population has grown significantly, despite the sharp fall in the working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting (2011 Census)	Net outflow of 800.	n/a	n/a
Commuting inflows (2011 Census)	Inward commuters most likely to come from Bollington (24%) and Macclesfield (28%). At Local Authority level they are most likely to come from CE	n/a	n/a

Bollington	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	(70%) and Stockport (9%).		
Commuting outflows (2011 Census)	Outward commuters most likely to travel to Bollington (14%) and Macclesfield (21%). At Local Authority level they are most likely to travel to CE (53%), Manchester (8%), Stockport (7%), work from home (14%) or have no fixed place of work (7%).	n/a	n/a
Migration and house moves (2009 Household Survey, SHMA)	37.5% of moving households in the preceding 5 years came from the same housing sub-area, 32.3% from elsewhere in CE, and 19.0% from Greater Manchester. Note: Only percentages over 5% are reported here.	n/a	n/a

Chelford Settlement Profile

Chelford	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population (2018 MYE)	1,200. Chelford has the lowest population of all the LSCs, which is significantly less than the LSC median of 4,200.	0.3%	380,800
Change in population over 10 years (2001 & 2011 Census)	4% decline (in contrast to CE average of 5% growth). Chelford's decline in population in the last 10 years is significantly different to the median for LSCs (2% growth).	n/a	n/a
Age structure of population (2018 MYE)	Proportion of population aged 65+ (32.5%) is well above the CE average (22.8%). 5.9% aged 85+ (CE average 3.1%), 10.4% aged 75-84 (CE 7.3%), 8.5% aged 70-74 (CE 6.2%), and 7.8% aged 65-69 (CE 6.1%). The proportion aged 0-15 (14.8%) is significantly below the CE average (18.0%).	n/a	n/a
Households			
Total existing households (2011 Census)	558. Chelford has the lowest total existing households of all thirteen LSCs. This is significantly less than the LSC mean of 1,703.	0.3%	159,441
Change in households over 10 years (2001 & 2011 Census)	9% growth (similar to CE average of 8%). Chelford's 9% housing growth is well above the median growth rate for LSCs (6%).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms (2011 Census)	Below CE average. 0.7% of 'household' (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CE average of 3.7%); 0.5% of <u>households</u> have a shortage of one or more bedrooms (versus CE average of 2.0%).	0.1% (of overcrowded <u>population</u>); 0.1% (of overcrowded <u>households</u>)	13,671 (overcrowded population); 3,243 (overcrowded households)
Average household size (2011 Census)	2.18, which is significantly below the CE average (2.29).	n/a	n/a
Change in average household size over	Decrease of 0.29, which means much more change	n/a	n/a

Chelford	Finding	Settlement Share of Plan Area Total %	Plan Area Total
10 years (2001 & 2011 Census)	than the CE average (0.07 decline)		
Communal establishments			
Total existing number of people living in communal establishments (2011 Census)	Zero, i.e. 0.0% of the settlement's population live in communal establishments (compared to CE average of 1.4%).	0.0%	5,062
Change in communal establishment population over 10 years (2001 & 2011 Census)	0.0%, as no-one living in communal establishments in 2001 or 2011. This compares to average 2% decline for CE.	n/a	n/a
Dwellings			
Total existing dwelling stock (2011 Census)	577 (up 28, or 5%, on 2001 Census figure). Chelford has the lowest dwelling stock figure of all LSCs and is well below the LSC median of 1,744.	0.3%	166,236 (up 13,207, or 9%, on 2001 Census figure).
Empty homes change between 01/01/11 to 18/12/14 (CE Housing Team database)	01/01/11 = 9 empty homes 18/12/14 = 4 empty homes Reduction = 55.56% Median = 48.98% reduction	18/12/14 = 0.24%	18/12/14 = 1,216
Housing completions (net) 01/04/10 to 31/03/20	124 dwellings	0.79%	15,683
Average (median) house price, Average (median) house price, 1/5/18 to 30/4/19 (data produced by HM Land Registry © Crown Copyright 2019)	£308,000 (based on 51 transactions), which is well above CE median (£228,000), and is in the middle of the range of median house prices for the 13 LSCs.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) (CACI income data 2014 and 2014 Land Registry data)	8.8 (based on only 20 transactions), which is above CE average (5.5), and well above the LSC median ratio (6.5).	n/a	n/a
Housing needs			
Housing tenure (2009 Household Survey, SHMA)	Chelford is located in the Mobberley, Chelford and Alderley Edge housing sub-market area. 81.2% of homes were owner occupied, 12.6% private rented and 6.2% affordable housing.	n/a	n/a

Chelford	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	4.9% of households were considered to be in need.		
CE Housing Register (11/12/14)	13 (0.20% of all settlements) Chelford has a significantly lower figure of applications on the housing register than the median figure for LSCs (25).	0.20%	6,480
Employment			
Local employment (2018 BRES)	200. Chelford has the lowest local employment of all the LSCs and is well below the LSC median of 1,250.	0.1%	197,000
Ratio of workplace-based employment to residence-based employment (2011 Census & 2011 BRES)	0.54, which is well below the CE average of 0.99 and indicates a relative shortage of local jobs. This is also below the median LSC ratio of 0.72.	n/a	n/a
Working age (16-64) population (2018 MYE)	600. 52.7% of the population are of working age, which is considerably lower than the CE average (59.3%) and the LSC median (56.6%).	0.3%	225,700
Economically active population (16-74) (2011 Census)	554. This is significantly lower than the LSC median of 1,918. Economic activity rate (66%) is well below the CE average (71%).	0.3%	191,253
Change in working age population over 10 years (2001 & 2011 Census)	33% decline, which is much steeper than the CE decline (18%), and the LSC median (23% decline).	n/a	n/a
Change in economically active population over 10 years (2001 & 2011 Census)	2% growth, which is well below the CE average (9%), and less than the LSC median of 4% growth. Notable that the economically active population has grown, despite a very sharp fall in the working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting (2011 Census)	Net outflow of 200.	n/a	n/a
Commuting inflows (2011 Census)	Inward commuters most likely to come from Alderley Edge and Chelford (6%), Congleton (6%), Macclesfield (18%), the 'Other' (non-settlement) area	n/a	n/a

Chelford	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	(5%) and Wilmslow (6%). At Local Authority level they are most likely to come from CE (59%), CWaC (5%), Manchester (6%) or Stockport (10%).		
Commuting outflows (2011 Census)	Outward commuters most likely to travel to Alderley Edge and Chelford (12%), Macclesfield (5%) and Wilmslow (7%). At Local Authority level they are most likely to travel to CE (35%), Manchester (13%) or Stockport (7%), work from home (20%) or have no fixed workplace (6%).	n/a	n/a
Migration and house moves (2009 Household Survey, SHMA)	12.2% of moving households in the preceding 5 years came from the same housing sub-area, 21.7% from elsewhere in CE, 13.6% from Greater Manchester and 5.3% from High Peak/East Midlands. Note: Only percentages over 5% are reported here.	n/a	n/a

Disley Settlement Profile

Disley	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population (2018 MYE)	4,800. This is above the LSC median population (4,200).	1.3%	380,800
Change in population over 10 years (2001 & 2011 Census)	1% decline (in contrast to CE average of 5% growth). This is significantly different from the LSC median of 2% growth.	n/a	n/a
Age structure of population (2018 MYE)	Proportion of population aged 65+ (26.1%) is well above the CE average (22.8%). 3.9% aged 85+ (CE average 3.1%), 8.5% aged 75-84 (CE 7.3%), 7.2% aged 70-74 (CE 6.2%) and 6.5% aged 65-69 (CE 6.1%). The proportion aged 0-15 (16.1%) is below the CE average (18.0%).	n/a	n/a
Households			
Total existing households (2011 Census)	1,956. This is above the LSC mean figure of 1,703.	1.2%	159,441
Change in households over 10 years (2001 & 2011 Census)	5% growth (below CE average of 8%). This is slightly below the LSC median of 6% growth.	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms (2011 Census)	Below CE average. 1.9% of ‘household’ (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CE average of 3.7%); 1.0% of <u>households</u> have a shortage of one or more bedrooms (versus CE average of 2.0%).	0.6% (of overcrowded <u>population</u>); 0.6% (of overcrowded <u>households</u>)	13,671 (overcrowded <u>population</u>); 3,243 (overcrowded <u>households</u>)
Average household size (2011 Census)	2.25, which is similar to the CE average (2.29).	n/a	n/a
Change in average household size over 10 years (2001 & 2011 Census)	Decrease of 0.11, compared to CE average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal	50. 1.1% of the settlement’s population live in communal establishments (compared	1.0%	5,062

Disley	Finding	Settlement Share of Plan Area Total %	Plan Area Total
establishments (2011 Census)	to CE average of 1.4%).		
Change in communal establishment population over 10 years (2001 & 2011 Census)	40% decrease, which is much greater than the average 2% decline for CE.	n/a	n/a
Dwellings			
Total existing dwelling stock (2011 Census)	2,038 (up 60, or 3%, on 2001 Census figure). Disley is well above the LSC median figure of 1,744.	1.2%	166,236 (up 13,207, or 9%, on 2001 Census figure).
Empty homes change between 01/01/11 to 18/12/14 (CE Housing Team database)	01/01/11 = 49 empty homes 18/12/14 = 25 empty homes Reduction = 48.98% LSC Median : 48.98% reduction	18/12/14 = 1.47%	18/12/14 = 1,216
Housing completions (net) 01/04/10 to 31/03/20	197 dwellings	1.26%	15,683
Average (median) house price, Average (median) house price, 1/5/18 to 30/4/19 (data produced by HM Land Registry © Crown Copyright 2019)	£240,000 (based on 117 transactions), which is above the CE median (£228,000), but below the medians for most LSCs.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) (CACI income data 2014 and 2014 Land Registry data)	4.4 (based on 58 transactions), which is below the CE average (5.5), and is well below the LSC median ratio of 6.5.	n/a	n/a
Housing needs			
Housing tenure (2009 Household Survey, SHMA)	Disley is located in the Disley housing sub-market area. 75.1% of homes were owner occupied, 18.4% private rented and 6.5% affordable housing. 8.8% of households were considered to be in need.	n/a	n/a
CE Housing Register (11/12/14)	45 (0.69% of all settlements). This is above the LSC median of 25.	0.69%	6,480
Employment			
Local employment (2018 BRES)	1,000. This is below the LSC median employment (1,250).	0.5%	197,000
Ratio of workplace-based employment to	0.43, which is well below the CE average of 0.99 and	n/a	n/a

Disley	Finding	Settlement Share of Plan Area Total %	Plan Area Total
residence- based employment (2011 Census & 2011 BRES)	indicates a relative shortage of local jobs. This is also well below the LSC median ratio (0.72).		
Working age (16-64) population (2018 MYE)	2,800. 57.8% of the population are of working age, which is below the CE average (59.3%) but above the LSC median (56.6%).	1.2%	225,700
Economically active population (16-74) (2011 Census)	2,406. This is well above the LSC median (1,918). Economic activity rate (72%) is close to CE average (71%).	1.3%	191,253
Change in working age population over 10 years (2001 & 2011 Census)	24% decline, which is steeper than the CE decline (18%), and the LSC median (23% decline).	n/a	n/a
Change in economically active population over 10 years (2001 & 2011 Census)	4% growth, which is well below the CE average (9%), but in line with the LSC median (4% growth). Notable that the economically active population has grown, despite the sharp fall in the working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting (2011 Census)	Net outflow of 1,300.	n/a	n/a
Commuting inflows (2011 Census)	Inward commuters most likely to come from Disley (21%). At Local Authority level they are most likely to come from CE (35%), Stockport (28%) or High Peak (25%).	n/a	n/a
Commuting outflows (2011 Census)	Outward commuters most likely to travel to Disley (7%). At Local Authority level they are most likely to travel to CE (24%), Manchester (11%), Stockport (22%), High Peak (8%), work from home (15%) or have no fixed workplace (7%).	n/a	n/a
Migration and house	26.6% of moving	n/a	n/a

Disley	Finding	Settlement Share of Plan Area Total %	Plan Area Total
moves (2009 Household Survey, SHMA)	households in the preceding 5 years came from the same housing sub-area, 1.2% from elsewhere in CE, 34.5% from elsewhere in Cheshire and 8.2% from High Peak/East Midlands. Note: Only percentages over 5% are reported here.		

Mobberley Settlement Profile

Mobberley	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population (2018 MYE)	3,100. This is below the LSC median population (4,200).	0.8%	380,800
Change in population over 10 years (2001 & 2011 Census)	20% growth, which is well above the CE average of 5% growth, and significantly higher than the LSC median (2% growth).	n/a	n/a
Age structure of population (2018 MYE)	Proportion of population aged 65+ (28.9%) is well above the CE average (22.8%). 6.1% aged 85+ (CE average 3.1%), 9.1% aged 75-84 (CE 7.3%), 7.2% aged 70-74 (CE 6.2%), and 6.5% aged 65-69 (CE 6.1%). The proportion aged 0-15 (15.0%) is well below the CE average (18.0%).	n/a	n/a
Households			
Total existing households (2011 Census)	1,324. This is below the LSC mean (1,703).	0.8%	159,441
Change in households over 10 years (2001 & 2011 Census)	18% growth, which is well above the CE average of 8%, and the LSC median (6% growth).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms (2011 Census)	Below CE average. 1.8% of 'household' (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CE average of 3.7%); 0.8% of <u>households</u> have a shortage of one or more bedrooms (versus CE average of 2.0%).	0.4% (of overcrowded <u>population</u>); 0.3% (of overcrowded <u>households</u>)	13,671 (overcrowded <u>population</u>); 3,243 (overcrowded <u>households</u>)
Average household size (2011 Census)	2.21, which is below the CE average (2.29).	n/a	n/a
Change in average household size over 10 years (2001 & 2011 Census)	Increase of 0.04, in contrast to the CE average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments (2011 Census)	125. 4.1% of the settlement's population live in communal establishments (compared to CE average of 1.4%).	2.5%	5,062
Change in communal	16% increase, in contrast to	n/a	n/a

Mobberley	Finding	Settlement Share of Plan Area Total %	Plan Area Total
establishment population over 10 years (2001 & 2011 Census)	the average 2% decline for CE.		
Dwellings			
Total existing dwelling stock (2011 Census)	1,401 (up 203, or 17%, on 2001 Census figure). This is well below the LSC median (1,744).	0.8%	166,236 (up 13,207, or 9%, on 2001 Census figure).
Empty homes change between 01/01/11 to 18/12/14 (CE Housing Team database)	01/01/11 = 43 empty homes 18/12/14 = 21 empty homes Reduction = 51.16% LSC median = 48.98% reduction	18/12/14 = 1.23%	18/12/14 = 1,216
Housing completions (net) 01/04/10 to 31/03/20	9 dwellings	0.06%	15,683
Average (median) house price, Average (median) house price, 1/4/16 to 31/3/17 (data produced by HM Land Registry © Crown Copyright 2019)	£365,000 (based on 59 transactions), which is well above the CE median (£228,000), and higher than the medians for most LSCs.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) (CACI income data 2014 and 2014 Land Registry data)	6.8 (based on 59 transactions), which is well above the CE average (5.5), and slightly higher than the LSC median ratio (6.5).	n/a	n/a
Housing needs			
Housing tenure (2009 Household Survey, SHMA)	Mobberley is located in the Knutsford Rural housing sub-market area. 81.2% of homes were owner occupied, 12.6% private rented and 6.2% affordable housing. 4.9% of households were considered to be in need.	n/a	n/a
CE Housing Register (11/12/14)	21. Mobberley has slightly less applications on the housing register than the LSC median (25).	0.32%	6,480
Employment			
Local employment (2018 BRES)	1,250. This is equal to the LSC median employment (1,250).	0.6%	197,000
Ratio of workplace-based employment to residence-based	0.72, which is well below the CE average of 0.99, and equal to the LSC median ratio	n/a	n/a

Mobberley	Finding	Settlement Share of Plan Area Total %	Plan Area Total
employment (2011 Census & 2011 BRES)	(0.72).		
Working age (16-64) population (2018 MYE)	1,700. 56.1% of the population are of working age, which is well below the CE average (59.3%) and slightly lower than the LSC median (56.6%).	0.8%	225,700
Economically active population (16-74) (2011 Census)	1,555. This is considerably lower than the LSC median (1,918). Economic activity rate (71%) equals the CE average (71%).	0.8%	191,253
Change in working age population over 10 years (2001 & 2011 Census)	17% decline, which is similar to the CE decline (18%), and well short of the LSC median (23% decline).	n/a	n/a
Change in economically active population over 10 years (2001 & 2011 Census)	34% growth, which is well above the CE average of 9% growth and the highest rate of growth across all LSCs. This is also significantly higher than the LSC median (4% growth). Notable that the total economically active population has grown substantially, despite the sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting (2011 Census)	Net outflow of 400.	n/a	n/a
Commuting inflows (2011 Census)	Not calculated, as the commuting data were available only at Middle Layer Super Output Area (MSOA) level and there was no MSOA for which Mobberley (or Mobberley combined with any of the nearby Local Plan settlements) accounted for a majority of the population.	n/a	n/a
Commuting outflows (2011 Census)	Not calculated, for the reason given above.	n/a	n/a
Migration and house moves (2009 Household Survey, SHMA)	12.2% of moving households in the preceding 5 years came from the same housing sub-area, 21.7% from elsewhere in CE, and 33.1% from Greater	n/a	n/a

Mobberley	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	Manchester. Note: Only percentages over 5% are reported here.		

