

# Cheshire East Local Plan

## Site Allocations and Development Policies Document

### Chelford Settlement Report [FD 26]

August 2018

## Contents

1. Introduction .....	1
2. Chelford .....	1
Introduction .....	1
Neighbourhood Development Plan .....	1
Strategy for development in Chelford .....	1
3. Site Selection .....	2
Introduction .....	2
Spatial distribution of development .....	2
Sustainability Appraisal .....	5
Sites assessed and recommendations .....	5
Brownfield Sites .....	5
Green Belt Sites .....	6
Sites recommended for inclusion in the SADPD for Chelford .....	28
4. Retail planning .....	30
Introduction .....	30
Retail Overview .....	30
Complimentary Strategies and Parking Provision .....	30
Retail Health Indicators and Analysis .....	30
Impact test threshold (if appropriate) .....	31
Retail and Leisure Boundaries .....	32
5. Settlement boundaries .....	34
Introduction .....	34
Settlement boundary overview .....	34
Settlement boundary review .....	35
Green Belt Boundary .....	36
6. Appendices .....	37
Appendix 1: Site Selection Maps and Table .....	37
Appendix 2: Green Belt Site Assessments .....	43
Appendix 3: Traffic Light Forms .....	72
Appendix 4: Heritage Impact Assessments .....	85
Appendix 5: Infrastructure Providers / Statutory Consultees Responses .....	86
Appendix 6: Retail boundaries maps .....	90
Appendix 7: Settlement boundary map .....	91

# 1. Introduction

- 1.1 This Report is the Chelford Settlement Report (“CSR”) [FD 26]. It brings together several aspects of settlement-based work, carried out to inform the development of the First Draft Site Allocations and Development Policies Document (“SADPD”) [FD 01]. The CSR is split into chapters detailing work carried out for Chelford on the site selection process, retail planning, and the consideration of settlement boundaries.
- 1.2 Documents referenced with the ‘FD’ prefix are available to view in the first draft SADPD consultation library.

## 2. Chelford

### Introduction

- 2.1 Chelford is a village, inset in the Green Belt as defined in the Macclesfield Local Plan (2014) and the Cheshire East Local Plan Strategy (“LPS”), adopted in 2017. It is identified as a Local Service Centre (“LSC”) in the LPS, and has a 2016 mid-year population estimate of 1,200 people.

### Neighbourhood Development Plan

- 2.2 Neighbourhood Planning was introduced with the Localism Act 2011 and gives communities new powers to write planning policies through Neighbourhood Development Plans (“NDPs”) and grant planning permission through Neighbourhood Development Orders. Neighbourhood planning provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 2.3 Chelford Parish Council is leading the preparation of a Neighbourhood Plan following the designation of a neighbourhood area on the 1<sup>st</sup> December 2015. Further information can be found on the Cheshire East website.<sup>1</sup>

### Strategy for development in Chelford

- 2.4 The vision for Local Service Centres as a whole over the LPS period is some modest growth in housing and employment to meet locally arising needs and priorities, to reduce the level of out-commuting and to secure their continuing vitality.

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<sup>1</sup> <http://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-a-f/chelford-neighbourhood-plan.aspx>

## 3. Site Selection

### Introduction

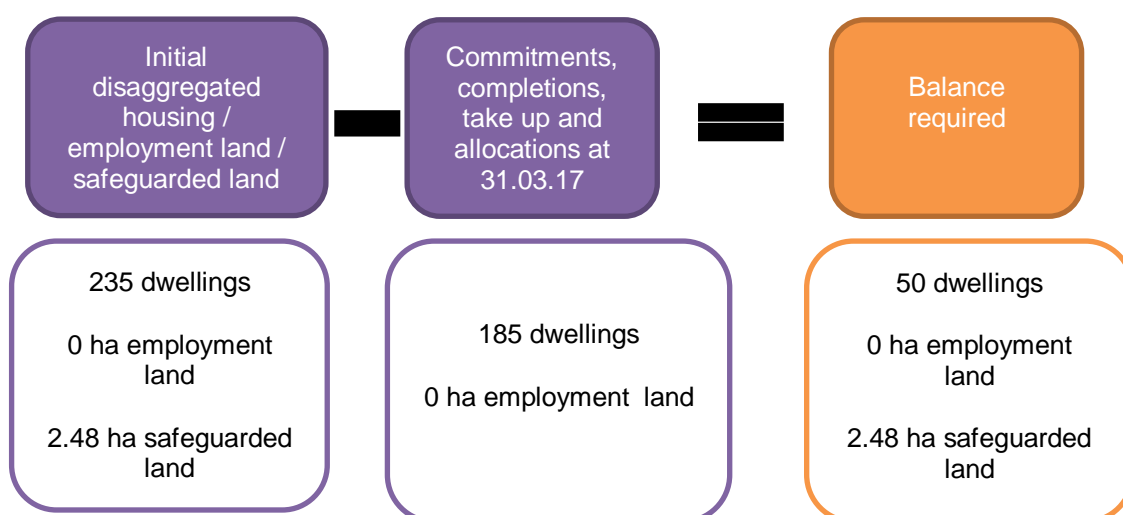
- 3.1 This chapter documents the implementation of the Site Selection Methodology (“SSM”) for Chelford, and should be read alongside the SADPD Site Selection Methodology Report [FD 07], the SADPD Sustainability Appraisal (“SA”) [FD 03], the SADPD Habitats Regulations Assessment (“HRA”) [FD 04], and the First Draft SADPD [FD 01]. It documents Stages 1 to 7 of the SSM<sup>2</sup>, including recommending sites to be included in the draft SADPD.

### Spatial distribution of development

- 3.2 The LPS identifies a borough wide requirement for a minimum of 36,000 homes and 380 hectares of employment land over the Plan period, 2010 to 2030 (Policy PG 1 Overall Development Strategy).
- 3.3 LSCs are expected to accommodate in the order of 3,500 new homes and 7 hectares of employment land (Policy PG 7 Spatial Distribution of Development). The development requirement for individual LSCs are to be disaggregated in the SADPD (¶8.77 of the LPS).
- 3.4 The employment land requirement of 380 hectares includes 20% flexibility.
- 3.5 The approach to housing supply flexibility is addressed in a separate paper entitled “*Approach towards housing supply flexibility in the SADPD*” which is available in the SADPD library [FD 47]. This paper sets out how housing supply flexibility is no longer necessary at the LSC tier of the settlement hierarchy because of the additional flexibility now provided across the borough through further windfall commitments at the Principal Towns and Key Service Centres.
- 3.6 The disaggregation of the overall LSC housing and employment land figures in LPS Policy PG 7 is set out and explained in the LSC Spatial Distribution Disaggregation Report [FD 05]. The disaggregated figures for Chelford are 235 homes and 0 ha of employment land.
- 3.7 LPS Policy PG 4 sets the policy approach to safeguarded land, and notes that it may be necessary to identify further areas of safeguarded land in the SADPD. The LSC Spatial Distribution Disaggregation Report also considers the disaggregation of the remaining requirement for safeguarded land to meet the total of 200 ha as justified through the LPS evidence base. The initial disaggregated safeguarded land figure for Chelford is 2.48 ha. Figure Chelford 1 shows the development land requirements for Chelford.

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<sup>2</sup> Stage 1 – establishing a pool of sites, Stage 2 – first site sift, Stage 3 – decision point, Stage 4 – site assessment, HRA screening and sustainability appraisal, Stage 5 – evaluation and initial recommendations, Stage 6 – HRA and inputs from infrastructure providers, Stage 7 – public consultation.



**Figure Chelford 1: Amount of land required over the Plan period**

- 3.8 There were 2 housing completions (net) in Chelford between 1 April 2010 and 31 March 2017, and 0 ha employment land take up. Commitments as at 31 March 2017 were 183 dwellings and 0.00ha of employment land.
- 3.9 Taking into account existing completions/take up and commitments, this leaves a remaining requirement for the provision of 50 dwellings and 0 ha of employment land over the remaining Plan period. There is also an additional requirement of 2.48 ha of safeguarded land to identify.
- 3.10 Using the SSM, and the iterative<sup>3</sup> assessment approach, the following sections of this chapter assess the candidate sites, with brownfield sites being considered first, then non-Green Belt sites, and finally Green Belt sites (if required), relative to their Green Belt contribution.

## Sites considered in the site selection process for Chelford

- 3.11 This part of the Report deals with those sites that have been shortlisted for further consideration in the site selection process (Stage 4 of the SSM). However, all the sites considered in Stages 1 and 2 of the SSM for Chelford are listed and mapped in Appendix 1, with headline figures shown in Table Chelford 1.

	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
Stage 1	5	1009	2	6
Stage 2	3	1005	2	6

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

<sup>3</sup> Further details on the iterative assessment approach can be found in the SADPD Site Selection methodology Report [FD 07].

3.12 Stage 3 of the SSM is a decision point whereby account was taken of the most up-to-date employment and housing land supply information as at 31/03/17, and the spatial distribution of development, set out in Policy PG7 of the Local Plan Strategy, and the LSC Disaggregation Report to determine whether or not Chelford required sites to be identified in the SADPD. As detailed in ¶3.1-3.3 and Figure Chelford 1 of this chapter, there is a remaining requirement for housing and safeguarded land to be identified and therefore a need to allocate sites in Chelford to meet the development requirements identified.

3.13 Following consideration of the sites in stage 1 of the SSM and correspondence exchanged with the site promoters of CFS 342 (land at Mere Hills Farm) and CFS 427 (land at Chelford Village) the site promoters have separately:

- Confirmed the geographic extent for site CFS 427, effectively splitting their proposals into parcels (a, b and c set out in table Chelford 2 below);
- Confirmed the content of proposals for site CFS 342

The outcomes of these exchanges are reflected in table Chelford 2 (below) and stage 2 of the SSM. Table Chelford 2 shows the sites put forward for housing and considered for safeguarded land in Stage 4 of the SSM for inclusion in the SADPD. For the purposes of the site assessment work, all of the sites are considered to be 'available' as they are being promoted to the Council through the 'call for sites' process.

Option ref	Site name	Gross site area (ha)	Number of dwellings	Employment land (ha)	Policy designation <sup>4</sup>
CFS 342	Land At Mere Hills Farm	9.49	Up to 100	Up to 1 ha and up to 1 ha of land for community uses	Green Belt
CFS 2 / 48	Land off Knutsford Road	0.76	25	0	Green Belt
CFS 427a	Land at Chelford Village (parcel A)	19.4	Mix of uses, up to 582 at 30 dwellings per hectare	Mix of uses	Green Belt
CFS 427b	Land at Chelford Village (parcel B)	18.42	Mix of uses, up to 552 at 30 dwellings per hectare	Mix of uses	Green Belt

<sup>4</sup> In the Macclesfield Borough Local Plan / Local Plan Strategy

Option ref	Site name	Gross site area (ha)	Number of dwellings	Employment land (ha)	Policy designation <sup>4</sup>
CFS 427c	Land at Chelford Village (parcel C)	14.4	Mix of uses, up to 432 at 30 dwellings per hectare	Mix of uses	Green Belt

**Table Chelford 2: Chelford sites considered in Stages 2&4 of the SSM**

3.14 These sites are considered in further detail in this chapter.

## Sustainability Appraisal

3.15 Sites will be considered as part of an iterative process, as documented in the following sections. Following that iterative process, sites will be subject to SA, as appropriate. The results of the SA process can be found in the SADPD SA [FD 03]. Information on accessibility can be found in the Accessibility Assessments, which is also included as Criteria 14 in the traffic light assessments

## Sites assessed and recommendations

3.16 The majority of sites being promoted around Chelford are in the Green Belt. As set out in the SSM, sites are considered iteratively: brownfield sites first, followed by non-Green Belt sites and finally Green Belt sites in accordance with the contribution made to Green Belt purposes. All Green Belt sites have been subject to a Green Belt site assessment (“GBSA”) (Appendix 2) to determine the contribution they make to Green Belt purposes.

## Brownfield Sites

3.17 Housing commitments referenced in paragraph’s 3.8 to 3.10 of this report for Chelford include a site at the former Chelford Cattle Market. This site has an extensive history. An outline planning application (ref 10/3448M) for 86 homes, community and employment units received a resolution to grant planning permission (it was considered on the 8 December 2010 by the Council’s planning committee), subject to a S.106 (which had not been signed) and subsequently a decision notice had not been issued (as at the 31 March 2017 – the base date of this report). The Cattle Market closed in March 2017.

3.18 On the 12 January 2018, a planning application at the former Chelford Cattle Market (ref 18/0171M) for 89 residential dwellings and 140 sqm of business floorspace was submitted to the Council. The site area was similar to the area considered under ref 10/3448M but excluded a rectangular parcel situated along the site frontage which is owned by Cheshire East Council. The planning application, for 89 dwellings and business floorspace, was approved at Northern Planning Committee on the 11<sup>th</sup> April 2018 and the decision notice

issued on the 05 June 2018, following the base date of this report (which reflects a position as at the 31.03.2017).

- 3.19 Separately, a report was taken to Cheshire East Cabinet on the 10 April 2018, regarding the disposal of land the Council owns within the Cattle Market site. This site comprises a surfaced yard which extends to circa 0.51 ha and was included in the site area for planning application 10/3448M previously. The Cabinet report noted that a masterplan had been produced that indicated 11 units could be delivered on the site. However, applying a density assumption of 30 dwellings per hectare suggests that closer to 15 units could be achieved on the site. Cabinet resolved to dispose of land at Dixon Drive, on the 10 April 2018, subject to ongoing due diligence.
- 3.20 Therefore, given the context noted above, it is reasonable to assume that there is potential for a further 18 dwellings (15 units potentially from land at Dixon Drive owned by the Council and 3 additional units from planning approval 18/0171M) beyond the base date of this report that could potentially be delivered in Chelford. This will be further confirmed in subsequent versions of this report.
- 3.21 Taking 18 units from the requirement of 50 dwellings in Chelford, leaves a residual figure of 32 dwellings.

## **Green Belt Sites**

- 3.22 Following the iterative approach, the first sites considered would be those sites in Chelford outside of the Green Belt. As noted in table Chelford 2, there are no potential sites outside of the Green Belt. As the remaining housing development requirement in Chelford cannot be met within the existing built up area and non-Green Belt sites alone there is a need to consider Green Belt sites through the SSM. All Green Belt sites have been subject to a Green Belt assessment and following the iterative approach, those making the lowest contribution to Green Belt purposes are considered first.

## **Sites making 'no contribution' or 'contribution' to Green Belt purposes**

- 3.23 A review of the Green Belt Assessment Update (2015) reveals that there are no Green Belt parcels of land around Chelford that make 'no contribution' or 'contribution' to Green Belt purposes
- 3.24 None of the call for sites submissions in the Green Belt around Chelford has been assessed as making 'no contribution' or 'contribution' to the purposes of Green Belt in the Green Belt Site Assessment work included in Appendix 2.
- 3.25 Development requirements in Chelford cannot be fully met from the urban area, non-Green Belt sites and Green Belt sites making 'no contribution' or 'contribution' to Green Belt purposes. As a result, there is a need to consider Green Belt sites making a 'significant contribution' to Green Belt purposes.

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3.26 Table Chelford 3 below shows the contribution that each site makes to the purposes of Green Belt

Option ref	Site name	GBSA Contribution to Green Belt Purposes
CFS 342	Land At Mere Hills Farm	Major contribution
CFS 2 / 48	Land off Knutsford Road	Significant contribution
CFS 427a	Land at Chelford Village (parcel A)	Major contribution
CFS 427b	Land at Chelford Village (parcel B)	Significant contribution
CFS 427c	Land at Chelford Village (parcel C)	Significant contribution

**Table Chelford 3: Green Belt site assessments summary results**

## **Sites making a ‘significant contribution to Green Belt purposes**

3.27 There are three potential site submissions in the Green Belt around Chelford that have been assessed in the Green Belt Site Assessment (outcomes set out in appendix 2) as making a ‘significant contribution’ to Green Belt purposes. These are site CFS 2/48 (land off Knutsford Road), CFS 427b (land at Chelford Village – parcel b) and CFS 427c (land at Chelford Village – parcel c).

### **CFS 2/48: Land off Knutsford Road, Chelford**

#### **Introduction**

3.28 This site is located adjacent to the settlement to the south of Knutsford Road. The site is approximately 0.76 hectares in size and used previously as an overflow car park for Chelford Market. The site is being promoted for housing. The site forms part of the red line boundary considered as part of planning application 13/4640M<sup>5</sup> at the former Eddie Stobart site off Knutsford Road, Chelford.

3.29 The committee report for planning application 13/4640M noted that revised plans were submitted during the consideration of the planning application, at that time, reducing the total number of dwellings from 122 to 100, and

<sup>5</sup> Outline planning application for 122 dwellings with associated public open space, pedestrian crossing and relocation of bus stops on Knutsford Road and either up to 603 sqm of B1a business space and or car parking with all matters reserved, except for access.

reducing the amount of land dedicated to housing on the car park area (which falls within the Green Belt), to which part of this call for site submission relates.

- 3.30 There remains an area of land within the call for site submission that was considered suitable for employment use in planning application 13/4640M. This was indicated in the approved parameter plan, attached to the outline planning permission (13/4640M) as suitable for either employment or additional car parking. The CFS submission confirms that the employment element of the site is no longer being promoted. Further correspondence with the site promotor has indicated that an element of car parking could be retained and that this does not impact on the numbers of units that could be delivered on the site.
- 3.31 The site subject to planning permission 13/4640M, called Cricketers Green, is now under construction following reserved matters approval (16/0504M Reserved Matters for 94 dwellings).
- 3.32 The site selection findings are summarised in Table Chelford 4 (Stage 4 of the SSM).

	<b>CFS 2/48 site selection findings</b>
<b>Achievability</b>	<ul style="list-style-type: none"> <li>• The site falls into charging Zone 5 in the Community Infrastructure Levy Draft Charging Schedule.</li> <li>• The site is in single ownership and is being considered for residential use and is a mix of brownfield / greenfield.</li> <li>• There are no known site specific considerations at this time that impact on the site's overall broad viability.</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>• The majority of the assessed criteria are either green or amber. Of the criteria assessed as being amber, it is considered that the majority of these factors can be addressed using appropriate mitigation measures, they include: <ul style="list-style-type: none"> <li>○ Settlement Character and Urban form</li> <li>○ Highways</li> <li>○ Ecology</li> <li>○ TPOs</li> <li>○ Mineral Interest</li> <li>○ Mixed brownfield /</li> </ul> </li> </ul>

	<b>CFS 2/48 site selection findings</b>
	<p>greenfield site</p> <ul style="list-style-type: none"> <li>○ Agricultural land</li> <li>○ Contamination Issues</li> </ul> <ul style="list-style-type: none"> <li>● There were no criteria considered to be red in the traffic light criteria</li> </ul>
<b>Summary of infrastructure providers/statutory consultees consultation responses (Stage 6 of the SSM)<sup>6</sup></b>	<p><b>CEC Public Rights of Way</b> - all sites to require provision and / or improvement of walking and cycling links between development sites and public transport hubs</p> <p><b>Historic England</b> - no comment</p> <p><b>Natural England</b> - not within an impact risk zone for a designated site. Deciduous woodland is located along the western edge of the allocation. Deciduous Woodland is a Priority Habitats listed under Section 41 the Natural Environmental and Rural Communities (NERC) Act 2006 and hence of national importance. Provisionally Agricultural Land Quality Grade 3</p> <p><b>Network Rail</b> - transport assessments should consider the impacts of any level crossings in the area</p> <p><b>Sport England</b> - should take account of findings of playing pitch strategy / built sport facilities strategy</p> <p><b>Highways impact</b> - no site specific comment</p> <p><b>East Cheshire Clinical Commissioning Group</b> - Area is serviced by one GP practice, therefore an increase in the number of dwellings would put pressure on these practices.</p> <p><b>United Utilities</b> - need to consider the</p>

<sup>6</sup> Further detail can be found in the summary in Appendix 5 of this Report, as required

	CFS 2/48 site selection findings
	proximity of waste water treatment works when considering site allocations in the Plan

**Table Chelford 4: CFS 2/48 site selection findings**

### Analysis and conclusions

- 3.33 When compared against other potential call for site submissions in Chelford, it was considered that site CFS 2/48 performs well.
- 3.34 The 'traffic light' assessment of this site shows that it performs well, in relation to most of the criteria with the site being available, achievable and broadly viable. Locationally, the site is considered to be a sustainable location in the village centre, meeting many of the minimum distances identified in the SA Accessibility Assessment.
- 3.35 The HRA screening assessment does not identify any issues of relevance to this site. The site is more than 6km away from the nearest European Site. No potential impact pathways have been identified.
- 3.36 The Green Belt Assessment for the site is included in Appendix 2 of this document and a summary provided in table Chelford 5 below:

Consideration	Summary
Potential area for Green Belt release	The area within GBAU parcel CF07 occupying a finger of land within the green belt parcel as shown on the map. To enable a logical and clear Green Belt boundary, land between the site and a section of the development at Cricketers Green (ref 16/0504M) would need to be removed from the Green Belt.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' <b>Significant Contribution</b> ' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt Boundary would be defined using Chelford Heath and existing development. A new green belt boundary would need to be created along the south eastern boundary of the site.
Surrounding Green Belt	Release of CFS 2/48 would not undermine the overall function of the surrounding Green Belt but adjacent parcel CF08, which makes a major contribution to Green Belt purposes, will increase in importance in its function.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided that there are no other suitable alternatives that make 'no contribution' or a 'contribution' to Green Belt purposes.

