

# Cheshire East Local Plan

## Site Allocations and Development Policies Document

### Settlement and infill boundaries review [ED 06]

August 2020

## Contents

1. Introduction.....	1
Overview.....	1
Purpose of the report.....	1
Study area.....	1
Report structure.....	2
2. Planning policy context.....	2
National planning policy.....	2
Local planning policy.....	5
3. Overall approach to boundaries.....	16
The use of settlement boundaries.....	16
Existing settlement boundaries.....	17
Determining the settlements to have a defined boundary.....	22
4. Methodology.....	26
Part A: Defining settlement boundaries.....	26
Part B: Defining villages.....	33
Part C: Defining infill boundaries.....	38
5. Part A: Defining settlement boundaries.....	38
6. Part B: Defining villages.....	39
Initial list of settlements for consideration.....	39
Initial assessment of settlements.....	41
Assessment of borderline settlements.....	45
7. Part C: Defining infill boundaries.....	45
8. Summary and conclusions.....	48
9. Appendices.....	52
Appendix A: Settlement boundary review template table.....	53
Appendix B: Review of services and facilities.....	54
Appendix C: Review of public transport provision.....	60
Appendix D: Assessment of coherent spatial form.....	63
Appendix E: Proposed village infill boundaries.....	70

# 1. Introduction

## Overview

- 1.1 This report considers the approach to defining settlement and infill boundaries in Cheshire East. It will form part of the evidence base to support the preparation and examination of the part two local plan; the Site Allocations and Development Policies Document (“SADPD”).
- 1.2 Settlement boundaries define the built limits of a settlement and distinguish between its built form and the countryside. All areas outside of settlement boundaries are subject to the open countryside policy (PG 6) in the part one local plan, the Local Plan Strategy (“LPS”).
- 1.3 Infill boundaries also define the built limits of smaller settlements but these settlements remain within the open countryside. Policy PG 6 does allow for limited infilling in villages and these infill boundaries define where this is appropriate.

## Purpose of the report

- 1.4 The LPS was adopted in July 2017 and is the first part of the Cheshire East Local Plan. The LPS includes a commitment to review and define settlement boundaries through the SADPD and neighbourhood plans. Prior to this review the spatial extent of settlement boundaries are those defined in the saved policies of the legacy local plans for the former boroughs of Crewe & Nantwich, Macclesfield and Congleton and amended to include the sites allocated in the LPS, except for safeguarded land.
- 1.5 The approach to settlement and infill boundaries differs between the three legacy local plans and the purpose of this report is to consider a consistent approach to these boundaries to inform the SADPD.
- 1.6 The review considers whether the use of settlement and/or infill boundaries is the most appropriate method in Cheshire East and considers which settlements should have settlement or infill boundaries.
- 1.7 For those settlements that are recommended to have a settlement or infill boundary, the review explains the methodology for defining those boundaries and proposes new settlement and infill boundaries.

## Study area

- 1.8 The borough of Cheshire East is bounded by Cheshire West and Chester to the west; Warrington and Greater Manchester to the north; the Potteries to the south and the Peak District National Park to the east. It is a large borough, with many towns, villages and rural areas which vary greatly in character.

- 1.9 The review covers the borough of Cheshire East, excluding the part falling within the national park. The Peak District National Park Authority is the local planning authority for the areas within the national park.
- 1.10 Large parts of the borough are covered by Green Belt designations, and there are settlements of all sizes within the Green Belt areas as well as in areas beyond the Green Belt.

## Report structure

- 1.11 The settlement and infill boundaries review is structured as follows:
- Section 1 introduces the review, setting out its purpose, structure and the study area.
  - Section 2 reviews the planning policy context for reviewing settlement boundaries, including national policy and guidance as well as local policy, comprising the local plan and neighbourhood plans.
  - Section 3 sets out and justifies the overall approach to settlement and infill boundaries.
  - Section 4 describes the methodology for the settlement and infill boundaries review.
  - Section 5 looks at the proposed settlement boundaries. Each of the principal towns, key service centres and local service centres has a separate 'town report' setting out evidence on a number of matters specific to each settlement, including development requirements, site selection, retail matters and settlement boundaries. The full results of the settlement boundary review for each settlement is presented in these town reports but a summary is provided in this document
  - Section 6 considers which settlements in the 'other settlements and rural areas' tier of the hierarchy could be defined as infill villages and have an infill boundary.
  - Section 7 presents the proposed infill boundaries for each infill village, including the justification for these.
  - Section 8 provides an overall summary of the review and sets out the conclusions.

## 2. Planning policy context

- 2.1 This section reviews the relevant local and national planning policy to inform the approach to settlement boundaries.

### National planning policy

#### National Planning Policy Framework

- 2.2 The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied. The framework acts as guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.

- 2.3 Within the framework, there is no specific requirement to identify settlement boundaries but there are a number of areas that can inform the local approach to settlement boundaries.
- 2.4 ¶77 requires that *“In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.”*
- 2.5 ¶78 explains that *“To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.”*
- 2.6 ¶79 expects that planning policies and decisions should avoid the development of isolated homes on the countryside unless particular circumstances apply (listed in the framework).
- 2.7 ¶¶83-84 are concerned with supporting a prosperous rural economy and ¶83 observes that planning policies and decisions should enable (amongst others) *“the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship”*. Under ¶84, *“planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport”* and requires that *“the use of previously developed land and sites that are well-related to existing settlements should be encouraged where suitable opportunities exist”*.
- 2.8 ¶92 considers the social, recreational and cultural facilities and services the community needs, and requires that planning policies and decisions ensure an integrated approach to considering the location of housing, economic uses and community services and facilities.
- 2.9 ¶103 requires the planning system to actively manage patterns of growth to support sustainable transport objectives and significant development should be focussed on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of travel modes.
- 2.10 ¶118 requires planning policies and decisions to give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs.
- 2.11 ¶133 describes the fundamental aim of Green Belt policy which is *“to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”*
- 2.12 ¶134 defines the five purposes of Green Belt which are:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

2.13 ¶136 confirms that “once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans”. Whilst detailed amendments to boundaries can be made through non-strategic policies, including neighbourhood plans, the need for changes must be established through strategic policies. ¶137 requires the strategic policy-making authority to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries.

2.14 ¶140 explains the circumstances in which villages should be included or excluded from the Green Belt:

*“If it is necessary to prevent development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.”*

2.15 ¶¶143-147 consider the types of development that can be acceptable within the Green Belt. In general, the construction of new buildings is inappropriate development in the Green Belt and should not be approved except in very special circumstances. There are some exceptions where the construction of new buildings is not inappropriate (set out in ¶145) which includes “limited infilling in villages”.

2.16 ¶170 requires planning policies and decisions to contribute to and enhance the natural and local environment by (amongst others) recognising the intrinsic character and beauty of the countryside.

## National Planning Practice Guidance

2.17 As with the framework, the National Planning Practice Guidance offers no specific guidance on the use or definition of settlement boundaries.

2.18 In more general terms, the PPG states:

*“The development plan is at the heart of the planning system with a requirement set in law that planning decisions must be taken in line with the development plan unless material considerations indicate otherwise. Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy,*

*community facilities and infrastructure – as well as a basis for conserving and enhancing the natural and historic environment, mitigating and adapting to climate change, and achieving well designed places.”* Paragraph: 001  
Reference ID: 61-001-20190315

*“The policies map should illustrate geographically the policies in the plan and be reproduced from, or based on, an Ordnance Survey map.”* Paragraph: 002  
Reference ID: 61-002-20190315

2.19 The section on rural housing may also be relevant:

*“It is important to recognise the particular issues facing rural areas in terms of housing supply and affordability, and the role of housing in supporting the broader sustainability of villages and smaller settlements. This is clearly set out in the National Planning Policy Framework, in the core planning principles, the section on supporting a prosperous rural economy and the section on housing.*

*A thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities.*

*Assessing housing need and allocating sites should be considered at a strategic level and through the Local Plan and/or neighbourhood plan process. However, all settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence. A neighbourhood plan can allocate additional sites to those in a Local Plan where this is supported by evidence to demonstrate need above that identified in the Local Plan and the plan proposal meets the basic conditions.”*  
Paragraph: 001 Reference ID: 50-001-20160519

## Local planning policy

2.20 Cheshire East is a relatively new borough, formed as a result of local government re-organisation in 2009 by amalgamating the former districts of Macclesfield, Congleton, and Crewe & Nantwich.

2.21 The new Cheshire East Local Plan will comprise of four development plan documents:

- Local Plan Strategy (part 1 local plan), adopted 27 July 2017;
- Site Allocations and Development Policies Document (part 2 local plan), draft currently in preparation;
- Minerals and Waste Development Plan Document (part 3 local plan), draft currently in preparation; and
- Crewe Station Hub Area Action Plan, draft currently in preparation.

- 2.22 In advance of the part 2 and part 3 local plans being adopted, a number of saved policies from the former districts' local plans remain part of the statutory development plan.
- 2.23 There are also a number of made neighbourhood plans, which form part of the statutory development plan.

### Local Plan Strategy

- 2.24 The LPS sets strategic planning policies and allocates strategic sites to accommodate the majority of development requirements over the period to 2030.

### Settlement Hierarchy

- 2.25 Policy PG 2 (Settlement Hierarchy) defines the settlement hierarchy for the borough, which comprises:
- Principal Towns;
  - Key Service Centres;
  - Local Service Centres; and
  - Other Settlements and Rural Areas.
- 2.26 The spatial strategy is to direct the majority of new development to the higher order centres (as set out in Policy PG 2 and its justification). The bulk of development will be accommodated within Principal Towns and Key Service Centres whilst small scale development to meet needs and priorities will be supported in the Local Service Centres.
- 2.27 Within 'Other Settlements and Rural Areas', growth and investment in the other settlements should be confined to proportionate development at a scale commensurate with the function and character of the settlement and confined to locations well related to existing built-up extent of the settlement. It may be appropriate for local needs to be met within larger settlements, dependent on location.

### Green Belt

- 2.28 Policy PG 3 (Green Belt) sets out the approach to Green Belt which is consistent with the national policy on Green Belt. There are settlements in all tiers of the settlement hierarchy within the Green Belt areas, but all settlements in the top three tiers are have inset boundaries (i.e. they are excluded from the Green Belt).
- 2.29 Within the 'other settlements and rural areas' tier of the hierarchy, a number of settlements also have a Green Belt inset boundary, but the majority of these smaller settlements in Green Belt areas are washed-over by the Green Belt. These washed-over settlements are subject to Green Belt policy, whether or not they currently have a settlement / infill boundary.

- 2.30 As with national policy, PG 3 considers the construction of new buildings in the Green Belt to be inappropriate development that should not be approved unless there are very special circumstances. Whilst Green Belt policy defines the construction of new buildings within the Green Belt as ‘inappropriate’, it does make a number of exceptions, including “*limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan*”. In other words, limited infilling in villages is not inappropriate development in the Green Belt and can be allowed.

### **Safeguarded Land**

- 2.31 Safeguarded land is defined as land between the existing urban area and the inner boundary of the Green Belt that may be required to meet longer-term development needs stretching well beyond the period of the plan. Policy PG 4 (Safeguarded Land) clarifies that “*safeguarded land is outside of the urban area and therefore policies relating to development in the open countryside will apply*”. This means that safeguarded land is considered to be outside of any settlement boundary.

### **Strategic Green Gaps**

- 2.32 Policy PG 5 defines a number of areas as strategic green gaps to provide long-term protection against coalescence; protect the setting and separate identity of settlements; and retain the existing settlement pattern by maintaining the openness of land.
- 2.33 The policy also confirms that the detailed boundaries of the strategic green gaps will be defined through the SADPD and that within the strategic green gaps, the open countryside policy (PG 6) will apply. This means that the strategic green gaps are considered to be outside of any settlement boundary.