Prestbury Settlement Profile

Prestbury	Finding	Settlement Share of Plan Area Total %	Plan Area Total
Population			
Total existing population (2018 MYE)	3,400. This is below the LSC median population (4,200).	0.9%	380,800
Change in population over 10 years (2001 & 2011 Census)	2% growth, which is below the CE average of 5% growth, and similar to the LSC median (2% growth).	n/a	n/a
Age structure of population (2018 MYE)	Proportion of population aged 65+ (32.1%) is significantly greater than the CE average (22.8%). 4.4% aged 85+ (CE average 3.1%), 10.6% aged 75-84 (CE 7.3%), 9.5% aged 70-74 (CE 6.2%), and 7.6% aged 65-69 (CE 6.1%). The proportion aged 0-15 (15.4%) is well below the CE average (18.0%).	n/a	n/a
Households			
Total existing households (2011 Census)	1,442. This is below the LSC mean (1,703).	0.9%	159,441
Change in households over 10 years (2001 & 2011 Census)	5% growth, which is well below the CE average of 8%, and close to the LSC median (6% growth).	n/a	n/a
Level of overcrowding – population living in households with a shortage of bedrooms (2011 Census)	Below CE average. 1.1% of 'household' (i.e. non-communal) <u>population</u> live in households with a shortage of one or more bedrooms (versus CE average of 3.7%); 0.6% of <u>households</u> have a shortage of one or more bedrooms (versus CE average of 2.0%).	0.3% (of overcrowded <u>population</u>); 0.3% (of overcrowded <u>households</u>)	13,671 (overcrowded <u>population</u>); 3,243 (overcrowded <u>households</u>)
Average household size (2011 Census)	2.34, which is above the CE average (2.29).	n/a	n/a
Change in average household size over 10 years (2001 & 2011 Census)	Decline of 0.08, which is similar to the CE average decline of 0.07.	n/a	n/a
Communal establishments			
Total existing number of people living in communal establishments (2011 Census)	25. 0.7% of the area's population live in communal establishments (compared to CE average of 1.4%).	0.5%	5,062
Change in communal	17% decrease, which is much	n/a	n/a

Prestbury	Finding	Settlement Share of Plan Area Total %	Plan Area Total
establishment population over 10 years (2001 & 2011 Census)	greater than the average 2% decline for CE.		
Dwellings			
Total existing dwelling stock (2011 Census)	1,577 (up 104, or 7%, on 2001 Census figure). This is below the LSC median (1,744).	0.9%	166,236 (up 13,207, or 9%, on 2001 Census figure).
Empty homes change between 01/01/11 to 18/12/14 (CE Housing Team database)	01/01/11 = 43 empty homes 18/12/14 = 31 empty homes Reduction = 27.91% LSC median : 48.98% reduction	18/12/14 = 1.82%	18/12/14 = 1,216
Housing completions (net) 01/04/10 to 31/03/20	51 dwellings	0.33%	15,683
Average (median) house price, Average (median) house price, 1/5/18 to 30/4/19 (data produced by HM Land Registry © Crown Copyright 2019)	£680,000, which is well above the CE median (£228,000), and is based on 75 transactions. It has the highest median house price of all the LSCs.	n/a	n/a
Affordability ratio (ratio of median house prices to median income) (CACI income data 2014 and 2014 Land Registry data)	9.4, which is well above the CE average (5.5), and the LSC median ratio (6.5). However, this is based on only 46 transactions.	n/a	n/a
Housing needs			
Housing tenure (2009 Household Survey, SHMA)	Prestbury is in the Prestbury housing sub-market area. 80.6% of homes were owner occupied, 11.7% private rented and 7.7% affordable housing. 3.1% of households were considered to be in need.	n/a	n/a
CE Housing Register (11/12/14)	11. Prestbury has significantly less applications on the housing register than the LSC median (25).	0.17%	6,480
Employment			
Local employment (2018 BRES)	1,750. This is above the LSC median employment (1,250).	0.9%	197,000
Ratio of workplace-based employment to residence-based	1.05, which is above the CE average of 0.99 and indicates a relative abundance of local	n/a	n/a

Prestbury	Finding	Settlement Share of Plan Area Total %	Plan Area Total
employment (2011 Census & 2011 BRES)	jobs. This is significantly higher than the LSC median ratio (0.72).		
Working age (16-64) population (2018 MYE)	1,800. 52.5% of the population are of working age, which is below the CE average (59.3%) and the LSC median (56.6%).	0.8%	226,100
Economically active population (16-74) (2011 Census)	1,471. This is also well below the LSC median (1,918). Economic activity rate (63%) is well below the CE average (71%).	0.8%	191,253
Change in working age population over 10 years (2001 & 2011 Census)	33% decline, which is much greater than the CE decline (18%), and the LSC median (23% decline).	n/a	n/a
Change in economically active population over 10 years (2001 & 2011 Census)	1% increase, which is well below the CE average of 9%, and the LSC median (4% growth). Notable that the total economically active population has risen slightly, despite the sharp fall in working age population. This implies a large increase in the settlement's economic activity rate.	n/a	n/a
Movement			
Net commuting (2011 Census)	Net inflow of 100.	n/a	n/a
Commuting inflows (2011 Census)	Inward commuters most likely to come from Macclesfield (21%) or Poynton (7%). At Local Authority level they are most likely to come from CE (50%), Manchester (5%) or Stockport (26%).	n/a	n/a
Commuting outflows (2011 Census)	Outward commuters most likely to travel to Macclesfield (12%) or Prestbury (5%). At Local Authority level they are most likely to travel to CE (33%), Manchester (11%), Stockport (8%), work from home (25%) or have no fixed workplace (7%).	n/a	n/a
Migration and house moves (2009 Household Survey, SHMA)	37.5% of moving households in the preceding 5 years came from the same housing sub-area, 32.3% from elsewhere in CE and 19.0% from Greater	n/a	n/a

Prestbury	Finding	Settlement Share of Plan Area Total %	Plan Area Total
	Manchester. Note: Only percentages over 5% are reported here.		

Appendix 2: Consultation responses

A summary of the main issues raised through each of the consultation stages is set out below. A more detailed summary of the main issues raised and how these have been taken into account can be found in the Consultation Statement [ED 56].

Summary of responses made to the SADPD Issues Paper

Question 5b. What approach do you think should be taken towards apportioning the remaining requirement for safeguarded land?

Key issues raised included:

- The approach depends on where sites are available rather than being a strategic approach;
- LSC neighbourhood plans should identify safeguarded land;
- The approach should consider constraints; accessibility; settlement size, role and function; and likely future development needs.
- More safeguarded land is required to make sure the Green Belt boundary will endure beyond the plan period; the full 24 ha of safeguarded land at LSCs should be identified, as set out in the LPS evidence base.
- Less safeguarded land is needed; windfall sites and increased densities should be used.
- The distribution of safeguarded land should be weighted to the northern areas of the borough but safeguarded land should also be considered for settlements in the south.
- Development needs beyond the plan period cannot be known and exceptional circumstances to alter the Green Belt boundary for safeguarded land cannot be demonstrated.

Summary of responses made to the First Draft SADPD

Policy PG 12 Safeguarded land boundaries

Key issues raised included:

- Safeguarded land should be released for development now.
- Knutsford Green Belt boundaries should be re-reviewed.
- Safeguarded land identified in Chelford should be redistributed to Alderley Edge.
- Safeguarded land should be identified in Poynton

- The revised population and housing figures mean that safeguarded land is not required.
- Safeguarded land would result in the overdevelopment of Cheshire East,

Summary of responses to the initial Publication Draft SADPD

Policy PG 12 Safeguarded land boundaries

Key issues raised included:

- Safeguarded land should be released for development in this plan period; safeguarded land should be considered as 'reserve sites' which could come forward should other sites in the supply fail to deliver.
- More safeguarded land is required to secure the longevity of the Green Belt boundary. It is not clear why the 24 ha required has been reduced to 13.6 ha.
- No account was taken of market signals including the housing delivery test 2018 measurement. No safeguarded land is required.
- The SADPD should provide sufficient land for long term growth in Crewe and Alsager.
- Aircraft noise should not prevent Mobberley from being recognised as a suitable location for new housing.
- The re-allocation of Bollington's safeguarded land to Chelford: should be provided in Mobberley; should be provided in Alderley Edge; does not meet the needs of Bollington

Appendix 3: LSC bus and rail services (2020)

Bus services

Settlement	Service	Daytime frequency ²³	Evening frequency	Principal destination(s)	Commutable ²⁴ service	Notes
Alderley Edge	130	Hourly	Last bus to/from Alderley Edge is early evening.	Wilmslow/ Handforth and Macclesfield	Yes	Hourly daytime Saturday service but no Sunday service.
Bollington	10/10A	Every 30 mins	Last bus to/from Bollington is mid evening.	Macclesfield	Yes	Half hourly Saturday but no Sunday service.
	391/392	Hourly	Last bus to/from Bollington is early evening.	Macclesfield and Stockport	Yes	Hourly daytime Saturday service but no Sunday service.
Chelford	88	Generally every 2 hours.	Last bus to/from Chelford is early evening.	Macclesfield and Altrincham	Yes for Macclesfield and Knutsford	2-hourly daytime service on Saturdays but no Sunday service.
Disley	199	Generally every 30 minutes	Last bus to/from Disley is late evening.	Stockport, Manchester Airport, Buxton	Yes	Generally a half hourly Saturday service and hourly Sunday service.
Mobberley	88	Hourly	Last bus to/from Mobberley	Altrincham and Macclesfield	Yes for Knutsford and Altrincham	An hourly daytime Saturday

²³ In each direction.

²⁴ Working from 09:00 to 17:00 Monday to Friday.

Settlement	Service	Daytime frequency ²³	Evening frequency	Principal destination(s)	Commutable ²⁴ service	Notes
			is early evening.			service but no Sunday service.
Prestbury	19	Generally hourly	Last bus to/from Prestbury is early evening.	Macclesfield	Yes	A generally hourly Saturday service but no Sunday service.

Rail services

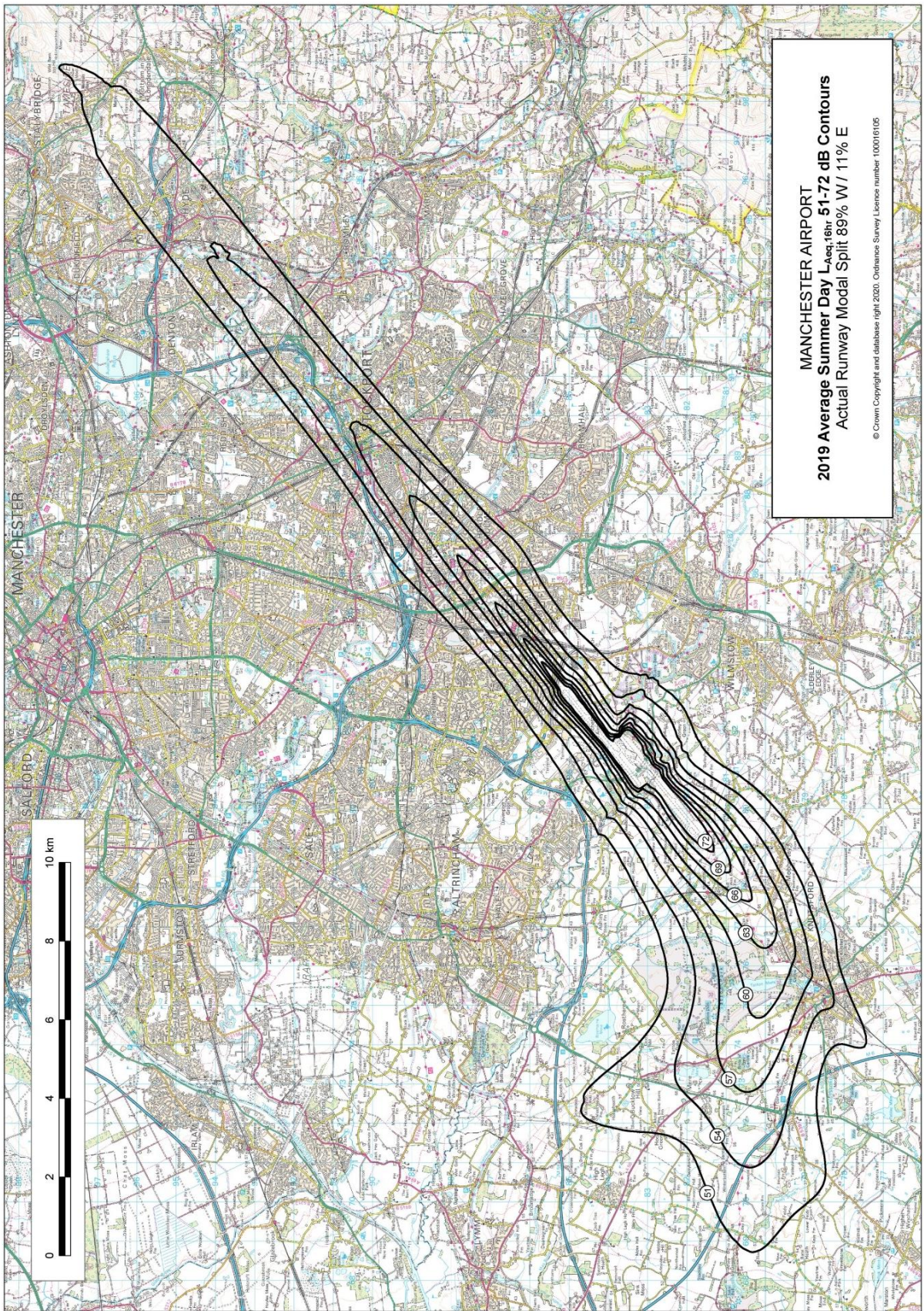
Settlement	Daytime frequency ²⁵	Evening frequency	Principal destination(s)	Commutable ²⁶ service	Notes
Alderley Edge	Generally 3 trains per hour (Manchester direction); 2 trains per hours (Crewe direction).	Last train to/from Alderley Edge is late evening.	Crewe; Manchester; Manchester Airport; Stockport; Wilmslow	Yes	Good weekend service.
Chelford	Generally one train per hour	Last train to/from Chelford is late evening.	Crewe; Manchester; Stockport; Wilmslow	Yes	Good weekend service.
Disley	Generally two trains per hour	Last train to/from Disley is late evening.	Buxton; Manchester; Stockport	Yes	Good weekend service.
Mobberley	Generally one train per hour	Last train to/from Mobberley is late evening.	Chester; Stockport; Manchester	Yes	Good Saturday service; 2 hourly Sunday service.
Prestbury	Generally one train per	Last bus to/from	Macclesfield; Manchester;	Yes	Good Saturday