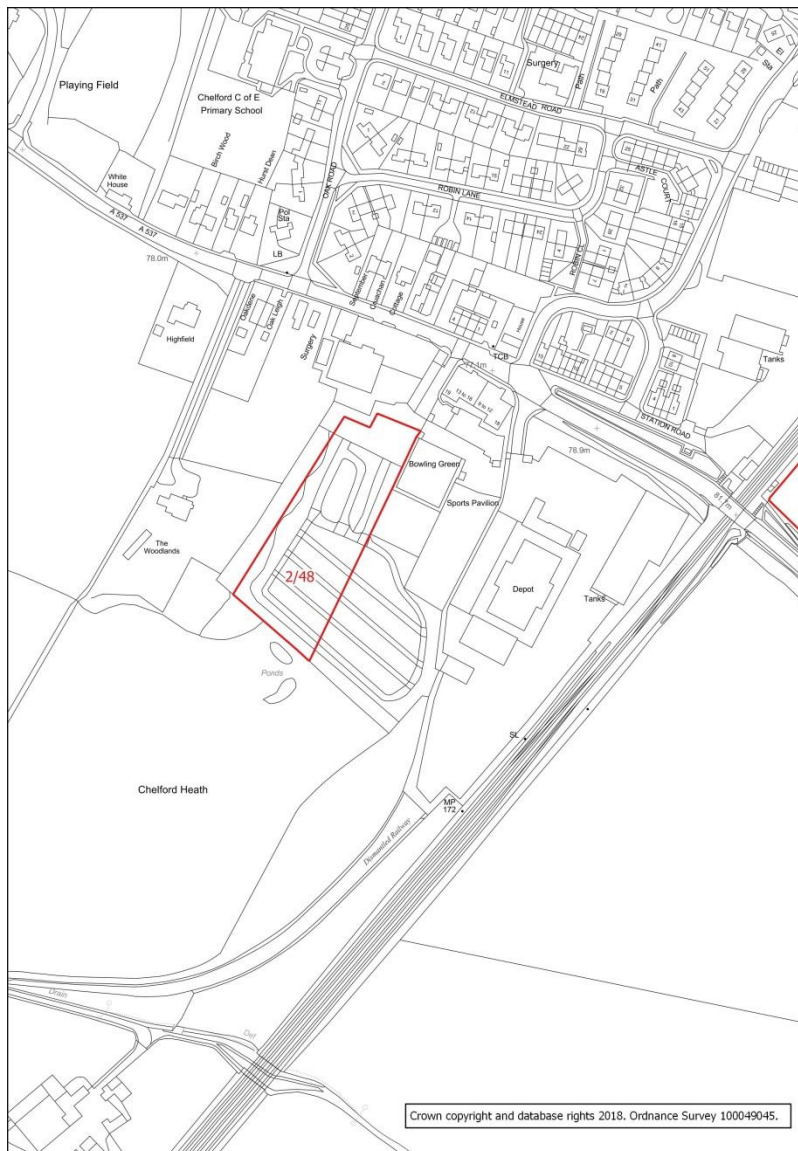
**Table Chelford 5: CFS 2/48 GBAU Summary**

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- 3.37 Exceptional circumstances are required to release this site from the Green Belt, which include the inability to meet Chelford's needs without removing land from the Green Belt, and by not meeting those needs would result in unsustainable development or a site specific reason is identified that would justify altering the Green Belt Boundaries.
- 3.38 The exceptional circumstances required to release this area of land from the Green Belt arise from the exceptional circumstances set out in general terms in the Green Belt Assessment Update [2015] and confirmed through the examination of the LPS. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries. There are no alternative suitable sites in Chelford that make a lower contribution to Green Belt purposes that could be released instead of CFS 2/48.
- 3.39 Overall, it is considered that the site performs well. The site lies adjacent to the settlement of Chelford. The site consists of land previously used as an overflow car park for the cattle market, which is now closed. The site promoter has indicated that an element of car parking is expected to be retained on the site. The site is visually contained by Chelford Heath to the south and is able to be accessed via the adjacent Cricketers Green development or Knutsford Road. It is locationally sustainable with access to facilities in Chelford and wider public transport links via bus services and the train station.
- 3.40 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. The consultation responses are summarised in Table Chelford 4, with a list also provided in Appendix 5 of this Report. In relation to those responses received the Cheshire East Public Rights of Way team noted the importance of walking and cycling links. Natural England noted that deciduous woodland is located along the western edge of the site. This should be recognised through appropriate policy wording in the SADPD. Contributions to health facilities in the area have also been requested by the East Cheshire Clinical Commissioning Group.

**Recommendation re CFS 2/48: Land off Knutsford Road (Stage 7)**

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site be included as a proposed allocated site in the SADPD, delivering around 25 dwellings.



**Map Chelford 1: Site CFS 2/48: Land off Knutsford Road**

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- 3.41 Following the iterative approach, the next site to be considered is parcel b of the land at Chelford Village proposal.

### **CFS 427b: land at Chelford Village (parcel B)**

#### **Introduction**

- 3.42 This site is part of a wider proposal submitted around Chelford to the call for sites exercise (land at Chelford Village). Following receipt of the call for site submission and agreement from the site promoter, the site has been split into a number of parcels for consideration through the initial site selection process. This particular parcel is located to the south of Chelford between the railway line, Peover Lane and Knutsford Road and has been named land at Chelford Village (parcel B) for the purposes of the assessment.
- 3.43 The site promotor has not provided an indication for the overall quantum of development that could be achieved on the site. The promotor has confirmed the extent of the boundaries to be considered at this early stage and acknowledged that future masterplanning and appraisal work would be required to establish an overall quantum of development collaboratively with relevant stakeholders. In the absence of confirmation of site capacity, at this stage, it is been assumed that the site could deliver a mix of uses and up to 552 dwellings (at 30 dwellings per hectare).
- 3.44 The site selection findings are summarised in Table Chelford 6 (Stage 4 of the SSM).

	<b>CFS 427b site selection findings</b>
<b>Achievability</b>	<ul style="list-style-type: none"><li>• The site falls into charging Zone 5 in the Community Infrastructure Levy Draft Charging Schedule.</li><li>• The site is greenfield, in single ownership, and is being considered for a mix of uses.</li><li>• There are no known site specific considerations at this time that impact on the site's overall broad viability.</li></ul>
<b>Suitability</b>	<ul style="list-style-type: none"><li>• There is a mix of green, amber and red ratings for the assessed criteria for this site. Of the criteria assessed as being amber, it is considered that the majority of these factors can be addressed using appropriate mitigation measures, they include:<ul style="list-style-type: none"><li>○ Neighbouring and</li></ul></li></ul>

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	<b>CFS 427b site selection findings</b>
	<p>compatible uses</p> <ul style="list-style-type: none"> <li>○ Highways</li> <li>○ Ecology</li> <li>○ TPOs</li> <li>○ Mineral Interest</li> </ul> <ul style="list-style-type: none"> <li>● There were a number of criteria considered to be red in the traffic light criteria, these include: <ul style="list-style-type: none"> <li>○ Landscape</li> <li>○ Settlement character and form</li> <li>○ Greenfield site</li> <li>○ Impact on agricultural land</li> </ul> </li> </ul>
<b>Summary of infrastructure providers/statutory consultees consultation responses (Stage 6 of the SSM)<sup>7</sup></b>	<ul style="list-style-type: none"> <li>● Following the appraisal and initial recommendations (stage 5), this site was not considered to be suitable for inclusion in the shortlist of sites for potential allocation and was not included in the list of sites for the infrastructure provider's consultation at stage 6 (see below).</li> </ul>

**Table Chelford 6: CFS 427b site selection findings**

### **Analysis and conclusions**

- 3.45 When compared against other potential call for site submissions in Chelford, it was considered that site CFS 427b does not perform quite as well as CFS 2/48 and is similar in performance to site CFS 427c.
- 3.46 The traffic light assessment of this site shows that the site scores a mixture of green, amber and red. Items considered amber included potential impacts on highways and ecology which would require future assessment and potential mitigation. The site also scored amber in respect compatible uses given its proximity to the West Coast Mainline which again would require potential mitigation through policy wording and potential future implementation of the site.

<sup>7</sup> Further detail can be found in Appendix 5 of this Report, as required.



- 3.47 Locationally, the site is considered to be able to access a number of services and facilities as identified in the SA Accessibility Assessment.
- 3.48 The traffic light assessment of the site shows that it scores a red rating for landscape. The proposal is of scale, dissected by a public footpath (FP5), with a bridleway (BR5) to the south of the site. It is currently an agricultural field with sporadic development fronting on Knutsford Road and a number of properties on the other side of Peover Lane.
- 3.49 Associated with the above, the site also scores a red rating for settlement character and urban form. The site is separated by the West Coast Mainline and Knutsford Road from the built form of Chelford Village. It is currently an agricultural field, open and undeveloped in character with the visual and recreational amenity this provides.
- 3.50 The site is significant in scale (over 18 hectares) with a proposal of up to 552 dwellings, alongside other uses, in a Local Service Centre the size of Chelford. Such a proposal would not be fully aligned with the vision for Local Service Centres where modest growth is considered appropriate to meet locally arising needs and priorities.
- 3.51 The site also scores a red rating for impacts on agricultural land as the site is considered to be Grade 2, in parts, in terms of agricultural land quality.
- 3.52 The HRA does not identify any issues of relevance to this site. The site is more than 6km away from the nearest European Site. No potential impact pathways have been identified.
- 3.53 The Green Belt Assessment for the site is included in Appendix 2 of this document and a summary provided in table 7 below

Consideration	Summary
Potential area for Green Belt release	The area between railway line, Knutsford Road and Peover Lane
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' <b>significant contribution</b> ' to Green Belt purposes.
Resulting Green Belt boundary	The land considered for potential release from the Green Belt corresponds to the boundaries of parcel CF06 of the Green Belt Assessment Update (2015). It incorporates properties fronting on Knutsford Road and the roundabout.
Surrounding Green Belt	Release of adjoining sites would increase the emphasis of this parcel in terms of preventing urban sprawl and encroachment into the countryside
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make "no contribution" or a "contribution" to Green Belt purposes.

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### **Table Chelford 7: CFS 427b GBAU Summary**

- 3.54 Exceptional circumstances are required to release this site from the Green Belt, which include the inability to meet Chelford's needs without removing land from the Green Belt, and by not meeting those needs would result in unsustainable development or a site specific reason is identified that would justify altering the Green Belt Boundaries.
- 3.55 The exceptional circumstances required to release this area of land from the Green Belt arise from the exceptional circumstances set out in general terms in the Green Belt Assessment Update [2015]. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries.
- 3.56 Focusing development in one location provides the opportunity to deliver infrastructure improvements and a comprehensive approach to delivery.
- 3.57 The site is in close proximity to the strategic road network, with access to the A537 Knutsford Road, has access to the railway station, a transport hub with regular services to Manchester, Macclesfield, Crewe and Manchester Airport. It also has access to bus services.
- 3.58 The land is available for development in the short / medium term and is in single ownership. There is no indication of any ownership or other legal issues (such as third party ownerships or ransom strips) which might present an obstacle to the delivery of the site.
- 3.59 Overall, the site is considered, in its current form and on the basis of the information submitted, to be significant in scale and would represent an impact on the landscape, character and appearance of Chelford Village. Further information would be required from the site promotor to provide reassurance that any of these impacts could be appropriately mitigated and that the site could be delivered in a sustainable way.
- 3.60 In addition, the proposal far exceeds the remaining development requirements of Chelford, as a Local Service Centre. It is considered that the scale of the proposal would present issues that would be difficult to mitigate, particularly given the level of information provided to the Council at this stage to provide detail that the site was capable of meeting the overall housing needs of Chelford.
- 3.61 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should not go forward to Stage 6 of the SSM, at this time.

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### **Recommendation re CFS 427b: Land at Chelford Village Parcel B (Stage 7)**

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site is not proposed to be allocated in the SADPD, at this time, due to its scale and associated impacts on landscape, settlement character and agricultural land. It also far exceeds the remaining requirement for Chelford, which is a LSC where modest growth in housing and employment is expected by 2030 to meet locally arising needs and priorities.

3.62 Following the iterative approach, the next site to be considered is the greenfield site: Land at Chelford Village Parcel C (CFS 427c).

### **CFS 427c: land at Chelford Village (parcel C)**

#### **Introduction**

- 3.63 This site is part of a wider proposal submitted around Chelford to the call for sites exercise (land at Chelford Village). Following receipt of the call for site submission and confirmation from the site promoter, the site has been split into a number of parcels for consideration through the initial site selection process. This particular parcel is located to the south east of Chelford between railway line, Knutsford Road and Alderley Road and has been named Land at Chelford Village (parcel C) for the purposes of the assessment.
- 3.64 The site promotor has not provided an indication for the overall quantum of development that could be achieved on the site. The site promotor has confirmed the extent of the boundaries to be considered at this early stage and acknowledged that future masterplanning and appraisal work would be required. In the absence of this information at this time, it is been assumed that the site would deliver a mix of uses and up to 432 dwellings (at 30 dwellings per hectare).
- 3.65 The site selection findings are summarised in Table Chelford 8 (Stage 4 of the SSM).

	<b>CFS 427c site selection findings</b>
<b>Achievability</b>	<ul style="list-style-type: none"><li>• The site falls into charging Zone 5 in the Community Infrastructure Levy Draft Charging Schedule.</li><li>• The site is greenfield, in single ownership, and is being considered for a mix of uses.</li><li>• There are no known site specific considerations at this time that impact on the site's overall broad viability.</li></ul>

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	CFS 427c site selection findings
<b>Suitability</b>	<ul style="list-style-type: none"> <li>There is a mix of green, amber and red ratings for the assessed criteria of this site. Of the criteria assessed as being amber, it is considered that the majority of these factors can be addressed using appropriate mitigation measures, they include: <ul style="list-style-type: none"> <li>Landscape</li> <li>Neighbouring compatible uses</li> <li>Highways</li> <li>Ecology</li> <li>TPOs</li> <li>Mineral Interest</li> <li>Contamination</li> </ul> </li> <li>There were a number of criteria considered to be red in the traffic light criteria, these include: <ul style="list-style-type: none"> <li>Settlement character and form</li> <li>Greenfield site</li> <li>Impact on agricultural land</li> </ul> </li> </ul>
<b>Summary of infrastructure providers/statutory consultees consultation responses (Stage 6 of the SSM)<sup>8</sup></b>	<ul style="list-style-type: none"> <li>Following the appraisal and initial recommendations (stage 5), this site was not considered to be suitable for inclusion in the shortlist of sites for potential allocation and was not included in the list of sites for the infrastructure providers consultation at stage 6 (see below).</li> </ul>

**Table Chelford 8: CFS 427c site selection findings**

### **Analysis and conclusions**

3.66 When compared against other potential call for site submissions in Chelford, it was considered that site CFS 427c does not perform quite as well as CFS 2/48 and is similar in performance to site CFS 427b.

<sup>8</sup> Further detail can be found in Appendix 5 of this Report, where appropriate

- 3.67 The traffic light assessment of this site shows that the site scores a mixture of green, amber and red. Items considered amber included potential impacts on landscape, highways and ecology which would require future assessment and potential mitigation. The site also scored amber in respect compatible uses given its proximity to the West Coast Mainline which again would require potential mitigation.
- 3.68 Locationally, the site is considered accessible as identified in the SA Accessibility Assessment.
- 3.69 The site scores a red rating for settlement character and urban form as it is separated by the West Coast Mainline from the village of Chelford. It is currently an agricultural field, open and undeveloped in character with the visual and recreational amenity this provides.
- 3.70 The site is significant in scale with a proposal of up to 432 dwellings in a Local Service Centre the size of Chelford. Such a proposal would not be fully aligned with the vision for Local Service Centres where modest growth in housing and employment is expected by 2030 which will have taken place to meet locally arising needs and priorities.
- 3.71 The site also scores a red for impacts on agricultural land as the site is considered to be a mix of Grade 2 & 3 in terms of agricultural land quality.
- 3.72 The HRA does not identify any issues of relevance to this site. The site is more than 6km away from the nearest European Site. No potential impact pathways have been identified.
- 3.73 The Green Belt Assessment for the site is included in Appendix 2 of this document and a summary provided in table 9 below

Consideration	Summary
Potential area for Green Belt release	To enable a logical and clear Green Belt boundary, the village hall, playing field and associated facilities would have to be removed from the Green Belt along Knutsford Road. The petrol filling station, cottages and nursery, as shown on the GBAU map, would also have to be removed from the Green Belt.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' <b>Significant contribution</b> ' to Green Belt purposes.
Resulting Green Belt boundary	The Green Belt boundary would be defined footpath FP1 to the northern boundary of the site. The footpath is marked on an OS base map. The site selection process would have to demonstrate that a boundary could be formed with is strong and reasonably permanent in structure.
Surrounding Green Belt	Release of CFS 427c would not undermine the overall function of the surrounding Green Belt but would increase the importance and therefore emphasis on the remaining Green Belt parcel.
Exceptional	The exceptional circumstances set out in the GBAU are applicable to this

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Circumstances	site provided that there are no other suitable alternatives that make 'no contribution' or a 'contribution' to Green Belt purposes.
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### **Table Chelford 9: CFS 427c GBAU Summary**

- 3.74 Exceptional circumstances are required to release this site from the Green Belt, which include the inability to meet Chelford's needs without removing land from the Green Belt, and by not meeting those needs would result in unsustainable development or a site specific reason is identified that would justify altering the Green Belt Boundaries.
- 3.75 The exceptional circumstances required to release this area of land from the Green Belt arise from the exceptional circumstances set out in general terms in the Green Belt Assessment Update [2015]. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries.
- 3.76 The location of the site is associated with Chelford by the presence of the Village Hall and the pedestrian links up to the Village Hall and beyond along Knutsford Road to the Shell Garage, Post Office, Cricket Ground and St John's Church which links the village to its historic core.
- 3.77 Focusing development in one location provides the opportunity to deliver infrastructure improvements and the delivery of development in a masterplanned and coherent way. The site also has the potential to provide opportunities for other facilities such as improved direct pedestrian links and parking facilities to support the village hall and railway station
- 3.78 The site has access to the strategic road network, with access to the A537 Knutsford Road, it is also in close proximity to the railway station, a transport hub with regular services to Manchester, Macclesfield, Crewe and Manchester Airport. It also has access to bus services.
- 3.79 The land is available for development in the short / medium term and is in single ownership. There is no indication of any ownership or other legal issues (such as third party ownerships or ransom strips) which might present an obstacle to the delivery of the site.
- 3.80 Overall, the site is considered, in its current form and on the basis of the information submitted, to be significant in scale and would represent an impact on the landscape, character and appearance of Chelford Village. Further information would be required from the site promotor to provide reassurance that any of these impacts could be appropriately mitigated and that the site could be delivered in a sustainable way.

- 3.81 The site, similar to the assessment of CFS 427b is significant in scale with up to 432 dwellings. The scale of impact would be difficult to mitigate based on the information submitted to the Council at this stage and would far exceed the overall development requirements of Chelford, as a Local Service Centre.
- 3.82 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should not go forward to Stage 6 of the SSM.

**Recommendation re CFS 427c: land at Chelford village (Parcel c) (Stage 7)**

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site is not allocated at this time in the SADPD due to its scale and associated impacts on landscape, settlement character and agricultural land. It also far exceeds the remaining requirement for Chelford, which is a LSC where modest growth in housing and employment is expected by 2030 to meet locally arising needs and priorities.

- 3.83 Given that the remaining development requirements for Chelford would be around 7 dwellings and 2.48 ha of safeguarded land. A further GBAU and site assessment has been undertaken to determine whether a smaller element of CFS 427c could be suitable for allocation.

**CFS 427c: land at Chelford Village (parcel C – smaller site)**

**Introduction**

- 3.84 This site is part of a wider proposal submitted around Chelford to the call for sites exercise (land at Chelford Village – parcel C). This particular site is located to the south east of Chelford between the railway line, Knutsford Road and extends to two fields and has been named parcel C (smaller site) for the purposes of the assessment.
- 3.85 The site promotor has not provided an indication for the overall quantum of development that could be achieved across the entire site (parcel C – larger site). However, for the purposes of the site assessment and the consideration of this reduced site area (circa 7.8 hectares) we have tested this smaller site, alongside a mix of community uses.
- 3.86 The site selection findings are summarised in Table Chelford 10 (Stage 4 of the SSM).