### **Open Countryside**

- 2.34 In Cheshire East, all areas outside of settlement boundaries are subject to LPS Policy PG 6 (Open Countryside). This defines the spatial extent of the open countryside as “*the area outside of any settlement with a defined settlement boundary*”. Footnote 34 to the policy confirms that:

*“Settlement boundaries will be reviewed and defined through the production of the SADPD and neighbourhood plans. Until then, the spatial extent of settlement boundaries are those defined in the saved policies and proposals maps of the existing local plans for Crewe and Nantwich, Macclesfield and Congleton and amended to include sites detailed in this Local Plan Strategy, except safeguarded land. Table 8.3 shows settlements with a boundary defined in the saved policies and proposals maps of the existing local plans and where these are amended by sites detailed in this Local Plan Strategy.*”

- 2.35 The open countryside policy sets a more restrictive approach to development than is the case for areas within settlement boundaries, seeking to limit development in the open countryside to “*development that is essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure,*

*essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area...*

- 2.36 The policy does allow for a number of exceptions to this restrictive approach, including for affordable housing; the infill of small gaps in built-up frontages; the re-use and replacement of buildings; extensions to dwellings; development that is essential for existing businesses; and development that is essential for the conservation of heritage assets. In addition, the policy makes an exception for *“limited infilling in villages”*.

### **Spatial Distribution of Development**

- 2.37 Policy PG 7 disaggregates the overall housing and employment land requirements to individual settlements in the settlement hierarchy, setting out *“in the order of”* the number of new homes and amount of employment land that each settlement is expected to accommodate over the plan period.
- 2.38 The development requirements are disaggregated to individual settlements in the principal towns and key service centres tiers of the settlement hierarchy, whilst overall total figures are provided for settlements in the local service centre tier and settlements in the other settlements and rural areas tier.

### **Other policies**

- 2.39 Policy SD 1 (Sustainable Development) requires that, where possible, development should *“prioritise investment and growth within the principal towns and key service centres”* and *“prioritise the most accessible and sustainable locations”*.

### **Legacy local plan saved policies**

- 2.40 As detailed in LPS Policy PG 6, the current settlement boundaries (prior to any review through the SADPD or neighbourhood plans) are those defined in the saved policies and proposals maps of the existing local plans for Crewe & Nantwich, Macclesfield and Congleton and amended to include sites detailed in the Local Plan Strategy, except safeguarded land.
- 2.41 The approach to defining settlement boundaries differs between each of the legacy local plans.

### **Congleton Borough Local Plan First Review (adopted 2005)**

- 2.42 Saved policy PS4 (Towns) lists the settlements identified as towns and defined by a settlement zone line. Within the settlement zone lines of towns, there is a general presumption in favour of development provided it is in keeping with the town’s scale and character and does not conflict with the other policies of the local plan.
- 2.43 Saved policy PS5 (Villages in the Open Countryside and Inset in the Green Belt) lists the settlements identified as villages in the open countryside or inset in the Green Belt and defined by a settlement zone line. Within the settlement

zone lines of these villages, development on land which is not otherwise allocated for a particular use will be permitted where it is appropriate to the local character in terms of use, intensity, scale and appearance and does not conflict with other policies of the local plan.

- 2.44 Saved policy PS6 (Settlements in the Open Countryside and the Green Belt) lists the settlements in the open countryside and Green Belt and defined by an infill boundary line. Within the infill boundary line of these settlements, limited development only will be permitted where it is appropriate to the local character in terms of use, intensity, scale and appearance and does not conflict with the other policies of the local plan. In all other settlements not defined by a settlement zone line or an infill boundary line, no development will be permitted, other than in accordance with policies PS7 (Green Belt) and PS8 (Open Countryside).

### **Borough of Crewe and Nantwich Replacement Local Plan (adopted 2005)**

- 2.45 Saved policy RES.2 (Unallocated Housing Sites) defines settlement boundaries for Crewe and Nantwich. Within these settlement boundaries, the development or redevelopment of unallocated sites for housing will be permitted.
- 2.46 Saved policy RES.4 (Housing in Villages with Settlement Boundaries) defines settlement boundaries for a number of villages. Within these settlement boundaries, the development of land or re-use of buildings for housing on a scale commensurate with the character of that village will be permitted. The policy justification explains that settlement boundaries have been drawn around those villages within which there is some development potential.
- 2.47 Saved policy RES.5 (Housing in the Open Countryside) states that outside of settlement boundaries, all land will be treated as open countryside and new dwellings will be restricted.

### **Macclesfield Borough Local Plan (adopted 2004)**

- 2.48 Saved policy GC1 (Green Belt) allows for limited infilling in a small number of villages washed-over by the Green Belt, provided that the development is in scale and character with the settlement in question. For each of these villages, a settlement boundary is identified on the proposals map although the villages remain washed-over by Green Belt.
- 2.49 The majority of the area covered by the Macclesfield Borough Local Plan is within Green Belt areas and the plan does not formally designate settlement boundaries, other than for a small number of washed-over villages. The open countryside policy only applies to areas beyond the outer edge of the Green Belt and there are a number of settlements inset from the Green Belt, where neither the Green Belt nor the open countryside policy applies. The Green Belt inset boundaries are therefore 'de-facto' settlement boundaries in this plan.

## Site Allocations and Development Policies Document

### Issues Paper

- 2.50 The council consulted on the SADPD Issues Paper in February – April 2017 and a number of issues were of relevance to settlement and infill boundaries.
- 2.51 A summary of all the main issues raised in the Issues Paper consultation and how these have been taken into account is set out in Appendix B of the Consultation Statement [ED 56].

### **Issue 3: Meeting development requirements in local service centres and other settlement and rural areas**

- 2.52 Issue 3 noted that the LPS disaggregates development requirements to individual settlements in the principal towns and key service centres tiers of the settlement hierarchy; and gives an overall figure for settlements in the local service centre tier and the other settlements and rural areas.
- 2.53 The issues paper proposed that the SADPD will disaggregate the local service centres figure to individual settlements in this tier but not for the other settlements and rural areas.
- 2.54 Responses to the consultation expressed a wide variety of views on the method by which the local service centres figure should be disaggregated but there was a general acceptance that the figure should be disaggregated to individual settlements.
- 2.55 There were also a wide variety of views on the approach to meeting development requirements in the other settlements and rural areas, but there was no significant common response that settlements in this tier of the hierarchy should have specific development requirements attributed to them through the plan.

### **Issue 6: Approach to Green Belt inset and washed-over villages in the other settlements and rural areas**

- 2.56 Issue 6 considered the Green Belt approach to villages in the other settlements and rural areas, considering the requirements of the 2012 NPPF ¶¶83 and 86 and proposed to carry out a Green Belt Villages Study to define what constitutes a ‘village’ for the purpose of ¶86, identify the villages and assess them against the tests of ¶86 to ascertain whether they should be washed-over by (included within) the Green Belt or inset (excluded) from it.
- 2.57 The responses to the consultation revealed little consensus on the proper approach to this issue although some doubts were raised as to whether the results of an assessment against ¶86 would constitute the exceptional circumstances required to alter Green Belt boundaries under ¶83.

## **Issue 7: Strategic green gaps**

2.58 Issue 7 confirmed the position that the LPS establishes the principle and broad extent of the strategic green gaps and the precise boundaries of the strategic green gaps will be determined through the SADPD. The issues paper suggested that these should follow the broad extent areas identified in the LPS as closely as possible and should be defined using physical features.

## **Issue 10: Settlement boundaries**

2.59 Issue 10 confirmed that settlement boundaries will be reviewed and defined through the SADPD and neighbourhood plans. It noted that the SADPD will need to define settlement boundaries around the principal towns, key service centres and local service centres. In the case of towns bordered by the Green Belt, the issues paper proposed that settlement boundaries would follow the Green Belt boundary.

2.60 Settlement boundaries will need to be drawn in a transparent and robust way, by reference to a methodology incorporating a number of assessment criteria, which could include:

- Allocated sites;
- Sites with planning permission; and
- Previously-developed land on the edge of settlements, considering the relationship between the land and physical form of the settlement; the functional use of the land; the density and extent of built development on the land; and the ability to create a new settlement boundary that follows physical features.

2.61 The issues paper also asked for views on whether settlement boundaries should be identified for smaller settlements in the other settlements and rural areas tier of the hierarchy and noted that neighbourhood plans can define boundaries for these settlements where appropriate and supported by relevant evidence.

2.62 The consultation responses revealed a wide range of views in relation to this issue but they do highlight the need for an objective and transparent method to define settlement boundaries and the need for clear guidance on their application through the plan.

## **First Draft SADPD Consultation**

2.63 Consultation on the First Draft SADPD took place between 11 September and 22 October 2018. The draft document included a number of policies and proposals relevant to settlement and infill boundaries.

2.64 Draft policy PG 9 'Settlement boundaries' confirmed a supportive approach to development within settlement boundaries. The draft policies map defined the draft settlement boundaries for all settlements in the principal towns, key service centres and local service centres tier of the settlement hierarchy.

- 2.65 Draft policy PG 10 'Infill village in the open countryside' identified 35 settlements to be identified as infill villages in the open countryside. The draft policy confirmed the approach to infilling within these settlements and the draft policies map defined a draft infill boundary for each of the settlements.
- 2.66 A summary of all the main issues raised in the First Draft SADPD consultation and how these have been taken into account is set out in Appendix C of the Consultation Statement [ED 56].

### **Initial Publication Draft SADPD consultation**

- 2.67 Consultation on the initial Publication Draft SADPD took place between 19 August and 30 September 2019. As with the First Draft SADPD, the draft document included a number of policies and proposals relevant to settlement and infill boundaries.
- 2.68 Draft policy PG 9 'Settlement boundaries' confirmed a supportive approach to development within settlement boundaries. The draft policies map defined the draft settlement boundaries for all settlements in the principal towns, key service centres and local service centres tier of the settlement hierarchy.
- 2.69 Draft policy PG 10 'Infill village in the open countryside' identified 36 settlements to be identified as infill villages in the open countryside. The draft policy confirmed the approach to infilling within these settlements and the draft policies map defined a draft infill boundary for each of the settlements.
- 2.70 A summary of all the main issues raised in the initial Publication Draft SADPD consultation and how these have been taken into account is set out in Appendix D of the Consultation Statement [ED 56].

### **Neighbourhood Development Plans**

- 2.71 As at May 2020, there were 30 made neighbourhood development plans in Cheshire East and a number of these contain policies relevant to settlement boundaries.

#### **Acton, Edleston and Henhull**

- 2.72 The Acton, Edleston and Henhull Neighbourhood Plan was made on 06 April 2020. Policy DEV3 'Location of housing' supports housing infill development within the infill boundary for Acton as defined in the initial Publication Draft SADPD. It also defines all areas of the parish as open countryside, other than permitted housings sites that abut Nantwich.

#### **Alsager**

- 2.73 The Alsager Neighbourhood Plan was made on 15 April 2020. It acknowledges that the existing settlement boundary is as defined in the LPS and recognises that the boundary will be amended through the SADPD.

## **Audlem**

2.74 The Audlem Neighbourhood Plan was made on 12 April 2016 and Policy H1 designates a revised settlement boundary for Audlem which replaces the boundary defined in the Borough of Crewe and Nantwich Local Plan.

## **Bollington**

2.75 The Bollington Neighbourhood Plan was made on 10 May 2018. It includes policies that allow residential development on sites within or adjacent to the settlement boundary and is supportive of residential development within the settlement boundary subject to a number of criteria being met. The neighbourhood plan does not define a settlement boundary which remains equivalent to the Green Belt inset boundary.

## **Brereton**

2.76 The Brereton Neighbourhood Plan was made on 29 March 2016 and Policy HOU01 defines settlement boundaries for Brereton Green and Brereton Heath which replace the Brereton Green settlement boundary and Brereton Heath infill boundary defined in the Congleton Borough Local Plan.