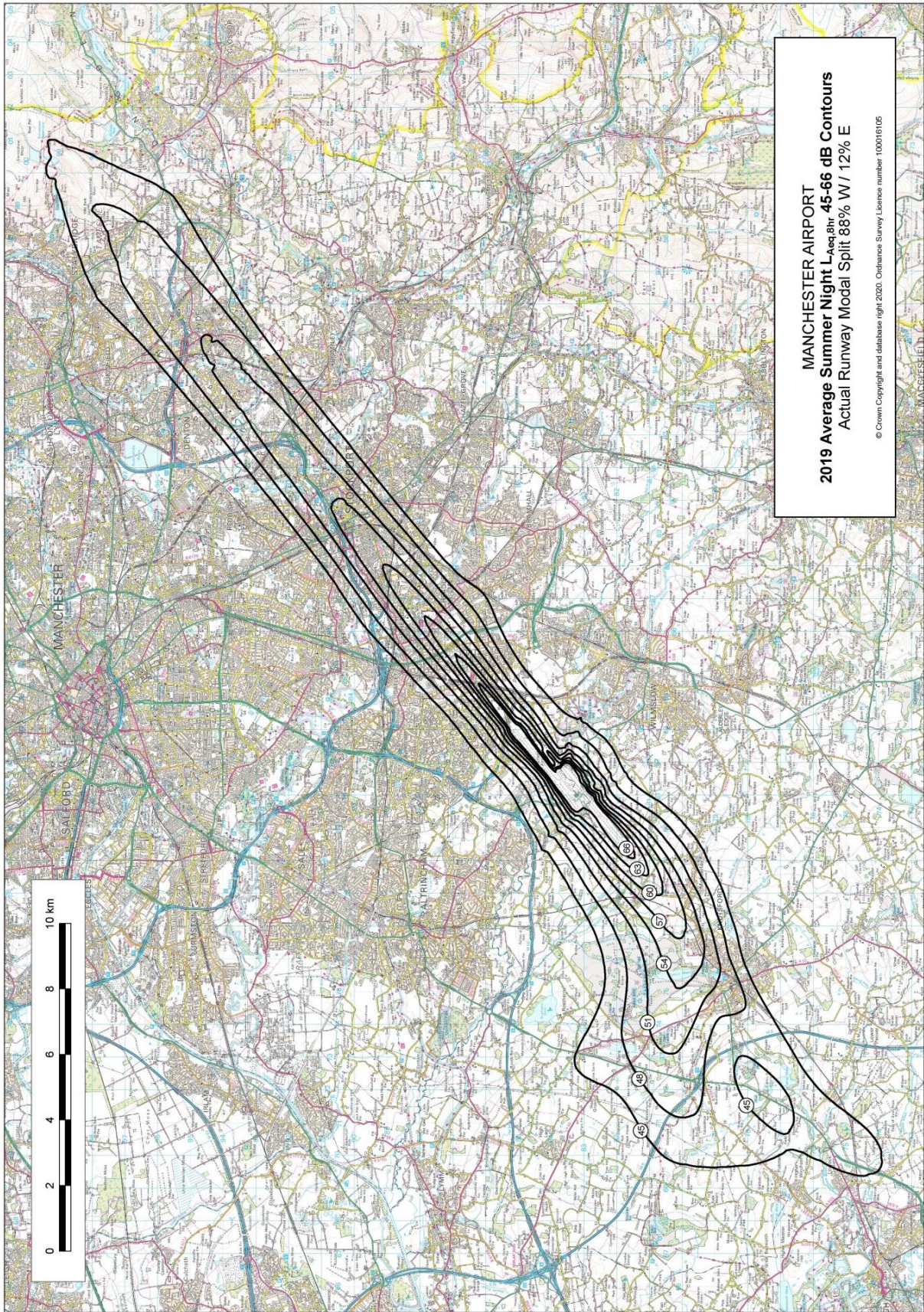
²⁵ In each direction.

²⁶ Working from 09:00 to 17:00 Monday to Friday.

Settlement	Daytime frequency ²⁵	Evening frequency	Principal destination(s)	Commutable ²⁶ service	Notes
	hour	Prestbury is late evening.	Stockport; Stoke-on-Trent		service; 3 hourly Sunday service.