	<b>CFS 427c (smaller site) site selection findings</b>
<b>Achievability</b>	<ul style="list-style-type: none"> <li>• The site falls into charging Zone 5 in the Community Infrastructure Levy Draft Charging Schedule.</li> <li>• The site is greenfield, in single ownership, and is being considered for a mix of uses.</li> <li>• There are no known site specific considerations at this time that impact on the site's overall broad viability.</li> </ul>
<b>Suitability</b>	<ul style="list-style-type: none"> <li>• There is a mix of green and amber and red ratings for the assessed criteria for this site. Of the criteria assessed as being amber, it is considered that the majority of these factors can be addressed using appropriate mitigation measures, they include: <ul style="list-style-type: none"> <li>○ Landscape</li> <li>○ Neighbouring compatible uses</li> <li>○ Highways</li> <li>○ Ecology</li> <li>○ TPOs</li> <li>○ Mineral Interest</li> <li>○ Contamination</li> </ul> </li> <li>• There were a number of criteria considered to be red in the traffic light criteria, these include: <ul style="list-style-type: none"> <li>○ Settlement character and form</li> <li>○ Greenfield site</li> <li>○ Impact on agricultural land</li> </ul> </li> </ul>
<b>Summary of infrastructure providers/statutory consultees consultation responses (Stage 6 of the SSM)<sup>9</sup></b>	<b>CEC Public Rights of Way</b> - All sites should require the provision and/or improvement of walking and cycling links between development sites and public

<sup>9</sup> Further detail can be found in Appendix 5 of this Report, where relevant.



	<b>CFS 427c (smaller site) site selection findings</b>
	<p>transport hubs and other local facilities. Walking and cycling route from existing residential estates to railway station and also to village hall. Potential improvement of Public Right of Way to part deliver the aspirations noted above.</p> <p><b>Natural England</b> - No designated impact risk zone site triggers in respect proximity to designated sites. There is no priority habitat within the site and provisionally agricultural land grade(s) 2 and 2/3.</p> <p><b>Network Rail</b> - proposals should be discussed with Network Rails Asset protection team. Consideration should be given to impacts upon Chelford Railway Station – the proposal sites are driving distance to the station so parking may be a consideration as well as increased footfall. Developer contributions may need to be pooled to enhance the station</p> <p><b>Sport England</b> - should take account of findings of playing pitch strategy / built sport facilities strategy</p> <p><b>Highways impact</b> - no site specific comment</p> <p><b>East Cheshire Clinical Commissioning Group</b> - Area is serviced by one GP practice, therefore an increase in the number of dwellings would put pressure on these practices.</p> <p><b>United Utilities</b> - need to consider the proximity of waste water treatment works when considering site allocations in the Plan. There is a gravity sewer running along the frontage of the site, providing a connection between the farm and Knutsford Road.</p>

**Table Chelford 10: CFS 427c (smaller site) site selection findings**

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## Analysis and conclusions

- 3.87 When compared against other potential call for site submissions in Chelford, it was considered that site CFS 427c (smaller site) does not perform quite as well as CFS 2/48 and is similar in performance to site CFS 427b and CFS 427c (larger site).
- 3.88 The traffic light assessment of this site shows that the site scores a mixture of green, amber and red. Items considered amber included potential impacts on landscape, highways and ecology which would require future assessment and potential mitigation. The site also scored amber in respect compatible uses given its proximity to the West Coast Mainline which again would require potential mitigation.
- 3.89 Locationally, the site is considered accessible as identified in the SA Accessibility Assessment.
- 3.90 The site scores a red rating for settlement character and urban form as it is separated by the West Coast Mainline from the village of Chelford. It is currently an agricultural field, open and undeveloped in character with the visual and recreational amenity this provides.
- 3.91 The site also scores a red for impacts on agricultural land as the site is considered to be a mix of Grade 2 in parts and areas of 2 & 3 in terms of agricultural land quality.
- 3.92 The HRA does not identify any issues of relevance to this site. The site is more than 6km away from the nearest European Site. No potential impact pathways have been identified.
- 3.93 The Green Belt Assessment for the site is included in Appendix 2 of this document and a summary provided in table 11 below

Consideration	Summary
Potential area for Green Belt release	The potential area to be released would be two fields to the east of the railway line, bounded by Knutsford Road, footpath FP1, the railway line and field boundaries marked on an OS base.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a <b>'Significant Contribution'</b> to Green Belt purposes.
Resulting Green Belt boundary	The Green Belt boundary would be defined footpath FP1 to the northern boundary of the site. The footpath is marked on an OS base map. The eastern boundary would be defined by farmers fields and the boundary with the village hall. The site selection process would have to demonstrate that a boundary could be formed with is strong and reasonably permanent in structure.
Surrounding Green Belt	Release of CFS 427c (smaller site) would not undermine the overall function of the surrounding Green Belt but would increase the importance and therefore emphasis on the remaining Green

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	Belt parcel.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided that there are no other suitable alternatives that make 'no contribution' or a 'contribution' to Green Belt purposes.

**Table Chelford 11: CFS 427c (smaller site) GBAU Summary**

- 3.94 Exceptional circumstances are required to release this site from the Green Belt, which include the inability to meet Chelford's needs without removing land from the Green Belt, and by not meeting those needs would result in unsustainable development or a site specific reason is identified that would justify altering the Green Belt Boundaries.
- 3.95 The exceptional circumstances required to release this area of land from the Green Belt arise from the exceptional circumstances set out in general terms in the Green Belt Assessment Update [2015]. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries.
- 3.96 The site is considered, in its current form and on the basis of the information submitted, to be large in scale and would have an impact on the landscape, character and appearance of Chelford Village. Further information would be required from the site promotor to provide reassurance that impacts could be appropriately mitigated and that the site could be delivered in a sustainable way.
- 3.97 The Green Belt Site Assessment has identified that the site would require appropriate strong boundaries, particularly to the north and east of the site.
- 3.98 The location of the site is associated with Chelford by the presence of the Village Hall and the pedestrian links up to the Village Hall and beyond along Knutsford Road to the Shell Garage, Cricket Ground and St John's Church which links the village to its historic core.
- 3.99 Focusing development in one location provides the opportunity to deliver infrastructure improvements and the delivery of development in a comprehensively masterplanned and coherent way. The site also has the potential to provide significant connectivity improvements to the village hall and its other recreational and community facilities. It could provide for other improvements to the operation of Chelford Railway Station through direct pedestrian links, improved access and car parking facilities.
- 3.100 The site has access to the strategic road network, the A537 Knutsford Road, it is also in close proximity to Chelford railway station, a transport hub, on the West Coast Mainline with regular services to Manchester, Macclesfield, Crewe and Manchester Airport. It also has frequent bus services, which provides connectivity to Macclesfield, Alderley Park, Knutsford and other locations.

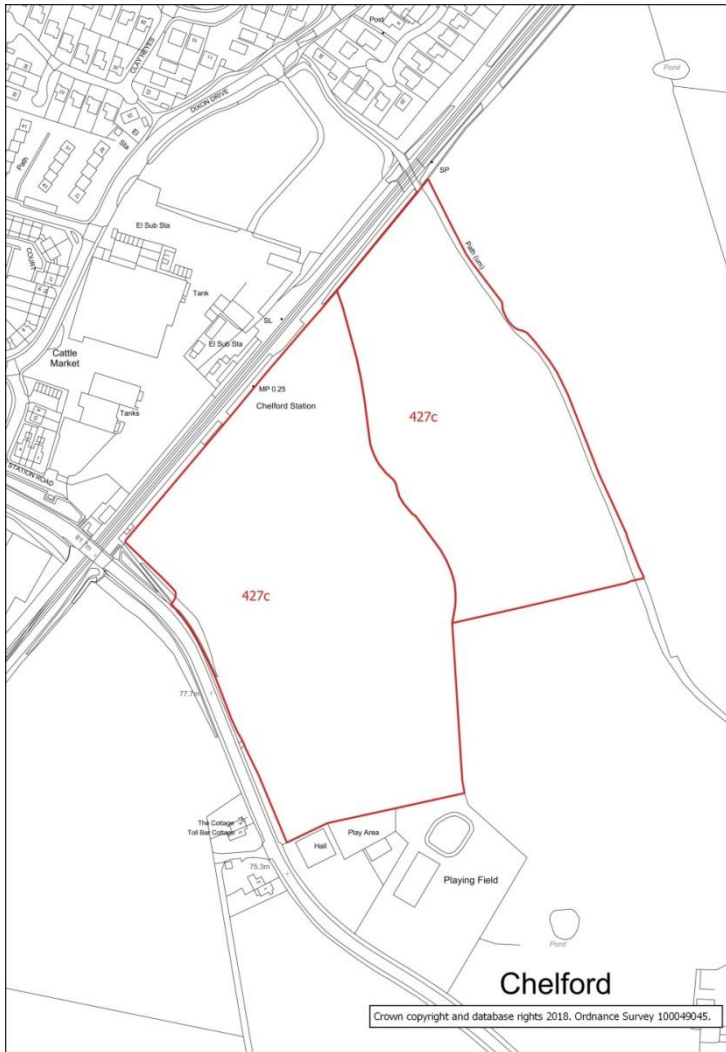
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- 3.101 The land is available for development in the short to medium term, it is in single ownership with no ownership or other legal issues (such as third party ownerships or ransom strips) which might present an obstacle to delivery
- 3.102 The size of the site, circa 7.8 hectares, would still deliver development in excess of the residual requirements identified by the LSC disaggregation report for Chelford (12 dwellings and 2.48 ha of safeguarded land).
- 3.103 However, in developing and considering site options around the settlements in the north of the borough, particularly Bollington, it has become clear that not all of the settlements could address their individual safeguarded land requirements. A number of options were considered in response to this issue, including the disaggregation of safeguarded land to other Local Service Centres (Alderley Edge, Chelford, Disley and Prestbury), not meeting the safeguarded land requirement at Bollington and redistributing Bollington's safeguarded land requirement to Chelford. The analysis of these options is documented in Chapter 18 of the LSC Spatial Distribution Report [FD 05].
- 3.104 As noted in the preceding section, there is a longer term opportunity in Chelford to provide for a comprehensive approach to development and deliver a number of benefits outlined above, namely:-
- Opportunity for a comprehensive and masterplanned approach to development adjacent to a transport hub;
  - Providing for the critical mass of development to support the delivery of future infrastructure, including community facilities, as required;
  - Improving links and connectivity between the village, the village hall and facilities beyond;
  - Supporting improvements at Chelford Railway Station, including pedestrian access and car parking facilities.
- 3.105 In order to secure a comprehensive approach to development; it is proposed to safeguard this land for future development, if required. On balance, it is considered, that this site could be suitable for a variety of uses, being adjacent to the Railway Station and sustainably located, whereby development could take place after the Plan period, should it be required. There are no other available sites considered through the site selection process in other Local Service Centres (namely Alderley Edge, Disley and Prestbury) that make a lower contribution to Green Belt purposes and replicate the opportunities that this site provides for on equivalent land.
- 3.106 It is not considered appropriate to allocate the residual residential development requirements, of 7 dwellings, in order to support the intention of the safeguarded land allocation to deliver comprehensive development, should it be required to meet future development needs.

3.107 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should go forward to Stage 6 of the SSM. The consultation responses are summarised in Table Chelford 10, with a list also provided in Appendix 5 of this Report. In relation to those responses received, Network Rail noted that any future development by the railway station should look to deliver improvements to the railway station and car parking. The East Cheshire Clinical Commissioning group noted that any proposals for future residential development should provide for contributions to health infrastructure. The Cheshire East Public Rights of Way team noted the importance of providing appropriate walking and cycling links from the site to Chelford and the Village Hall.

**Recommendation re CFS 427c: land at Chelford village (Parcel c – smaller site) (Stage 7)**

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site is included within the SADPD, as safeguarded land for 7.8 hectares. This site will be called 'land east of Chelford Railway Station'.



**Map Chelford 2: Site CFS 427c smaller site (safeguarded land) – Land east of Chelford Railway Station**

## Sites recommended for inclusion in the SADPD for Chelford

3.108 In conclusion, the sites recommended for inclusion in the SADPD for Chelford (Stage 7) are shown in Table Chelford 12.

Option ref	Site name	Gross site area (ha)	Number of dwellings	Employment land (ha)	Safeguarded Land	Proposal
CFS 2/48	Land south of Knutsford Road	0.76	around 25	0	0	New homes and retention of car parking

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Option ref	Site name	Gross site area (ha)	Number of dwellings	Employment land (ha)	Safeguarded Land	Proposal
CFS 427c – smaller site	Land at Chelford Village (to be called Land East of Chelford Railway Station)	7.8	0	0	7.8 ha	Safeguarded land

**Table Chelford 12: Sites recommended for inclusion in the SADPD**

- 3.109 Taking account of commitments and completions and potential development at the Chelford Cattle Market and land south of Knutsford Road, this takes the figure for Chelford up to 228 dwellings, which is considered to be 'in the order' of 235 dwellings and 7.8 ha of safeguarded land.
- 3.110 Two other sites were submitted around Chelford during the call for sites stage, these were CFS 427a Land at Chelford Village (parcel a) and CFS 342 Land at Mere Hills Farm. Green Belt Site Assessments have been undertaken for these sites that suggest that they perform a 'major' contribution to Green Belt purposes aligned with the conclusions of the Green Belt Assessment Update (2015). Copies of the Green Belt Site Assessments are included in Appendix 2
- 3.111 As the residual requirement for Chelford has largely been met, by the sites set out in table Chelford 12, then it is not considered appropriate, at this time, to consider sites that make a 'major' contribution to Green Belt purposes as part of the iterative process.

## 4. Retail planning

### Introduction

- 4.1 The purpose of this chapter is to set out how the Council's policy position on retail and town centre matters to support Part 2 of the Local Plan (the SADPD) has been derived, drawing from relevant evidence and ensuring consistency with national planning policy.

### Retail Overview

- 4.2 Chelford is a village near to the junction of the A537 and A535 roads six miles (10 km) west of Macclesfield (a Principal Town) and six miles south-east of Knutsford, a Key Service Centre.
- 4.3 Chelford is a Local Service Centre (LSC) in the Retail Hierarchy where there will be a focus on convenience and comparison retailing of an appropriate scale, plus opportunities for service users and small scale independent retailing of a function and character that meets the needs of the local community.
- 4.4 As a village, Chelford does not currently have a defined centre for retail purposes in the Macclesfield Local Plan. However, it contains convenience, comparison, retail service financial, and business service units in the village itself. Its retail offer is diversified by the presence of Chelford Farm Supplies, which is the largest unit in the village (910 sqm gross).
- 4.5 There are also some further services including a petrol filling service station located south-east of the village, where Knutsford Road meets Alderley Road, Holmes Chapel Road, and Peover Lane. Egerton Arms is located to the west of the village.

### Complimentary Strategies and Parking Provision

- 4.6 Chelford is currently preparing a neighbourhood plan and has defined its neighbourhood area.
- 4.7 There is a customer car park available adjacent to Chelford Farm Supplies and limited car parking at Chelford Railway Station.

### Retail Health Indicators and Analysis

- 4.8 The WYG Retail Study (2016) evaluated the vitality and viability of the two Principal Towns in Cheshire East (Crewe and Macclesfield) and the nine Key Service Centres in the Borough. The study also considered the retail health and function of the LSCs. The health check assessments draw on a number of key indicators in accordance with national guidance.

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- 4.9 A full health check is included in Appendix 4 of the WYG Retail Study (2016) (pp 22-26<sup>10</sup>). Chelford is an attractive village located in a semi-rural setting. The village is accessible by train and private vehicle. There is a mixed diversity of uses with representation from the convenience goods, comparison goods, retail service and financial service sectors although there are no leisure services located in the commercial centre.
- 4.10 Chelford Farm Supplies comprises over two thirds of Chelford's retail floorspace and contributes significantly to the village's offer. Additional services are available outside of the village centre, such as the Shell Garage and Egerton Arms which also make a positive contribution to the village's vitality. Although the level of retail and service units in Chelford is limited, given the village's role in serving the needs of the local community and the clear concentration of units, it supports its designation as a Local Service Centre.
- 4.11 The environmental quality of the village is good, with well presented areas such as shops and residential properties running through the Village. Its semi rural setting and well kept public spaces, add to the sense of safety and security in the village. Knutsford Road is a busy highway and may present problems for pedestrian crossing. However, a zebra crossing has recently been installed along Knutsford Road. Pedestrian activity in the centre is also influenced by the Railway Station and activity in and around the arrival of trains throughout the day at the village.
- 4.12 It is acknowledged that the closure of the Chelford Cattle Market might have an impact on visitor numbers in the area but housing developments in the village, as they are completed, will support the continued viability and vitality of the centre.

### **Impact test threshold (if appropriate)**

- 4.13 WYG (July 2017) have assessed the floorspace thresholds for planning applications for main town centre uses (particularly retail and leisure uses) above which an impact assessment is required, taking account of paragraph 26 of the National Planning Policy Framework ("NPPF").
- 4.14 WYG recommend that Chelford, as a LSC, should utilise a policy approach of a retail impact test threshold of 200sq.m gross floorspace outside of the LSC retail boundary for (Convenience, Comparison, Service & Leisure – Use Class A1, A2, A3, A4 & A5 proposals) in relation to the closest defined centre(s).

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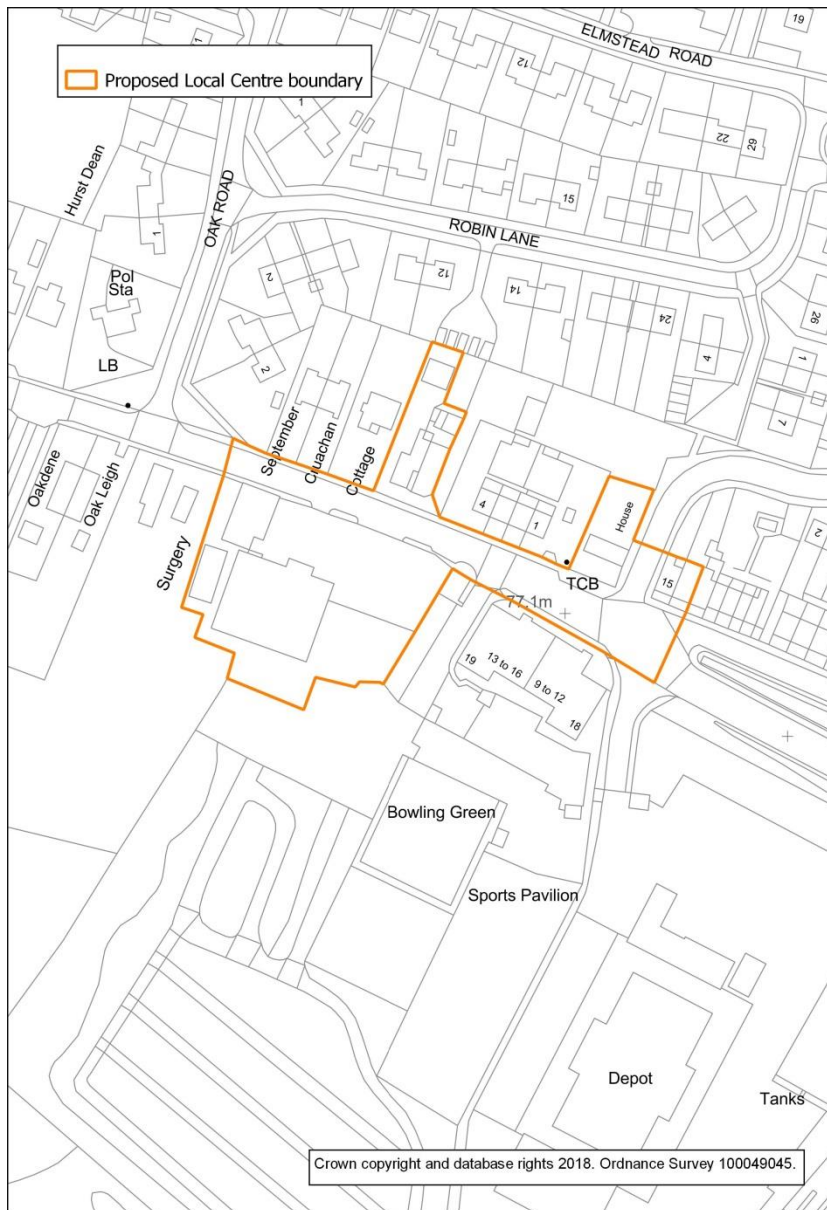
<sup>10</sup>[http://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/cheshire\\_town\\_centres\\_study.aspx](http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx)

## Retail and Leisure Boundaries

- 4.15 The WYG Retail Study (2016) considered the existing centres in the legacy local plans and identified where potential changes to (or indeed new) boundaries (be that town or local centre, primary shopping areas and primary / secondary frontages (where relevant)) are appropriate.
- 4.16 Chelford does not have a retail centre defined in the Macclesfield Local Plan. However, following the consideration of recommendations in the WYG Retail Study it is proposed that Local Centre boundary, for retail purposes, is identified to support the role of the settlement.