## **Bunbury**

2.77 The Bunbury Neighbourhood Plan was made on 29 March 2016 and Policy H1 designates a settlement boundary for Bunbury which is equivalent to the previous boundary defined in the Borough of Crewe and Nantwich Local Plan.

## **Calveley**

2.78 The Calveley Neighbourhood Plan was made on 20 December 2018 and Policy 3.3 allocates a number of development sites and defines a settlement boundary. Within the settlement boundary, there is a general presumption in favour of development which positively contributes to the vitality, character and identity of the village.

2.79 The settlement boundary defined in the neighbourhood plan is significantly larger than the previous settlement boundary defined in the Borough of Crewe and Nantwich Local Plan. The neighbourhood plan also includes an aspiration to extend the defined settlement boundary into the neighbouring Alpraham Parish.

## **Chelford**

2.80 The Chelford Neighbourhood Plan was made on 26 September 2019. Its policies refer to the existing defined settlement boundary and it acknowledges that changes to the settlement boundary may be made through the SADPD.

## **Church Minshull**

2.81 The Church Minshull Neighbourhood Plan was made on 06 April 2020. It does not define any settlement or infill boundaries but it does identify a “core village”

on Figure C 'Key map of Church Minshull'. Policy CDH1 'Character and Design' notes that new development should be focused within and adjacent to the core village.

### **Goostrey**

2.82 The Goostrey Neighbourhood Plan was made on 17 August 2017. It includes policies that allow development on sites within or immediately adjacent to the village settlement zone line, which is equivalent to the settlement zone line defined in the Congleton Borough Local Plan.

### **Handforth**

2.83 The Handforth Neighbourhood Plan was made on 12 July 2018. The neighbourhood plan does not define a settlement boundary which remains equivalent to the Green Belt inset boundary.

2.84 Policy H5 requires that new or expanded community facilities should be, wherever possible, located in or adjacent to the settlement boundary or close to existing facilities or in an otherwise convenient and suitable location in accordance with all the relevant policies.

### **Holmes Chapel**

2.85 The Holmes Chapel Neighbourhood Plan was made on 18 April 2017. It defines a revised settlement boundary for Holmes Chapel which partly replaces the boundary defined in the Congleton Borough Local Plan. The former local plan boundary included an area within Cranage Parish at the former Cranage Hospital site. This part of the boundary falls outside of the Holmes Chapel Neighbourhood Area and cannot be amended by the Holmes Chapel Neighbourhood Plan. Therefore, it currently remains part of the Holmes Chapel settlement boundary, even though not included in the neighbourhood plan.

### **Newhall**

2.86 The Newhall Neighbourhood Plan was made on 06 April 2020. It refers to the Aston village infill boundary as defined in the initial Publication Draft SADPD. Within the infill boundary, Policy HOU1 is supportive of limited infill housing development but notes that such developments will typically be no larger than one or two homes.

### **Poynton**

2.87 The Poynton Neighbourhood Plan was made on 21 November 2019. It does not define a boundary for the Key Service Centre of Poynton but it does define an infill boundary for the separate settlement of Higher Poynton. Policy HOU 1 'Higher Poynton' allows for small-scale infilling within the infill boundary, subject to various criteria – including that it should only be as part of an otherwise substantially built-up frontage and would only provide for the filling of a gap normally capable of taking one or two dwellings only.

## **Sandbach**

2.88 The Sandbach Neighbourhood Plan was made on 12 April 2016 and policy PC3 defines a 'policy boundary' (equivalent to a settlement zone line) for Sandbach. This partly replaces the boundary defined in the Congleton Borough Local Plan but the former local plan boundary included an area within Moston Parish at the former Albion Chemicals complex. This part of the boundary falls outside of the Sandbach Neighbourhood Area and cannot be amended by the Sandbach Neighbourhood Plan. Therefore, it currently remains part of the Sandbach settlement boundary, even though not included in the neighbourhood plan.

## **Stapeley and Batherton**

2.89 The Stapeley and Batherton Neighbourhood Plan was made on 15 February 2018 and policy H5 considers the settlement boundary to be that part of the Nantwich settlement boundary falling within the Stapeley Parish. The neighbourhood plan does not amend the Nantwich settlement boundary which remains as defined in the Borough of Crewe and Nantwich Local Plan and amended by the LPS.

## **Weston and Basford**

2.90 The Weston and Basford Neighbourhood Plan was made on 16 November 2017 and policy H4 defines a new settlement boundary for Weston which replaces the boundary defined in the Borough of Crewe and Nantwich Local Plan. The neighbourhood plan does not define boundaries for other settlements in the parishes, including Basford, Englesea Brook, Stowford, Wychwood Park and Wychwood Village.

## **Willaston**

2.91 The Willaston Neighbourhood Plan was made on 7 December 2017. This defines a settlement boundary for Willaston under policy H4, which is effectively an update of the part of the Crewe settlement boundary falling within the parish of Willaston. Policies in the LPS consider Willaston to form part of the urban area of Crewe and whilst the Willaston settlement boundary is defined in the neighbourhood plan, this area remains within the Crewe settlement boundary under the LPS.

## **Wistaston**

2.92 The Wistaston Neighbourhood Plan was made on 7 December 2017. This defines a settlement boundary for Wistaston under policy H4, which is effectively an update of the part of the Crewe settlement boundary falling within the parish of Wistaston. Policies in the LPS consider Wistaston to form part of the urban area of Crewe and whilst the Wistaston settlement boundary is defined in the neighbourhood plan, this area remains within the Crewe settlement boundary under the LPS.

## **Wrenbury**

2.93 The Wrenbury Neighbourhood Plan was made on 22 May 2019. Policy HOU2 defines the settlement boundary for Wrenbury and includes an allocated housing site (HOU1). Within the settlement boundary, new housing development or redevelopment consistent with the role and function of Wrenbury as a local service centre will be supported.

## **Wybunbury Combined Parishes**

2.94 The Wybunbury Combined Parishes Neighbourhood Plan was made on 06 April 2020 and its policies apply in the parishes of Blakenhall, Bridgemere, Checkley Cum Wrinehill, Chorlton, Doddington, Hatherton, Hough, Hunsterson, Lea, Walgherton and Wybunbury. Policy H1 defines a settlement boundary for that part of Shavington falling within the neighbourhood area and also defines village infill boundaries for Hough and Wybunbury. These boundaries are the same as those proposed in the initial Publication Draft SADPD. Within the defined settlement boundary, housing development is supported subject to various criteria and within the defined village infill boundaries, limited infilling is supported, also subject to various criteria.

## **Other Neighbourhood Development Plans**

2.95 The following neighbourhood plans have also been made, but do not contain settlement boundary policies:

- Astbury and Moreton;
- Disley;
- Buerton;
- Hulme Walfield and Somerford Booths;
- Knutsford
- Marton;
- Moston;
- Somerford; and
- Wilmslow.

# **3. Overall approach to boundaries**

## **The use of settlement boundaries**

3.1 Settlement boundaries define the built limits of a settlement and distinguish between its built form and the countryside. There are a number of pros and cons in using defined settlement boundaries. Advantages of the settlement boundaries approach include:

- Settlement boundaries provide certainty over where development is likely to be acceptable.
- Settlement boundaries can allow for development of sites which are too small to be allocated for housing within the Local Plan.

- Settlement boundaries can direct development to specific locations, which can help increase the viability of services and may lead to increased service and facility provision.
- In turn this could help improve the sustainability of settlements as the more services and facilities there are the less need for residents to travel.
- Settlement boundaries provide a strong premise for defining and protecting the countryside from unnecessary encroachment

### 3.2 Disadvantages include:

- Settlement boundaries can inflate land values for sites within settlement boundaries, as the likelihood of gaining planning permission differs from land outside settlement boundaries.
- Settlement boundaries can lead to the presumption that developments will be high density, in order to make the most from the land. However, other policies on design and the Design Guide Supplementary Planning Document will make sure that new development is well designed and has an appropriate layout and density in relation to the existing built development.
- Settlement boundaries can cause pressure for the development of open spaces within settlement boundaries, which provide a valued space to the settlement and residents. This however could be overcome by policies restricting the loss of open space unless exceptional circumstances exist.
- It can be difficult to draw boundaries around settlements which are dispersed. This can be the case for small rural communities.

3.3 Settlement boundaries are not the only way on controlling where development may or may not be appropriate. An alternative approach would be to set a criteria-based policy to determine whether a site is appropriate for a particular form of development. The advantage of this option is that it can provide increased flexibility in where development could come forward but conversely is may also provide uncertainty over where new development may be acceptable.

3.4 Whilst national planning policy and guidance does not require local planning authorities to define settlement boundaries, the definition of such boundaries is in accordance with the NPPF and it is common practice particularly for larger settlements.

## Existing settlement boundaries

3.5 The approach to defining settlement boundaries differs between each of the former districts. Within the former Congleton Borough, the plan defines towns and villages with a defined settlement zone line, as well as settlements with a defined infill boundary. Within the former Crewe & Nantwich Borough, the plan defines towns and villages with a defined settlement boundary. Within the former Macclesfield Borough, the plan only identifies settlement boundaries for villages washed-over by the Green Belt. The majority of the area is within the

Green Belt and a number of settlements have Green Belt inset boundaries. In advance of the settlement boundary review, the LPS considers the Green Belt inset boundaries to be the settlement boundaries (except for safeguarded land which is within the inset boundary but outside of the settlement boundary).

3.6 There are currently 62 settlements with a defined boundary and these are listed in Table 1 below. The current boundaries are defined through a number of saved policies from the various local plans and also a smaller number are defined through made neighbourhood plans.

Settlement	LPS Settlement Hierarchy	Boundary type	Defined by	Amended by
Acton	OSRA	Village with an infill boundary	Acton, Edleston and Henhull Neighbourhood Plan DEV3	None
Alderley Edge	LSC	Green Belt inset boundary	Macclesfield Local Plan GC1	None
Alraham	OSRA	Village with a defined settlement boundary	Crewe & Nantwich Local Plan RES.4	None
Alsager	KSC	Town defined by a settlement zone line	Congleton Local Plan PS4	LPS 20; LPS 23; LPS 24; LPS 25
Arclid	OSRA	Village with an infill boundary	Congleton Local Plan PS6	None
Astbury	OSRA	Village with an infill boundary	Congleton Local Plan PS6	None
Aston	OSRA	Village with an infill boundary	Newhall Neighbourhood Plan HOU1	None
Audlem	LSC	Village with a defined settlement boundary	Audlem Neighbourhood Plan H1	None
Barbridge	OSRA	Village with a defined settlement boundary	Crewe & Nantwich Local Plan RES.4	None
Bollington	LSC	Green Belt inset boundary	Macclesfield Local Plan GC1	None
Brereton Green	OSRA	Village with a defined settlement boundary	Brereton Neighbourhood Plan HOU1	None
Brereton Heath	OSRA	Village with a defined settlement boundary	Brereton Neighbourhood Plan HOU1	None

Settlement	LPS Settlement Hierarchy	Boundary type	Defined by	Amended by
Bunbury	LSC	Village with a defined settlement boundary	Bunbury Neighbourhood Plan H1	None
Calveley	OSRA	Village with a defined settlement boundary	Calveley Neighbourhood Plan Policy 3.3	None
Chelford	LSC	Green Belt inset boundary	Macclesfield Local Plan GC1	None
Congleton	KSC	Town defined by a settlement zone line	Congleton Local Plan PS4	LPS 26; LPS 27; LPS 28; LPS 29; LPS 30; LPS 31; LPS 32
Crewe	Principal town	Town with a defined settlement boundary	Crewe & Nantwich Local Plan RES.2	LPS 2; LPS 3; LPS 4; LPS 5; LPS 6; LPS 7; LPS 11
Disley	LSC	Green Belt inset boundary	Macclesfield Local Plan GC1	None
Gawsworth	OSRA	Village washed over by Green Belt with a settlement boundary	Macclesfield Local Plan GC1	None
Goostrey	LSC	Village defined by a settlement zone line	Goostrey Neighbourhood Plan	None
Hankelow	OSRA	Village with a defined settlement boundary	Crewe & Nantwich Local Plan RES.4	None
Haslington	LSC	Village with a defined settlement boundary	Crewe & Nantwich Local Plan RES.4	None
Hassall Green	OSRA	Village defined by a settlement zone line	Congleton Local Plan PS5	None
Henbury	OSRA	Village washed over by Green Belt with a settlement boundary	Macclesfield Local Plan GC1	None
High Legh	OSRA	Green Belt inset boundary	Macclesfield Local Plan GC1	None