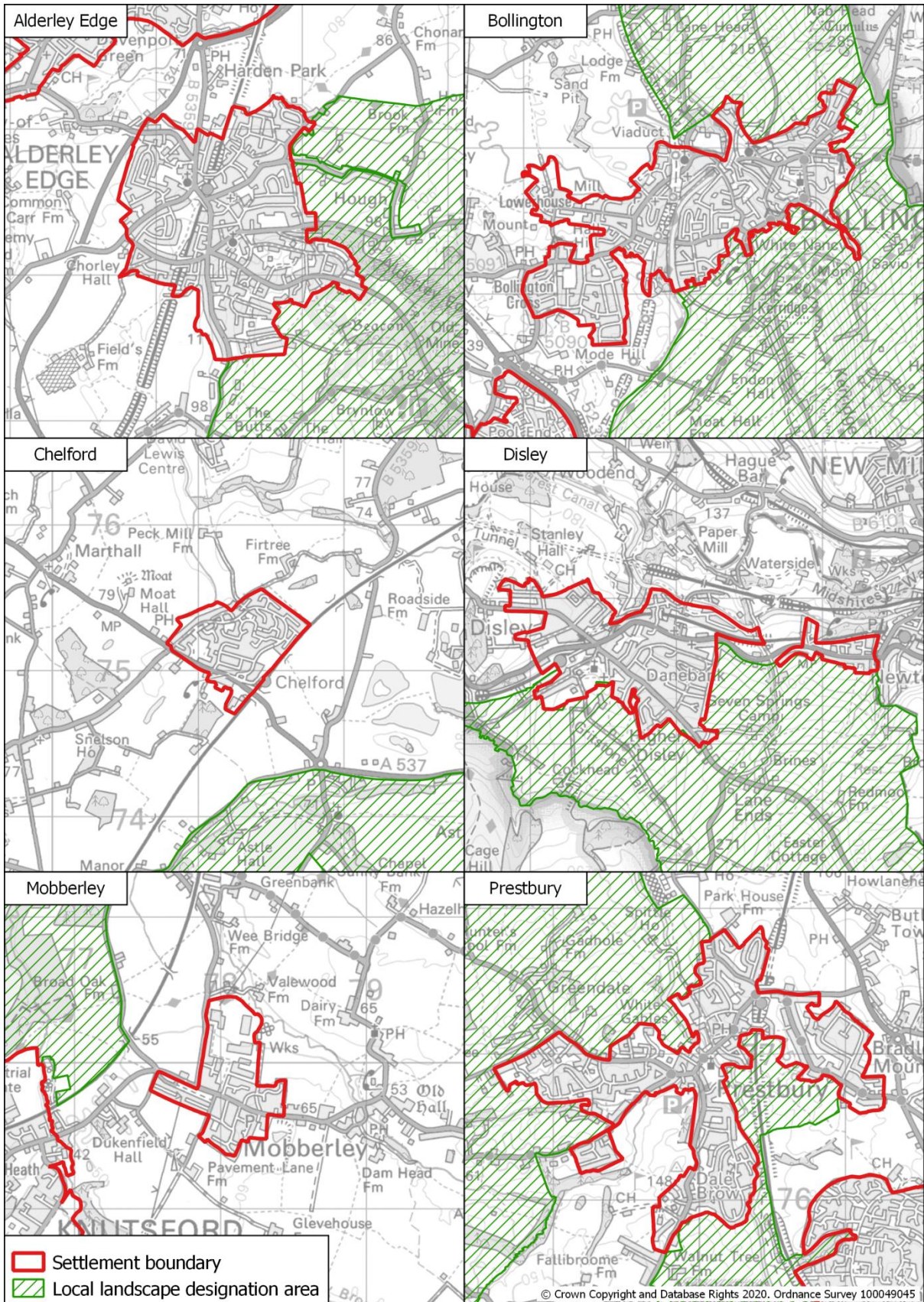
Appendix 4: Aircraft noise contour maps



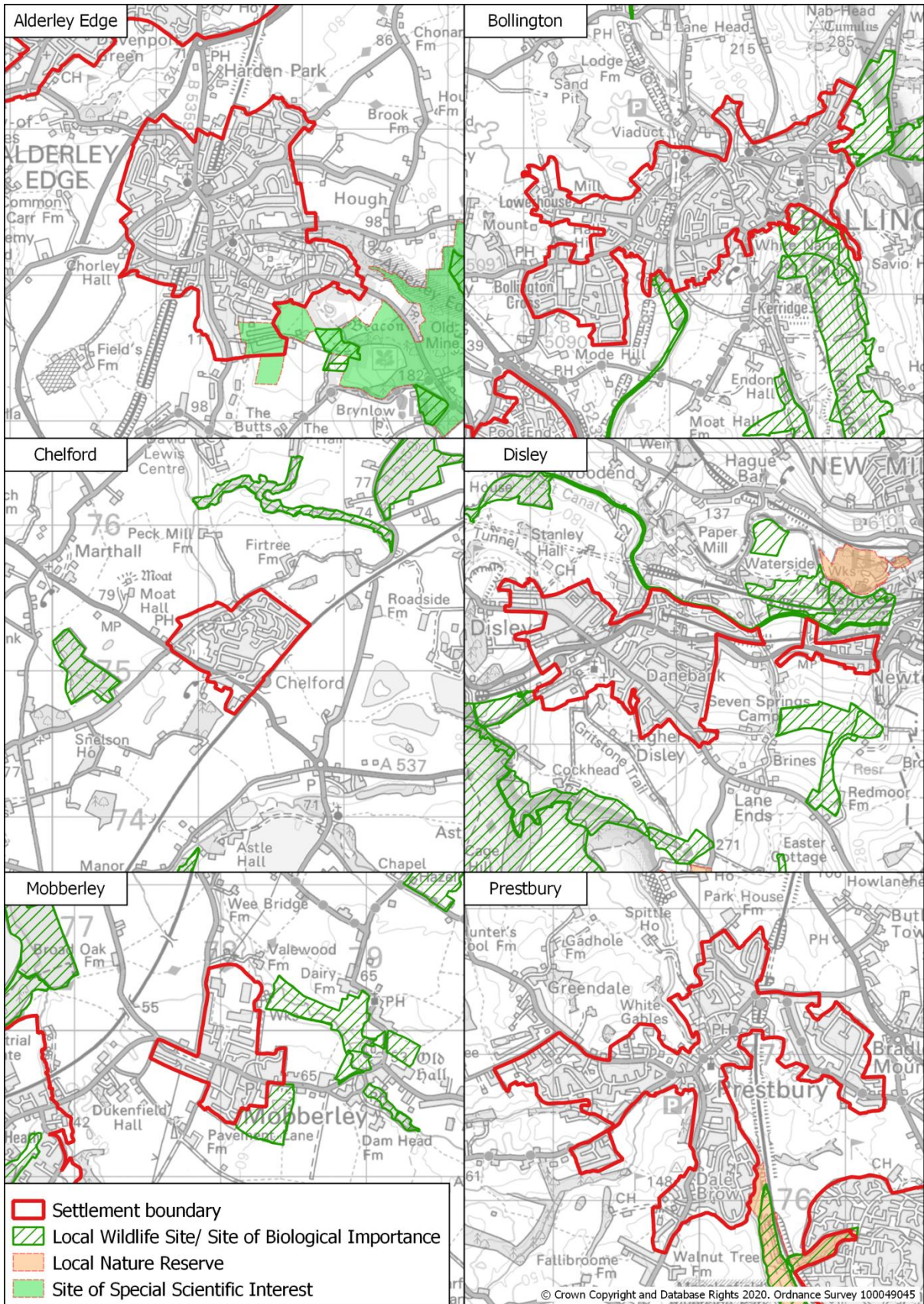


Appendix 5: Option 5 constraints maps

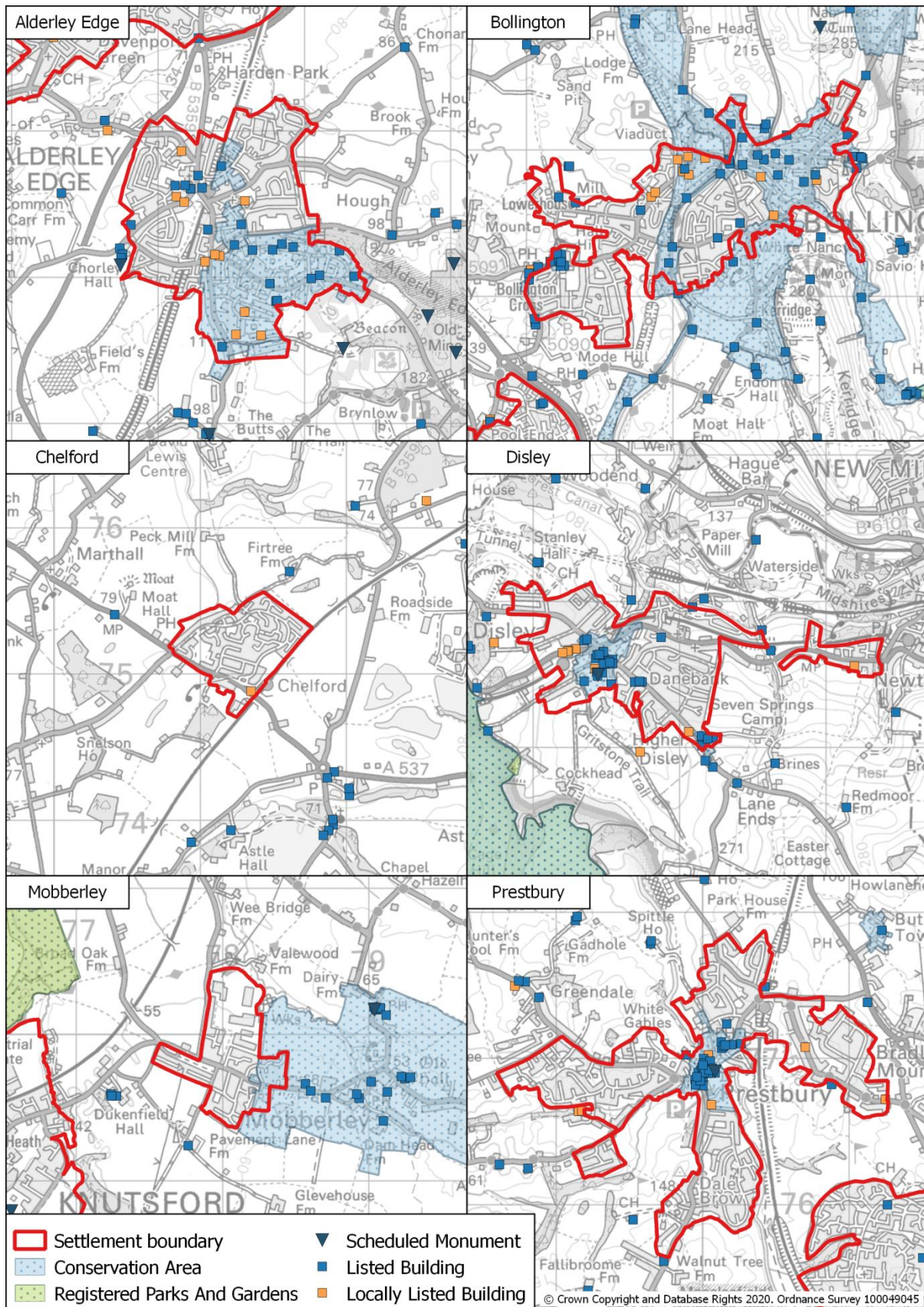
Local landscape designation areas



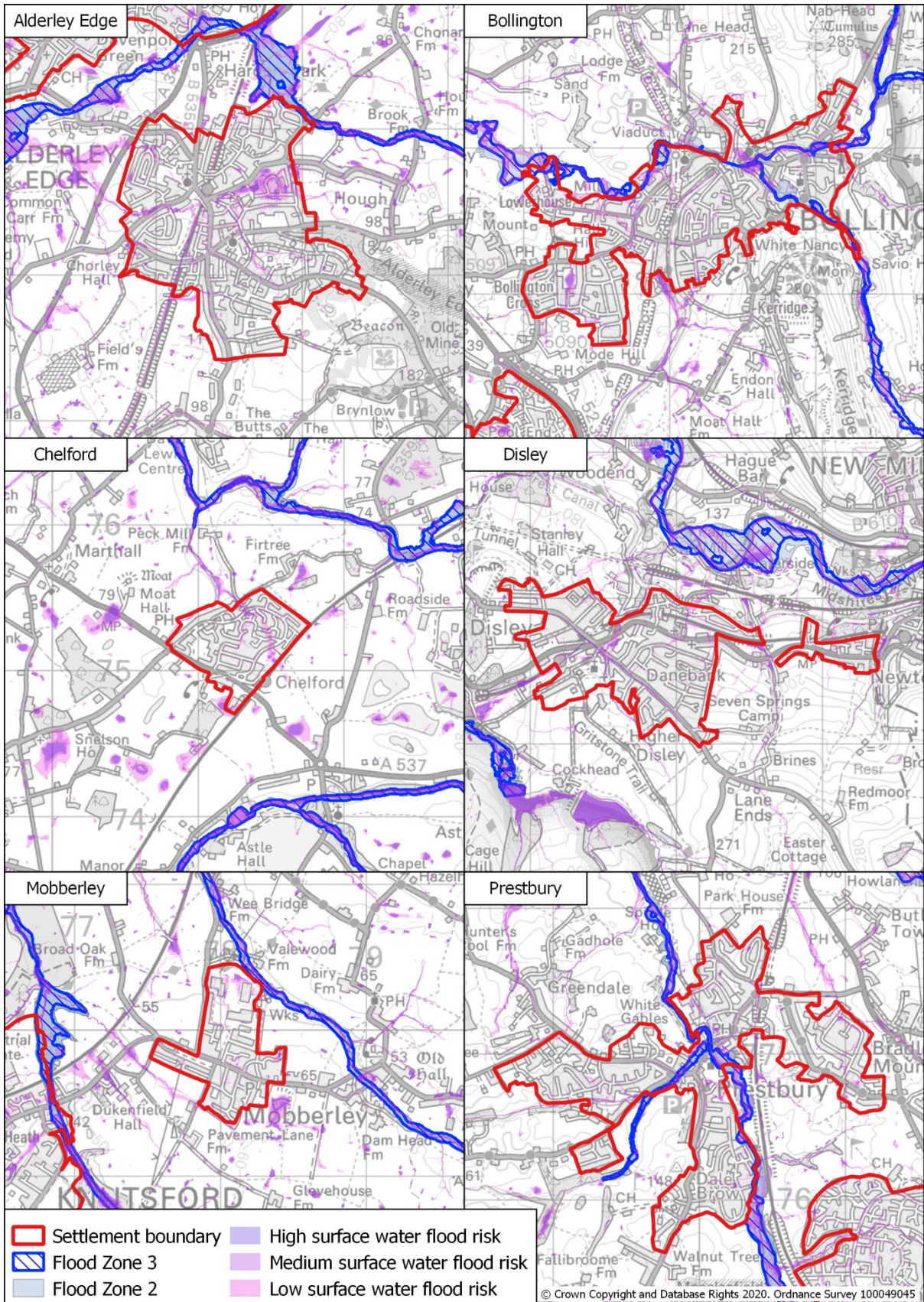
Nature conservation areas



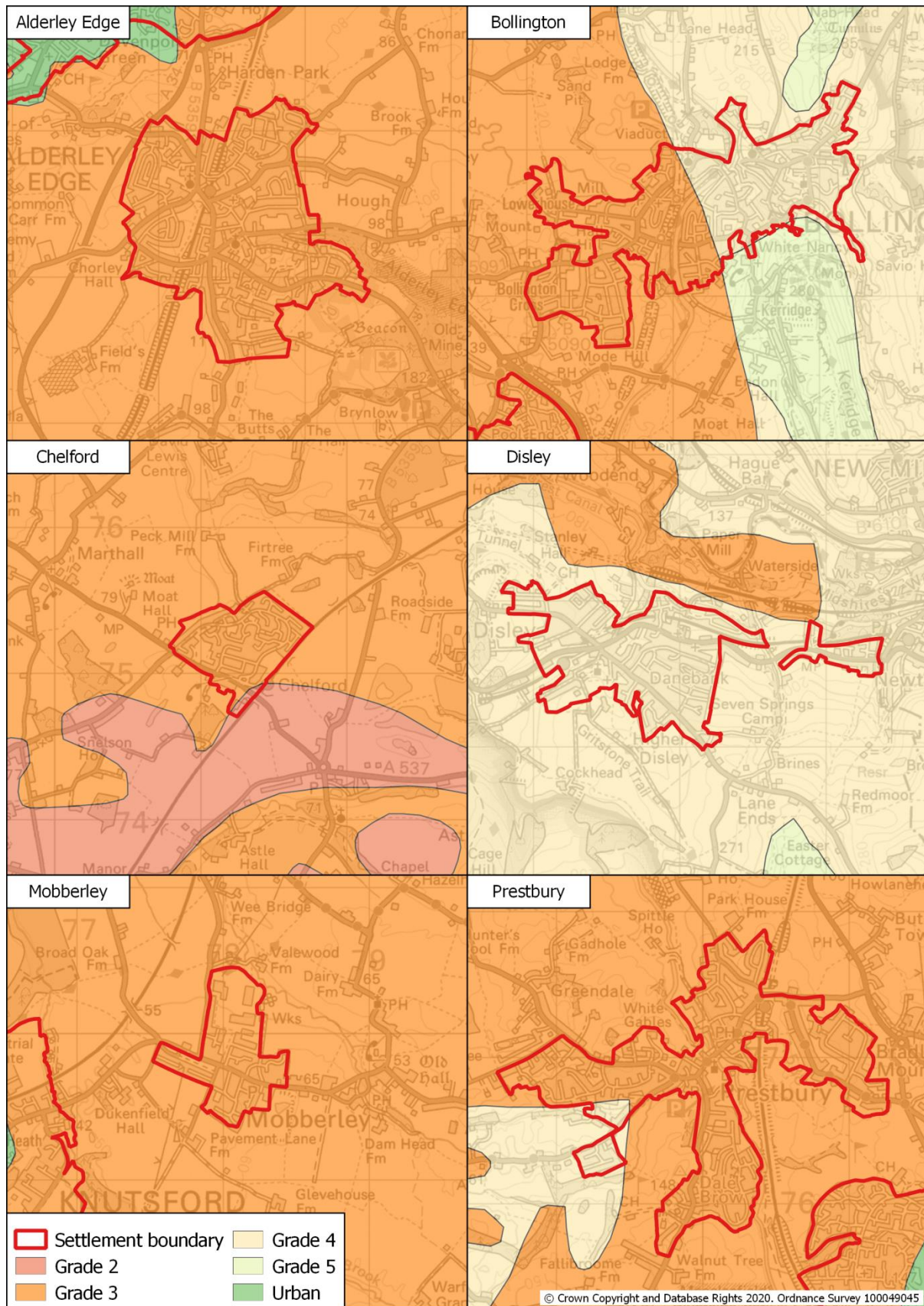
Historic environment



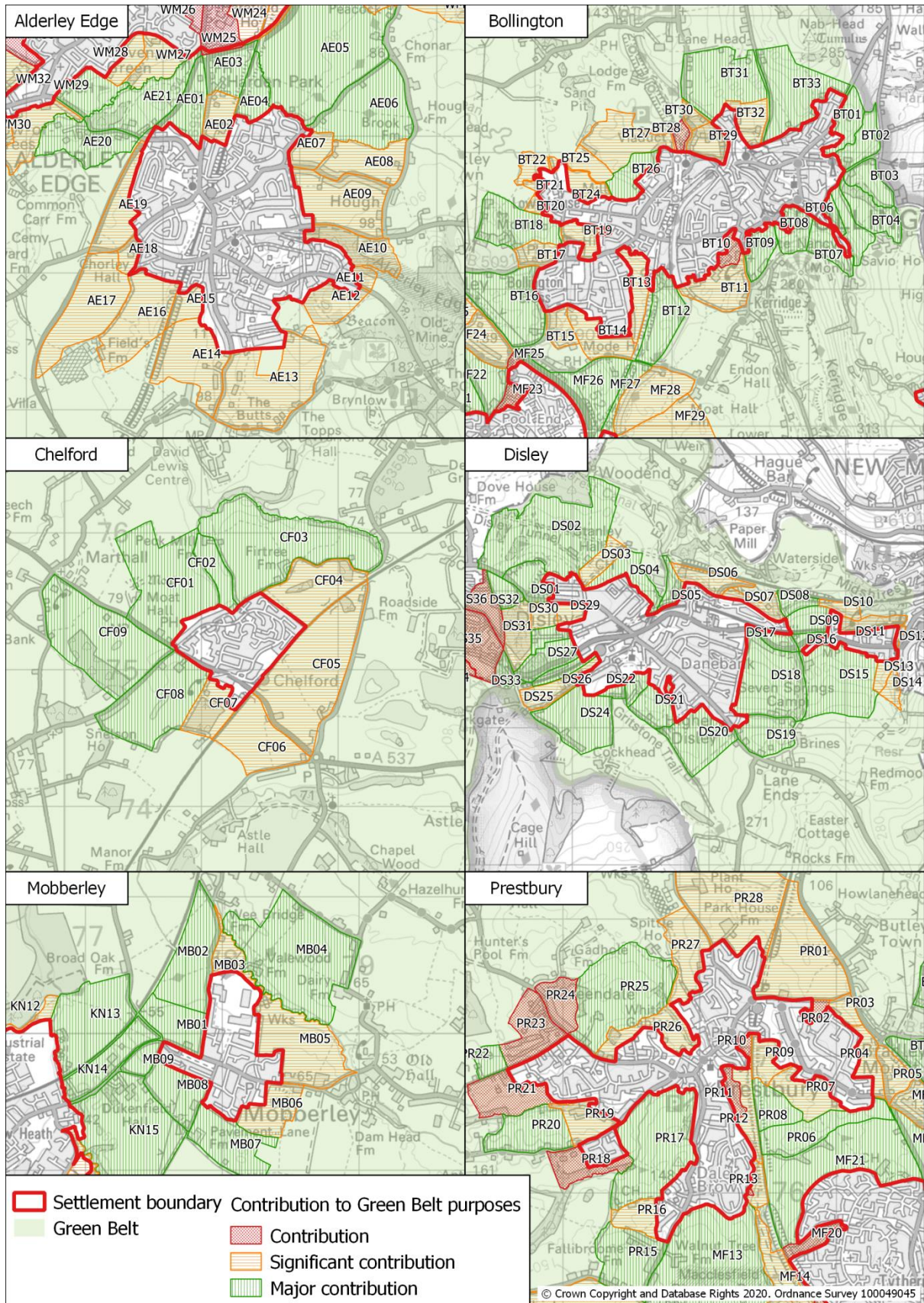
Flood risk



Best and most versatile agricultural land



Appendix 6: Option 6 Green Belt Maps



Appendix 7 Revised option C site selection process

10.0 This appendix documents the implementation of the site selection methodology to identify suitable sites to meet the 4.13 ha unmet safeguarded land requirement, considering sites in Alderley Edge, Bollington, Chelford, Disley and Prestbury. It should be read alongside the SADPD site selection methodology report [ED 07], the Revised Publication Draft SADPD Sustainability Appraisal (“SA”) [ED 03], the SADPD Habitats Regulations Assessment (“HRA”) [ED 04], the Revised Publication Draft SADPD [ED 01]; the Alderley Edge Settlement Report [ED 21], the Bollington Settlement Report [ED 24], the Chelford Settlement Report [ED 26], the Disley Settlement Report [ED 29] and the Prestbury Settlement Report [ED 40].

Stage 1: Establishing a pool of sites

- 10.1 In line with the SSM, a longlist of potential sites was established for each settlement. This pool consists of all sites listed or submitted in the Urban Potential Assessment August 2015); the Edge of Settlement Assessment (August 2015); the LPS Final Site Selection Reports (July 2016); the LPS examination hearing sessions (October 2016); the Call for Sites (June 2017); the First Draft SADPD consultation (October 2018); and the initial Publication Draft SADPD consultation (September 2019).
- 10.2 The sites identified at stage 1 are listed and mapped in each of the individual settlement reports.

Stage 2: First site sift

- 10.3 The first site sift was carried out to produce a shortlist of sites for further consideration in the site selection process. Sites were removed that:
- cannot accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside, as defined in the LPS and are not currently compliant with those policies;
 - are not being actively promoted;
 - have planning permission as at 31/03/20;
 - are in use (unless there is clear indication that this will cease);
 - contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield);
 - are LPS safeguarded land; or
 - are allocated in the LPS.
- 10.4 The sites identified at stage 2 are listed and mapped in each of the individual settlement reports.

Stage 3: Decision point – the need for sites

10.5 Under the initial preferred option for distributing safeguarded land, there remains an unmet requirement of 4.13 ha of safeguarded land. Therefore, it is recommended that the site selection process continues in order to identify sufficient sites to meet the overall safeguarded land requirement.