Proposed local centre boundary	No on Map and amendment proposed	Justification for amendment
To include Chelford Farm Supplies, Chelford Green Grocers, AJ Boon Butchers, Paper Shop and Hornby Snape Insurance company.	1) Proposed new local centre retail boundary. The proposed boundary	<p>The proposed boundary incorporates a large proportion of the retail units within the village centre. Those uses provide valuable services to the current and future residents and local community. The boundary also includes Chelford Farm supplies (which comprises over two thirds of Chelford's retail floorspace) and contributes significantly to the villages retail offer.</p> <p>It is acknowledged that 14 Station Road (the Paper Shop) was vacant and advertised to let, during a site visit in February 2018, but is advertised for let for retail uses.</p> <p>The Hair Salon and Beauty Parlour, off Knutsford Road is also advertised to let (February 2018). The use is proposed to be retained on the site.</p>

**Table Chelford 13: Consideration of Local Centre Boundary**



**Map Chelford 3: Local Centre (Retail Boundary)**

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## 5. Settlement boundaries

### Introduction

- 5.1 As set out in the LPS, settlement boundaries currently comprise the existing settlement boundaries as defined in the saved policies and proposals maps of the former districts' local plans, as amended to include sites allocated in the LPS (excluding safeguarded land). The LPS includes a commitment that *“settlement boundaries will be reviewed and defined through the production of the Site Allocations and Development Policies DPD and neighbourhood plans”*.
- 5.2 The 'settlement and infill boundaries review' [FD 06] note sets out the methodology to reviewing settlement boundaries in each of the Principal Towns, KSCs and LSCs. This uses a three-stage approach to defining settlement boundaries:
- i) Review boundary in light of site allocations (in the adopted LPS and made neighbourhood plans or proposed through the SADPD);
  - ii) Consider extant planning consents and the relationship of land to the built-up area; and
  - iii) Review the relationship of settlement boundaries to physical features.
- 5.3 Green Belt boundaries should only be altered in exceptional circumstances and whilst exceptional circumstances have been identified to justify alteration of boundaries to accommodate development needs, these do not extend to a general review of Green Belt boundaries. Consequently, for those settlements inset within the Green Belt, the settlement boundary will continue to be the same as the Green Belt inset boundary, except for safeguarded land which will fall outside of both and be within open countryside. Therefore, for those settlements, (including Chelford), the settlement boundary review is limited to stage 1 only.

### Settlement boundary overview

- 5.4 The Green Belt inset boundary comprises the proposed settlement boundary (with the exception of safeguarded land as noted above).
- 5.5 Work on the Chelford Neighbourhood Plan is ongoing. A draft document has not yet been published or consulted upon. Therefore, it is unknown at this time whether it is proposing to define settlement boundaries at this time.
- 5.6 For the purposes of review, this existing settlement boundary has been divided into sections as set out in Table Chelford 14 below.

Ref	Boundary Section	Description
1	From 19 Burnt Acre to	The settlement boundary runs from the hedgerow to the rear

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	Knutsford Road	of 19, 20 & 21 Burnt Acre adjacent to the West Coast Main Line and runs south along the rear of properties on Chapel Croft (properties 27 – 35 odd numbered properties). It then continues along the rear of 32 – 20 Chapel Croft (even numbered properties) along the West Coast Railway Line. It then runs along the Railway Line past the former cattle market site to Knutsford Road.
2	From Chelford Railway Station on Knutsford Road to the junction of Knutsford Road / Dixon Drive	The settlement boundary runs around the former Eddie Stobart depot which is now the Cricketers Green development and is currently under construction. It then follows the boundaries of residential development to the south of Dixon Court to the north and then around the boundary of Chelford Market Supplies. It then continues to the rear of Roadside House / Oak Dene before joining with Knutsford Road until it meets with Dixon Drive.
3	From Dixon Drive to the rear of 27 Hitchlowes	The settlement boundary runs from Dixon Drive, along the rear of properties 134 – 120 (even numbers) before following a path and open space (tree lined boundary) to the rear of properties on Dixon Drive / Millbank Close until it meets Carter Lane. It then runs along Carter Lane to the rear of 1, 3 & 5 Drumblefield and 12 – 6 (even numbered properties) Drumblefield. It then runs along the rear of 21, 23 & 25 Hitchlowes until it reaches an established row of trees to the rear of 27 Hitchlowes.
4	From the rear of 27 Hitchlowes to 19 Burnt Acre and the West Coast Mainline.	The settlement boundary follows the Green Belt inset boundary, running along an established row of trees from the rear of 27 Hitchlowes, along the rear of 29 and 30 Hitchlowes and then the rear curtilage of properties 26 – 18 Hitchlowes (even numbered properties). The established row of trees continues along the boundaries with properties 3 – 17 Burnt Acre (odd numbered properties) until it reaches number 19 Burnt Acre and the West Coast Mainline.

**Table Chelford 14: Existing settlement boundary**

5.7 This existing settlement boundary is shown in Appendix 7.

## Settlement boundary review

5.8 Each section of the existing settlement boundary has been reviewed using the methodology set out in the 'settlement and infill boundaries review' [FD 06]. As Chelford has a Green Belt inset boundary, the review is limited to stage 1 only in accordance with the methodology. The assessments and recommendations for defining the new boundary are set out in Table Chelford 15 below.

Ref	Stage 1 Criteria A, B, C (allocated sites)	Boundary recommendations
1	Site CFS 427c (smaller site) – Land East of Chelford Railway Station lies adjacent to the existing settlement boundary. There are no other LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the	CFS 427c (smaller site) – Land East of Chelford Railway Station is proposed for safeguarded land and should remain outside of the settlement boundary; therefore no change to existing boundary.

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	boundary	
2	Site CFS 2/48 lies adjacent to the existing settlement boundary. There are no other LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary	Amend the boundary (2A) to include site CFS 2/48 proposed for residential use. This boundary also takes account of the green belt site assessment work set out in Appendix 2 of this report
3	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.
4	There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites adjacent to this section of the boundary.	No change to existing boundary.

**Table Chelford 15: Boundary review and recommendations**

The recommended boundary is shown in Appendix 7.

## Green Belt Boundary

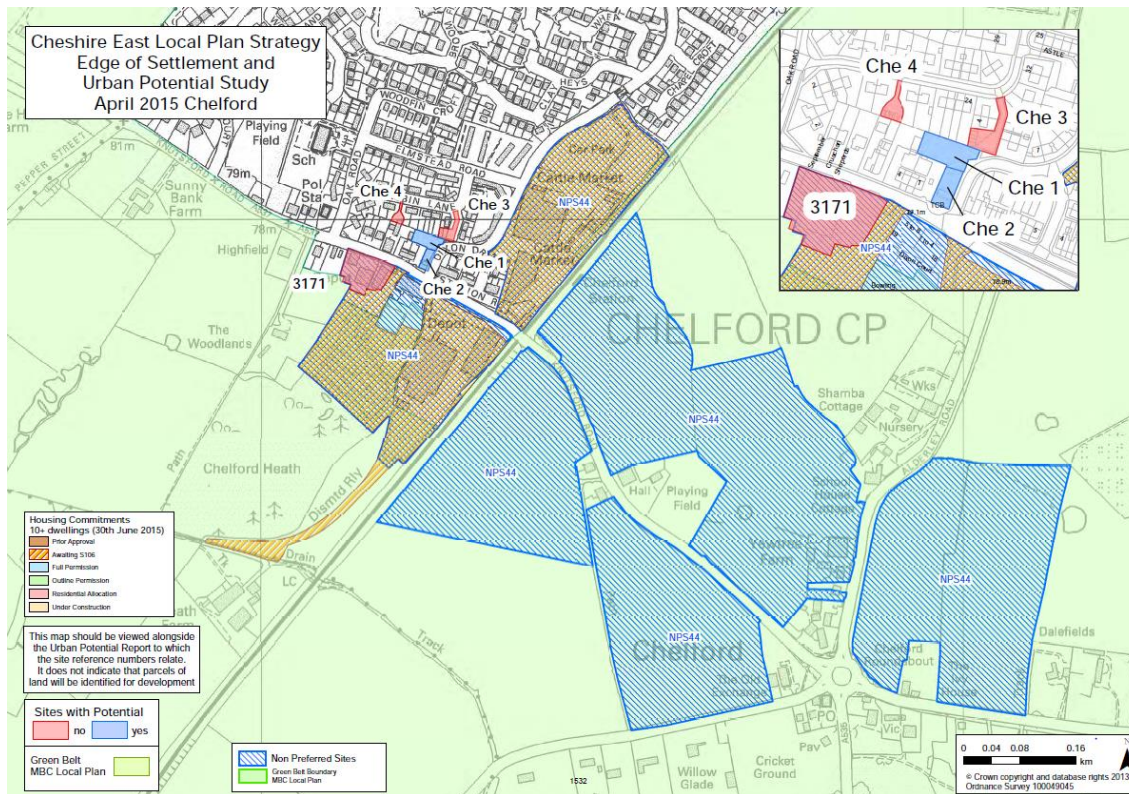
- 5.9 The recommended Green Belt inset boundary is also shown in Appendix 7. This is the same as the settlement boundary, except for safeguarded land. Evidence to justify the extent of land proposed for release from the Green Belt in association with each site is included in the Green Belt Site Assessments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



## 6. Appendices

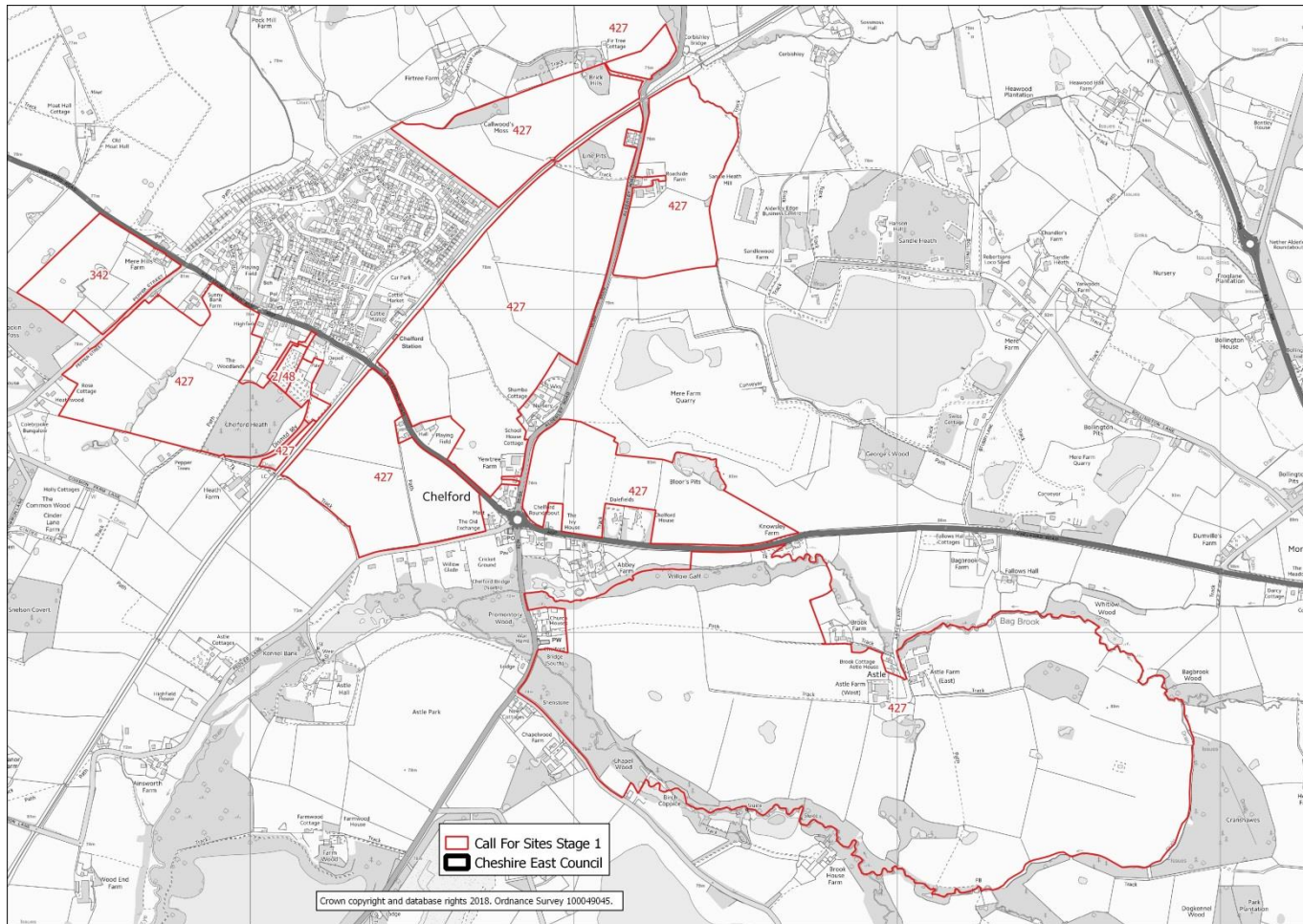
### Appendix 1: Site Selection Maps and Table

#### Stage 1 Sites Map



Map Chelford 4 Stage 1 Sites

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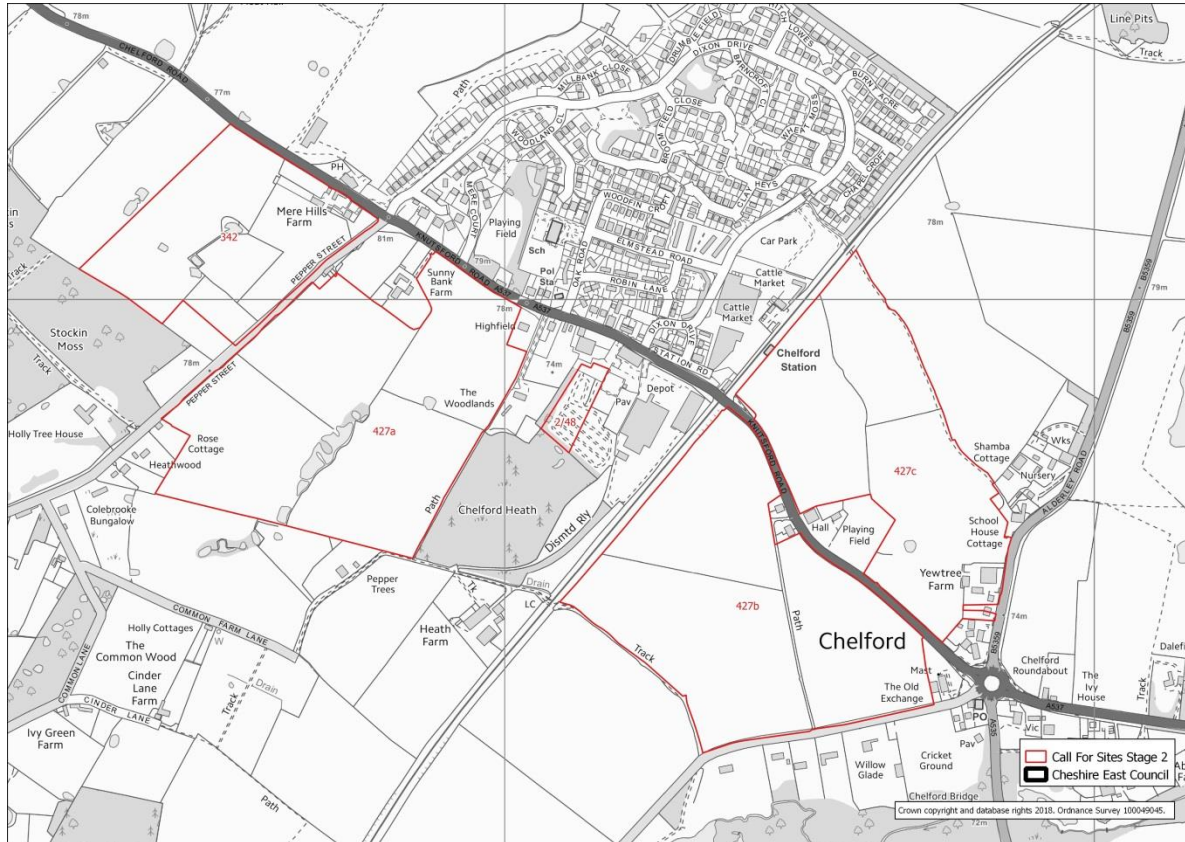


**Map Chelford 5 Stage 1 Sites**

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## Stage 2 Sites Map



Map Chelford 6 Stage 2 Sites

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## Stage 1 and Stage 2 Sites table

Source <sup>11</sup>	Ref	Site name and address	Size (ha) <sup>12</sup>	No. of dwgs <sup>13</sup>	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? <sup>14</sup> (Y/N)	Comments
B	Che 1	Dixon Drive, Chelford	0.08	3	0	0	No	Yes	Whilst the site may have potential for development during the plan period, it is not being actively promoted. It is an urban site that cannot accommodate 10 dwellings or more.

<sup>11</sup> A – Local Plan Strategy Settlement Final Site Selection Report (July 2016), B – Urban Potential Assessment (August 2015), C – Edge of Settlement Assessment (August 2015), D – Call for sites (June 2017), E – Local Plan Strategy Examination Hearings (October 2016).

<sup>12</sup> Numbers in brackets are the developable areas, when stated in the call for sites representation.

<sup>13</sup> Figure as stated in call for sites representation or estimated at 30 dwellings per hectare.

<sup>14</sup> Exclude sites that: can't accommodate 10 dwellings or more, unless they are in the Green Belt or open countryside; are not being actively promoted; have planning permission as at 31/3/17; are in use (unless there is clear indication that this will cease); contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield); are LPS Safeguarded Land; are allocated in the LPS.

B	Che 2	Knutsford Road, Chelford	0.04	1	0	0	No	Yes	Whilst the site may have potential for development during the plan period, it is not being actively promoted. It is an urban site that cannot accommodate 10 dwellings or more.
D	CFS 2 / 48	Land off Knutsford Road	0.76	25	0	0	No	No	
D	CFS 342	Land at Mere Hills Farm	9.49	Up to 100	Up to 1 ha	Up to 1 ha	Up to 1 ha of community uses	No	Assumed 6 ha (at 30dpa) for housing and the remainder split between community / commercial and community uses. N.B confirmation from site promotor that lower density scheme sought and so 75-100 dwellings and rest community / commercial use

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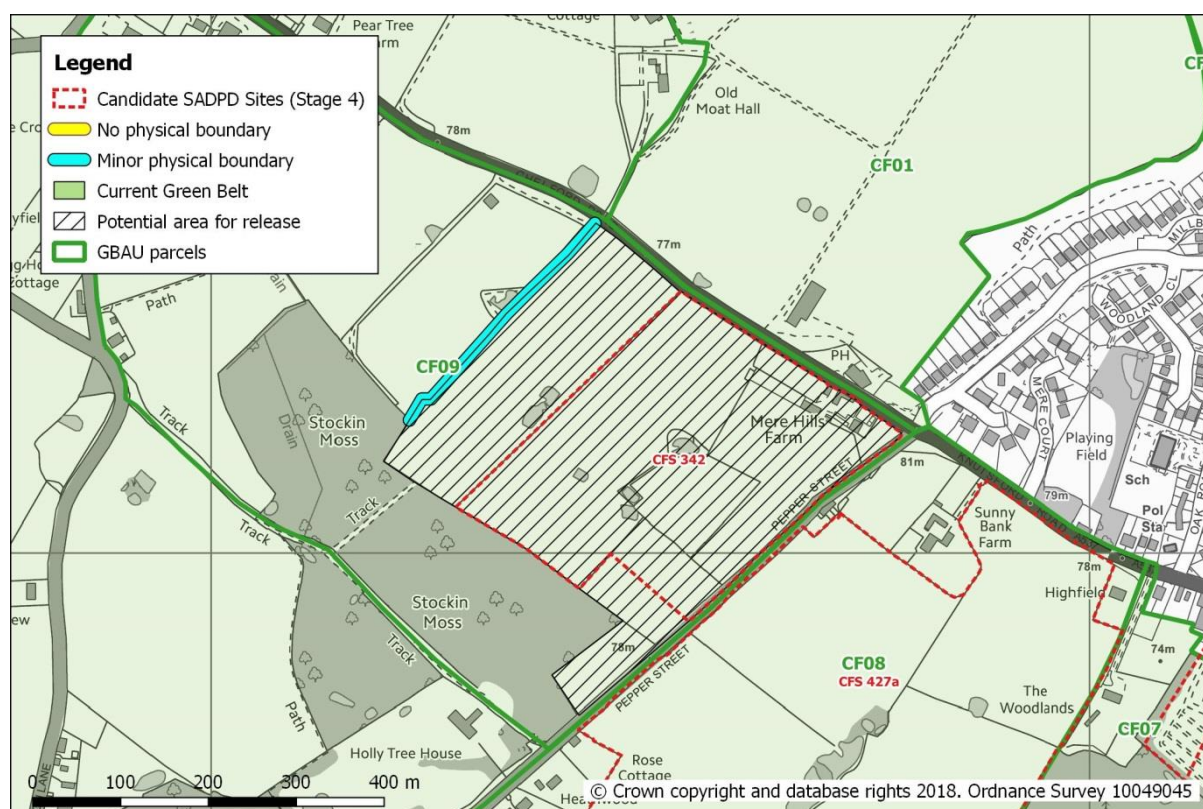
D	CFS 427	Land at Chelford Village	276.66	Up to 800	Up to 5 ha	Up to 1 ha	Communi ty uses	No	<p>Mix of uses with a quantum to be decided. A mix of uses proposed. Development potential figures taken from NPS 44 - information from the Local Plan Strategy</p> <p>N.B this site was split into a number of parcels at stage 2 following further correspondence with the site promoter</p>
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**Table Chelford 16: Stages 1 and 2 of the site selection work.**

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## Appendix 2: Green Belt Site Assessments

### Green Belt Site Assessment: CFS 342 Land at Mere Hills Farm



**Map CFS 342 Land at Mere Hills Farm, Chelford: Site Boundary and Potential Area for Release from the Green Belt**

#### Relationship of Site to Green Belt Parcels

- 6.1 The site is located entirely in the North Cheshire Green Belt. It lies within GBAU Parcel CF09 as shown on the map above. The proposed site boundaries correspond with the outer boundary of parcel CF09 to its northern and eastern boundary. The GBAU parcel extends beyond the proposed site to the south and west.