Settlement	LPS Settlement Hierarchy	Boundary type	Defined by	Amended by
Higher Poynton	OSRA	Village with an infill boundary	Poynton Neighbourhood Plan HOU1	None
Holmes Chapel (including former Cranage Hospital)	LSC	Village defined by a settlement zone line	Holmes Chapel Neighbourhood Plan and Congleton Local Plan PS5	None
Hough	OSRA	Village with an infill boundary	Wybunbury Combined Parishes Neighbourhood Plan H1	None
Knutsford	KSC	Green Belt inset boundary	Macclesfield Local Plan GC1	LPS 36; LPS 38
Lawton Heath End	OSRA	Village with an infill boundary	Congleton Local Plan PS6	None
Lawtongate and Lawton Heath	OSRA	Village with an infill boundary	Congleton Local Plan PS6	None
Lyme Green	OSRA	Village washed over by Green Belt with a settlement boundary	Macclesfield Local Plan GC1	None
Macclesfield	Principal town	Green Belt inset boundary	Macclesfield Local Plan GC1	LPS 14; LPS 15; LPS 16; LPS 17; LPS 18
Malkins Bank	OSRA	Village with an infill boundary	Congleton Local Plan PS6	None
Middlewich	KSC	Town defined by a settlement zone line	Congleton Local Plan PS4	LPS 42; LPS 44; LPS 45
Mobberley	LSC	Green Belt inset boundary	Macclesfield Local Plan GC1	None
Mount Pleasant	OSRA	Village defined by a settlement zone line	Congleton Local Plan PS5	None
Mow Cop	OSRA	Village defined by a settlement zone line	Congleton Local Plan PS5	None
Nantwich	KSC	Town with a defined settlement boundary	Crewe & Nantwich Local Plan RES.2	LPS 46
North Cheshire Growth Village	OSRA	LPS site allocation	Not previously defined	LPS 33

Settlement	LPS Settlement Hierarchy	Boundary type	Defined by	Amended by
Pickmere	OSRA	Green Belt inset boundary	Macclesfield Local Plan GC1	None
Poynton	KSC	Green Belt inset boundary	Macclesfield Local Plan GC1	LPS 48; LPS 49; LPS 50; LPS 51
Prestbury	LSC	Green Belt inset boundary	Macclesfield Local Plan GC1	None
Rainow	OSRA	Settlement defined by Green Belt and national park boundaries	Macclesfield Local Plan GC1	None
Red Bull	OSRA	Village with an infill boundary	Congleton Local Plan PS6	None
Rode Heath	OSRA	Village defined by a settlement zone line	Congleton Local Plan PS5	None
Rudheath Woods	OSRA	Village with an infill boundary	Congleton Local Plan PS6	None
Sandbach (including former Albion Chemicals complex)	KSC	Town defined by a settlement zone line	Sandbach Neighbourhood Plan PC3 and Congleton Local Plan PS4	LPS 53
Scholar Green	OSRA	Village defined by a settlement zone line	Congleton Local Plan PS5	None
Shavington	LSC	Village with a defined settlement boundary	Crewe & Nantwich Local Plan RES.4	LPS 9; LPS 10
Somerford	OSRA	Village with an infill boundary	Congleton Local Plan PS6	None
South Cheshire Growth Village	OSRA	LPS site allocation	Not previously defined	LPS 8
Spurstow	OSRA	Village with a defined settlement boundary	Crewe & Nantwich Local Plan RES.4	None
Sutton	OSRA	Village washed over by Green Belt with a settlement boundary	Macclesfield Local Plan GC1	None
The Bank	OSRA	Village with an infill boundary	Congleton Local Plan PS6	None
Twemlow Green	OSRA	Village with an infill boundary	Congleton Local Plan PS6	None

Settlement	LPS Settlement Hierarchy	Boundary type	Defined by	Amended by
Weston	OSRA	Village with a defined settlement boundary	Weston and Basford Neighbourhood Plan H4	None
Wilmslow and Handforth	KSCs	Green Belt inset boundary	Macclesfield Local Plan GC1	LPS 34; LPS 54; LPS 55; LPS 56; LPS 57
Winterley	OSRA	Village with a defined settlement boundary / settlement zone line	Crewe & Nantwich Local Plan RES.4 / Congleton Local Plan PS5	None
Worleston	OSRA	Village with a defined settlement boundary	Crewe & Nantwich Local Plan RES.4	None
Wrenbury	LSC	Village with a defined settlement boundary	Wrenbury Neighbourhood Plan HOU2	None
Wybunbury	OSRA	Village with an infill boundary	Wybunbury Combined Parishes Neighbourhood Plan H1	None

**Table 1: Settlements with a current defined boundary**

3.7 In addition, settlement boundaries for Stapeley, Willaston and Wistaston are defined in made neighbourhood plans but these are not considered as separate settlement boundaries for the purpose of this review as they form part of the Nantwich and Crewe settlement boundaries already being considered.

## Determining the settlements to have a defined boundary

### Principal Towns and Key Service Centres

3.8 A key part of this review will be to apply a consistent approach to determining which settlements should have a defined boundary, and the types of boundary that these should be.

3.9 Within the settlement hierarchy, the first two tiers of settlements (Principal Towns; and Key Service Centres) will be required to accommodate a level of development commensurate with their position in the hierarchy. These settlements all required strategic site allocations to be made through the LPS and a number may require further allocations in the SADPD to achieve this.

- 3.10 LPS Policy PG 7 provides the spatial distribution of development, giving individual apportionments to each settlement within the first two tiers of the hierarchy ('Principal Towns' and 'Key Service Centres'). These will accommodate the majority of new development requirements: they are the largest settlements with a substantial range of services and facilities; and are considered to be the most sustainable locations for development. It is considered appropriate to define settlement boundaries for each of the Principal Towns and Key Service Centres to provide certainty over where new development may be acceptable, and to define and protect the countryside from unnecessary encroachment.

### Local Service Centres

- 3.11 Policy PG 7 also gives a total aggregated apportionment to each of the lower two tiers in the settlement hierarchy ('Local Services Centres' and 'Other Settlements and Rural Areas'). Paragraph 8.77 of the LPS confirms that the figure for Local Service Centres will be further disaggregated in the SADPD and / or neighbourhood plans.
- 3.12 The SADPD Issues Paper proposed that the SADPD would add further detail to the spatial distribution by giving individual apportionments to each settlement within the third tier of the hierarchy (Local Service Centres) in line with the settlement hierarchy (LPS Policy PG 2) which states "small scale development to meet needs and priorities will be supported in the Local Service Centres..."
- 3.13 As explained in 'The provision of housing and employment land and the approach to spatial distribution' report [ED 05], it is no longer necessary to disaggregate the Local Service Centres apportionment further and it is likely that windfall development will provide the primary source of new development over the remaining plan period (rather than site allocations) in the Local Service Centres.
- 3.14 Whilst the Local Service Centres do not have the full range of services and facilities of the higher order settlements, they are relatively sustainable locations for development and defined settlement boundaries will assist in determining suitable locations for windfall development to come forward over the remaining plan period in order to meet the overall LSC development requirements. As with the Principal Towns and Key Service Centres, it is considered appropriate to define settlement boundaries for each of the Local Service Centres to provide certainty over where new development may be acceptable, and to define and protect the countryside from unnecessary encroachment.

### Other Settlements and Rural Areas

- 3.15 The remaining tier in the hierarchy (Other Settlements and Rural Areas) contains includes a wide variety of settlements, including a number of villages that are diverse in terms of their scale, the services and facilities that they offer and their other characteristics.

- 3.16 The previous approach to definition of settlement boundaries in these settlements varies across the borough, with each of the former districts' Local Plans taking a different approach.
- 3.17 It is not intended that the SADPD will disaggregate the overall level of development set for the Other Settlements and Rural Areas any further and there will be no individual apportionments for settlements in this tier of the hierarchy. Of the overall 2,950 homes and 69 ha of employment land required in the OSRA, there are no residual requirements for the SADPD to allocate sites for houses or for employment land (at 31 March 2020) to meet the development requirements over the plan period.
- 3.18 As set out in the Other Settlement and Rural Areas report [ED 46], there are no residual development requirements in the other settlements and rural areas, and the spatial distribution policy approach directs development to higher-order centres. Consequently, it is not considered that any further specific site allocations would be required in the other settlements and rural areas and encouragement would be given to utilising small-scale infill opportunities within existing villages.
- 3.19 As a result, it may not be necessary to define settlement boundaries for settlements in the OSRA. This would mean that these settlements are included within the area covered by LPS Policy PG 6 (Open Countryside). Whilst this generally provides a more restrictive approach to development than within settlement boundaries, it does make a number of exceptions to the restrictions, listing types of development that can be acceptable in the open countryside. One of these specific exceptions allows for 'limited infilling in villages'.
- 3.20 Rather than prescribe specific settlement boundaries for settlements in the OSRA, it is considered more appropriate to define them as infill villages within the open countryside, which would allow for limited infilling under the open countryside policy. There is currently no consistent definition of a village for the purposes of allowing limited infilling and the methodology will set out the criteria to be applied to determine whether settlements in the OSRA are to be considered 'villages' for this purpose.
- 3.21 Each of the defined infill villages in the OSRA should have a defined infill boundary to clarify the area within which 'limited infilling' would be supported.

## Neighbourhood Plans

- 3.22 Neighbourhood plans can play an important role in defining settlement boundaries and a number have defined settlement boundaries in Cheshire East. This review will need to consider how these can be incorporated into the SADPD.
- 3.23 The review should consider the settlement boundaries for all principal towns, key service centres and local service centres. This will enable the development requirements for each settlement to be met in full and provide a consistent basis by which to determine settlement boundaries across the

borough. In some case, this will mean reviewing the current settlement boundary defined through a neighbourhood plan, but this will be carried out in consultation with the relevant neighbourhood planning group and/or town or parish council.

- 3.24 For settlements in the other settlements and rural areas, it is proposed that this review will identify the infill boundaries for the villages identified. However, where neighbourhood plans have defined settlement boundaries, these should be considered for inclusion in the SADPD in consultation with the relevant neighbourhood planning group and/or town or parish council. Similarly, where neighbourhood plans have defined settlement or infill boundaries for settlements where no boundary is proposed through this review, then these should also be considered for inclusion in the SADPD. In other words, this review will specify the minimum level of boundary but if neighbourhood plans identify a boundary where none is proposed through this review, or if they identify a settlement boundary where an infill boundary is proposed then these should be considered for inclusion in the SADPD.

## Summary

- 3.25 Table 2 below summarises the type of boundary proposed for each of the tiers of the settlement hierarchy.

Settlement Hierarchy	Settlements	Boundary Type
Principal towns	Crewe; Macclesfield	Settlement boundary
Key service centres	Alsager; Congleton; Handforth; Knutsford; Middlewich; Nantwich; Poynton; Sandbach; Wilmslow	Settlement boundary
Local service centres	Alderley Edge; Audlem; Bollington; Bunbury; Chelford; Disley; Goostrey; Haslington; Holmes Chapel; Mobberley; Prestbury; Shavington; Wrenbury	Settlement boundary
Other settlements and rural areas	Villages defined in the SADPD	Infill boundary
	Any settlement with a settlement boundary or infill boundary defined in a neighbourhood plan	Settlement boundary or infill boundary (as identified in the neighbourhood plan)
	Other settlements	No boundary

**Table 2: Proposed settlement and infill boundaries**

## 4. Methodology

- 4.1 This section sets out the methodology for the settlement and infill boundaries review.