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

10.6 Table 1 below shows the remaining sites following the initial site sift (stage 2) and following the selection of sites for safeguarded land in the individual settlement reports. The sites in the table are the sites that have been considered Stage 4 of the SSM to meet the unmet requirement for safeguarded land and for possible inclusion in the SADPD.

Option ref	Site name	Settlement	Gross site area (ha)	Policy designation ²⁷
CFS6	Land at Field Bank Farm, Withinlee Road	Prestbury	1.88	Green Belt
CFS29	Cloughside Farm, Lower Greenshall Lane	Disley	4.70	Green Belt
CFS58	Land at Shirleys Drive	Prestbury	1.43	Green Belt
CFS79	Land to the east of 41a Shrigley Road	Bollington	0.65	Green Belt
CFS105	Jacksons Edge Quarry, Jacksons Edge Road	Disley	3.91	Green Belt
CFS112	Bentside Farm Site A	Disley	4.14	Green Belt
CFS113	Bentside Farm Site B	Disley	4.59	Green Belt
CFS130a	Land between Beech Road and Whitehall Brook	Alderley Edge	5.83	Green Belt
CFS130b	Land north of Beech Road	Alderley Edge	3.58	Green Belt
CFS154	Area A, land at Bridge Green	Prestbury	2.94	Green Belt
CFS155	Area B, land at Bridge Green	Prestbury	3.04	Green Belt
CFS193	Land at Lower Greenshall Lane, north of Buxton Road	Disley	2.15	Green Belt
CFS196	Land at Hag Bank Lane	Disley	0.08	Green Belt
CFS197	Land north of Chelford Road and west of Collar House Drive	Prestbury	3.35	Green Belt

²⁷ In the adopted LPS.

Option ref	Site name	Settlement	Gross site area (ha)	Policy designation ²⁷
CFS199	Greystones Allotment Site, Buxton Road	Disley	0.36	Existing Open Space
CFS277	Land at 59 Shrigley Road	Bollington	1.07	Green Belt
CFS331a	Land at Heybridge Lane (southern site, larger area)	Prestbury	4.74	Green Belt
CFS331b	Land at Macclesfield Road and Prestbury Road	Prestbury	18.54	Green Belt
CFS342	Land At Mere Hills Farm	Chelford	9.49	Green Belt
CFS352a	Greg Avenue/Ashbrook Road (eastern end of Hall Hill)	Bollington	0.79	Green Belt
CFS359/400	Land to the rear of Congleton Road and south of Lydiat Lane	Alderley Edge	2.43	Green Belt
CFS366	Land west of Heyes Lane	Alderley Edge	3.17	Green Belt
CFS370	Land east of Heyes Lane	Alderley Edge	4.87	Green Belt
CFS391 plot 1	Land at White Gables Farm (land south of cricket ground)	Prestbury	1.20	Low density housing area (saved policy H12)
CFS391 plot 2	Land at White Gables Farm (land north east of cricket ground)	Prestbury	0.80	Green Belt
CFS391 plot 3	Land at White Gables Farm (land north of cricket ground)	Prestbury	1.50	Green Belt
CFS391 Plot 4	The Bowery (land at White Gables Farm north of Bollin Grove)	Prestbury	2.77	Green Belt
CFS391 Plot 5	Butley Heights smaller site (land at White Gables Farm off Butley Lanes)	Prestbury	1.54	Green Belt
CFS391 Plot 5b	Butley Heights – larger site (land at White Gables Farm off Butley Lanes)	Prestbury	4.01	Green Belt
CFS391 Plot 8	Land at White Gables Farm (land off Castle Hill)	Prestbury	4.80	Green Belt
CFS394	Land south of Netherfields	Alderley Edge	2.23	Green Belt
CFS404 Plot 1a	Remaining land at Ryleys Farm, north of Chelford Road	Alderley Edge	4.63	Green Belt
CFS404 Plot 2	Ryleys Farm, south of Chelford Road	Alderley Edge	7.70	Green Belt
CFS404 Plot 3	Ryleys Farm, west of railway	Alderley Edge	4.75	Green Belt
CFS405	Land at Whitehall Meadow	Alderley Edge	3.27	Green Belt

Option ref	Site name	Settlement	Gross site area (ha)	Policy designation ²⁷
CFS407	Land between Buxton Road and Corks Lane	Disley	8.11	Green Belt
CFS427a	Land at Chelford Village - parcel A	Chelford	19.40	Green Belt
CFS427b	Land at Chelford Village - parcel B	Chelford	18.42	Green Belt
CFS427c	Land at Chelford Village - parcel C	Chelford	14.40	Green Belt
CFS427c(i)	Land east of Chelford Railway Station (variation of CFS 427c)	Chelford	4.63	Green Belt
CFS557	Cocksheadhey Road	Bollington	2.00	Green Belt
CFS576	Land north of Withinlee Road	Prestbury	3.46	Green Belt
CFS620	Land to the rear of 40 Congleton Road	Alderley Edge	14.01	Green Belt
FDR855a	Land south of Grimshaw Lane	Bollington	0.31	Green Belt
FDR855b	Land between 15 and 17a Jackson Lane	Bollington	0.25	Green Belt
FDR1730	Land off Macclesfield Road	Prestbury	2.08	Green Belt
FDR2001	Remaining land off Heybridge Lane (northern site)	Prestbury	2.86	Green Belt
FDR2818a	Overflow car park, Hollin Hall Hotel,	Bollington	0.12	Green Belt
FDR2818b	Grassed area south of overflow car park, Hollin Hall Hotel,	Bollington	0.20	Green Belt
FDR2831	Mayfield, Wilmslow Road	Alderley Edge	0.35	Green Belt
FDR2871	Land at Heybridge Lane (southern site, smaller area)	Prestbury	1.10	Green Belt

Table 1: Sites considered in Stage 4 of the SSM

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

10.8 The sites were assessed in a consistent way:

- Site visits to all sites;
- Green Belt site assessments for those sites in the Green Belt; and
- Red/amber/green traffic light assessments and site commentary, with non-Green Belt sites considered first; then Green Belt sites that have been previously developed and/or are well-served by public transport; followed by those Green Belt sites making the lowest contribution to Green Belt purposes identified in the GBSAs.
- Sustainability Appraisal and Habitats Regulations Assessment of all sites for which a traffic light assessment was completed. Information on

accessibility can be found in the accessibility assessments, which is also included as criterion 14 in the traffic light assessments

- 10.9 The Green Belt site assessments are shown in Appendix 2 of each relevant settlement report and the traffic light assessments are shown in Appendix 3 of each relevant settlement report. The results of the sustainability appraisal can be found in the Revised Publication Draft SADPD Sustainability Appraisal [ED 03] and the results of the Habitats Regulations Assessment can be found in the SADPD Habitats Regulations Assessment [ED 04].

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

- 10.10 Using the SSM, and the iterative²⁸ assessment approach, the following sections of this appendix evaluate and assess the candidate sites. The work from each of the stages 5 to 7 of the SSM is presented together for each site.
- 10.11 All but two of the potential sites being promoted are in the Green Belt. As set out in the SSM, sites are considered iteratively: brownfield sites first, followed by non-Green Belt sites, then Green Belt sites with first consideration given to sites that have been previously-developed and/or are well-served by public transport; followed by Green Belt sites in accordance with the contribution made to Green Belt purposes. All Green Belt sites have been subject to a Green Belt site assessment (“GBSA”) (Appendix 2 of each relevant settlement report) to determine the contribution they make to Green Belt purposes.

Brownfield sites

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

²⁸ Further details on the iterative assessment approach can be found in the SADPD Site Selection Methodology Report.

Non-Green Belt sites

- 10.15 There are two potential non-Green Belt sites. These are sites CFS199 (Greystones Allotment Site, Buxton Road, Disley) and CFS391 Plot 1 (Land at White Gables Farm – land south of cricket ground, Prestbury). As defined in the LPS and NPPF, safeguarded land is “land between the urban area and the Green Belt”. These sites are within the urban area and as a result, they are not considered further as they do not meet the definition of safeguarded land.
- 10.16 As all land outside of the existing settlement boundaries of Alderley Edge, Bollington, Chelford, Disley and Prestbury is in the Green Belt, safeguarded land can only be found from those sites currently in the Green Belt.
- 10.17 It is clear that the unmet requirement for safeguarded land cannot be met from land that is currently outside of the Green Belt and there is a need to consider Green Belt sites through the SSM.

Green Belt sites

- 10.18 As required by NPPF (¶138), “*where it has been concluded that it is necessary to release Green Belt land for development, plans should give first consideration to land which has been previously-developed and/or is well-served by public transport*”. Whilst the safeguarding of land does not release it for development, it is nevertheless a potentially significant step towards that end. With that in mind, the implications of this national policy requirement have also been assessed in relation to the release of Green Belt land for safeguarding through the SADPD.
- 10.19 The site assessment criteria set out in the SADPD Site Selection Methodology includes consideration of the brownfield/greenfield status of the land, as well as the availability of public transport, enabling these factors to be fully considered in the site selection. Table 2 below provides assessments of the brownfield/greenfield status and public transport availability for each site under consideration. These assessments have been carried out in accordance with the detailed traffic light criteria set out in Appendix 2 of the Site Selection Methodology.

Site ref	Site name	Brownfield/greenfield?		Public transport frequency	
		Category	Commentary	Category	Commentary
CFS6	Land at Field Bank Farm, Withinlee Road, Prestbury	R	The site is greenfield land.	R	There are no bus or rail services within walking distance.

Site ref	Site name	Brownfield/greenfield?		Public transport frequency	
		Category	Commentary	Category	Commentary
CFS29	Cloughside Farm, Lower Greenshall Lane, Disley	R	The site is greenfield land.	G	There is a commutable bus service to Stockport, Manchester Airport and Buxton, and a commutable rail service to Manchester and Buxton within walking distance.
CFS58	Land at Shirleys Drive, Prestbury	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
CFS79	Land to the east of 41a Shrigley Road, Bollington	R	Majority greenfield – some of curtilage of 41a included.	G	Commutable bus service to Macclesfield and Stockport.
CFS105	Jacksons Edge Quarry, Jacksons Edge Road, Disley	R	The site is greenfield land.	G	There is a commutable bus service to Stockport, Manchester Airport and Buxton, and a commutable rail service to Manchester and Buxton within walking distance.
CFS112	Bentside Farm Site A, Disley	R	The site is greenfield land.	G	There is a commutable bus service to Stockport, Manchester Airport and Buxton, and a commutable rail service to Manchester and Buxton within walking distance.
CFS113	Bentside Farm Site B, Disley	R	The site is greenfield land.	G	There is a commutable rail service to Manchester and Buxton within walking distance but the distance to the nearest bus stop is beyond the recommended walking distance (500m)
CFS130a	Land between Beech Road and Whitehall Brook, Alderley Edge	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Crewe within walking distance.

Site ref	Site name	Brownfield/greenfield?		Public transport frequency	
		Category	Commentary	Category	Commentary
CFS130b	Land north of Beech Road, Alderley Edge	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Crewe within walking distance.
CFS154	Area A, land at Bridge Green, Prestbury	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
CFS155	Area B, land at Bridge Green, Prestbury	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
CFS193	Land at Lower Greenshall Lane, north of Buxton Road, Disley	R	The site is greenfield land.	G	There is a commutable bus service to Stockport, Manchester Airport and Buxton, and a commutable rail service to Manchester and Buxton within walking distance.
CFS196	Land at Hag Bank Lane, Disley	R	The site is greenfield land.	G	There is a commutable bus service to Stockport, Manchester Airport and Buxton, and a commutable rail service to Manchester and Buxton within walking distance.
CFS197	Land north of Chelford Road and west of Collar House Drive, Prestbury	R	The site is greenfield land.	G	There is a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
CFS277	Land at 59 Shrigley Road, Bollington	A	The site is a mix of greenfield and brownfield land.	G	Commutable bus service to Macclesfield and Stockport

Site ref	Site name	Brownfield/greenfield?		Public transport frequency	
		Category	Commentary	Category	Commentary
CFS331a	Land at Heybridge Lane (southern site, larger area), Prestbury	R	The site is greenfield land.	G	There is a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
CFS331b	Land at Macclesfield Road and Prestbury Road, Prestbury	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
CFS342	Land at Mere Hills Farm, Chelford	R	Predominately a greenfield site.	G	Bus stop is located on Knutsford Road in the village centre. Service to Macclesfield and Knutsford (service number 88). The village has a train station on the Crewe / Manchester west coast mainline.
CFS352a	Greg Avenue/ Ashbrook Road (eastern end of Hall Hill), Bollington	R	Greenfield	G	Commutable bus service to Macclesfield and Stockport
CFS359/400	Land to the rear of Congleton Road and south of Lydiat Lane, Alderley Edge	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Crewe within walking distance.
CFS366	Land west of Heyes Lane, Alderley Edge	R	The site is greenfield land.	G	There is a commutable rail service to Manchester and Crewe within walking distance.
CFS370	Land east of Heyes Lane, Alderley Edge	R	The site is greenfield land.	G	There is a commutable rail service to Manchester and Crewe within walking distance.

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

Site ref	Site name	Brownfield/greenfield?		Public transport frequency	
		Category	Commentary	Category	Commentary
CFS391 Plot 8	Land at White Gables Farm (land off Castle Hill), Prestbury	R	The site is greenfield land.	G	There is a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
CFS394	Land south of Netherfields, Alderley Edge	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Crewe within walking distance.
CFS404 Plot 1	Remaining land at Ryleys Farm, north of Chelford Road, Alderley Edge	R	The site is greenfield land.	G	There is a commutable rail service to Manchester and Crewe within walking distance.
CFS404 Plot 2	Ryleys Farm, south of Chelford Road, Alderley Edge	R	The site is greenfield land.	G	There is a commutable rail service to Manchester and Crewe within walking distance.
CFS404 Plot 3	Ryleys Farm, west of railway, Alderley Edge	R	The site is greenfield land.	G	There is a commutable rail service to Manchester and Crewe and a commutable bus service to Macclesfield within walking distance.
CFS405	Land at Whitehall Meadow, Alderley Edge	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Crewe within walking distance.
CFS407	Land between Buxton Road and Corks Lane, Disley	R	The site is greenfield land.	G	There is a commutable bus service to Stockport, Manchester Airport and Buxton, and a commutable rail service to Manchester and Buxton within walking distance.

Site ref	Site name	Brownfield/greenfield?		Public transport frequency	
		Category	Commentary	Category	Commentary
CFS427a	Land at Chelford Village – parcel A	R	Predominately a greenfield site.	G	Bus stop is located on Knutsford Road in the village centre. Service to Macclesfield and Knutsford (service number 88). The village has a train station on the Crewe / Manchester west coast mainline.
CFS427b	Land at Chelford Village – parcel B	R	Predominately a greenfield site.	G	Bus stop is located on Knutsford Road in the village centre. Service to Macclesfield and Knutsford (service number 88). The village has a train station on the Crewe / Manchester west coast mainline.
CFS427c	Land at Chelford Village – parcel C	R	Predominately a greenfield site.	G	Bus stop is located on Knutsford Road in the village centre. Service to Macclesfield and Knutsford (service number 88). The village has a train station on the Crewe / Manchester west coast mainline.
CFS427c (i)	Land east of Chelford Railway Station (variation of CFS 427c)	R	Predominately a greenfield site.	G	Bus stop is located on Knutsford Road in the village centre. Service to Macclesfield and Knutsford (service number 88). The village has a train station on the Crewe / Manchester west coast mainline.
CFS557	Cockshead hey Road, Bollington	A	The site is a mix of greenfield and brownfield land.	G	Commutable bus service to Macclesfield and Stockport
CFS576	Land north of Withinlee Road, Prestbury	R	The site is greenfield land.	R	There are no bus or rail services within walking distance.
CFS620	Land to the rear of 40 Congleton Road, Alderley Edge	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Crewe within walking distance.