#### Boundary Considerations / Area Considered for Removal from Green Belt

- 6.2 To enable a logical and clear Green Belt boundary, Mere Hills House, built off Pepper Street to the south west of the proposed site would need to be removed from the Green Belt as shown on the map above.
- 6.3 The Green Belt boundary would be defined using Stockin Moss to the south and south west of the site. This is a physical feature that is readily recognisable and likely to be permanent. The boundary would also be defined by a field boundary to the west of the site. The field boundary is marked on an OS base map with a minor hedgerow and trees in places but this is intermittent. If removed from the Green Belt, the site selection work must

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demonstrate that a new Green Belt boundary can be defined using physical features that are readily recognisable and likely to be permanent. If removed from the Green Belt, any future policy for the site should include details of the boundary treatment required to make sure that a readily recognisable boundary endures in the long term.

### Green Belt Assessment of Parcels

6.4 The GBAU makes the following assessment of parcel CF09, within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
CF09: Land to the south of Chelford Road to the east of Snelson Lane and west of Pepper Street	The parcel has a major contribution to preventing urban sprawl as it has prevented development despite being bounded by existing development on the southern boundary. The parcel has a major degree of openness due to the size of the parcel and the open farmland that characterises it. The parcel has no contribution to the prevention of merging and no contribution to preserving the historic town.	Major Contribution

### Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Major contribution: The area of land potentially released from the Green Belt has a major contribution to preventing urban sprawl. It is defined by minor physical features. The potential area to be removed from the Green Belt is not well connected to the settlement of Chelford and is not contained by the urban area. The parcel has successfully prevented further development extending out from the settlement of Chelford.
2 Prevent neighbouring towns merging into one another	No contribution; There are no settlements located immediately south / south west of Chelford and therefore the potential area to be removed from the Green Belt does not perform a separation role between settlements.
3 Assist in safeguarding the countryside from encroachment	Major contribution: The potential area to be removed from the Green Belt is a large area of open farmland to the south of Chelford that has a major degree of openness. There are a few urbanising features within the parcel however these do not detract from the openness.
4 Preserve the setting and special character of historic towns	No contribution: the potential area to be removed from the Green Belt makes no contribution to preserving a historic settlement as for the purposes of this Green Belt assessment, Chelford is not considered a historic town.



<b>Green Belt Purpose</b>	<b>Assessment</b>
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Chelford has 32.4% brownfield urban capacity for potential development, therefore the potential area to be released from the Green Belt makes a major degree of contribution to the purpose.
Overall evaluation	The area makes a major contribution to Green Belt purposes given its role in checking unrestricted sprawl, safeguarding the countryside from unrestricted sprawl and in assisting urban regeneration. It does not contribute to separating nearby towns or in preserving the historic character of Chelford.
<b>Overall assessment</b>	<b>Major contribution</b>

## Surrounding Green Belt

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

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

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential for release from Green Belt</b>	<b>Impacts on adjacent parcels of releasing CFS 342</b>	<b>Impacts on CFS 342 of releasing additional adjacent land</b>
CF07	Significant contribution	This parcel contains a site (CFS 2/48) which is also being considered for release from the Green Belt	Release of CFS342 would impact on the long views and perception of openness and introduce views of urban development to the west of parcel CF07.	This would result in development adjacent to Cricketers Green development (ref 16/0504M Reserved Matters for 94 dwellings) which is now under construction. Development of CFS 2/48 would further extend the urban area towards CFS 342.
CF08	Major contribution	This parcel contains a site (CFS 427a) which is also being considered for release from the Green Belt	Parcels CF08 and CF09 currently have a degree of openness. Development of CFS342 would lead to urban development beyond Pepper Street / Chelford Road (A537) and impact on the perception and views from CF08 to the west of the parcel.	Parcel CF08 is adjacent to the CF09, located to the east of Pepper Street. Development of CFS 427a on parcel CFS08 would extend and bring the urban area closer to parcel CF09. Parcel CF08 and CFS09 currently make a major contribution to safeguarding the countryside from encroachment and the release of site would likely

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GBAU parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing CFS 342	Impacts on CFS 342 of releasing additional adjacent land
				emphasise the importance of this function
CF01	Major contribution	This parcel does not currently contain any potential strategic sites and is not being considered for release from the Green Belt	Parcel CF01 has a degree of openness behind the properties on Dixon Drive / the Egerton Arms. Parcel CF01 currently makes a major contribution to safeguarding the countryside from encroachment and supporting urban regeneration. The release of site CFS342 would likely emphasise these function(s), despite site CFS 342 being separated from parcel CF01 by Chelford Road (A537).	No adjacent land considered for release.

6.7 The area also sits within the GBAU General Area K1, which makes a major contribution to Green Belt purposes. Release of this site from the Green Belt would not undermine the overall Green Belt function of this general area.

### Exceptional Circumstances

6.8 The proposed development requirements for Chelford over the Plan period are 235 net additional dwellings, 0 ha of employment land and 2.48 ha of safeguarded land.

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

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

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

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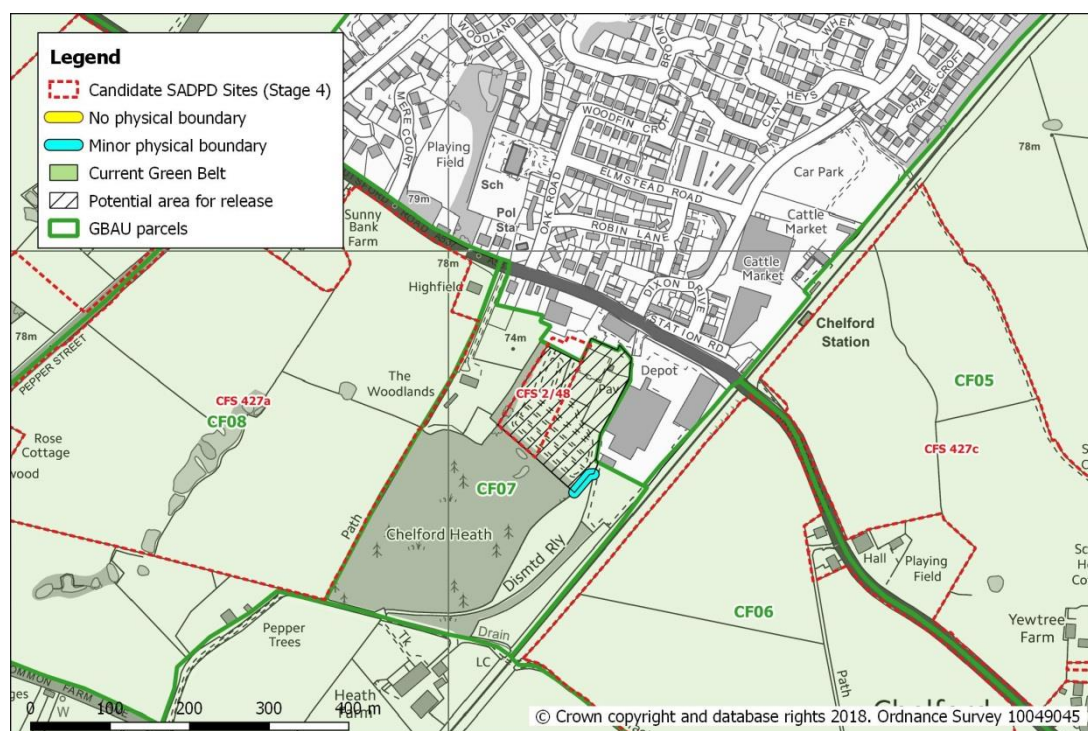


## Summary

Consideration	Summary
Potential area for Green Belt release	The area between Pepper Street, Stockin Moss, Chelford Road as shown on the map
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' <b>major contribution</b> ' to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt boundary would be defined using physical features on the ground. The boundary to the west of the parcel would be defined by a field boundary and any future site selection work would need to demonstrate that the boundary could be made using physical features that are readily recognisable and likely to be permanent.
Surrounding Green Belt	Development of CFS342 would lead to urban development beyond Pepper Street / Chelford Road (A537) and impact on the perception of openness and views of development from parcel CF09.
Exceptional Circumstances	These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make "no contribution", a "contribution" or a "significant contribution" to Green Belt purposes).

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## Green Belt Site Assessment: CFS 2/48 Land off Knutsford Road



**Map CFS 2/48 Land off Knutsford Road: Site Boundary and Potential Area for Release from the Green Belt**

### Relationship of Site to Green Belt Parcels

6.12 The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel CF07 as shown on the map above. The site occupies part of the northern portion of the green belt parcel. The site occupies part of the northern portion of the green belt parcel. The northern site boundary corresponds to the GBAU parcel boundaries. The southern boundary of the site extends into the parcel and is bounded by Chelford Heath. Following the completion of the GBAU in 2015, to the east of the site reserved matters approval has been granted for 94 dwellings at Cricketers Green (16/0504M) and this development is currently under construction.

### Boundary Considerations / Area Considered for Removal from Green Belt

- 6.13 To enable a logical and clear Green Belt boundary, land between the site and part of the proposed development at Cricketers Green (16/0504M), including the bowling green, would need to be removed from the Green Belt as shown on the map above. This boundary has been identified to reflect readily recognisable boundaries to the east of the site.
- 6.14 The Green Belt boundary would be defined using Chelford Heath to the south and a tree line belt running from Chelford Heath that runs to the west of the site. This is a physical feature that is readily recognisable and likely to be permanent.

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- 6.15 To the north there is built form and to the east there is land under construction for development, likely to be permanent (Cricketers Green development (13/4640M Outline for 122 dwellings and business space / 16/0504M Reserved Matters for 94 dwellings).
- 6.16 In the south eastern corner, there is a boundary, recognisable on the OS base map but is intermittent in terms of its strength of boundaries. To ensure an appropriate boundary is delivered, if removed from the Green Belt, the site selection work must demonstrate that a new Green Belt boundary can be defined to the east and south east of the parcel using physical features that are readily recognisable and likely to be permanent. If removed from the Green Belt, any future policy for the site should include details of the boundary treatment required to make sure that a readily recognisable boundary ensures in the long term.

### Green Belt Assessment of Parcels

- 6.17 The GBAU makes the following assessment of parcel CF07, within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
CF07	Significant contribution	Although the parcel has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the fundamental aims as stated in paragraph 79 of the NPPF. The parcel has a significant contribution to these purposes. The parcel has a significant contribution to preventing urban sprawl. There is some development along the northern boundaries however the parcel has successfully prevented urban development. The parcel has a significant degree of openness due to open farmland and the woodland does not detract from the perception of openness. There is no contribution to preventing nearby towns from merging.

### Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant contribution: The potential area of land to be released from the Green Belt makes a significant contribution to the prevention of urban sprawl as the area of land borders existing development to the north of the parcel. In addition, the character of the eastern extent of the potential area to be released from the Green Belt will change following development, currently under construction, at the Cricketers Green site (16/0504M).

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<b>Green Belt Purpose</b>	<b>Assessment</b>
2 Prevent neighbouring towns merging into one another	No contribution: There are no settlements located directly to the south of Chelford and therefore the potential area of land to be released from the Green Belt has no contribution to the prevention of settlements merging.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: The potential land to be released from the Green Belt has a significant contribution to safeguarding the countryside; the site offers views across open farmland, however, much of the land to the south of the site is woodland which has a limited degree of openness. There are urbanising influences adjacent to the parcel, including a housing site under construction (16/0504M).
4 Preserve the setting and special character of historic towns	No contribution: the potential area of land to be released from the Green Belt does not make any contribution to preserving a historic settlement as for the purposes of the Green Belt assessment; Chelford is not considered a historic town.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Chelford has 32.4% brownfield urban capacity for potential development, therefore the potential area of land to be released from the Green Belt makes a major degree of contribution to the purpose.
Overall evaluation	Although the area of land to be released from the Green Belt has a major contribution to assisting urban regeneration as one of the fundamental aims as stated in paragraph 79 of the NPPF. The potential site to be released from the Green Belt has a significant contribution to the purposes of preventing urban sprawl and safeguarding the countryside from encroachment. There is some development along the northern and eastern boundaries. The remaining parcel has a degree of openness which is impacted by the presence of woodland but there remains a perception of openness. There is no contribution to preventing nearby towns from merging.
<b>Overall assessment</b>	<b>Significant contribution</b>

## Surrounding Green Belt

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

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

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential for release from Green Belt</b>	<b>Impacts on adjacent parcels of releasing CFS02/48</b>	<b>Impacts on CFS 02/48 of releasing additional adjacent land</b>
CF06	Significant Contribution	This parcel contains a site (CFS 427b) which is also	Parcel CF06 to the east of the site has been assessed as significant in Green Belt terms. Release of Green Belt	Due to the presence of the railway line and Cricketers Green development (under

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GBAU parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing CFS02/48	Impacts on CFS 02/48 of releasing additional adjacent land
		being considered for release from the Green Belt	at CFS 2/48 would not materially impact of CF06 as there is development under construction at Cricketers Green to the east of the parcel and the presence of the railway line which forms a boundary between the parcels.	construction) there is unlikely to be any material impact on this parcel.
CF07	Significant Contribution	Site CFS 2/48, this part of the GBAU site assessment relates to the remaining area of the parcel	Release of site CFS 2/48 would leave part of parcel CF07 remaining in the Green Belt. The remaining area is extensively covered by woodland (as part of Chelford Heath) and therefore, as long as this remains there are unlikely to be significant visual impacts on the remaining part of the parcel CF07 if CS2/48 were to be released from the Green Belt	There are no sites proposed to be removed from this remaining area of the parcel.
CF08	Major Contribution	This parcel contains a site (CFS 427a) which is also being considered for release from the Green Belt	Parcel CF08 has a major contribution to Green Belt purposes in respect of preventing urban sprawl and encroachment and assisting with urban regeneration. The impact of releasing site CFS02/48 would seek to put increased emphasis on these purposes of Green Belt.	Releasing additional adjacent land from the Green Belt would increase the perception of development fronting onto the A537 (Knutsford Road) and put increased emphasis of parcel CF08, which makes a major contribution in Green Belt terms.

6.20 The area also sits within the GBAU General Area K1, which makes a Major contribution to Green Belt purposes. Release of this site from the Green Belt would not undermine the overall Green Belt function of this general area.

### Exceptional Circumstances

6.21 The proposed development requirements for Chelford over the Plan period are 235 net additional dwellings, 0 ha of employment land and 2.48 ha of safeguarded land.

6.22 The exceptional circumstances required to release this area of land from the Green Belt arise from the exceptional circumstances set out in general terms in the GBAU. These are the need to allocate sufficient land for market and

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affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries.

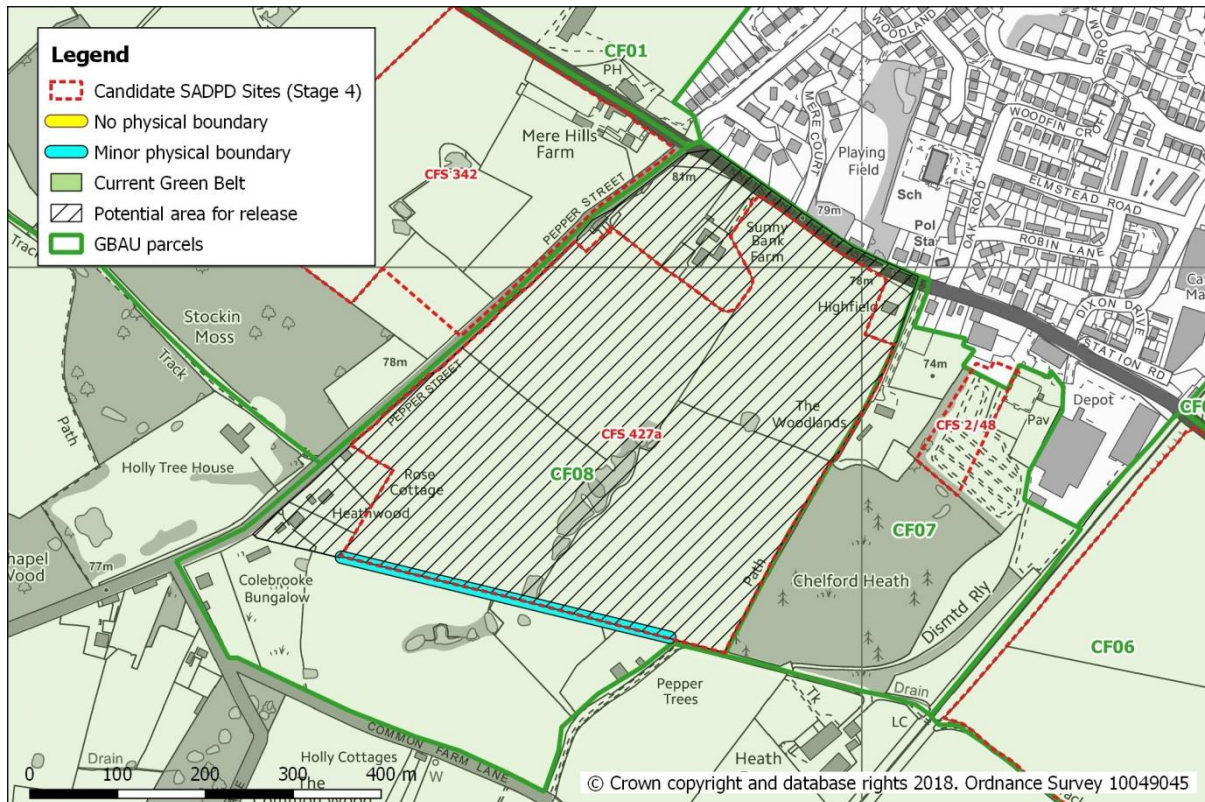
- 6.23 These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, a “contribution” to Green Belt purposes).
- 6.24 The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

## Summary

Consideration	Summary
Potential area for Green Belt release	The area within GBAU parcel CF07 occupying a finger of land within the green belt parcel as shown on the map. To enable a logical and clear Green Belt boundary, land between the site and part of the proposed development at Cricketers Green (16/0504M) would need to be removed from the Green Belt as shown on the map above.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a <b>‘Significant Contribution’</b> to Green Belt purposes.
Resulting Green Belt boundary	The new Green Belt Boundary would be defined using Chelford Heath and existing development. A new green belt boundary would need to be created along the eastern and south eastern boundary of the site.
Surrounding Green Belt	Release of CFS 2/48 would not undermine the overall function of the surrounding Green Belt but adjacent parcel CF08 will increase in importance in its Green Belt function.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided that there are no other suitable alternatives that make ‘no contribution’ or a ‘contribution’ to Green Belt purposes.



## Green Belt Site Assessment: CFS 427a land bounded by Chelford Road / Pepper Street



**Map CFS 427a land bounded by Chelford Road / Pepper Street: Site Boundary and Potential Area for Release from the Green Belt**

### Relationship of Site to Green Belt Parcels

6.25 The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel CF08 as shown on the map above. The site boundaries correspond with the eastern boundary of parcel CF08 alongside Chelford Heath. The western extent of the site runs along Pepper Street as does the parcel boundary. In other places there are some very slight differences where the parcel boundary goes up to the feature and the site falls away from the boundary slightly and other areas where the boundaries do not meet at all, particularly to the south of the area being considered for release from the Green Belt.

### Boundary Considerations / Area Considered for Removal from Green Belt

6.26 To enable a logical and clear Green Belt boundary, Sunny Bank Farm, on the junction of Chelford Road / Pepper Street to the north of the site would need to be removed from the Green Belt as shown on the map above. In addition, a group of properties to the north east corner of parcel CF08, fronting onto

Knutsford Road, would need to be removed from the Green Belt to avoid an isolated parcel of Green Belt as shown on the map above.

