

Homework item #5: Provide site status information for FDR2226 Land at London Road, Holmes Chapel (north of Recipharm), in particular to confirm its availability and suitability for future housing or employment use

1. Table 1 (p5) of the Council's Matter 2: Planning for Growth Hearing Statement [HPS/M2/09] provides examples of sites submitted for consideration for allocation for housing in the SADPD within LSC boundaries. The information was provided to illustrate that there are sites with interest from landowners/promoters at LSCs.
2. In respect of the London Road site at Holmes Chapel (FDR2226) a copy of the representation submitted on behalf of Sainsbury's Supermarkets Ltd and Blue Mantle is attached.
3. As set out in that representation, Sainsbury's have confirmed that the site has been cleared of the former buildings and is now surplus to their requirements, is unlikely to come forward for retail uses and is now being promoted for housing.
4. Chapter 4 of the Holmes Chapel Settlement Report [ED 33] identifies the approach taken to site selection in the SADPD. In line with the Site Selection Methodology ('SSM'), Stage 1 consisted of establishing a pool of sites for Holmes Chapel with a longlist of potential sites collated, including sites submitted through the Call for Sites, the First Draft and the Initial Publication Draft SADPD consultations.
5. 21 housing sites were identified, and these are listed and mapped in Appendix 1 of the Holmes Chapel Settlement Report [ED 33] with headline figures shown in Table Holmes Chapel 1; FDR2226 is listed on p35.
6. Stage 2 of the SSM involved a first site sift. Sites were removed that:
 - can't accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside, as defined in the LPS and are not currently compliant with those policies
 - are not being actively promoted
 - have planning permission as at 31/3/20
 - are in use (unless there is clear indication that this will cease)
 - contain showstoppers (SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield)
 - are LPS Safeguarded Land
7. Site FDR2260 was not sifted out at Stage 2 of the SSM.
8. Stage 3 of the SSM involved the decision point – the need for sites in Holmes Chapel. As set out in ¶4.6 of the Holmes Chapel Settlement Report [ED 33], it

was not considered necessary to allocate sites for housing. Consequently, those sites submitted for housing were not subject to further assessment of their availability or suitability - matters that would be considered further at Stages 5-7 of the SSM.

First Draft Site Allocations and Development Policies Document

Event Name	First Draft Site Allocations and Development Policies Document
Comment by	Sainsbury's Supermarkets Ltd & Blue Mantle (- 1187070)
Comment ID	FDR2226
Response Date	22/10/18 14:05
Consultation Point	Holmes Chapel (View)
Status	Processed
Submission Type	Email
Version	0.4
Files	1185252 for 1187070 site location plan.pdf
What is your overall view on this section?	Comment only

Your comments on this section:

On behalf of our client, Sainsbury's Supermarkets Ltd, I write to formally submit representations to the Council in respect of the above referenced site, to support its inclusion within the Site Allocations Development Policies Document (DPD), which has been published for consultation.

By way of background, the site is predominantly in the ownership of our client, Sainsbury's Supermarkets Ltd, with a further adjoining parcel of land in the ownership of Blue Mantle. The site in Sainsbury's ownership has an extant planning permission for a new supermarket and petrol filling station, (LPA reference.14/5754C).

Although legally implemented, Sainsbury's is not currently seeking to pursue the development of a new supermarket on the site.

In short, the site is located to the south of Holmes Chapel Town Centre, within the existing settlement boundary. The site benefits from an existing access from London Road. The site was the former Fisons works although all buildings on the site have since been demolished.

The London Road site is considered by Sainsbury's to be surplus to requirement as part of their retail portfolio, reflective of the current retail market, and is unlikely to come forward for retail development in the foreseeable future. As such, Sainsbury's now see residential development as the most realistic use for the redevelopment of this prominent brownfield site for Holmes Chapel and are now looking to promote the site for housing. Blue Mantle are similarly also looking to promote their land ownership, alongside that in the ownership of Sainsbury's, for housing. A supporting site location plan is enclosed to identify the site area.

Site Allocations DPD

The site is not provided an allocation in the published draft version of the Site Allocations DPD. Indeed, there are no residential allocations included for the entire Holmes Chapel settlement.

Site allocations within Holmes Chapel are addressed at page 153 of the draft document. We consider that a further housing allocation, to include our client's site, would be beneficial to the Local Plan and can be appropriately included within the Site Allocations DPD.

With Holmes Chapel being an identified Local Service Centre within the Local Plan's defined settlement hierarchy, a sensible provision for housing growth should be planned for. Both the Council's adopted

Local Plan Strategy and the adopted Holmes Chapel Neighbourhood Plan identify a requirement for housing delivery within the settlement, however, neither document specifically allocates land for new housing. The draft version of the Site Allocations DPD, in also not allocating any sites for housing within the settlement, compounds that the Local Plan will not proactively plan for any housing within Holmes Chapel, with a 100% reliance on existing commitments to meet local need.