Site ref	Site name	Brownfield/greenfield?		Public transport frequency	
		Category	Commentary	Category	Commentary
FDR855a	Land south of Grimshaw Lane, Bollington	R	Greenfield	G	Commutable bus service to Macclesfield and Stockport
FDR855b	Land between 15 and 17a Jackson Lane, Bollington	R	Greenfield	G	Commutable bus service to Macclesfield and Stockport
FDR1730	Land off Macclesfield Road, Prestbury	R	The site is greenfield land.	G	There is a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
FDR2001	Remaining land off Heybridge Lane (northern site), Prestbury	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.
FDR2818a	Overflow car park Hollin Hall Hotel, Bollington	G	Brownfield	G	Commutable bus service to Macclesfield and Stockport
FDR2818b	Grassed area south of overflow car park Hollin Hall Hotel, Bollington	R	Greenfield	G	Commutable bus service to Macclesfield and Stockport
FDR2831	Mayfield, Wilmslow Road, Alderley Edge	A	The site is a mix of brownfield and greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Crewe within walking distance.
FDR2871	Land at Heybridge Lane (southern site, smaller area), Prestbury	R	The site is greenfield land.	G	There is a commutable bus service to Macclesfield and a commutable rail service to Manchester and Stoke-on-Trent within walking distance.

Table 2: Brownfield/greenfield status and public transport availability

10.20 Of the 50 available Green Belt sites, one is a brownfield site, three are mixed brownfield/greenfield sites and 46 are greenfield sites. 48 of the sites are well-served by public transport and two are not.

10.21 To accord with NPPF ¶138, consideration will be given to sites in the following order:

1. Brownfield sites that are well-served by public transport (1 site);
2. Mixed brownfield/greenfield sites that are well-served by public transport (3 sites);
3. Greenfield sites that are well-served by public transport (44 sites); and
4. Greenfield sites that are not well-served by public transport (2 sites).

10.22 There are no brownfield or mixed brownfield/greenfield sites under consideration that are not well-served by public transport.

10.23 All Green Belt sites have been subject to a Green Belt Site Assessment (Appendix 2 in each relevant settlement report). First consideration will be given to sites that are previously-developed and/or well-served by public transport as set out above. Within each category of site above, those sites making the lowest contribution to the purposes of Green Belt are considered before those making a higher contribution, following the iterative approach set out in the Site Selection Methodology

10.24 Table 3 below shows the contribution that each site makes to the purposes of Green Belt.

Site Ref	Site Name	GBSA contribution to Green Belt purposes
CFS6	Land at Field Bank Farm, Withinlee Road, Prestbury	Significant contribution
CFS29	Cloughside Farm, Lower Greenshall Lane, Disley	Significant contribution
CFS58	Land at Shirleys Drive, Prestbury	Contribution
CFS79	Land to the east of 41a Shrigley Road, Bollington	Significant contribution
CFS105	Jacksons Edge Quarry, Jacksons Edge Road, Disley	Major contribution
CFS112	Bentside Farm Site A, Disley	Major contribution
CFS113	Bentside Farm Site B, Disley	Major contribution
CFS130a	Land between Beech Road and Whitehall Brook, Alderley Edge	Major contribution
CFS130b	Land north of Beech Road, Alderley Edge	Significant contribution
CFS154	Area A, land at Bridge Green, Prestbury	Contribution
CFS155	Area B, land at Bridge Green, Prestbury	Significant contribution
CFS193	Land at Lower Greenshall Lane, north of Buxton Road, Disley	Major contribution
CFS196	Land at Hag Bank Lane, Disley	Significant contribution
CFS197	Land north of Chelford Road and west of	Contribution

Site Ref	Site Name	GBSA contribution to Green Belt purposes
	Collar House Drive, Prestbury	
CFS277	Land at 59 Shrigley Road, Bollington	Major contribution
CFS331a	Land at Heybridge Lane (southern site, larger area), Prestbury	Significant contribution
CFS331b	Land at Macclesfield Road and Prestbury Road, Prestbury	Major contribution
CFS342	Land At Mere Hills Farm, Chelford	Major contribution
CFS352a	Greg Avenue/ Ashbrook Road (eastern end of Hall Hill), Bollington	Significant contribution
CFS359/400	Land to the rear of Congleton Road and south of Lydiat Lane, Alderley Edge	Significant contribution
CFS366	Land west of Heyes Lane, Alderley Edge	Major contribution
CFS370	Land east of Heyes Lane, Alderley Edge	Significant contribution
CFS391 plot 2	Land at White Gables Farm (land north east of cricket ground), Prestbury	Significant contribution
CFS391 plot 3	Land at White Gables Farm (land north of cricket ground), Prestbury	Significant contribution
CFS391 plot 4	The Bowery (land at White Gables Farm north of Bollin Grove), Prestbury	Significant contribution
CFS391 plot 5	Butley Heights smaller site (land at White Gables Farm off Butley Lanes), Prestbury	Significant contribution
CFS391 plot 5b	Butley Heights larger site (land at White Gables Farm off Butley Lanes), Prestbury	Significant contribution
CFS391 plot 8	Land at White Gables Farm (land off Castle Hill), Prestbury	Significant contribution
CFS394	Land south of Netherfields, Alderley Edge	Significant contribution
CFS404 Plot 1	Remaining land at Ryleys Farm, north of Chelford Road, Alderley Edge	Significant contribution
CFS404 Plot 2	Ryleys Farm, south of Chelford Road, Alderley Edge	Major contribution
CFS404 Plot 3	Ryleys Farm, west of railway, Alderley Edge	Significant contribution
CFS405	Land at Whitehall Meadow, Alderley Edge	Major contribution
CFS407	Land between Buxton Road and Corks Lane, Disley	Major contribution
CFS427a	Land at Chelford Village - parcel A	Major contribution
CFS427b	Land at Chelford Village - parcel B	Significant contribution
CFS427c	Land at Chelford Village - parcel C	Significant contribution
CFS427c (i)	Land east of Chelford Railway Station (variation of CFS 427c)	Significant Contribution
CFS557	Cocksheadhey Road, Bollington	Major contribution
CFS576	Land north of Withinlee Road, Prestbury	Major contribution
CFS620	Land to the rear of 40 Congleton Road, Alderley Edge	Significant contribution
FDR855a	Land south of Grimshaw Lane, Bollington	Contribution
FDR855b	Land between 15 and 17a Jackson Lane,	Contribution

Site Ref	Site Name	GBSA contribution to Green Belt purposes
	Bollington	
FDR1730	Land off Macclesfield Road, Prestbury	Significant contribution
FDR2001	Remaining land off Heybridge Lane (northern site), Prestbury	Contribution
FDR2818a	Overflow car park Hollin Hall Hotel, Bollington	Contribution
FDR2818b	Grassed area south of overflow car park Hollin Hall Hotel, Bollington	Contribution
FDR2831	Mayfield, Wilmslow Road, Alderley Edge	Significant contribution
FDR2871	Land at Heybridge Lane (southern site, smaller area), Prestbury	Significant contribution

Table 3: Green Belt site assessments summary results

Brownfield sites well-served by public transport

10.25 There is one potential brownfield site that is well-served by public transport. This is site FDR2818a (Overflow car park, Hollin Hall Hotel, Bollington).

Site FDR2818a Overflow car park, Hollin Hall Hotel, Bollington

10.26 As set out in the Bollington Settlement Report [ED 24], this site is not considered to be suitable for designation as safeguarded land. It is a very small site (0.12 ha) and mitigation measures required to address heritage concerns are likely to reduce the developable area further. In addition, the site is in use as an overflow car park for the Hollin Hall Hotel. It is also clear that replacement car parking would be needed; which would have further Green Belt and heritage impacts that cannot be quantified without any clear proposals.

10.27 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Summary of brownfield sites well-served by public transport

10.28 The unmet requirement for safeguarded land cannot be met from brownfield sites that are well-served by public transport. As a result, there is a need to consider the next category of sites, which is mixed brownfield/greenfield sites that are well-served by public transport.

Mixed brownfield/greenfield sites that are well-served by public transport

10.29 There are three potential mixed brownfield/greenfield sites that are well-served by public transport. One of these sites makes a 'significant contribution' to Green Belt purposes and two make a 'major contribution' to Green Belt purposes.

‘Significant contribution’ sites

10.30 Site FDR2831 (Mayfield, Wilmslow Road, Alderley Edge) is a potential mixed brownfield/greenfield site that is well-served by public transport and makes a ‘significant contribution’ to Green Belt purposes.

Site FDR2831 Mayfield, Wilmslow Road, Alderley Edge

10.31 As set out in the Alderley Edge Settlement Report [ED 21], there are two criteria that score red in the traffic light assessments. The site scores red for settlement character and urban form impact. It is not directly adjacent to the settlement boundary. It also scores red for flooding as there are significant parts of the site with a high/medium risk of surface water flooding. There is also an ordinary watercourse running through the site which would need appropriate consideration. Given the issues noted and the small size of the site it is considered that these issues would be difficult to overcome.

10.32 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

‘Major contribution’ sites

10.33 Sites CFS277 (Land at 59 Shrigley Road, Bollington) and CFS557 (Cocksheadhey Road, Bollington) are potential mixed brownfield/greenfield sites that are well-served by public transport and make a ‘major contribution’ to Green Belt purposes.

Site CFS277 Land at 59 Shrigley Road, Bollington

10.34 As set out in the Bollington Settlement Report [ED 24], there are three criteria that score red in the traffic light assessments. The site scores red for settlement character and urban form impact, only adjoining the settlement on one substantial side. It also scores red for landscape impact as it is within the Peak Fringe Local Landscape Designation Area in very close proximity to the National Park boundary. It is considered that the site forms an important transitional area between urban Bollington and the Peak District National Park. It also scores red for ecology as part of the site affects the Lower Harrop Brook Meadows Local Wildlife Site; there are grassland habitats on site and potential for protected species to be present. There are also a large number of factors scoring amber in the traffic light assessments where mitigation measures would be required. Given the site’s importance to the Green Belt and all the issues noted, it is considered that these would be difficult to overcome.

10.35 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Site CFS557 Cocksheadhey Road, Bollington

10.36 As set out in the Bollington Settlement Report [ED 24], there are two criteria that score red in the traffic light assessments. The site scores red for

landscape impact as it is within the Peal Fringe Local Landscape Designation Area and is part of the important wooded backdrop to Bollington. It also scores red for the loss of employment land as there is a business use on the site. There are a number of factors scoring amber in the traffic light assessments where mitigation measures would be required. Of particular concern are the impacts on heritage assets and ecology. Given the site's importance to the Green Belt, all the issues noted and the extensive mitigation measures required, it is considered that the issues would be difficult to overcome.

10.37 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Summary of mixed brownfield/greenfield sites that are well-served by public transport

10.38 The unmet requirement for safeguarded land cannot be met from mixed brownfield/greenfield sites that are well-served by public transport. As a result, there is a need to consider the next category of sites, which is greenfield sites that are well-served by public transport.

Greenfield sites that are well-served by public transport

10.39 There are 44 potential greenfield sites that are well-served by public transport. Of these, seven make a 'contribution' to Green Belt purposes; 25 make a 'significant contribution'; and 12 make a 'major contribution'.

'Contribution' sites

10.40 The following sites are potential greenfield sites that are well-served by public transport and make a 'contribution' to Green Belt purposes:

- CFS58 Land at Shirleys Drive, Prestbury
- CFS154 (Area A, land at Bridge Green, Prestbury)
- CFS197 (Land north of Chelford Road and west of Collar House Drive, Prestbury)
- FDR855a (Land south of Grimshaw Lane, Bollington)
- FDR855b (Land between 15 and 17a Jackson Lane, Bollington)
- FDR2001 (Remaining land off Heybridge Lane (northern site), Prestbury)
- FDR2818b (Grassed area south of overflow car park Hollin Hall Hotel, Bollington)

CFS58 Land at Shirleys Drive, Prestbury

10.41 As set out in the Prestbury Settlement Report [ED 40], the site is not considered to be suitable for identification as safeguarded land. In summary, there are significant issues identified that are likely to prove difficult to overcome should the site be allocated for development in the future. In particular, it scores 'red' for landscape impact as it is within the Bollin Valley Local Landscape Designation Area and is highly visible from the well-used public footpath connecting Prestbury with the wider countryside. It also scores

'red' for impact on heritage assets as it is considered that development of the site would cause demonstrable harm to the setting of the Prestbury Conservation Area. Given the orientation of the site and the potential point of access, it is considered that it would be particularly difficult to provide adequate mitigation to address the harm to the landscape and the setting of the conservation area.

10.42 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Site CFS154 Area A, land at Bridge Green, Prestbury

10.43 As set out in the Prestbury Settlement Report [ED 40], the site is not considered to be suitable for identification as safeguarded land. In summary, there are significant issues identified that are likely to prove difficult to overcome should the site be allocated for development in the future. In particular, it scores 'red' for ecology impact as surveys carried out previously show that the land has sufficient ecological value to warrant designation as a Local Wildlife Site and there are likely to be significant effects where mitigation or avoidance would be very difficult. It also scores 'red' for landscape impact as it is within the Bollin Valley Local Landscape Designation Area and is highly visible from the footpaths running through the site, connecting the village with the wider countryside. It is considered that there would be significant impacts that would be difficult to mitigate.

10.44 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

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

10.45 As set out in the Prestbury Settlement Report [ED 40], the site is not considered to be suitable for identification as safeguarded land. In summary, there are significant issues identified that are likely to prove difficult to overcome should the site be allocated for development in the future. In particular, it scores 'red' for highways impact as there is no footpath along Chelford Road to Prestbury village centre for approximately 450m of the road and providing one would be difficult. It seems unlikely that safe and convenient pedestrian access could be created. It scores 'red' in relation to protected trees due to the numerous and extensive TPO trees and TPO areas within and at the boundaries of the site. It also scores 'red' for landscape impact as it is within the Alderley Edge and West Macclesfield Wooded Estates Local Landscape Designation Area, with a public footpath along its eastern boundary. It is fairly prominent in the landscape and forms an important part of the green and verdant character of the area and setting of the village. Overall, it is considered that there would be significant impacts that would be difficult to mitigate.