- 6.27 A new Green Belt boundary would have to be created to the south of the site running from Common Farm Lane over to Pepper Street. This field boundary is recognisable on the OS base map but is intermittent in terms of its strength of boundaries. If removed from the Green Belt, the site selection work must demonstrate that a readily recognisable boundary that is likely to be permanent could be created. Any policy for this site should also include details of the boundary treatment required to make sure that a readily-recognisable boundary endures in the long-term.

### **Green Belt Assessment of Parcels**

- 6.28 The GBAU makes the following assessment of parcel CF08, within which the site is located.

<b>Parcel</b>	<b>Overall Evaluation</b>	<b>Overall Assessment</b>
CF08	Major Contribution	The parcel has a major contribution to preventing urban sprawl as it has prevented development despite being bounded by existing development on the southern boundary. The parcel has a major degree of openness due to the size of the parcel and the open farmland that characterises it. The parcel plays no contribution to the prevention of settlements merging and no contribution to preserving the historic town.

### **Green Belt Assessment of Potential Area for Release**

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

<b>Green Belt Purpose</b>	<b>Assessment</b>
1 Check the unrestricted sprawl of large built-up areas	Major contribution: The potential area of land to be released from the Green Belt has a major contribution to preventing urban sprawl. It is well connected to the settlement of Chelford and has prevented development within the parcel.
2 Prevent neighbouring towns merging into one another	No contribution: There are no settlements in close proximity located to the south of Chelford therefore the potential area to be released from the Green Belt has no contribution to preventing settlements merging.
3 Assist in safeguarding the countryside from encroachment	Major contribution: the site is a large extent of open farmland to the south of Chelford and has a degree of openness. The land offers views across open farmland. There are a few urbanising influences in the parcel however these do not detract from the openness.
4 Preserve the setting and special character of historic towns	No contribution: the area of land has no contribution to preserving a historic settlement as for the purposes of this Green Belt assessment, Chelford is not considered a historic town.



<b>Green Belt Purpose</b>	<b>Assessment</b>
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Chelford has 32.4% brownfield urban capacity for potential development, therefore the potential area of land to be released from the green belt makes a major degree of contribution to the purpose.
Overall evaluation	The area of land has a major contribution to preventing urban sprawl as it has prevented development despite being bounded by existing development on its northern boundary. The site has a degree of openness due to its size and the open farmland that characterises it. The area of land considered for release from the Green Belt makes no contribution to the prevention of settlements merging and no contribution to preserving the historic town.
<b>Overall assessment</b>	Major contribution

## Surrounding Green Belt

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

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

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential for release from Green Belt</b>	<b>Impacts on adjacent parcels of releasing CFS427a</b>	<b>Impacts on CFS 427a of releasing additional adjacent land</b>
CF07	Significant contribution	This parcel contains a site (CFS 2/48) which is also being considered for release from the Green Belt	Release of CFS 427a would increase views of the urban area and impact on the openness of this land, providing for an urbanising feature to the west of the potential site.	Parcel CF08 has a major contribution for Green Belt purposes in respect of preventing urban sprawl and encroachment and assisting with urban regeneration. The impact of releasing site CFS02/48 would seek to put increased emphasis on these purposes of Green Belt.
CF08	Major Contribution	This is the remaining area of the parcel of CF08 should CFS427a be proposed to be removed from the Green Belt.	Release of CFS 427a would significantly reduce the size of parcel CF08. There would be a need for careful design and boundary treatments in order to reduce views of the new development which could affect the openness. Any site policy	No additional land considered for release.

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GBAU parcel	Contribution	Potential for release from Green Belt	Impacts on adjacent parcels of releasing CFS427a	Impacts on CFS 427a of releasing additional adjacent land
			should detail how the design and boundary treatments will minimise the visual impacts on this area of Green Belt.	
CF09	Major contribution	This parcel contains a site (CFS 342) which is also being considered for release from the Green Belt	Parcel CF09 is detached from the urban area with a significant degree of openness. Release of CFS427a could increase the views of the urban area which could impact on the openness. Any site policy should detail how the design and boundary treatments will minimise the visual impacts on this area of Green Belt.	Parcel CF09 is detached from the urban area and has a significant degree of openness, although there are some urbanising influences around its edges. There are low levels of vegetation and open long-line views. Release of CFS342 for development is likely to increase views of the urban area which could impact on the openness and increase the emphasis of the contribution that this parcel makes in preventing urban sprawl. Careful design and boundary treatments would be required to help minimise visual impacts.

6.31 The area also sits within the GBAU General Area K1, which makes a Major contribution to Green Belt purposes. Release of this site from the Green Belt would reduce the overall extent of General Area K1 but should not undermine the overall Green Belt function of this general area.

### Exceptional Circumstances

6.32 The proposed development requirements for [settlement] over the Plan period are 235 net additional dwellings, 0 ha of employment land and 2.48 ha of safeguarded land.

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

6.34 These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less

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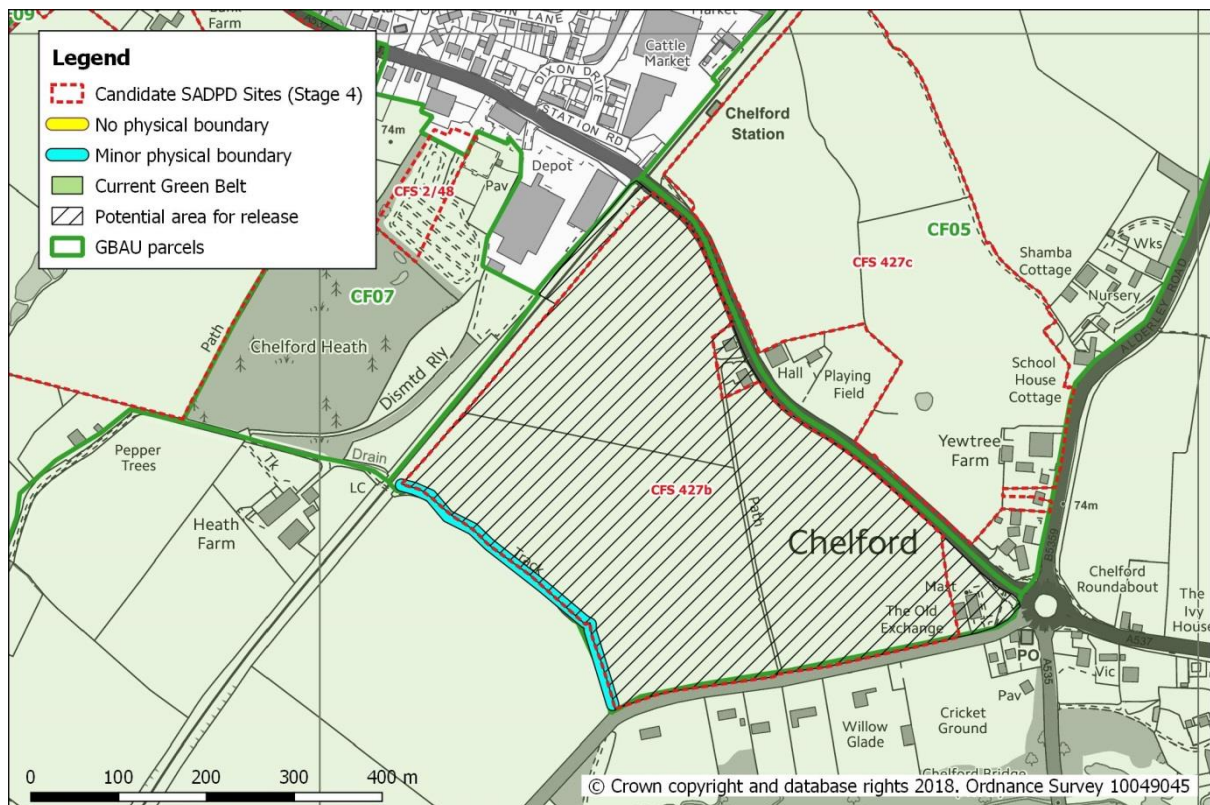
harm to the Green Belt (in this case sites that make “no contribution”, a “contribution” or a “significant contribution” to Green Belt purposes).

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

## Summary

Consideration	Summary
Potential area for Green Belt release	To enable a logical and clear Green Belt boundary, Sunny Bank Farm, on the junction of Chelford Road / Pepper Street to the north of the site would need to be removed from the Green Belt as shown on the map above. In addition, a group of properties to the north east corner of parcel CF08, fronting onto Knutsford Road, would need to be removed from the Green Belt to avoid an isolated parcel of Green Belt as shown on the map above.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' <b>major contribution</b> ' to Green Belt purposes.
Resulting Green Belt boundary	The site selection process would need to identify a suitably strong resulting green belt boundary, particularly on its southern extent.
Surrounding Green Belt	Development of CFS427a would lead to urban development beyond Chelford Road (A537) and impact on the perception and views of development from parcel CF08.
Exceptional Circumstances	These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, a “contribution” or a “significant contribution” to Green Belt purposes).

## Green Belt Site Assessment: CFS 427b Land to the south of Chelford between railway line, Peover Lane and Knutsford Road



**Map CFS 427b Land to the south of Chelford between railway line, Peover Lane and Knutsford Road, Site Boundary and Potential Area for Release from the Green Belt**

### Relationship of Site to Green Belt Parcels

6.36 The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel CF06 as shown on the map above. The site boundaries largely correspond with the parcel boundaries with the exception of a group of properties adjacent to Knutsford Road to the north of the parcel and buildings adjacent to the Peover lane, A537 Knutsford Road, Holmes Chapel Road and Alderley Road roundabout to the north east of the parcel.

### Boundary Considerations / Area Considered for Removal from Green Belt

6.37 To enable a logical and clear Green Belt boundary, a group of properties on Knutsford Road and land adjacent to the A537 Knutsford Road / Holmes Chapel roundabout would need to be removed from the Green Belt as shown on the map above to avoid an isolated parcel of Green Belt. An area of land over the railway line would also have to be released. There is a high level of consistency in the boundaries between parcel CF06 and the area considered for release from the Green Belt as they correspond.

## Green Belt Assessment of Parcels

6.38 The GBAU makes the following assessment of parcel CF06, within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
CF06	Although the parcel has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the fundamental aims as stated in paragraph 79 of the NPPF. The parcel has a significant contribution to these purposes. The parcel has a significant contribution to preventing urban sprawl, it is not particularly connected to the settlement however has some disparate development along the northern and eastern boundaries. The parcel has a significant degree of openness due to open farmland and has no contribution to preserving the historic settlement. There is no contribution to preventing nearby towns from merging.	Significant Contribution

## Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant contribution: The area of land has a significant contribution to the prevention of urban sprawl and ribbon development along Knutsford Road to retain the division of Chelford.
2 Prevent neighbouring towns merging into one another	No contribution: There are no settlements located directly to the south of Chelford and therefore the area of land has no contribution to preventing merging.
3 Assist in safeguarding the countryside from encroachment	Significant contribution: The area of land has a significant contribution to safeguarding the countryside due to the significant degree of openness the land has; the area of land offers long line views across open farmland. There are few urbanising influences in the area of land however these do not detract from the openness.
4 Preserve the setting and special character of historic towns	No contribution: The area of land makes no contribution to preserving a historic settlement as for the purposes of this Green Belt assessment, Chelford is not considered a historic town.
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Chelford has 32.4% brownfield urban capacity for potential development, therefore the area of land considered for release from the Green Belt makes a major degree of contribution to the purpose.

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<b>Green Belt Purpose</b>	<b>Assessment</b>
Overall evaluation	Although the area of land has a major contribution to assisting urban regeneration, preventing urban sprawl and safeguarding land are the fundamental aims as stated in paragraph 79 of the NPPF. The area of land has a significant contribution to these purposes. The land has a significant contribution to preventing urban sprawl, it is not particularly connected to the settlement however has some disparate development along the northern and eastern boundaries. The land has a significant degree of openness due to open farmland and has no contribution to preserving the historic settlement. There is no contribution to preventing nearby towns from merging.
<b>Overall assessment</b>	<b>Significant Contribution</b>

## Surrounding Green Belt

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

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

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential for release from Green Belt</b>	<b>Impacts on adjacent parcels of releasing site CFS 427b</b>	<b>Impacts on CFS 427b of releasing additional adjacent land</b>
CF05	Significant Contribution	This parcel contains a site (CFS 427c) which is also being considered for release from the Green Belt	The site is separated from this parcel by A537 Knutsford Road and a strong hedge boundary. Release of CFS 427b may increase views of the urban area which could impact upon openness. Any site policy should detail how the design and boundary treatments will minimise the visual impacts on this area of the Green Belt.	The site is separated from parcel CF05 by A537 Knutsford Road and a strong hedge boundary. Release of CFS 427b may increase views of the urban area which could impact upon openness.
CF07	Significant Contribution	This parcel contains a site (CFS 2/48) which is also being considered for release from the Green Belt	The site is separated from the parcel by a railway line. Release of CFS 427b may increase views of the urban area which could impact upon openness. Any site policy should detail how the design and boundary treatments will minimise the visual impacts on this area of the Green Belt.	Release of CFS 2/48 would not materially impact on the potential for site 427b to be released from the Green Belt due to construction of the Cricketers Green Development and the influence of the railway line.

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- 6.41 The area also sits within the GBAU General Area K1, which makes a major contribution to Green Belt purposes. Release of this site from the Green Belt would reduce the overall extent of General Area K1 but should not undermine the overall Green Belt function of this general area

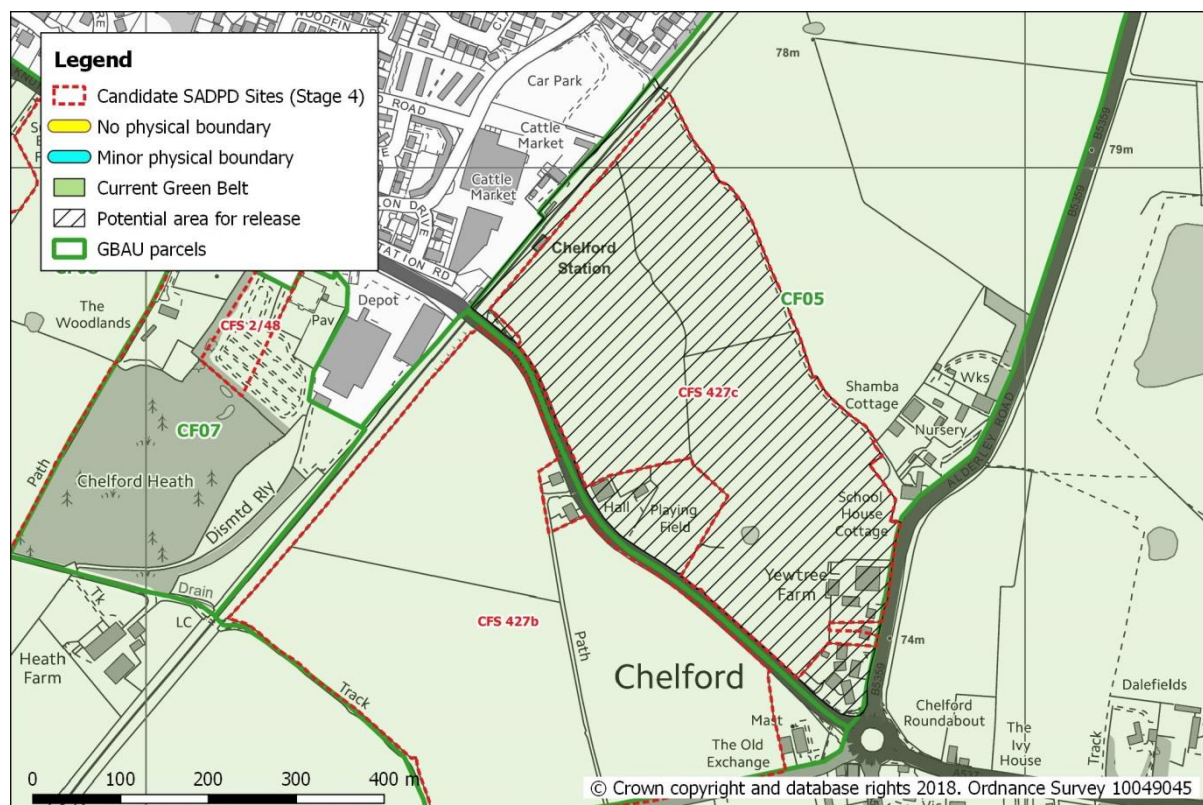
## Exceptional Circumstances

- 6.42 The proposed development requirements for Chelford over the Plan period are 235 net additional dwellings, 0 ha of employment land and 2.48 ha of safeguarded land.
- 6.43 The exceptional circumstances required to release this area of land from the Green Belt arise from the exceptional circumstances set out in general terms in the GBAU. These are the need to allocate sufficient land for market and affordable housing and employment development, combined with the significant adverse consequences of not doing so, particularly because it is not practicable to fully meet the development needs of the area without amending Green Belt boundaries.
- 6.44 These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, or a “contribution” to Green Belt purposes).
- 6.45 The detailed Site Selection work should also consider all other planning factors to determine any site-specific circumstances.

## Summary

Consideration	Summary
Potential area for Green Belt release	The area between railway line, Knutsford Road and Peover Lane as shown on the map
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' <b>significant contribution</b> ' to Green Belt purposes.
Resulting Green Belt boundary	The land considered for potential release from the Green Belt corresponds to the boundaries of parcel CF06 of the Green Belt Assessment Update (2015).
Surrounding Green Belt	Release of adjoining sites would increase the emphasis of this site in terms of preventing urban sprawl and encroachment into the countryside
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided there are no other suitable alternatives that make “no contribution” or a “contribution” to Green Belt purposes.

## Green Belt Site Assessment: CFS 427c Land to the south east of Chelford between railway line, Knutsford Road and Alderley Road



**Map CFS 427c: Land to the south east of Chelford between railway line, Knutsford Road and Alderley Road, Site Boundary and Potential Area for Release from the Green Belt**

### Relationship of Site to Green Belt Parcels

6.46 The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel CF05 as shown on the map above. The site boundaries largely correspond with the parcel boundaries to its western extent. The site follows the south eastern boundary of the parcel along Alderley Road with the exception of a group of buildings around the petrol filling station and a further group of buildings along Alderley Road (Yewtree Farm and Cottages). To its southern extent, the site boundary follows the Green Belt parcel boundary with the exception of Chelford Village Hall and associated facilities as shown on the map above. An area of land over the railway line would also have to be released. The northern boundary of the site runs along an existing footpath (Chelford FP1) and does not correspond to the Green Belt parcel boundary but can be seen on an OS map base.

### Boundary Considerations / Area Considered for Removal from Green Belt

6.47 To enable a logical and clear Green Belt boundary, the village hall, playing field and associated facilities would have to be removed from the Green Belt along Knutsford Road. The petrol filling station, cottages and nursery, as shown on the map, would also have to be removed from the Green Belt.

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- 6.48 The Green Belt boundary would be defined footpath FP1 to the northern boundary of the site. The footpath is marked on an OS base map with a minor hedgerow and trees in places but this is intermittent. If removed from the Green Belt, the site selection work must demonstrate that a new Green Belt boundary can be defined using physical features, including FP1 to the northern boundary of the site that are readily recognisable and likely to be permanent. Any future policy for the site should include details of the boundary treatment required to make sure that a readily recognisable boundary endures in the long term

### Green Belt Assessment of Parcels

- 6.49 The GBAU makes the following assessment of parcel CF05, within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
CF05	The parcel makes a significant contribution to Green Belt purposes. The parcel has strong boundaries which play an important role in preventing the southwards spread of Chelford. The land is mainly agricultural with some development in the southern corner. Railway line provides a visual distinction between the urban area and open countryside. Whilst the parcel makes a major contribution to assisting urban regeneration, it does not contribute to preserving Chelford's historic setting and character and makes a limited contribution to preventing the merger of nearby towns.	Significant Contribution

### Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant Contribution: Strong boundaries to this area formed by railway line, Knutsford Road and Alderley Road. The area of land is separated from Chelford by the railway which gives a good strong boundary to the existing settlement. However, Knutsford Road does cross the railway and the area of land does play an important role in preventing spread of Chelford east wards and also prevents additional ribbon development forming along Knutsford Road alongside the Village Hall.
2 Prevent neighbouring towns merging into one another	Contribution: Forms part of the gap between Chelford and Alderley Edge. However, the gap is fairly wide and loss of this area of land would not significantly reduce the gap.
3 Assist in safeguarding the countryside from encroachment	Significant Contribution: the area of land contains some urbanising influence around its edges but is predominantly free from development and it prevents development from spreading beyond the railway line.