A significant proportion of the housing commitments for Holmes Chapel, as indicated in the Council's latest Housing Monitoring Update (published in August 2017), only benefit from outline permission.

The report identifies that in total 353 residential units have been provided outline permission, the majority of which are provided by two permissions (LPA reference. 08/0492/OU and 14/5921C). Neither of these permissions is evidently coming forward at the present time. Permission reference 08/0492/OU which provides permission for 160 residential units was first submitted in March 2008 and remains to progress to the approval of reserved matters. In a similar capacity, permission reference 14/5921C, which provides permission for 190 units, remains in outline and has not progressed since Secretary of State approval in October 2016.

Evidently, providing a reliance on a limited number of outline permissions places significant risk that the required level of housing will not come forward.

An appropriate level of flexibility should be provided locally to meet housing need, to account for the realistic probability that not all existing planning commitments will come forward in the plan period.

The inclusion of a housing allocation for Holmes Chapel within the Site Allocation DPD would beneficially provide an appropriate level of flexibility to achieve the identified local housing need. A further allocation in Holmes Chapel would also help to reduce development pressure at the surrounding rural settlements such as Goostrey, Cranage, Swettenham and Twemlow, which due to their smaller size are inherently more sensitive to new development.

We are aware that Holmes Chapel is located within the Jodrell Bank Consultation Zone and therefore consideration is provided in the area to ensuring that the facilities at Jodrell Bank are not adversely affected by new development. In respect to the London Road site, with the neighbouring site recently developed for residential development, it has been established that development in this location will have no such negative impact. Holmes Chapel is also further away from Jodrell Bank than other largely rural neighbouring settlements, such as Goostrey, and is therefore a more suitable location to accommodate housing growth in this respect. Overall, accommodating housing growth in the Key Service Centre of Holmes Chapel is evidently more sustainable than locating new development in other surrounding smaller settlements which are lower in the settlement hierarchy.

The Local Plan Strategy includes a clear aim to support appropriate housing delivery in the Local Service Centres in order to meet demand. Paragraph 8.34 of the Local Plan Strategy states (emphasis added);

"In Local Service Centres and other settlements and rural areas, the Local Plan Strategy approach is to support an appropriate level of small scale development that reflects the function and character of individual villages. Small scale growth may be appropriate where it supports the creation of stronger local communities and where a clear need exists which is not more appropriately met in larger nearby settlements. Development will be restricted to locations well related to the built-up extent of these settlements. The identification of such sites will be achieved through the allocation of suitable sites and / or the designation of settlement boundaries addressed as part of the Site Allocations and Development Policies Development Plan Document and / or in Neighbourhood Plans".

In respect to the above strategy statement, firstly, our client's site is unquestionably well related to the existing settlement, being a brownfield site within the existing settlement boundary. Secondly, the draft Site Allocations DPD does not fulfil the commitment of the adopted strategy statement because it does not provide any housing allocations for Holmes Chapel.

The Holmes Chapel Neighbourhood Plan in respect to housing similarly states;

"It is accepted that further housing development may be required at some point in the future, but this should only be approved consistent with a demonstrable need and with sufficient infrastructure support."

The need for future housing sites within Homes Chapel is considered likely, and recent housing developments within the town have established a market need. Furthermore, the site is ideally located to utilise existing infrastructure within the Holmes Chapel settlement.

Sustainable Development

Holmes Chapel is identified as a Local Services Centre within the borough and is consequently viewed through planning policy as a suitable location to accommodate new housing and employment growth and to help meet housing need.

As a brownfield site within the settlement boundary, Sainsbury's site represents the most logical

strategic site within Holmes Chapel to accommodate housing growth. This is with consideration to key development factors including; deliverability, accessibility and sustainability. The site is uniquely well connected to provide access to the existing services and amenities within Holmes Chapel. Furthermore, the delivery of the neighbouring site to the east which has been developed by Bellway for housing is evidence that strong market demand exists and that a new residential scheme is viable in this location. Holmes Chapel has experienced pressure for the release of green field sites through planning applications in recent years. The allocation of this brownfield site within the established settlement boundary would help to alleviate pressure through the plan period for future development on the periphery of the settlement on green field sites, and in doing so would proactively plan for the most sustainable development strategy for Holmes Chapel. The Site Allocations DPD should provide a mechanism to focus new development towards the most sustainable sites within the borough, such as the Sainsbury's London Road site, and towards local service centres in accordance with the adopted settlement hierarchy.

Our client requests that account is taken of the above comments and that the site's inclusion in the future progression of the Site Allocations DPD is considered. To facilitate this, should any further information or clarification be required, please do not hesitate to make contact.



**Land at London Road,
Holmes Chapel**

**Ownership of
Sainsbury's
Supermarkets Ltd
and Blue Mantle**

**X: 376514
Y: 366609**

Key
■ Site Area
■ Blue Mantle Ownership
Size: 2.84 ha (Approx)

Scale: 1:5,000



October 2018

*The ownership boundaries
shown are indicative,

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