### Part A: Defining settlement boundaries

- 4.2 Table 2 above summarises which settlements are recommended to have a settlement boundary. The first part of the review is concerned with defining an appropriate boundary for these settlements.

### Green Belt considerations

- 4.3 Parts of the borough are within the Green Belt and there are a number of settlements in all tiers of the hierarchy within Green Belt areas. All of the settlements in Green Belt areas for which this study proposes a settlement boundary currently have a Green Belt inset boundary (i.e. they are not in the Green Belt).
- 4.4 As set out in NPPF (¶136), *“once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans...”* The exceptional circumstances required to alter Green Belt boundaries have been set out elsewhere in the Local Plan evidence base. These are essentially based on the need to allocate sufficient land for market and affordable housing and employment development, combined with the adverse consequences for patterns of sustainable development of not doing so, since it is not practicable to fully meet the assessed development needs of the area without amending Green Belt boundaries.
- 4.5 Consequently, these exceptional circumstances do not extend to releasing land from the Green Belt other than for allocated sites to meet development requirements. For the settlements inset within the Green Belt, the settlement boundary will continue to be the same as the Green Belt inset boundary (with the exception of safeguarded land). As a result, the settlement boundary review for settlements inset in the Green Belt will only need to consider changes to the settlement boundary where sites have been allocated and the Green Belt boundary amended.

### Reviewing and defining boundaries

- 4.6 Each of the settlements has an existing defined settlement boundary and the review of these settlement boundaries uses a three-stage approach to defining new 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.

4.7 All principal towns, key service centres and local service centres will be subject to a review of settlement boundaries. However, those settlements with a Green Belt inset boundary will only be subject to stage 1 of the settlement boundary review and the Green Belt inset boundary will be equivalent to the settlement boundary (except for safeguarded land which should remain in the open countryside). Those principal towns, key service centres and local service centres lying beyond the Green Belt will be subject to stages 1-3 of the settlement boundary review.

Settlement	Settlement hierarchy	Green Belt status	Review stages
Alderley Edge	LSC	Inset from the Green Belt	Stage 1 only
Alsager	KSC	Beyond the Green Belt	Stages 1-3
Audlem	LSC	Beyond the Green Belt	Stages 1-3
Bollington	LSC	Inset from the Green Belt	Stage 1 only
Bunbury	LSC	Beyond the Green Belt	Stages 1-3
Chelford	LSC	Inset from the Green Belt	Stage 1 only
Congleton	KSC	Beyond the Green Belt	Stages 1-3
Crewe	Principal town	Beyond the Green Belt	Stages 1-3
Disley	LSC	Inset from the Green Belt	Stage 1 only
Goostrey	LSC	Beyond the Green Belt	Stages 1-3
Handforth	KSC	Inset from the Green Belt	Stage 1 only
Haslington	LSC	Beyond the Green Belt	Stages 1-3
Holmes Chapel	LSC	Beyond the Green Belt	Stages 1-3
Knutsford	KSC	Inset from the Green Belt	Stage 1 only
Macclesfield	Principal town	Inset from the Green Belt	Stage 1 only
Middlewich	KSC	Beyond the Green Belt	Stages 1-3
Mobberley	LSC	Inset from the Green Belt	Stage 1 only
Nantwich	KSC	Beyond the Green Belt	Stages 1-3
Poynton	KSC	Inset from the Green Belt	Stage 1 only
Prestbury	LSC	Inset from the Green Belt	Stage 1 only
Sandbach	KSC	Beyond the Green Belt	Stages 1-3
Shavington	LSC	Beyond the Green Belt	Stages 1-3
Wilmslow	KSC	Inset from the Green Belt	Stage 1 only
Wrenbury	LSC	Beyond the Green Belt	Stages 1-3

**Table 3: Settlement Green Belt status and review stages**

### Stage 1: Allocated sites

4.8 The first stage of the settlement boundary review is to assess the existing boundary against sites allocated or proposed for allocation through the development plan (LPS, SADPD and neighbourhood plans). Table 4 details the assessment criteria.

Boundary Review Criteria	Assessment	Outcome
<p><b>A. Local Plan Strategy Site Allocations</b> LPS strategic sites for housing, employment and mixed-use development should be included within the settlement boundary, where these are contiguous and not already included. Strategic locations and safeguarded land should be excluded from the settlement boundary where these are not already included.</p>	LPS strategic site for housing, employment or mixed-use development currently outside, but contiguous with the settlement boundary.	Include the site within the settlement boundary.
	LPS strategic site for housing, employment or mixed-use development currently outside, but not contiguous with the settlement boundary.	Exclude the site from the settlement boundary (subject to further consideration for non-Green Belt sites in stage 2 below).
	LPS strategic location currently outside of the settlement boundary.	Exclude the strategic location from the settlement boundary.
	LPS safeguarded land currently outside of the settlement boundary.	Exclude the safeguarded land from the settlement boundary.
<p><b>B. Site Allocations and Development Policies Document Site Allocations</b> SADPD sites for housing, employment, retail and mixed-use development should be included within the settlement boundary where these are contiguous and not already included. Safeguarded land should be excluded from the settlement boundary where it is not already included. Redevelopment sites currently outside of the settlement boundary which are likely to be acceptable uses under Green Belt / open countryside policy should remain excluded from the settlement boundary</p>	SADPD site for housing, employment or mixed-use development currently outside, but contiguous with the settlement boundary.	Include the site within the settlement boundary.
	SADPD site for housing, employment or mixed-use development currently outside, but not contiguous with the settlement boundary.	Exclude the site from the settlement boundary (subject to further consideration for non-Green Belt sites in stage 2 below).
	SADPD safeguarded land currently outside of the settlement boundary.	Exclude the safeguarded land from the settlement boundary.
	SADPD redevelopment site currently outside of the settlement boundary and likely to be an acceptable use under Green Belt / open countryside policy.	Exclude the redevelopment site from the settlement boundary.
<p><b>C. Neighbourhood plans</b> Sites allocated in made neighbourhood plans should be included within the settlement boundary where these are contiguous and not already included.</p>	Non-Green Belt development site in a made neighbourhood plan currently outside, but contiguous with the settlement boundary.	Include the site within the settlement boundary.
	Green Belt development site in a made neighbourhood plan	Exclude the site from the settlement boundary (unless it is

Boundary Review Criteria	Assessment	Outcome
	currently outside, but contiguous with the settlement boundary.	proposed to remove the site from the Green Belt through the SADPD).
	Development site in a made neighbourhood plan currently outside, but not contiguous with the settlement boundary.	Exclude the site from the settlement boundary (subject to further consideration for non-Green Belt sites in stage 2 below).

**Table 4: Stage 1 settlement boundary review criteria (allocated sites)**

4.9 For the settlements inset within the Green Belt, the settlement boundary will continue to be the same as the Green Belt inset boundary (with the exception of safeguarded land) and no further assessment of the existing settlement boundaries is required under stages 2 and 3 below

## Stage 2: Consider the built-up area

4.10 Stage 2 considers the relationship of the boundary to the built-up area, considering extant planning consents as well as the functional relationship to both the physical form and the use of the built-up area. The following criteria will be used to assess the existing settlement boundaries in all Principal Towns, Key Service Centres and Local Service Centres beyond the Green Belt. In a limited number of cases (e.g. Alsager and Congleton), settlements are beyond the Green Belt but part of their existing settlement boundaries correspond to the Green Belt boundaries. In these cases, the Green Belt boundary should continue to form that part the settlement boundary that is contiguous and the settlement boundary should not extend into the Green Belt.

Boundary Review Criteria	Assessment	Outcome
<b>D. Extant planning consents</b> Where sites on the edge of the settlement have extant permission for housing, employment, retail or mixed-use built development, these should be included within the settlement boundary unless these consents allow development in a situation where it would normally be refused (e.g. rural exception sites and dwellings with an agricultural or other occupancy condition). Where sites should be included within the settlement boundary, further consideration should be applied to the consented scheme	Site adjoining the existing settlement boundary with extant planning consent for housing, employment, retail or mixed-use built development (at 31 March 2020) with no unique circumstances attached (e.g. rural exception sites or dwellings with occupancy condition).	Include the site within the settlement boundary subject to further consideration of the consented scheme under criteria E and F.
	Site adjoining the settlement boundary with extant planning consent for housing, employment, retail or mixed-use built development (at 31 March 2020) with unique circumstances attached (e.g. rural exception sites or dwellings with occupancy condition).	Exclude the site from the settlement boundary unless considered to meet the requirements for inclusion outlined below in criteria E and F.

Boundary Review Criteria	Assessment	Outcome
under criteria E and F below so that only appropriate parts of the site are included within the settlement boundary. For example, areas of open space on the outer edge of consented schemes should be excluded from the settlement boundary.	Site outside of the existing settlement boundary, not adjoining it with extant planning consent for housing, employment, retail or mixed-use built development (at 31 March 2020)	Exclude the site from the settlement boundary unless considered to meet the requirements for inclusion outlined below in criteria E and F.
<b>E. Functional relationship to physical form of built-up area</b> Assessment of sites against this criterion will identify any discrepancies in the settlement boundary in relation to existing built development which forms part of the built-up area of the settlement.	Site currently adjoining the existing settlement boundary, which displays a high level of containment; high level of previously-developed land or high level of built form which has a strong functional relationship with the existing urban area.	Include the site within the settlement boundary subject to further consideration against criteria D and F.
	Site currently adjoining the settlement boundary, displays low levels of containment; low level of previously-developed land or low level of built form which has a relatively weak functional relationship with the existing built form.	Exclude the site from the settlement boundary.
	Site is outside of the existing settlement boundary, does not adjoin it and is considered to be physically and / or visually detached from the built form of the settlement.	Exclude the site from the settlement boundary.
<b>F. Functional relationship to use of built-up area</b> The settlement boundary should reflect uses and development that has a clear social and / or economic relationship with the settlement. Settlement boundaries will therefore normally include existing uses and buildings that have a clear social or economic function that better relate to the built form of the settlement than the countryside.	Site adjoining the current settlement boundary and has an existing use that has a clear functional relationship with the existing settlement, such as: <ul style="list-style-type: none"> <li>• Residential properties;</li> <li>• Community facilities;</li> <li>• Retail and service type units;</li> <li>• Employment premises (offices, industry, warehousing);</li> <li>• Indoor leisure facilities.</li> </ul>	Include the site within the settlement boundary subject to further consideration against criteria D and E.
	Site adjoining the current settlement boundary and has an existing use that has no clear functional relationship with the existing settlement, such as: <ul style="list-style-type: none"> <li>• Buildings such as halls, large houses, hotels, hospitals and schools set in spacious ground on the edge of</li> </ul>	Exclude the site from the settlement boundary.

Boundary Review Criteria	Assessment	Outcome
	<p>settlements where they are not functionally related to the built form of the settlement;</p> <ul style="list-style-type: none"> <li>• Domestic gardens of properties on the edge of settlements which are extensive and are not functionally related to the built form of the settlement;</li> <li>• Curtilages of properties on the edge of settlements which are extensive and partially or wholly undeveloped and are not functionally related to the built form of the settlement, including paddocks associated with residential properties;</li> <li>• Designated open spaces and playing fields on the edges of settlements;</li> <li>• Camping and caravanning sites;</li> <li>• Sites of nature conservation importance, scheduled monuments, village greens and other pockets of valuable amenity land such as woodlands;</li> <li>• Sites within the proposed boundaries of the Strategic Green Gap and sites within any other defined gap or separation area in a made neighbourhood plan;</li> <li>• Industrial or commercial uses where they are not functionally related to the physical built form of the settlement;</li> <li>• Farmsteads and associated outbuildings where their rural characteristics predominate and they appear to relate more strongly with the surrounding countryside.</li> </ul>	

**Table 5: Stage 2 settlement boundary review criteria (built-up area)**

## Stage 3: Consider physical features

4.11 Stages 1 and 2 make sure that the settlement boundaries reflect site allocations, extant planning consents and existing development / land uses. The final stage 3 seeks to confirm that the resulting boundary is defined using appropriate physical features.