<b>Green Belt Purpose</b>	<b>Assessment</b>
4 Preserve the setting and special character of historic towns	No contribution: The area of land has no contribution to preserving a historic settlement as for the purposes of this Green Belt assessment, Chelford is not considered a historic town
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Chelford has 32.4% brownfield urban capacity for potential development, therefore the area of land makes a major degree of contribution to the purpose.
Overall evaluation	The area of land makes a significant contribution to Green Belt purposes. The land has strong boundaries which play an important role in preventing the spread of Chelford. The land is mainly agricultural with some development in the southern corner. The Railway line provides a visual distinction between the urban area and open countryside. Whilst the area of land makes a major contribution to assisting urban regeneration, it does not contribute to preserving Chelford's historic setting and character and makes a limited contribution to preventing the merger of nearby towns.
<b>Overall assessment</b>	<b>Significant Contribution</b>

## Surrounding Green Belt

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

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

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential release for from Green Belt</b>	<b>Impacts on adjacent parcels of releasing CFS 427c</b>	<b>Impacts on 427c of releasing additional adjacent land</b>
CF04	Significant Contribution	There is no area to be considered for release from the Green Belt currently.	The area of land is separated from this parcel by the railway line and therefore there is not considered to be any material impact.	There is no area to be considered for release from the Green Belt currently.
CF05	Significant Contribution	This is the remaining parcel if site 427c was removed from the Green Belt. This remaining parcel area does not contain any potential sites being considered for	The release of CFS 427c would reduce the extent of the overall parcel and introduce urban influences reducing its overall openness. It would also put increased emphasis of the need to prevent urban sprawl and encroachment into the countryside.	There is no area to be considered for release from the Green Belt currently.

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GBAU parcel	Contribution	Potential release from Green Belt	Impacts on adjacent parcels of releasing CFS 427c	Impacts on 427c of releasing additional adjacent land
		release from the Green Belt		
CF06	Significant contribution	This parcel contains a site (CFS 427b) which is also being considered for release from the Green Belt	The site is separated from this parcel by A537 Knutsford Road and a strong hedge boundary. Release of CFS 427c may increase views of the urban area which could impact upon openness. Any site policy should detail how the design and boundary treatments will minimise the visual impacts on this area of the Green Belt.	The site is separated from this parcel by A537 Knutsford Road and a strong hedge boundary. Release of CFS 427b may increase views of the urban area which could impact upon openness.

6.52 The area also sits within the GBAU General Area MO1, which makes a Major contribution to Green Belt purposes. Release of this site from the Green Belt would reduce the extent of the general area but would not make a material impact.

### Exceptional Circumstances

6.53 The proposed development requirements for [settlement] over the Plan period are 235 net additional dwellings, 0 ha of employment land and 2.48 ha of safeguarded land.

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

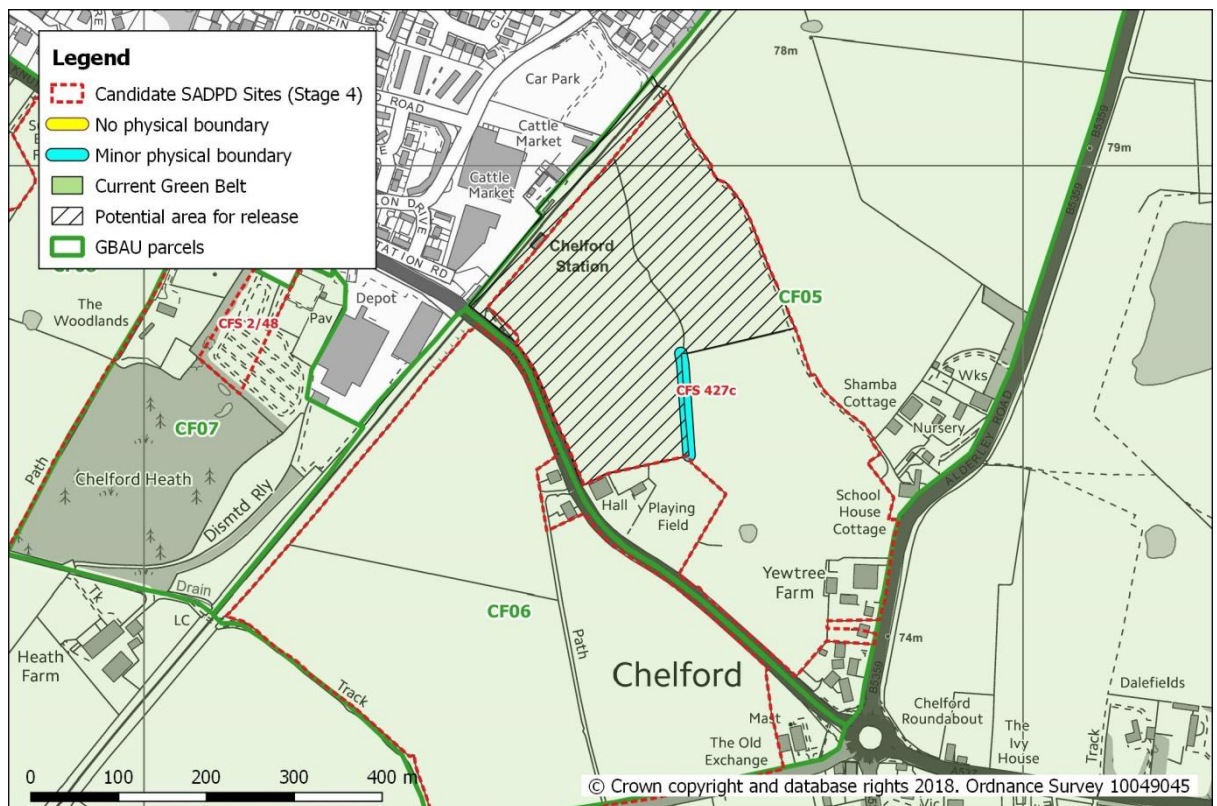
6.55 These general exceptional circumstances will only apply to this area of land if there are no other suitable alternative sites where release would cause less harm to the Green Belt (in this case sites that make “no contribution”, a “contribution” or a “significant contribution” to Green Belt purposes).

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

## Summary

Consideration	Summary
Potential area for Green Belt release	To enable a logical and clear Green Belt boundary, the village hall, playing field and associated facilities would have to be removed from the Green Belt along Knutsford Road. The petrol filling station, cottages and nursery, as shown on the GBAU map, would also have to be removed from the Green Belt.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' <b>Significant contribution</b> ' to Green Belt purposes.
Resulting Green Belt boundary	The Green Belt boundary would be defined footpath FP1 to the northern boundary of the site. The footpath is marked on an OS base map. The site selection process would have to demonstrate that a boundary could be formed with is strong and reasonably permanent in structure.
Surrounding Green Belt	Release of CFS 427c would not undermine the overall function of the surrounding Green Belt but would increase the importance and therefore emphasis on the remaining Green Belt parcel.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided that there are no other suitable alternatives that make 'no contribution' or a 'contribution' to Green Belt purposes.

## Green Belt Site Assessment: CFS 427c (smaller parcel) Land to the east of Chelford between railway line and Knutsford Road and Village Hall



**Map CFS 427c (smaller parcel):** Land to the south east of Chelford between railway line, Knutsford Road and field boundary, Site Boundary and Potential Area for Release from the Green Belt

### Relationship of Site to Green Belt Parcels

6.57 The site is located entirely within the North Cheshire Green Belt. It lies within GBAU parcel CF05 as shown on the map above. The site boundaries largely correspond with the parcel boundaries to its western extent. The site follows field boundaries which can be seen on an OS map to its eastern extent. To its southern extent, the site boundary follows the Green Belt parcel boundary from the railway line to Chelford Village Hall and associated facilities as shown on the map above. The northern boundary of the site runs along an existing footpath (Chelford FP1) and does not correspond to the Green Belt parcel boundary but can be seen on an OS map base.

### Boundary Considerations / Area Considered for Removal from Green Belt

6.58 To enable a logical and clear Green Belt boundary, the boundary would be defined footpath FP1 to the northern boundary of the site. The footpath is marked on an OS base map with a minor hedgerow and trees in places but this is intermittent. It would also follow field boundaries along its eastern extent until it meets the boundary with the Village Hall. If removed from the Green

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Belt, the site selection work must demonstrate that a new Green Belt boundary can be defined using physical features that are readily recognisable and likely to be permanent. Any future policy for the site should include details of the boundary treatment required to make sure that a readily recognisable boundary ensures in the long term.

### Green Belt Assessment of Parcels

6.59 The GBAU makes the following assessment of parcel CF05, within which the parcel is located.

Parcel	Overall Evaluation	Overall Assessment
CF05	The parcel makes a significant contribution to Green Belt purposes. The parcel has strong boundaries which play an important role in preventing the southwards spread of Chelford. The land is mainly agricultural with some development in the southern corner. Railway line provides a visual distinction between the urban area and open countryside. Whilst the parcel makes a major contribution to assisting urban regeneration, it does not contribute to preserving Chelford's historic setting and character and makes a limited contribution to preventing the merger of nearby towns.	Significant Contribution

### Green Belt Assessment of Potential Area for Release

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

Green Belt Purpose	Assessment
1 Check the unrestricted sprawl of large built-up areas	Significant Contribution: Strong boundaries to this area formed by railway line and Knutsford Road. The area of land is separated from Chelford by the railway which gives a good strong boundary to the existing settlement. However, Knutsford Road does cross the railway and the area of land does play a role in preventing spread of Chelford east wards and also prevents additional ribbon development forming along Knutsford Road alongside the Village Hall.
2 Prevent neighbouring towns merging into one another	Contribution: Forms part of the gap between Chelford and Alderley Edge. However, the gap is fairly wide and loss of this area of land would not significantly reduce the gap.
3 Assist in safeguarding the countryside from encroachment	Significant Contribution: the area of land contains some urbanising influence around its edges but is predominantly free from development and it prevents development from spreading beyond the railway line.
4 Preserve the setting and special character of historic towns	No contribution: The area of land has no contribution to preserving a historic settlement as for the purposes of this Green Belt assessment, Chelford is not considered a historic town



<b>Green Belt Purpose</b>	<b>Assessment</b>
5 Assist in urban regeneration, by encouraging the recycling of derelict and other urban land	Major contribution: Chelford has 32.4% brownfield urban capacity for potential development, therefore the area of land makes a major degree of contribution to the purpose.
Overall evaluation	The area of land makes a significant contribution to Green Belt purposes. The land play's a role in preventing the spread of Chelford. The land is agricultural in nature. The Railway line currently provides a visual distinction between the urban area and open countryside. Whilst the area of land makes a major contribution to assisting urban regeneration, it does not contribute to preserving Chelford's historic setting and character and makes a limited contribution to preventing the merger of nearby towns.
<b>Overall assessment</b>	<b>Significant Contribution</b>

## Surrounding Green Belt

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

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

<b>GBAU parcel</b>	<b>Contribution</b>	<b>Potential release for Green Belt</b>	<b>Impacts on adjacent parcels of releasing CFS 427c (smaller site)</b>	<b>Impacts on 427c (smaller site) of releasing additional adjacent land</b>
CF04	Significant Contribution	There is no area to be considered for release from the Green Belt currently.	The area of land is separated from this parcel by the railway line and therefore there is not considered to be any material impact.	There is no area to be considered for release from the Green Belt currently.
CF05	Significant Contribution	This is the remaining parcel if site 427c was removed from the Green Belt. This remaining parcel area does not contain any potential sites being considered for release from the Green Belt	The release of CFS 427c (smaller site) would reduce the extent of the overall parcel and introduce urban influences reducing its overall openness. It would also put increased emphasis on the remaining area of the parcel of the need to prevent urban sprawl and encroachment into the countryside.	There is the larger CFS 427c proposal. However, this larger proposal incorporates the proposal being considered here CFS 427c (smaller site).

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GBAU parcel	Contribution	Potential release for from Green Belt	Impacts on adjacent parcels of releasing CFS 427c (smaller site)	Impacts on 427c (smaller site) of releasing additional adjacent land
CF06	Significant contribution	This parcel contains a site (CFS 427b) which is also being considered for release from the Green Belt	The site is separated from this parcel by A537 Knutsford Road and a strong hedge boundary. Release of CFS 427c (smaller site) may increase views of the urban area which could impact upon openness. Any site policy should detail how the design and boundary treatments will minimise the visual impacts on this area of the Green Belt.	The site is separated from this parcel by A537 Knutsford Road and a strong hedge boundary. Release of CFS 427b may increase views of the urban area which could impact upon openness.

6.62 The area also sits within the GBAU General Area MO1, which makes a Major contribution to Green Belt purposes. Release of this site from the Green Belt would reduce the extent of the general area but would not make a material impact.

### Exceptional Circumstances

6.63 The proposed development requirements for [settlement] over the Plan period are 235 net additional dwellings, 0 ha of employment land and 2.48 ha of safeguarded land.

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

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

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

### Summary

Consideration	Summary
Potential area for	The potential area to be released would be two fields to the east of the railway line, bounded by Knutsford Road, footpath FP1, the railway line and

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Green Belt release	field boundaries marked on an OS base.
Green Belt Assessment of the Potential Area to be Released	The assessment of the potential area of land to be released shows that it makes a ' <b>Significant contribution</b> ' to Green Belt purposes.
Resulting Green Belt boundary	The Green Belt boundary would be defined footpath FP1 to the northern boundary of the site. The footpath is marked on an OS base map. The eastern boundary would be defined by farmers fields and the boundary with the village hall. The site selection process would have to demonstrate that a boundary could be formed with is strong and reasonably permanent in structure.
Surrounding Green Belt	Release of CFS 427c (smaller site) would not undermine the overall function of the surrounding Green Belt but would increase the importance and therefore emphasis on the remaining Green Belt parcel.
Exceptional Circumstances	The exceptional circumstances set out in the GBAU are applicable to this site provided that there are no other suitable alternatives that make 'no contribution' or a 'contribution' to Green Belt purposes.

## Appendix 3: Traffic Light Forms

### CFS 2/48 Land off Knutsford Road, Chelford

Land off Knutsford Road, Chelford, CFS 2 / 48 <b>GREEN BELT</b>	<b>0.7 ha, 25 dwellings</b>
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Criteria	Category	Commentary
1. Economically viable?	G	<p>The site falls into Charging Zone 5 (£168 per sqm) in the Community Infrastructure Levy Draft Charging Schedule.</p> <p>The site has existing hardstanding and has been used as an overflow car park previously. There are no known site specific considerations at this time that impact on the site's overall broad viability</p>
2. Landscape impact?	G	<p>The site is in part urban, part Lower Farms and Woods Landscape character area (2009 study) and is not part of a local landscape designation.</p> <p>A public footpath runs to the west of the site (Chelford FP4) and a bridleway over 300 meters to the south of the site (Snelson BR5). The presence of Chelford Heath woodland and an associated tree belt to the west of the site could contain the site visually to the south and the west.</p> <p>The character of the area is likely to change following the development of the adjacent site (13/4640M Outline for 100 dwellings and business space / 16/0504M Reserved Matters for 94 dwellings).</p>
3. Settlement character and urban form impact?	A	<p>Site is adjacent to the Chelford Farm Supplies shop and car park. It is also adjacent to the Cricketers Green development (16/0504M) which is currently under construction.</p> <p>The site is immediately adjacent to the settlement of Chelford and will be enclosed on two sides, following the completion of the Cricketers Green</p>

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Criteria	Category	Commentary
		Development.
4. Strategic Green Gap?	G	The site is not located in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	Site in/on the edge of an mixed use area where no known amenity issues exist that would preclude development
6. Highways access?	A	Access could be achieved from the adjoining Cricketers Green development (13/4640M Outline / 16/0504M Reserved Matters). Additional access could be achieved from Knutsford Road (A537). Any future development would have to demonstrate that appropriate road widths could be achieved to standard.
7. Highways impact?	A	<p>It is considered that the site would not produce a severe capacity problem in regards traffic generation on the local road network, subject to a transport assessment being submitted for this to be confirmed.</p> <p>The outline planning permission for the adjacent site at Cricketers Green should provide for traffic management measures at Knutsford Road.</p> <p>Any proposal would also need to consider the issue of car parking on site. The outline planning permission for the site (13/4640M) identified that part of CFS 2/48 would provide for employment land and / or additional car parking on the site.</p>
8. Heritage assets impact?	G	No known heritage asset impacts identified
9. Flooding/drainage issues?	G	Majority in Flood Zone 1 and no known drainage impacts identified
10. Ecology impact?	A	<p>In HRA terms, the site is more than 6km away from the nearest European Site (Midlands Meres and Mosses Phase 1 Ramsar). No potential impact pathways were identified regarding any European site.</p> <p>This is a mixed greenfield / brownfield</p>

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Criteria	Category	Commentary
		<p>site with the presence of trees / hedges. There is Chelford Heath (a site of nature conservation interest in the Macclesfield Local Plan) to the south of the site.</p> <p>The woodland belt and Chelford Heath are on the national inventory of priority habitats and therefore should be retained on the site.</p> <p>There are protected species in close proximity to the site and therefore appropriate ecological surveys would be required.</p> <p>Any potential impacts could be mitigated through the retention of habitats and standard protected species mitigation/compensation.</p>
11. TPO's on/immediately adjacent?	A	There are protected trees adjacent to the site along Knutsford Road.
12. In an AQMA?	G	No part of the site is in an AQMA
13. In/adjacent to an area of mineral interest?	A	The site is within the 250m buffer of a mineral safeguarding area for sand, gravel and salt as detailed in the CgMS Minerals Sites and Assessment (2015).
14. Accessibility?	G	The site meets the minimum standard (green) for 14 of the accessibility criteria. The site significantly fails to meet the minimum standard (red) for six criterion (public park, supermarket, pharmacy (there is a dispensing pharmacy at Chelford Medical Centre), secondary school, leisure and childcare facilities).
15. Public transport frequency?	G	Bus stop is located on Knutsford Road adjacent to the site opposite the Egerton Arms with services to Macclesfield and Knutsford (27/27a). The site is in close proximity and has access to Chelford Railway Station on the Crewe / Manchester west coast mainline.
16. Brownfield/greenfield?	A	A mix of brownfield and greenfield land
17. Agricultural land?	A	Grade 3

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Criteria	Category	Commentary
18. Contamination issues?	A	<p>The site is adjacent to an allocated site in the Cheshire Replacement Waste Local Plan 2007 as a 'Preferred Site' (WM23). However, this was considered in the determination of the planning application on the adjacent Cricketers Green Development, which is now under construction on the site.</p> <p>Medium contaminated land potential as an overspill car park and former ponds (small) on the site. Phase 1 contaminated land assessment would be required on the site.</p>
19. Employment land loss?	G	<p>The outline consent for the site indicated an element of employment land and / or car parking on part of this land (13/4640M). The employment element of the outline planning permission has not been implemented and was clearly caveated as an either or with the option of additional car parking to be provided on the site.</p> <p>The site was previously an overflow car park for Chelford Market and now is part of the works area from the adjoining Cricketers Green Development.</p>
20. Distance to existing employment areas?	G	The site is within 500 m of an existing employment area.



## CFS 427b Land at Chelford Village

<b>CFS 427b Land at Chelford Village GREEN BELT</b>	<b>18.4 ha, up to 552 dwellings, mix of commercial, retail and community uses</b>
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Criteria	Category	Commentary
1. Economically viable?	G	<p>The site falls into charging zone 5 (£168 per sqm) in the Community Infrastructure Levy Draft Charging Schedule.</p> <p>The site is a greenfield site on the edge of the settlement. There are no known site specific considerations that impact on the site's overall broad viability.</p>
2. Landscape impact?	R	<p>The site is in the Lower Farms and Woods Landscape Character Area (2009 study) and is not part of a local landscape designation. The site borders but is not within the Bollin Valley and Parklands Local Landscape Designation.</p> <p>The site would represent an urbanising feature on the landscape and be visible, particularly from Peover Lane and from the bridge over the railway.</p> <p>There are also a number of residential properties adjacent to the site and receptors including footpath (Chelford FP5) running across the site and a bridleway Snelson BR5 running along the southern boundary of the site</p> <p>The site would therefore require a significant level of mitigation in the form of appropriate boundary treatment(s) given its scale.</p>
3. Settlement character and urban form impact?	R	<p>Site is on the edge of the settlement, bounded by the railway line, the A537 Knutsford Road and Peover Lane.</p>
4. Strategic Green Gap?	G	<p>The site is not in the Strategic Green Gap</p>

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Criteria	Category	Commentary
5. Compatible neighbouring uses?	A	Site is on the edge of transport infrastructure in the form of the railway line where some form of mitigation will be required to minimise any noise or associated impacts.
6. Highways access?	A	Principal access would most likely be required from Chelford Road, where farm access exists. Peover Lane is considered unsuitable to provide direct access into the site.
7. Highways impact?	A	<p>Transport Assessment would be required given the scale of proposal. Principal impact at the roundabout junction of A537/B359 scope of assessment and consideration of impact(s) would have to be agreed with CEC highways.</p> <p>The potential cumulative impact of development would need to be considered also.</p>
8. Heritage assets impact?	G	There are no heritage assets located on nor adjacent to the site.
9. Flooding/drainage issues?	G	Flood Zone 1 and no known drainage issues identified at this time.
10. Ecology impact?	A	<p>In HRA terms, the site is more than 6km away from the nearest European Site (Midlands Meres and Mosses Phase 1 Ramsar). No potential impact pathways were identified regarding any European site.</p> <p>The site is currently farmland with features including hedges and trees on site. Potential presence of protected species which would require further investigation / mitigation of any impacts</p>
11. TPO's on/immediately adjacent?	A	A group of TPO tree's adjacent to the site on Knutsford Road
12. In an AQMA?	G	Site is not in a AQMA
13. In/adjacent to an area of mineral interest?	A	The site is within the 250m buffer of a mineral safeguarding area for sand, gravel and salt as detailed in the

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Criteria	Category	Commentary
		CgMS Minerals Sites and Assessment (2015).
14. Accessibility?	G	The site meets the minimum standard (green) for 14 of the accessibility criteria. Whilst it doesn't fail to meet the minimum standard (amber) for any criteria, it does significantly fail to meet the minimum standard (red) for six criteria (public park, supermarket, pharmacy (there is a dispensing pharmacy at Chelford Medical Centre), secondary school, leisure and childcare facilities).
15. Public transport frequency?	G	Bus stop is located on Knutsford Road adjacent to the site with services to Macclesfield and Knutsford and (27/27a). Chelford Railway Station on the Crewe / Manchester line is in walking distance.
16. Brownfield/greenfield?	R	A greenfield site
17. Agricultural land?	R	Grade 2
18. Contamination issues?	G	Fields, low potential for contamination but a phase 1 contaminated land assessment would be required with any future submission of a planning application.
19. Employment land loss?	G	The site is not an existing / allocated employment site
20. Distance to existing employment areas?	G	The site is within 500 m of an existing employment area.