10.46 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Site FDR855a Land south of Grimshaw Lane, Bollington

- 10.47 As set out in the Bollington Settlement Report [ED 24], the site is not considered to be suitable for identification as safeguarded land. In summary, there are significant issues identified that are likely to prove difficult to overcome should the site be allocated for development in the future, particularly in relation to landscape impact; impact on heritage assets; and access.
- 10.48 The site scores 'red' for landscape impact as it is within the Peak Fringe Local Landscape Designation Area. It is a prominent, elevated, sloping site with long-line views across the Cheshire Plain and landscape impacts would be difficult to mitigate. Whilst the site initially scored 'amber' for heritage impact, the subsequent Heritage Impact Assessment confirmed that the openness, elevated topography and stone wall all contribute to the significance and appearance of the Kerridge Conservation Area. Development of the site is likely to have a moderate/large adverse impact on the conservation area. Access cannot be obtained from Grimshaw Lane so access to the site would have to be obtained from site FDR855b. Achieving an access that does not impact on this sensitive site may be difficult.
- 10.49 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Site FDR855b Land between 15 and 17a Jackson Lane, Bollington

- 10.50 As set out in the Bollington Settlement Report [ED 24], it is considered that whilst future development on this site could be possible, there are a number of issues to consider, and although it makes a 'contribution' to Green Belt purposes (rather than a significant or major contribution), there are other sites available that would provide more suitable land for development if required in the future.
- 10.51 The site is small (0.25 ha) and whilst a site of this size could make a modest contribution to meeting development needs in the future, mitigation measures required to address issues (particular in relation to heritage) means that developable area would be reduced somewhat further. The site is within the Kerridge Conservation Area, is on a slope and contains important features including the stone wall and mature lime tree.
- 10.52 It is recommended that due to the very limited contribution the site could make to meeting future development needs, it should not be identified for safeguarded land and should remain in the Green Belt.

Site FDR2001 Remaining land off Heybridge Lane (northern site), Prestbury

- 10.53 As set out in the Prestbury Settlement Report [ED 40], a small part of this site (0.94 ha) is recommended for inclusion in the SADPD as safeguarded land. The main area of concern with this site is its impact on the landscape. It is within the Bollin Valley Local Landscape Designation Area and is highly visible from a number of public footpaths located near to the site. Recognising that

there are no suitable alternative sites in Prestbury that are not located within a Local Landscape Designation Area, the Prestbury Settlement Report considers that landscape impacts could be suitably mitigated if the smaller part of the site already identified was designated as safeguarded land. This smaller part is the part best related to the urban area and most distant from public vantage points along existing public rights of way. It is considered that it would be very difficult to successfully mitigate the landscape impacts on any remaining part of this site, were it to be allocated for development in the future.

10.54 It is recommended that the remaining part of this site should not be identified for safeguarded land and should remain in the Green Belt.

Site FDR2818b Grassed area south of overflow car park, Hollin Hall Hotel, Bollington

10.55 As set out in the Bollington Settlement Report [ED 24], this site is not considered to be suitable for designation as safeguarded land. It could only be accessed through site FDR2818a, which is considered above. Notably, there are no approved plans for the relocation of the car park currently in use at site FDR2818a, and the additional Green Belt and heritage impacts associated with any replacement car parking cannot be quantified.

10.56 In addition, this site FDR2818b scores 'red' for landscape impacts as it is within the Peak Fringe Local Landscape Designation Area where landscape impacts may be difficult to mitigate. It is also within the Kerridge Conservation Area and is within the curtilage of the Hollin Hall Hotel (grade II listed). Any future development is likely to affect the significance and setting of these heritage assets.

10.57 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Summary of greenfield sites that are well-served by public transport making a 'contribution' to Green Belt purposes

10.58 The unmet requirement for safeguarded land cannot be met from greenfield sites that are well-served by public transport making a 'contribution' to Green Belt purposes. As a result, there is a need to consider the next category of sites, which is greenfield sites that are well-served by public transport making a 'significant contribution' to Green Belt purposes.

'Significant contribution' sites

10.59 The following sites are potential greenfield sites that are well-served by public transport and make a 'significant contribution' to Green Belt purposes:

- CFS29 (Cloughside Farm, Lower Greenshall Lane, Disley)
- CFS79 (Land to the east of 41a Shrigley Road, Bollington)
- CFS130b (Land north of Beech Road, Alderley Edge)
- CFS155 (Area B, land at Bridge Green, Prestbury)
- CFS196 (Land at Hag Bank Lane, Disley)

- CFS331a (Land at Heybridge Lane (southern site, larger area), Prestbury)
- CFS352a (Greg Avenue/ Ashbrook Road (eastern end of Hall Hill), Bollington)
- CFS359/400 (Land to the rear of Congleton Road and south of Lydiat Lane, Alderley Edge)
- CFS370 (Land east of Heyes Lane, Alderley Edge)
- CFS391 plot 2 (Land at White Gables Farm (land north east of cricket ground), Prestbury)
- CFS391 plot 3 (Land at White Gables Farm (land north of cricket ground), Prestbury)
- CFS391 plot 4 (The Bowery (land at White Gables Farm north of Bollin Grove), Prestbury)
- CFS391 plot 5 (Butley Heights smaller site (land at White Gables Farm off Butley Lanes), Prestbury)
- CFS391 plot 5b (Butley Heights larger site (land at White Gables Farm off Butley Lanes), Prestbury)
- CFS391 plot 8 (Land at White Gables Farm (land off Castle Hill), Prestbury)
- CFS394 (Land south of Netherfields, Alderley Edge)
- CFS404 plot 1 (Remaining land at Ryleys Farm, north of Chelford Road, Alderley Edge)
- CFS404 plot 3 (Ryleys Farm, west of railway, Alderley Edge)
- CFS427b (Land at Chelford Village – parcel B)
- CFS427c (Land at Chelford Village – parcel C)
- CFS427c(i) (Land east of Chelford Railway Station (variation of CFS 427c))
- CFS620 (Land to the rear of 40 Congleton Road, Alderley Edge)
- FDR1730 (Land off Macclesfield Road, Prestbury)
- FDR2871 (Land at Heybridge Lane (southern site, smaller area), Prestbury)

Site CFS29 Cloughside Farm, Lower Greenshall Lane, Disley

10.60 As set out in the Disley Settlement Report [ED 29], there is concern over the substantial flooding and drainage issues that may be difficult to overcome and if allocated in the future, the site may be difficult to develop without increasing flood risk off-site. In addition, there are a large number of issues that would require mitigation measures. Measures associated with landscape, noise, heritage impacts, ecological impacts and contamination issues may all reduce the area of land that could be developed in the future. Overall, it is considered that there are alternative sites available for designation as safeguarded land that perform better through the site selection process.

10.61 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Site CFS79 Land to the east of 41a Shrigley Road, Bollington

10.62 As set out in the Bollington Settlement Report [ED 24], there are design, heritage and landscape issues that may be difficult to overcome should the

site be allocated for development in the future. The main concern is landscape as the site is within the Peak Fringe Local Landscape Designation and adjacent to the Bollington Conservation Area. The site is also in very close proximity to the Peak District National Park boundary, located immediately to the north west. The site forms an important transition between urban Bollington, the Peak Fringe designated landscape and the Peak District National Park. Overall, it is considered that there are alternative sites available for designation as safeguarded land that perform better through the site selection process.

10.63 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Site CFS130b Land north of Beech Road, Alderley Edge

10.64 As set out in the Alderley Edge Settlement Report [ED 21], the site performs fairly well through the site selection process in respect of most factors. However, there are significant areas of the site at risk of flooding and it is not clear how the new Green Belt boundary could be defined.

10.65 Whilst the site could potentially be suitable for identification as safeguarded land, there is an issue in defining the new Green Belt boundary using physical features that are readily recognisable and likely to be permanent. In addition, the large area of the site at risk of flooding means that a larger area of Green Belt land would need to be released than could be developed if allocated for development in the future. Overall, it is considered that there are alternative sites available for designation as safeguarded land that perform better through the site selection process.

10.66 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Site CFS155 Area B, land at Bridge Green, Prestbury

10.67 As set out in the Prestbury Settlement Report [ED 40], this site is not considered to be suitable for identification as safeguarded land. In summary, there are significant issues identified that are likely to prove difficult to overcome should the site be allocated for development in the future. In particular, the site is part of the river valley and is a designated landscape. It forms a strong part of the green and verdant character of the area and setting of Prestbury. The site is highly visible from the footpaths that run through it, which are a well-used routes connecting the village with the wider countryside. In addition, the land is considered to have ecological value and woodland present to the north of this site appears on the national inventory of priority habitat. The rest of the site also appears likely to support important habitats and appears likely to support a number of protected species. For highways access, there is currently no access to the site and a new access route would need to be created across the adjacent site CFS154 to the access point to Bridge Green, some 300m to the north. It also scores red for the impact on settlement character and urban form as it only adjoins the settlement on one side. Given that it is a relatively small site adjacent to the railway line, on its

own this wouldn't rule out development but it is a factor to consider alongside all others. Overall, it is considered that there would be significant impacts that would be difficult to mitigate.

10.68 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Site CFS196 Land at Hag Bank Lane, Disley

10.69 As set out in the Disley Settlement Report [ED 29], this site is only 0.08ha in size. Although it performs reasonably well through the site selection process, there are a number of factors identified that would require mitigation. It could only ever make a very modest contribution to meeting development requirements if allocated in the future. Whilst it might be possible to provide mitigation for the identified issues (including noise mitigation for the railway line, retention of trees and boundary walls for screening to the conservation area; and provision of a new highways access overcoming the topography of the site), it is likely that provision of all of these mitigation measures may render the developable area of the site as negligible. Overall, it is considered that there are alternative sites available for designation as safeguarded land that perform better through the site selection process.

10.70 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

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

10.71 As set out in the Prestbury Settlement Report [ED 40], this site is not considered to be suitable for identification as safeguarded land. In summary, there are significant issues identified that are likely to prove difficult to overcome should the site be allocated for development in the future. In particular, the site is part of the Bollin Valley designated landscape area and is a visually-important site that forms an important part of the local landscape designation area. The site is also highly visible from adjacent footpaths linking Prestbury with its surrounding countryside. Overall, it is considered that there would be significant landscape impacts that would be difficult to mitigate. Also, the site is not in the most accessible location and a number of factors would require mitigation measures, particularly in respect of heritage issues and provision of safe pedestrian access. Given the issues noted and the mitigation measures required, it is considered that these would be difficult to overcome.

10.72 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Site CFS352a Greg Avenue/Ashbrook Road (eastern end of Hall Hill), Bollington

10.73 As set out in the Bollington Settlement Report [ED 24], it is considered that this site could potentially be suitable for designation as safeguarded land. Whilst it performs well against many of the site selection criteria, there are some issues that require careful consideration and mitigation.

- 10.74 Historic tipping has occurred on the Henshall Road site to the south and so contamination assessments would be needed if there site were to be allocated in the future. United Utilities have raised concerns re waste-water and flooding in the vicinity particularly around known pinch-points. Whilst these are not necessarily issues that cannot be overcome, the nearby site CFS561 has been recommended for inclusion as safeguarded land in the SADPD. If this site was put forward in addition, it could put additional pressure on the wastewater network. There is also the additional encroachment into the Hall Hill area to consider from a landscape and ecological point of view.
- 10.75 Overall, whilst the site could potentially be suitable for designation as safeguarded land, it is considered that there are alternative sites available for designation as safeguarded land that perform better through the site selection process.
- 10.76 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Site CFS359/400 Land to the rear of Congleton Road and south of Lydiat Lane, Alderley Edge

- 10.77 As set out in the Alderley Edge Settlement Report [ED 21], this site is not considered to be suitable for identification as safeguarded land. In summary, there are significant issues identified that are likely to prove difficult to overcome should the site be allocated for development in the future. In particular, the site scores 'red' for heritage impact. The site is adjacent to the Alderley Edge Conservation Area and if allocated in the future, development is likely to cause a high degree of harm to the setting of the conservation area. The conservation area remains at risk due to development pressures. The undeveloped nature of this land is part of the established character of the conservation area and contributes to its significance and the way it is appreciated. The proposed access is likely to add the harm by undermining the established character along Congleton Road and sever the Congleton Road frontage. Overall, there are significant concerns over the potential for harm to the Alderley Edge Conservation Area which could not be mitigated, as it is the undeveloped nature of the land and the established conservation boundary which is of high significance and would be eroded by development on this site.
- 10.78 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Site CFS370 Land east of Heyes Lane, Alderley Edge

- 10.79 As set out in the Alderley Edge Settlement Report [ED 21], this site is not considered to be suitable for identification as safeguarded land. In summary, there are significant issues identified that are likely to prove difficult to overcome should the site be allocated for development in the future. In particular, the site scores 'red' for landscape impact as it forms part of the wider agricultural landscape to the north and west of the site. While there are no public footpaths across the site it has a very good network of hedgerows

and hedgerow trees and forms an important transition between urban Alderley Edge and the wider rural landscape. It is located within the Local Landscape Designation area and there are likely to be significant landscape impacts that will be difficult to mitigate.

10.80 There are also concerns regarding the access. There is an existing single track farm access point between existing properties on Heyes Lane but this would not be sufficient to serve a development site, if allocated in the future. The site promoter has shown that an alternative access could be created to Heyes Lane but it is considered that this could be difficult to deliver, given that it would involve the loss of part of the car park of the adjacent Emerson Group offices and the demolition of an end terraced house.

10.81 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

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

10.82 As set out in the Prestbury Settlement Report [ED 40], this site is not considered to be suitable for identification as safeguarded land. In summary, there are significant issues identified that are likely to prove difficult to overcome should the site be allocated for development in the future. In particular, the site is located within the Bollin Valley Local Landscape Designation Area; the River Bollin follows the eastern boundary and is framed with a dense woodland belt. To the south is open countryside and Prestbury Cricket ground. There are no significant means of access to the site but it forms an important and sensitive part of the LLD area. Overall, it is considered that there would be significant landscape impacts that would be difficult to mitigate. The site also score red for highways access as there is no existing access point to the site. The promoter's masterplanning document shows that access would need to be taken from the Bollin Grove / Brocklehurst Drive junction, running along the existing track some 350m northwards to cross the River Bollin. From this point, the proposed access route runs southwards for a further 550m across fields and a minor watercourse to access the site. It is likely to be difficult to provide a suitable site access. It also scores red for the impact on settlement character and urban form as it only adjoins the settlement on one side and is separated from the settlement by the River Bollin. Whilst on its own this might not rule out development, it is a factor to consider alongside all others. There are also a number of further factors where mitigation measures would be required. Given the issues identified, it is considered that these would be difficult to overcome.

10.83 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

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

10.84 As set out in the Prestbury Settlement Report [ED 40], this site is not considered to be suitable for identification as safeguarded land. In summary,

there are significant issues identified that are likely to prove difficult to overcome should the site be allocated for development in the future. In particular, It is located within the Bollin Valley Local Landscape Designation Area; the River Bollin follows the eastern boundary and is framed with a dense woodland belt to the east and north. To the south is open countryside. There are no significant means of access to the site but it forms an important and sensitive part of the LLD area. Overall, it is considered that there would be significant impacts that would be difficult to mitigate. The site also scores red for highways access as there is no existing access point to the site. The promoter's masterplanning document shows that access would need to be taken from the Bollin Grove / Brocklehurst Drive junction, running along the existing track some 350m northwards to cross the River Bollin. From this point, the proposed access route runs southwards for a further 400m across fields and a minor watercourse to access the site. It is likely to be difficult to provide a suitable site access. It also scores red for the impact on settlement character and urban form as it is not directly adjacent to the settlement and is separated by a wooded area and the River Bollin. There are also a number of further factors where mitigation measures would be required. Given the issues identified, it is considered that these would be difficult to overcome.