Boundary Review Criteria	Assessment	Outcome
<p><b>G. Relationship to permanent physical features</b> Wherever practicable and appropriate, settlement boundaries will follow well-defined physical features that are durable and likely to be permanent. These are readily discernible and less open to dispute and usually represent the transition between village or town and the neighbouring countryside. Where the boundary includes sites that have planning consent, are allocated in the LPS or are proposed for allocation in the SADPD (i.e. unbuilt sites), the boundary may not currently follow physical features. In these cases, consideration can be given to physical features required as part of the planning consent or LPS / SADPD site policy (e.g. landscaping features, boundary treatments etc.)</p>	<p>The settlement boundary relates to readily recognisable features that are likely to be permanent, such as:</p> <ul style="list-style-type: none"> <li>• Roads;</li> <li>• Railway lines;</li> <li>• Existing development with established boundaries;</li> <li>• Reservoirs, lakes, meres, rivers, streams, canals, brooks,</li> <li>• Woodlands, prominent treelines and hedgerows and field boundaries;</li> <li>• Prominent topography;</li> <li>• Prominent rights of way.</li> </ul>	<p>Use the settlement boundary resulting from stages 1 &amp; 2</p>
	<p>The settlement boundary does not relate to physical features or relates to a 'soft' boundary, such as:</p> <ul style="list-style-type: none"> <li>• Public right of way not accompanied by any physical features;</li> <li>• Intermittent treelines, hedgerows and field boundaries;</li> <li>• Culverted watercourses;</li> <li>• Power lines</li> </ul>	<p>Amend the settlement boundary resulting from stages 1 &amp; 2 to relate to features where practicable and appropriate, subject to re-assessment against criteria D-F</p>

**Table 6: Stage 3 settlement boundary review criteria (physical features)**

## Making recommendations

- 4.12 Each settlement boundary should be divided into logical sections for review. Each section is to be reviewed against the criteria above for each of the three stages of review.
- 4.13 The findings should be written-up in tabular form (template included in Appendix A), with a final column giving overall recommendations, considering the findings of the review of each of the three stages.

## Part B: Defining villages

- 4.14 As set out in section 3, settlements in the ‘other settlements and rural areas’ tier of the settlement hierarchy should not have a defined settlement boundary (unless determined through a neighbourhood plan) and would therefore remain in the open countryside and subject to LPS Policy PG 6, which allows for ‘limited infilling in villages’.
- 4.15 The LPS Open Countryside (PG 6) and Green Belt (PG 3) both allow for ‘*limited infilling in villages*’, as does the NPPF ¶145. However, there is no national or local policy or guidance that defines a village. The LPS Settlement Hierarchy does not explicitly define ‘villages’, but these fall within the ‘other settlements and rural areas’ tier of the hierarchy. This is defined as “*settlements containing few or no services and facilities, with limited or no access to public transport, very limited or no employment opportunities*”.
- 4.16 Before defining infill boundaries for villages, it is necessary to determine which settlements are considered to be villages for this purpose.

## List of initial settlements for consideration

- 4.17 Settlements in the ‘other settlements and rural areas’ tier are not named in the LPS, but Policy PG 2 refers to the evidence base document ‘Determining the Settlement Hierarchy (November 2010)’ which contains a list of all candidate settlements considered. This list provides the starting point for the list of settlements for consideration as villages.
- 4.18 The list of candidate settlements from the Determining the Settlement Hierarchy report should be reviewed to exclude settlements in the top three tiers of the hierarchy, which will have defined settlement boundaries and therefore cannot be considered as ‘villages’ within the open countryside. Given that the report dates from 2010 and contains no specific guidance to show how the list was collated, it will also be necessary to carry out a review of the Ordnance Survey base map to look for any other settlements that could be considered as candidate settlements.

## Factors to consider when defining villages

4.19 Rather than apply a simple size threshold, a series of factors have been considered which take account of the function and sustainability of settlements in addition to their size.

4.20 These are:

- i) The level of service / facility provision;
- ii) The availability of public transport; and
- iii) Whether or not the settlement has a coherent spatial form.

## Level of service / facility provision

4.21 The 2010 'Determining the Settlement Hierarchy' report considered whether candidate settlements had each of the following services / facilities:

- bank;
- cinema;
- dentist;
- GP;
- hospital;
- leisure centre;
- library;
- pharmacy;
- post office;
- primary school; and
- supermarket.

4.22 The report also listed whether settlements had any 'other local services'. The LPS acknowledges that settlements in the other settlements and rural areas have fewer facilities than the local service centres, if any. As a result, people living in these communities generally have to travel to larger centres for jobs, schools, health care and other services. Many of the services and facilities considered in the 'Determining the Settlement Hierarchy' report are of the type usually to be found in higher order, larger centres and therefore may not be the most appropriate to help define villages within the other settlements and rural areas. Therefore, when considering the level of services in these smaller settlements, the following 'local services' should also be counted:

- Children's play area;
- Local shop;
- Museum or gallery;
- Nursery (crèche)
- Place of worship;
- Public house / café / restaurant; and
- Village or church hall.

- 4.23 There is no guidance on the level of service / facility provision that would constitute a village but the 'Determining the Settlement Hierarchy' report notes that other settlements and rural areas includes 'settlements containing few or no services and facilities'. Based on this definition, and considering the overall levels of service and facilities provision identified in the settlements, it is considered that settlements with three or more services and facilities could constitute a 'potential village' under this criterion. The other factors below will need to be considered as service / facility provision alone would not constitute a village.
- 4.24 The information in the 'Determining the Settlement Hierarchy' report may have changed since 2010, and the services and facilities for each settlement should be reviewed and listed.

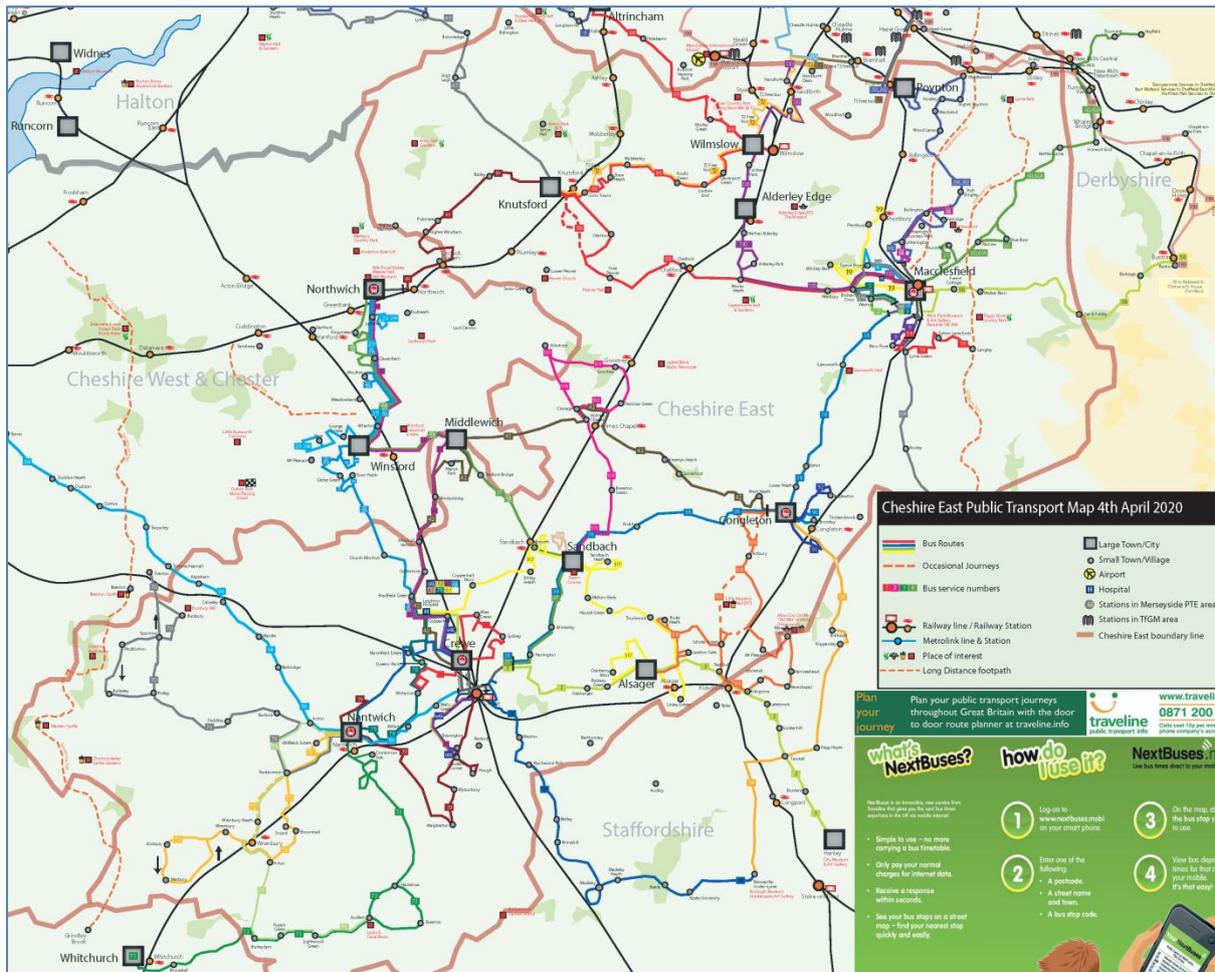
### Availability of public transport

- 4.25 Any availability of public transport (rail or bus) is considered sufficient for a settlement to be considered a 'potential village' under this criterion.
- 4.26 Using the bus and rail maps on the Cheshire East website<sup>1</sup>, the availability of public transport should be listed for each settlement.



Figure 1: Cheshire Area Rail Services Map

<sup>1</sup> [https://www.cheshireeast.gov.uk/public\\_transport/bus/bus-and-rail-maps.aspx](https://www.cheshireeast.gov.uk/public_transport/bus/bus-and-rail-maps.aspx)



**Figure 2: Cheshire East Public Transport Map April 2020**

- 4.27 As with bus services, the presence of a railway station and any rail service is considered to be sufficient to constitute a potential village under this criterion, regardless of the service frequency.
- 4.28 The other factors will need to be considered alongside the results of the public transport assessment as public transport availability alone would not constitute a village.

### Presence of a coherent settlement

- 4.29 The settlements differ greatly in their spatial form, with some forming clear, coherent settlements, whilst others are more dispersed in nature, or lack the critical mass to function as a village. By implication, there will also be a correlation between the level of services and public transport provision and the coherence of the settlements.
- 4.30 A desktop exercise using OS mapping should be carried out to determine whether each settlement has a relatively coherent spatial form, supplemented by site visits where necessary. A critical mass of development / clear cluster(s) of development / clear centre to the settlement would indicate a coherent

spatial form whilst small clusters of houses / sparsely located properties / lack of any critical mass would indicate the lack of a coherent spatial form.

- 4.31 A brief description of the spatial form of each settlement should be recorded to evidence the professional judgment employed to determine the presence (or otherwise) of a coherent settlement.

### **Determine whether the settlement is considered a village**

- 4.32 Following assessment of the three categories, settlements were categorised as follows:

- Where a settlement meets all three of the factors, it should be considered a village;
- Where a settlement meets zero or one of the factors, it is not considered to be a village;
- Where a settlement meets two of the factors, it is considered to be borderline and further consideration of its population should be undertaken to determine whether or not it is to be considered a village.

### **Approach to borderline settlements (consider population)**

- 4.33 A further assessment of the estimated population should be carried out for borderline settlements to determine whether they should be considered as villages or not.