## CFS 427c Land at Chelford Village

<b>CFS 427c Land at Chelford Village GREEN BELT</b>	<b>14.4 ha, up to 432 dwellings, mix of commercial, retail and community uses</b>
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Criteria	Category	Commentary
1. Economically viable?	G	<p>The site falls into charging zone 5 (£168 per sqm) in the Community Infrastructure Levy Draft Charging Schedule.</p> <p>The site is a greenfield site on the edge of the settlement. There are no known site specific considerations that impact on the site's overall broad viability</p>
2. Landscape impact?	A	<p>The site is in the Lower Farms and Woods Landscape Character Area (2009 study) and is not part of a local landscape designation. The site borders but is not within the Bollin Valley and Parklands Local Landscape Designation.</p> <p>The site would represent an urbanising feature on the landscape and be visible. It would therefore require mitigation in the form of appropriate boundary treatment(s).</p> <p>The site is bounded by footpath (FP1) to the north of the site which would present a prominent receptor from the site.</p>
3. Settlement character and urban form impact?	R	<p>Site is on the edge of the settlement, bounded by the railway line, the A537 Knutsford Road and Alderley Road. The site only substantially adjoins development on 1 side on Alderley Road</p>
4. Strategic Green Gap?	G	<p>The site is not in the Green Gap</p>

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Criteria	Category	Commentary
5. Compatible neighbouring uses?	A	Site is on the edge of transport infrastructure in the form of the railway line where some form of mitigation will be required to minimise any noise or associated impacts.
6. Highways access?	A	There is existing farm access from Knutsford Road / Alderley Road
7. Highways impact?	A	<p>A Transport Assessment would be required for any proposal.</p> <p>Any proposal would need to consider the impact on a principal roundabout junction of A537/B359 with scope of impact to be agreed with CEC highways.</p> <p>It would also need to consider potential cumulative impact to be assessed if all proposals come forward</p>
8. Heritage assets impact?	G	There are no heritage assets located on nor adjacent to the site
9. Flooding/drainage issues?	G	Flood Zone 1 and no known drainage impacts exist
10. Ecology impact?	A	<p>In HRA terms, the site is more than 6km away from the nearest European Site (Midlands Meres and Mosses Phase 1 Ramsar). No potential impact pathways were identified regarding any European site.</p> <p>The site is currently farmland, features hedges and trees on site. Potential presence of protected species which would require further investigation / mitigation of any impacts.</p>
11. TPO's on/immediately adjacent?	A	A group of TPO tree's adjacent to the site on Knutsford Road. There are also TPO tree's along

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Criteria	Category	Commentary
		Alderley Road
12. In an AQMA?	G	Not in a AQMA
13. In/adjacent to an area of mineral interest?	A	The site is within the 250m buffer of a mineral safeguarding area for sand, gravel and salt as detailed in the CgMS Minerals Sites and Assessment (2015).
14. Accessibility?	G	The site meets the minimum standard (green) for 14 of the accessibility criteria. Whilst it doesn't fail to meet the minimum standard (amber) for any criteria, it does significantly fail to meet the minimum standard (red) for six criteria (public park, supermarket, pharmacy (there is a dispensing pharmacy at Chelford Medical Centre), secondary school, leisure and childcare facilities).
15. Public transport frequency?	G	Bus stop is located on Knutsford Road adjacent to the site with services to Macclesfield and Knutsford and (27/27a). Chelford Railway Station on the Crewe / Manchester line is in walking distance.
16. Brownfield/greenfield?	R	A greenfield site
17. Agricultural land?	R	Mostly Grade 2 with a small area of Grade 3
18. Contamination issues?	A	Farm and fields, potential contamination associated with the activities of the farm. Phase 1 contaminated land assessment would be required.
19. Employment land loss?	G	The site is not an existing / allocated employment site
20. Distance to existing employment areas?	G	The site is within 500 m of an existing employment area.

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## CFS 427c Land at Chelford Village (smaller site)

<b>CFS 427c Land at Chelford Village GREEN BELT</b>	<b>7.8 ha, mix of housing and safeguarded land</b>
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Criteria	Category	Commentary
1. Economically viable?	G	<p>The site falls into charging zone 5 (£168 per sqm) in the Community Infrastructure Levy Draft Charging Schedule.</p> <p>The site is a greenfield site on the edge of the settlement. There are no known site specific considerations that impact on the site's overall broad viability</p>
2. Landscape impact?	A	<p>The site is in the Lower Farms and Woods Landscape Character Area (2009 study) and is not part of a local landscape designation.</p> <p>The site would represent an urbanising feature on the landscape and be visible. It would therefore require mitigation in the form of appropriate boundary treatment(s).</p> <p>The site is bounded by footpath (FP1) to the north of the site which would present a prominent receptor from the site.</p>
3. Settlement character and urban form impact?	R	<p>Site is on the edge of the settlement, bounded by the railway line, the A537 Knutsford Road and field boundaries leading to the village hall to the east of the site.</p>
4. Strategic Green Gap?	G	<p>The site is not in the Green Gap</p>
5. Compatible neighbouring uses?	A	<p>Site is on the edge of transport infrastructure in the form of the railway line where some form of mitigation will be required to minimise any noise or</p>

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Criteria	Category	Commentary
		associated impacts.
6. Highways access?	A	There is existing farm access from Knutsford Road, to the east of the site
7. Highways impact?	A	<p>A Transport Assessment would be required for any proposal.</p> <p>Any proposal would need to consider the impact on a principal roundabout junction of A537/B359 with scope of impact to be agreed with CEC highways.</p> <p>It would also need to consider potential cumulative impact to be assessed if all proposals come forward</p>
8. Heritage assets impact?	G	There are no heritage assets located on nor adjacent to the site
9. Flooding/drainage issues?	G	Flood Zone 1 and no known drainage impacts exist
10. Ecology impact?	A	<p>In HRA terms, the site is more than 6km away from the nearest European Site (Midlands Meres and Mosses Phase 1 Ramsar). No potential impact pathways were identified regarding any European site.</p> <p>The site is currently farmland and features hedges and trees on site. Potential presence of protected species which would require further investigation / mitigation of any impacts</p>
11. TPO's on/immediately adjacent?	A	A group of TPO tree's adjacent to the site on Knutsford Road.
12. In an AQMA?	G	Not in a AQMA
13. In/adjacent to an area of mineral interest?	A	The site is within the 250m buffer of a mineral safeguarding area for sand, gravel and salt as detailed in the CgMS Minerals

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Criteria	Category	Commentary
		Sites and Assessment (2015).
14. Accessibility?	G	The site meets the minimum standard (green) for 14 of the accessibility criteria. Whilst it doesn't fail to meet the minimum standard (amber) for any criteria, it does significantly fail to meet the minimum standard (red) for six criteria (public park, supermarket, pharmacy (there is a dispensing pharmacy at Chelford Medical Centre), secondary school, leisure and childcare facilities).
15. Public transport frequency?	G	Bus stop is located on Knutsford Road adjacent to the site with services to Macclesfield and Knutsford and (27/27a). Chelford Railway Station on the Crewe / Manchester line is in walking distance.
16. Brownfield/greenfield?	R	A greenfield site
17. Agricultural land?	R	Mostly Grade 2 with a small area of Grade 3
18. Contamination issues?	A	Farm and fields, potential contamination associated with the activities of the farm. Phase 1 contaminated land assessment would be required.
19. Employment land loss?	G	The site is not an existing / allocated employment site
20. Distance to existing employment areas?	G	The site is within 500 m of an existing employment area.

## Appendix 4: Heritage Impact Assessments

6.67 N/A

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## Appendix 5: Infrastructure Providers / Statutory Consultees Responses

Consultee	CFS 2/48	CFS 427c1	CFS 427c2
CEC Public Rights of Way	<p>All sites should require the provision and/or improvement of walking and cycling links between development sites and public transport hubs and other local facilities: In order to deliver these aspirations, the developer should be tasked to undertake a thorough assessment of the quality of the accessibility of the site for pedestrians and cyclists to and from key destinations, in line with the Cycle-Proofing Toolkit contained in the Council's adopted Cycling Strategy. The purpose would be to evaluate the facilities and to put forward proposals for, and deliver prior to first occupation, the improvement of those facilities so that they are cohesive, direct, safe, comfortable and attractive. The views of local pedestrians and cyclists would be valuable in the exploration of options</p> <p>CFS 427 (c1/c2) - walking and cycling route from existing residential estates to railway station and also to village hall. Potential improvement of Public Right of Way to part deliver the above.</p>		
Historic England	No comment		
Natural England	<p><b>Designated Sites</b> - No IRZ triggered for designated sites.</p> <p><b>Priority Habitat</b> - Deciduous woodland is located along the western edge of the allocation. Deciduous Woodland is a Priority Habitats listed under Section 41 the Natural Environmental and Rural Communities (NERC) Act 2006 and hence of national importance. The NPPF states:</p> <p>"To minimise impacts on biodiversity and geodiversity, planning policies should:</p>	<p><b>Designated Sites</b>- No IRZ triggered for designated sites.</p> <p><b>Priority Habitat</b> - There is no Priority Habitat within the allocation site.</p> <p><b>Best and Most Versatile Land</b> - Provisional ALC Grade 2</p>	<p><b>Designated Sites</b>- No IRZ triggered for designated sites.</p> <p><b>Priority Habitat</b> - There is no Priority Habitat within the allocation site.</p> <p><b>Best and Most Versatile Land</b> - Provisional ALC Grade 2/3</p>

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Consultee	CFS 2/48	CFS 427c1	CFS 427c2
	<p>promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations..." (NPPF: 117).</p> <p><b>Best and Most Versatile Land</b></p> <p>Provisional ALC Grade 3</p>		
Network Rail		<p>Proposals for developments adjacent to the existing railway boundary should be discussed with Network Rail's Asset Protection team in the first instance by the applicant prior to the submission of a planning application. Early engagement with Network Rail is advised to ensure that the works on site and as a permanent arrangement do not impact upon the safe operation of the railway. Transport assessments should consider the impacts of proposal on any level crossings in the area.</p> <p>Consideration should be given to impacts upon Chelford Railway Station – the proposal sites are driving distance to the station so parking may be a consideration as well as increased footfall. Developer contributions may need to be pooled to enhance the station</p>	
Sport England	<p>Sport England has worked with the council recently on a playing pitch strategy completed 2016 and built sport facilities work finished in early 2017. We would require the strategy and action plans of these documents are used to feed into the sporting infrastructure requirements for site allocations and careful analysis done to determine whether provision is best on site or by enlarging or enhancing existing sporting facilities</p>		
Highways England	<p>No comment in relation to sites but have asked whether cumulative impact assessment of sites across the borough has been undertaken? Highways England have offered to engage wit this</p>		

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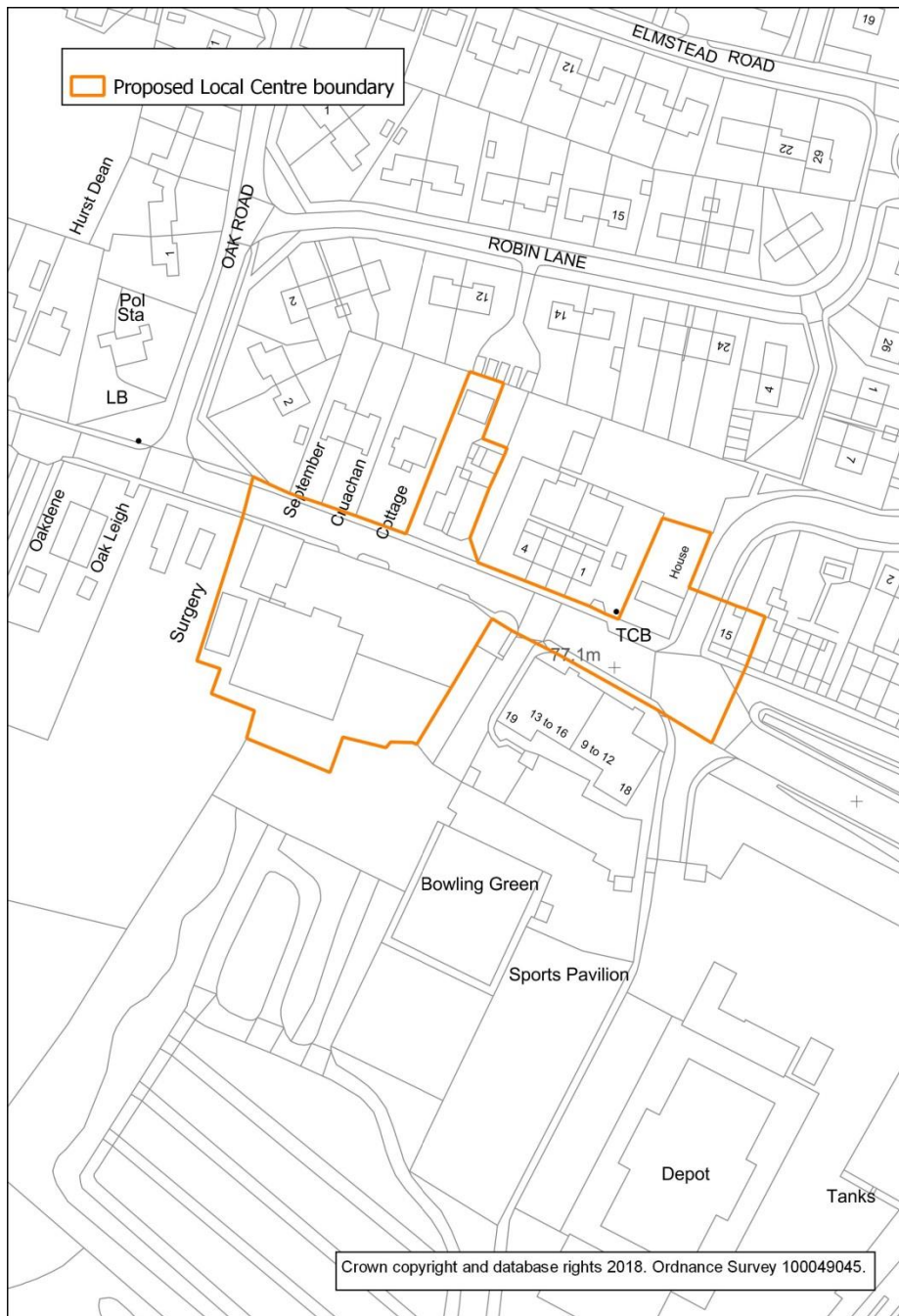


Consultee	CFS 2/48	CFS 427c1	CFS 427c2
	process as further thought needed on the cumulative impacts of the SADPD and LPS		
East Cheshire Clinical Commissioning Group	Area is serviced by one GP practice, therefore an increase in the number of dwellings would put pressure on these practices.		
United Utilities	<p>UU are pleased to see that none of the proposed residential allocations are located in close proximity to wastewater treatment works. United Utilities would like to take this opportunity to state that when considering the suitability of each of the sites you assess as part of the Local Plan Part 2 (Site Allocations), we would urge you to consider early on in the process the proximity of allocations to existing wastewater treatment works (WwTW). Should development, especially housing development, come forward on windfall sites which are located in close proximity to a WwTW, we would strongly encourage the Council to discuss the site with United Utilities and the Council's Environmental Health Officer as early as possible to understand what appropriate assessments will be necessary</p>	<p>United Utilities note that a gravity sewer along the frontage of site reference CFS C1 providing a connection between the farm and Knutsford Road.</p> <p>UU are pleased to see that none of the proposed residential allocations are located in close proximity to wastewater treatment works. United Utilities would like to take this opportunity to state that when considering the suitability of each of the sites you assess as part of the Local Plan Part 2 (Site Allocations), we would urge you to consider early on in the process the proximity of allocations to existing wastewater treatment works (WwTW). Should development, especially housing development, come forward on windfall sites which are located in close proximity to a WwTW, we would strongly encourage the Council to discuss the site with United Utilities and the Council's Environmental Health Officer as early as possible to understand what appropriate assessments will be necessary</p> <p>UU preference would be for surface water drainage to be discharged into existing watercourses. United Utilities' expectation will be for only foul flows to communicate with the public sewer from all sites in accordance with the principles of sustainable drainage.</p>	

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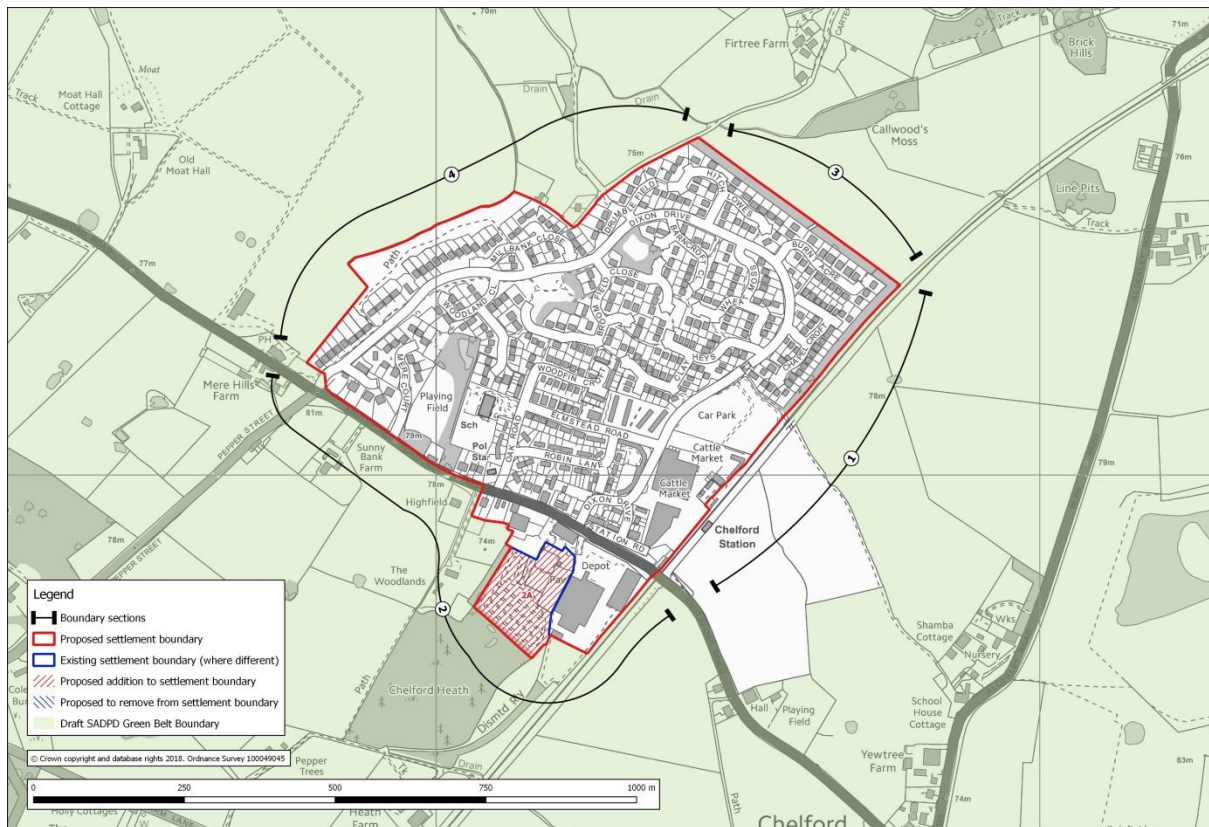
## Appendix 6: Retail boundaries maps



**Map Chelford 7: Proposed Local Centre Boundary**

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## Appendix 7: Settlement boundary map



**Map Chelford 8: Existing and proposed settlement boundary**

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