10.85 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

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

10.86 As set out in the Prestbury Settlement Report [ED 40], this site is not considered to be suitable for identification as safeguarded land. In summary, there are significant issues identified that are likely to prove difficult to overcome should the site be allocated for development in the future. In particular, the site is bound to the west by the River Bollin and is within the Bollin Valley Local Landscape Designation Area. FP5 Prestbury follows the route of Bollin Grove along the western boundary and joins with FP6 Prestbury at the northern boundary of the site. This is an open area with many receptors. Overall, it is considered that there would be significant landscape impacts that would be difficult to mitigate. It also scores red for the impact on settlement character and urban form. It is directly adjacent to the settlement boundary and although there are two sides that are partly adjacent to the settlement, the site extends outwards into the open countryside and cannot be said to be 'substantially enclosed by development on two sides'. There are a number of other factors where mitigation measures would be required, most notably in respect of impact on heritage assets. Given the issues identified, it is considered that these would be difficult to overcome.

10.87 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

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

10.88 As set out in the Prestbury Settlement Report [ED 40], this site is not considered to be suitable for identification as safeguarded land. In summary, there are significant issues identified that are likely to prove difficult to overcome should the site be allocated for development in the future. In particular, the site is located at the edge of Prestbury, forming the interface with the wider rural landscape. There are some residential dwellings along the southern part of the eastern boundary along Butley Lane. The land slopes towards the River Bollin located to the west. The site is located within the boundary of the Bollin Valley Local Landscape Designation Area and is an important part of the Bollin Valley LLD. Overall, it is considered that there would be significant landscape impacts that would be difficult to mitigate. There are also a number of further factors where mitigation measures would be required and The GBSA has identified that a readily recognisable and permanent Green Belt boundary to the west of the site would need to be created. This is a significant part of the potential future Green Belt boundary and there are currently no physical features to mark this boundary. Whilst it might be possible to create a feature to mark the boundary as part of any development, safeguarded land is not identified for development. Consequently, it is difficult to see how the site would meet the requirement of NPPF ¶139(f), which requires plans to “*define boundaries clearly, using physical features that are readily recognisable and likely to be permanent*”. Given the issues identified, it is considered that these would be difficult to overcome.

10.89 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

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

10.90 As set out in the Prestbury Settlement Report [ED 40], this site is not considered to be suitable for identification as safeguarded land. In summary, there are significant issues identified that are likely to prove difficult to overcome should the site be allocated for development in the future. In particular, the site is adjacent to Butley Lanes, with the Bollin Valley located to the west, the land slopes down to the River Bollin. The site is located within the boundary of the Bollin Valley Local Landscape Designation Area and also forms an important part of the setting for Prestbury. FP5 Prestbury follows a route along the Bollin River along the western boundary of the site. Overall, it is considered that there would be significant landscape impacts that would be difficult to mitigate. It also scores red for settlement character and urban form. It is directly adjacent to the settlement and although there are two sides that are partly adjacent to the settlement, the site extends outwards into the open countryside and cannot be said to be ‘substantially enclosed by development on two sides’. There are also a number of further factors where mitigation measures would be required and The GBSA has identified that a readily recognisable and permanent Green Belt boundary to the west of the site would need to be created. This is a significant part of the potential future Green Belt boundary and there are currently no physical features to mark this boundary. Whilst it might be possible to create a feature to mark the boundary

as part of any development, safeguarded land is not identified for development. Consequently, it is difficult to see how the site would meet the requirement of NPPF ¶139(f), which requires plans to “*define boundaries clearly, using physical features that are readily recognisable and likely to be permanent*”. Given the issues identified, it is considered that these would be difficult to overcome.

10.91 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

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

10.92 As set out in the Prestbury Settlement Report [ED 40], this site is not considered to be suitable for identification as safeguarded land. In summary, there are significant issues identified that are likely to prove difficult to overcome should the site be allocated for development in the future. In particular, the site is located to the north of Castle Hill. While there are some residential properties bounding Castle Hill the site is rural in character with extensive woodland belts along the northern, western and eastern boundaries. The site is located within the boundary of the Alderley Edge and West Macclesfield Wooded Estates Local Landscape Designation Area. Overall, it is considered that there would be significant landscape impacts that would be difficult to mitigate. Vehicular access to the site is from Castle Hill (A538) but this road has no footpaths and the site is not connected to the footpath network. Access for pedestrians and cyclists would need to be provided and it is considered that this would be difficult to achieve. The site also scores red for its impact on the settlement character and urban form. It is directly adjacent to the existing settlement boundary, but only on one side. Given the issues identified, it is considered that these would be difficult to overcome.

10.93 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Site CFS394 Land south of Netherfields, Alderley Edge

10.94 As set out in the Alderley Edge Settlement Report [ED 21], this site is not considered to be suitable for identification as safeguarded land. In summary, there are significant issues identified that are likely to prove difficult to overcome should the site be allocated for development in the future. In particular Lydiat Lane / Netherfields is effectively a long cul-de-sac and the only route into the site would be via Lydiat Lane to Chorley Hall Lane. If allocated in the future, development proposals would increase traffic on Lydiat Lane which is unsuitable to serve major development proposals as it is already congested and effectively a narrow one lane operation for much of its length due to extensive on street parking. Properties fronting Lydiat Lane have very limited front curtilages and have very limited parking other than on street. There is also no potential to widen Lydiat Lane. It is considered that the highways impacts would be difficult to mitigate.

10.95 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Site CFS404 plot 1 Remaining land at Ryleys Farm, north of Chelford Road, Alderley Edge

- 10.96 As set out in the Alderley Edge Settlement Report [ED 21], a part of this site (2.04 ha) is recommended for inclusion in the SADPD as safeguarded land. Overall, the site performs well through the site selection process, although there are a number of factors that would require mitigation measures. The main issues identified through the site assessment are the impact on the landscape and the impact on heritage assets, particularly the Scheduled Monument and Listed Buildings (Grade I and Grade II) at Chorley Old Hall.
- 10.97 Both the assessments of heritage and landscape impact showed that the southern part of the site is the most sensitive and consider that the southernmost area of the site should remain in the Green Belt as impacts here could not be successfully mitigated. Whilst the northernmost part of the remaining area could potentially be suitable for designation as safeguarded land, there would be some impact on landscape and heritage assets with significant mitigation measures required.
- 10.98 Although this area could be suitable for safeguarded land, it is considered that there are alternative sites available for designation as safeguarded land that are less constrained and, overall, perform better through the site selection process.
- 10.99 It is recommended that the remaining part of this site should not be identified for safeguarded land and should remain in the Green Belt.

Site CFS404 plot 3 Ryleys Farm, west of railway, Alderley Edge

- 10.100 As set out in the Alderley Edge Settlement Report [ED 21], this site is not considered to be suitable for identification as safeguarded land. In summary, there are significant issues identified that are likely to prove difficult to overcome should the site be allocated for development in the future. Whilst the site does have a physical point of access to Green Lane (and therefore is green for highways access), Green Lane is a single track country lane and is unsuitable to provide access to this site. The identified point of access in the site promoter's submission is from Chelford Road via the adjacent site (CFS404 plot 2). This site cannot therefore be accessed independently and scores red for highways impact due to the unsatisfactory nature of Green Lane.
- 10.101 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Site CFS427b Land at Chelford Village – parcel B

- 10.102 As set out in the Chelford Settlement Report [ED 26], this site is not considered to be suitable for identification as safeguarded land.
- 10.103 It scores 'red' for landscape as it borders the Alderley Edge and West Macclesfield Wooded Estates Local Landscape Designation Area. Any future

development is likely to be an urbanising feature on the landscape and would be visible from public vantage points including the footpaths and bridleways running through the site. It also scores 'red' for agricultural land quality as the land is Grade 2 land and therefore best and most versatile.

10.104 The Chelford Settlement Report also highlights that this site is significant in scale (over 18 hectares) in Chelford, which is one of the smallest Local Service Centres. Whilst safeguarded land is not allocated for development, if it were to be allocated in the future, such a large proposal may not be fully aligned with the LPS vision for Local Service Centres where modest growth is considered appropriate to meet locally-arising needs and priorities. Furthermore, the site is significantly larger than the unmet 4.13 ha requirement for safeguarded land.

10.105 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Site CFS427c Land at Chelford Village – parcel C

10.106 As set out in the Chelford Settlement Report [ED 26], this site is not considered to be suitable for identification as safeguarded land, primarily due to its large size.

10.107 Whilst there are a number of areas where mitigation measures would be required (such as to mitigate landscape impact), the main area of concern scoring 'red' in the traffic light assessment is for agricultural land quality as the site has areas of Grade 2 and Grade 3 land, so is likely to be predominantly best and most versatile.

10.108 The site is also significant in scale (over 14 hectares) in Chelford, which is one of the smallest Local Service Centres. Whilst safeguarded land is not allocated for development, if it were to be allocated in the future, such a large proposal may not be fully-aligned with the LPS vision for Local Service Centres where modest growth is considered appropriate to meet locally-arising needs and priorities. Furthermore, the site is significantly larger than the unmet 4.13 ha requirement for safeguarded land.

10.109 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt, although further consideration should be given to the two variations of the site listed below, which are smaller in size.

Site CFS427c(i) Land east of Chelford Railway Station (variation of CFS427c)

10.110 As set out in the Chelford Settlement Report [ED 26], this site performs relatively well through the site selection methodology. Whilst there are a number of areas where mitigation measures would be required (such as to mitigate landscape impact), the main area of concern scoring 'red' in the traffic light assessment is for agricultural land quality as the site has areas of Grade 2 and Grade 3 land, so is likely to be predominantly best and most versatile.

- 10.111 At 4.63 ha, the size of the site is very slightly greater than the unmet safeguarded land requirement of 4.13 ha. However, this allows for the Green Belt boundary to be defined clearly, using physical features that are readily recognisable and likely to be permanent.
- 10.112 Full consideration of the site against all the factors set out in the site selection methodology is included in the Chelford Settlement Report. Overall, of the sites considered in this Appendix, it is considered that this site performs the best through the site selection methodology and there are no factors that are likely to prevent its comprehensive development should it be allocated for such in the future.
- 10.113 It is recommended that this site should be identified as safeguarded land to meet the unmet requirement identified in this report.

Site CFS620 Land to the rear of 40 Congleton Road, Alderley Edge

- 10.114 As set out in the Alderley Edge Settlement Report [ED 21], this site performs reasonably well in some areas of the site selection process, but there are a large number of factors that would require mitigation measures and development of the site would impact on the settlement character and urban form.
- 10.115 This is also a large site (14 ha), which is significantly larger than the unmet 4.13 ha requirement for safeguarded land. Overall, it is considered that there are alternative sites available for designation as safeguarded land that are less constrained and, overall, perform better through the site selection process.
- 10.116 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

Site FDR1730 Land off Macclesfield Road, Prestbury

- 10.117 As set out in the Prestbury Settlement Report [ED 40], this site is not considered to be suitable for identification as safeguarded land. In summary, there are significant issues identified that are likely to prove difficult to overcome should the site be allocated for development in the future. In particular, footpath 30 Prestbury follows a route along the southern part of the site. The site is located within the Bollin Valley Local Landscape Designation Area and there are extensive views towards the Peak District further to the east. It is considered that there would be significant landscape impacts that would be difficult to mitigate. In addition, the GBSA has identified that a readily recognisable and permanent Green Belt boundary would need to be created. There is a significant part of the potential future Green Belt boundary where currently there are no physical features. Whilst it might be possible to create a features to mark the boundary as part of any development, safeguarded land is not identified for development. Consequently, it is difficult to see how the site would meet the requirement of NPPF ¶139(f), which requires plans to “*define boundaries clearly, using physical features that are readily recognisable and likely to be permanent*”.

10.118 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt.

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

10.119 As set out in the Prestbury Settlement Report [ED 40], this site is not considered to be suitable for identification as safeguarded land. In summary, there are significant issues identified that are likely to prove difficult to overcome should the site be allocated for development in the future. In particular, the site is part of the Bollin Valley designated landscape area and is a visually-important site that forms an important part of the local landscape designation area. The site is also highly visible from adjacent footpaths linking Prestbury with its surrounding countryside. Overall, it is considered that there would be significant landscape impacts that would be difficult to mitigate. Also, the site is not in the most accessible location and a number of factors would require mitigation measures, particularly in respect of heritage issues and provision of safe pedestrian access. The GBSA has identified that a readily recognisable and permanent Green Belt boundary would need to be created. There is a significant part of the potential future Green Belt boundary where currently there are no physical features. Whilst it might be possible to create a features to mark the boundary as part of any development, safeguarded land is not identified for development. Consequently, it is difficult to see how the site would meet the requirement of NPPF ¶139(f), which requires plans to “*define boundaries clearly, using physical features that are readily recognisable and likely to be permanent*”. Given the issues noted and the mitigation measures required, it is considered that these would be difficult to overcome.

10.120 It is recommended that this site should not be identified for safeguarded land and should remain in the Green Belt

Summary of greenfield sites that are well-served by public transport making a ‘significant contribution’ to Green Belt purposes

10.121 The unmet requirement for safeguarded land can be met from greenfield sites that are well-served by public transport making a ‘significant contribution’ to Green Belt purposes.

‘Major contribution’ sites

10.122 The following sites are potential greenfield sites that are well-served by public transport and make a ‘major contribution’ to Green Belt purposes:

- CFS105 (Jacksons Edge Quarry, Jacksons Edge Road, Disley)
- CFS112 (Bentside Farm Site A, Disley)
- CFS113 (Bentside Farm Site B, Disley)
- CFS130a (Land between Beech Road and Whitehall Brook, Alderley Edge)
- CFS193 (Land at Lower Greenshall Lane, north of Buxton Road, Disley)
- CFS331b (Land at Macclesfield Road and Prestbury Road, Prestbury)
- CFS342 (Land at Mere Hills Farm, Chelford)

- CFS366 (Land west of Heyes Lane, Alderley Edge)
- CFS404 plot 2 (Ryleys Farm, south of Chelford Road, Alderley Edge)
- CFS405 (Land at Whitehall Meadow, Alderley Edge)
- CFS407 (Land between Buxton Road and Corks Lane, Disley)
- CFS427 (Land at Chelford Village – parcel A)

10.123 The unmet requirement for safeguarded land can be met from greenfield sites that are well-served by public transport making a ‘significant contribution’ to Green Belt purposes. Therefore, under the iterative approach, these greenfield sites that are well-served by public transport making a ‘major contribution’ to Green Belt have not been considered further in the site selection process for the unmet requirement for safeguarded land.

Greenfield sites that are not well-served by public transport

10.124 There are two potential greenfield sites that are not-well served by public transport. These are sites CFS6 (Land at Field Bank Farm, Withinlee Road, Prestbury) and CFS576 (Land north of Withinlee Road, Prestbury).

10.125 The unmet requirement for safeguarded land can be met from greenfield sites that are well-served by public transport. In line with the requirement of NPPF ¶138, sites that are previously developed and / or well-served by public transport have been given first consideration and as the safeguarded land requirement can be met from these sites, those sites that are neither previously developed nor well-served by public transport have not been considered further in the site selection process for the unmet requirement for safeguarded land.

Sites recommended for inclusion in the SADPD

10.126 In conclusion, the site recommended for inclusion in the SADPD to meet the unmet requirement for safeguarded land under revised option C is shown in Table 5 below.

Option ref	Site name	Gross site area	Safeguarded land	Proposal
CFS427c (i)	Land east of Chelford Railway Station	4.63 ha	4.63 ha	Safeguarded land

Table 5: Site recommended for inclusion in the SADPD under revised option C

The total unmet requirement of 4.13 ha can be met from this site.