- 4.34 Data on population of small settlements is difficult to obtain. The smallest geography for which reliable population data can be obtained is the census output areas. These do not map neatly to the settlements under consideration so an estimate of population will need to be made:

- a) Define the settlement area for the population estimate. This should be the main development cluster(s) for each settlement and any closely-related properties.
- b) Overlay the census output areas with the settlement area and for each output area, estimate an average household size from the census 2011 data (total output area population / total number of household spaces with at least one usual resident).
- c) Using the Local Land and Property Gazetteer, count the number of residential and mixed-use properties within the settlement area in each output area.
- d) Multiply the number of properties within the settlement area in each output area by the average household size for that output area to estimate the total population for the settlement area.

- 4.35 There is no guidance on the level of population that is required to constitute a village. These borderline settlements do not meet all of the three factors related to the function and sustainability of the settlement that would indicate that they should be considered to be villages. Therefore, in order to be considered a village they would need a reasonable population, of a level

where there is potential for the settlement to meet all three factors in the future, for example by an increased level of local services / facilities or where a public transport connection could be made feasible in time. It is considered that an estimated population of at least 500 people would be sufficient to demonstrate that borderline settlements should also be considered to be villages.

## Part C: Defining infill boundaries

- 4.36 Infill boundaries should be defined for each of the settlements identified as villages in Part B. The approach to defining infill boundaries should follow the approach to defining settlement boundaries, set out in Part A.
- 4.37 Given the need for a proportionate evidence base to support plan-making, an overall recommendation for each of the village infill boundaries should be produced, which considers the three stages (allocated sites; relationship with the built form of the settlement; relationship with physical features).

## 5. Part A: Defining settlement boundaries

- 5.1 The review of settlement boundaries has been carried out in accordance with the methodology in Section 4 of this document, as part of each of the settlement reports which consider the approach to site selection, retail planning and settlement boundaries on a settlement by settlement basis.
- 5.2 These reports set out the recommendations of the settlement boundary reviews, justifying the recommendations in a table and presenting the proposed changes on an Ordnance Survey map:
- i) Alderley Edge settlement report [ED 21];
  - ii) Alsager settlement report [ED 22];
  - iii) Audlem settlement report [ED 23];
  - iv) Bollington settlement report [ED 24];
  - v) Bunbury settlement report [ED 25];
  - vi) Chelford settlement report [ED 26];
  - vii) Congleton settlement report [ED 27];
  - viii) Crewe settlement report [ED 28];
  - ix) Disley settlement report [ED 29];
  - x) Goostrey settlement report [ED 30];
  - xi) Handforth settlement report [ED 31];
  - xii) Haslington settlement report [ED 32];
  - xiii) Holmes Chapel settlement report [ED 33];
  - xiv) Knutsford settlement report [ED 34];
  - xv) Macclesfield settlement report [ED 35];
  - xvi) Middlewich settlement report [ED 36];
  - xvii) Mobberley settlement report [ED 37];
  - xviii) Nantwich settlement report [ED 38];
  - xix) Poynton settlement report [ED 39];
  - xx) Prestbury settlement report [ED 40];
  - xxi) Sandbach settlement report [ED 41];

- xxii) Shavington settlement report [ED 42];
- xxiii) Wilmslow settlement report [ED 43];
- xxiv) Wrenbury settlement report [ED 44].

## 6. Part B: Defining villages

### Initial list of settlements for consideration

- 6.1 The list of settlements for consideration was taken from the ‘Determining the Settlement Hierarchy’ list of candidate settlements. Settlements in the first three tiers of the hierarchy were excluded and a review of the OS base map carried out to look for any other settlements that should be considered.
- 6.2 Barthomley, Basford, Englesea-brook, Lawton Heath End, Timbersbrook, Wardle, Wychwood Park and Wychwood Village were added to the list as a result of the review of the OS base map. Newbold Astbury was removed from the list as this seems to be the same as Astbury which is already included. This results in an initial list of 117 settlements for consideration:

- |                     |                     |                     |
|---------------------|---------------------|---------------------|
| • Acton             | • Church Lawton     | • Lower Peover      |
| • Adlington         | • Church Minshull   | • Lower Withington  |
| • Alpraham          | • Coxbank           | • Lyme Green        |
| • Arclid            | • Cranage           | • Malkins Bank      |
| • Arley             | • Eaton             | • Marbury           |
| • Ashley            | • Englesea-brook    | • Marthall          |
| • Astbury           | • Faddiley          | • Marton            |
| • Aston             | • Four Lane Ends    | • Mere              |
| • Aston-by-Budworth | • Gawsworth         | • Middlewood        |
| • Barbridge         | • Great Warford     | • Millington        |
| • Barthomley        | • Hankelow          | • Moreton cum       |
| • Basford           | • Hassall Green     | Alcumlow            |
| • Betchton          | • Hatherton         | • Morley            |
| • Bickerton         | • Henbury           | • Moston            |
| • Bosley            | • High Legh         | • Mottram St Andrew |
| • Bradfield Green   | • Higher Hurdsfield | • Mount Pleasant    |
| • Bradwall          | • Higher Poynton    | • Mow Cop           |
| • Brereton Green    | • Hoo Green         | • Nether Alderley   |
| • Brereton Heath    | • Hough             | • Newhall           |
| • Brindley          | • Hulme Walfield    | • Norbury           |
| • Bucklow Hill      | • Kerridge          | • North Rode        |
| • Buerton           | • Kerridge End      | • Oakhanger         |
| • Bulkeley          | • Langley           | • Ollerton          |
| • Burland           | • Lawton Heath End  | • Over Alderley     |
| • Burleydam         | • Lawtongate and    | • Over Peover       |
| • Butley Town       | Lawton Heath        | • Peckforton        |
| • Calveley          | • Lightwood Green   | • Pickmere          |
| • Chapel End        | • Little Bollington | • Plumley           |
| • Chorley           | • Little Warford    | • Rainow            |

- Ravensmoor
- Red Bull
- Rode Heath
- Rostherne
- Rudheath Woods
- Scholar Green
- Siddington
- Smallwood
- Snelson
- Somerford
- Sound
- Spurstow
- Styal
- Sutton
- Swettenham
- Tabley
- The Bank
- Timbersbrook
- Toft
- Tower Hill
- Twemlow Green
- Wardle
- Warmingham
- Weston
- Whiteley Green
- Winterley
- Withington Green
- Worleston
- Wrenbury Heath
- Wybunbury
- Wychwood Park
- Wychwood Village

6.3 These candidate settlements are shown in Figure 3 below:

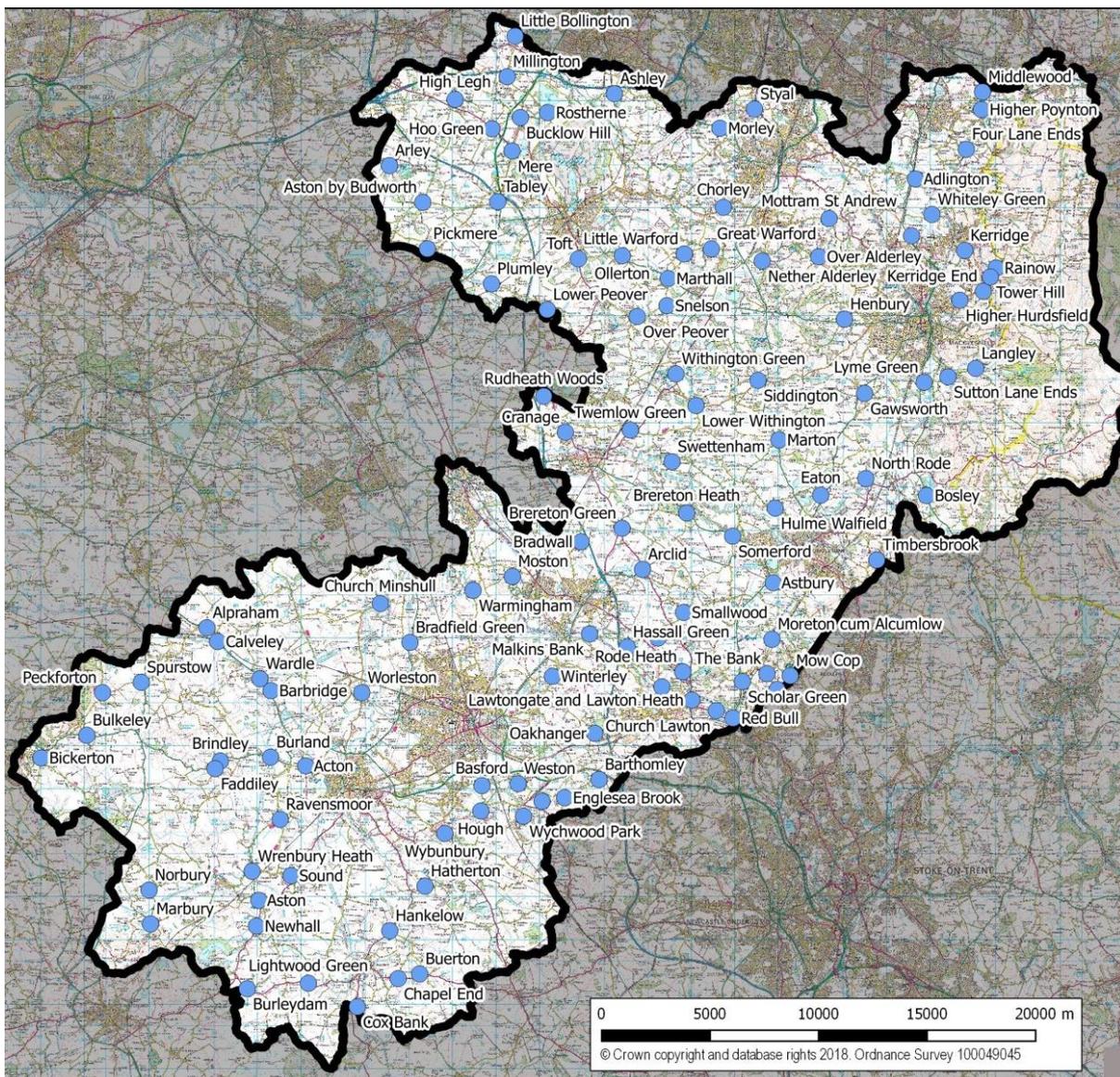


Figure 3: Map showing candidate settlements

## Initial assessment of settlements

6.4 In accordance with the methodology, an assessment of each of the 117 settlements was made against the initial three factors:

- i) The level of service facility provision (does the settlement have three or more of the identified services and facilities?);
- ii) The availability of public transport (is there a bus or rail service?); and
- iii) Whether or not the settlement has a coherent spatial form.

6.5 The assessments are set out in Appendix B (Review of services and facilities); Appendix C (Review of public transport provision); and Appendix D (Assessment of coherent spatial form).

6.6 Table 7 below sets out a summary of the assessment of each of the settlements against the three factors identified.

6.7 Following the consideration of each of the factors, the table sets out the initial outcome of whether a settlement should be considered to be a village:

- Where a settlement meets all three of the factors, it should be considered a village;
- Where a settlement meets zero or one of the factors, it is not considered to be a village;
- Where a settlement meets two of the factors, it is considered to be borderline and further consideration of its population should be undertaken to determine whether or not it is to be considered a village.

Settlement	Service / facility provision	Public Transport provision	Coherent settlement	Number of factors met	Outcome
Acton	Y	Y	Y	3	Village
Adlington	Y	Y	Y	3	Village
Alpraham	N	Y	Y	2	Borderline
Arclid	Y	Y	Y	3	Village
Arley	N	N	N	0	Not a village
Ashley	Y	Y	Y	3	Village
Astbury	Y	Y	Y	3	Village
Aston	Y	Y	Y	3	Village
Aston-by-Budworth	N	N	N	0	Not a village
Barbridge	N	Y	Y	2	Borderline
Barthomley	N	N	N	0	Not a village
Basford	N	N	Y	1	Not a village
Betchton	N	N	N	0	Not a village
Bickerton	N	N	N	0	Not a village
Bosley	Y	Y	N	2	Borderline
Bradfield Green	N	Y	N	1	Not a village
Bradwall	N	N	N	0	Not a village

Settlement	Service / facility provision	Public Transport provision	Coherent settlement	Number of factors met	Outcome
Brereton Green	Y	Y	Y	3	Village
Brereton Heath	N	Y	Y	2	Borderline
Brindley	N	Y	N	1	Not a village
Bucklow Hill	N	N	Y	1	Not a village
Buerton	N	Y	Y	2	Borderline
Bulkeley	N	Y	Y	2	Borderline
Burland	N	Y	N	1	Not a village
Burleydam	Y	Y	N	2	Borderline
Butley Town	N	N	Y	1	Not a village
Calveley	N	Y	Y	2	Borderline
Chapel End	N	Y	N	1	Not a village
Chorley	N	Y	N	1	Not a village
Church Lawton	Y	Y	N	2	Borderline
Church Minshull	Y	Y	Y	3	Village
Coxbank	N	N	N	0	Not a village
Cranage	Y	Y	Y	3	Village
Eaton	Y	Y	Y	3	Village
Englesea-brook	N	N	N	0	Not a village
Faddiley	N	Y	N	1	Not a village
Four Lane Ends	N	Y	Y	2	Borderline
Gawsworth	Y	Y	Y	3	Village
Great Warford	N	N	N	0	Not a village
Hankelow	Y	Y	Y	3	Village
Hassall Green	Y	Y	Y	3	Village
Hatherton	N	N	N	0	Not a village
Henbury	Y	Y	Y	3	Village
High Legh	Y	Y	Y	3	Village
Higher Hurdsfield	Y	Y	Y	3	Village
Higher Poynton	Y	Y	Y	3	Village
Hoo Green	N	Y	N	1	Not a village
Hough	Y	Y	Y	3	Village
Hulme Walfield	N	N	N	0	Not a village
Kerridge	N	Y	Y	2	Borderline
Kerridge End	N	Y	N	1	Not a village
Langley	Y	Y	Y	3	Village
Lawton Heath End	N	N	Y	2	Not a village
Lawtongate and Lawton Heath	Y	Y	Y	3	Village
Lightwood Green	N	Y	N	1	Not a village
Little Bollington	Y	N	Y	2	Borderline
Little Warford	N	N	Y	1	Not a village
Lower Peover	Y	N	N	1	Not a village

Settlement	Service / facility provision	Public Transport provision	Coherent settlement	Number of factors met	Outcome
Lower Withington	Y	N	N	1	Not a village
Lyme Green	Y	Y	Y	3	Village
Malkins Bank	N	Y	Y	2	Borderline
Marbury	Y	Y	N	2	Borderline
Marthall	N	N	N	0	Not a village
Marton	Y	N	Y	2	Borderline
Mere	N	Y	N	1	Not a village
Middlewood	N	Y	Y	2	Borderline
Millington	N	N	N	0	Not a village
Moreton cum Alcumlow	N	Y	N	1	Not a village
Morley	N	Y	N	1	Not a village
Moston	N	N	N	0	Not a village
Mottram St Andrew	Y	N	Y	2	Borderline
Mount Pleasant	Y	Y	Y	3	Village
Mow Cop	Y	Y	Y	3	Village
Nether Alderley	Y	Y	N	2	Borderline
Newhall	N	N	N	0	Not a village
Norbury	N	Y	N	1	Not a village
North Rode	N	N	N	0	Not a village
Oakhanger	N	Y	N	1	Not a village
Ollerton	N	Y	Y	2	Borderline
Over Alderley	N	N	N	0	Not a village
Over Peover	Y	Y	Y	3	Village
Peckforton	N	Y	N	1	Not a village
Pickmere	Y	Y	Y	3	Village
Plumley	Y	Y	Y	3	Village
Rainow	Y	Y	Y	3	Village
Ravensmoor	N	Y	Y	2	Borderline
Red Bull	N	Y	Y	2	Borderline
Rode Heath	Y	Y	Y	3	Village
Rostherne	N	N	Y	1	Not a village
Rudheath Woods	N	Y	Y	2	Borderline
Scholar Green	Y	Y	Y	3	Village
Siddington	Y	N	N	1	Not a village
Smallwood	Y	N	N	1	Not a village
Snelson	N	Y	N	1	Not a village
Somerford	N	Y	N	1	Not a village
Sound	Y	Y	N	2	Borderline
Spurstow	N	Y	Y	2	Borderline
Styal	Y	Y	Y	3	Village
Sutton	Y	Y	Y	3	Village

Settlement	Service / facility provision	Public Transport provision	Coherent settlement	Number of factors met	Outcome
Swettenham	N	N	N	0	Not a village
Tabley	Y	Y	N	2	Borderline
The Bank	N	Y	Y	2	Borderline
Timbersbrook	N	N	N	0	Not a village
Toft	N	N	N	0	Not a village
Tower Hill	N	Y	N	1	Not a village
Twemlow Green	N	Y	Y	2	Borderline
Wardle	N	Y	Y	2	Borderline
Warmingham	Y	N	Y	3	Borderline
Weston	Y	Y	Y	3	Village
Whiteley Green	N	N	N	0	Not a village
Winterley	Y	Y	Y	3	Village
Withington Green	N	N	N	0	Not a village
Worleston	Y	N	Y	2	Borderline
Wrenbury Heath	N	Y	Y	2	Borderline
Wybunbury	Y	Y	Y	3	Village
Wychwood Park	N	Y	N	1	Not a village
Wychwood Village	N	Y	Y	2	Borderline

**Table 7: Initial assessment of candidate settlements**

6.8 To summarise, the outcomes from this initial assessment are set out in Table 8 below. 34 settlements are considered to be villages, 51 are considered not to be villages and 32 are borderline settlements, where further analysis of the population should be carried out.

Defined as a village	Not defined as a village	Borderline settlements
1. Acton	1. Arley	1. Alpraham
2. Adlington	2. Aston-by-Budworth	2. Barbridge
3. Arclid	3. Barthomley	3. Bosley
4. Ashley	4. Basford	4. Brereton Heath
5. Astbury	5. Betchton	5. Buerton
6. Aston	6. Bickerton	6. Bulkeley
7. Brereton Green	7. Bradfield Green	7. Burleydam
8. Church Minshull	8. Bradwall	8. Calveley
9. Cranage	9. Brindley	9. Church Lawton
10. Eaton	10. Bucklow Hill	10. Four Lane Ends
11. Gawsworth	11. Burland	11. Kerridge
12. Hankelow	12. Butley Town	12. Little Bollington
13. Hassall Green	13. Chapel End	13. Malkins Bank
14. Henbury	14. Chorley	14. Marbury
15. High Legh	15. Coxbank	15. Marton
16. Higher Hurdsfield	16. Englesea-brook	16. Middlewood
17. Higher Poynton	17. Faddiley	17. Mottram St Andrew
18. Hough	18. Great Warford	18. Nether Alderley
19. Langley	19. Hatherton	19. Ollerton
20. Lawtongate and Lawton	20. Hoo Green	20. Ravensmoor

Defined as a village	Not defined as a village	Borderline settlements
Heath 21. Lyme Green 22. Mount Pleasant 23. Mow Cop 24. Over Peover 25. Pickmere 26. Plumley 27. Rainow 28. Rode Heath 29. Scholar Green 30. Styal 31. Sutton 32. Weston 33. Winterley 34. Wybunbury	21. Hulme Walfield 22. Kerridge End 23. Lawton Heath End 24. Lightwood Green 25. Little Warford 26. Lower Peover 27. Lower Withington 28. Marthall 29. Mere 30. Millington 31. Moreton cum Alcumlow 32. Morley 33. Moston 34. Newhall 35. Norbury 36. North Rode 37. Oakhanger 38. Over Alderley 39. Peckforton 40. Rostherne 41. Siddington 42. Smallwood 43. Snelson 44. Somerford 45. Swettenham 46. Timbersbrook 47. Toft 48. Tower Hill 49. Whiteley Green 50. Withington Green 51. Wychwood Park	21. Red Bull 22. Rudheath Woods 23. Sound 24. Spurstow 25. Tabley 26. The Bank 27. Twemlow Green 28. Wardle 29. Warmingham 30. Worleston 31. Wrenbury Heath 32. Wychwood Village

**Table 8: Summary of initial assessment of settlements**

## Assessment of borderline settlements

6.9 In order to determine whether or not the borderline settlements should be defined as a village, further analysis of the estimated population was carried out as detailed in the methodology.

Borderline Settlement	Estimated Population	Outcome
Alraham	324	Not a village
Barbridge	207	Not a village
Bosley	125	Not a village
Brereton Heath	454	Not a village
Buerton	246	Not a village
Bulkeley	165	Not a village
Burleydam	67	Not a village
Calveley	177	Not a village
Church Lawton	101	Not a village

Borderline Settlement	Estimated Population	Outcome
Four Lane Ends	221	Not a village
Kerridge	271	Not a village
Little Bollington	116	Not a village
Malkins Bank	289	Not a village
Marbury	141	Not a village
Marton	130	Not a village
Middlewood	230	Not a village
Mottram St Andrew	303	Not a village
Nether Alderley	332	Not a village
Ollerton	214	Not a village
Ravensmoor	295	Not a village
Red Bull	231	Not a village
Rudheath Woods	271	Not a village
Sound	257	Not a village
Spurstow	196	Not a village
Tabley	110	Not a village
The Bank	503	Village
Twemlow Green	185	Not a village
Wardle	125	Not a village
Warmingham	183	Not a village
Worleston	148	Not a village
Wrenbury Heath	142	Not a village
Wychwood Village	830	Village

**Table 9: Assessment of borderline villages**

6.10 Following further assessment of the borderline villages, The Bank and Wychwood Village have populations of at least 500 and are considered to be villages.

6.11 The following 36 settlements are therefore recommended to be defined as villages through the SADPD and infill boundaries should be determined:

- Acton
- Adlington
- Arclid
- Ashley
- Astbury
- Aston
- Brereton Green
- Church Minshull
- Cranage
- Eaton
- Gawsworth
- Hankelow
- Hassall Green
- Henbury
- High Legh
- Higher Hurdsfield
- Higher Poynton
- Hough
- Langley
- Lawtongate and Lawton Heath
- Lyme Green
- Mount Pleasant
- Mow Cop
- Over Peover
- Pickmere
- Plumley
- Rainow
- Rode Heath
- Scholar Green
- Styal
- Sutton
- The Bank
- Weston
- Winterley
- Wybunbury
- Wychwood Village

## 7. Part C: Defining infill boundaries

7.1 Consideration has been given to potential infill boundaries for each of these 35 villages; considering the three stages as with the settlement boundary review (allocated sites; relationship with the built form of the settlement; relationship with physical features). Boundary considerations for each of the villages are set out in Table 9 below:

Settlement	Boundary considerations
Acton	Drawn around the existing built development curtilage of the village, excluding the school playing field and Glebe House, which stands in substantial ground and is detached from the main built envelope of the village. The boundary includes consented schemes at the Star Inn (15/2742N) and Church Farm (12/1023N).
Adlington	Drawn around the existing built development curtilage of the village. The boundary excludes Redbrook Farm and the cluster of properties on Mill Lane west of London Road as these are detached from the main development cluster. The boundary also excludes properties east of Ash Nab on Brookledge Lane as these are detached from the main built form of the village and stand in substantial grounds.
Arclid	Drawn around the existing built development curtilage of the village, including the consented schemes at the former Arclid Hospital (14/1242C); Paces Garage and Fairfields (16/6127C); and Birkley (18/4660C). The boundary excludes Westcott Farm as this is detached from the main settlement cluster.
Ashley	Drawn around the existing built development curtilage of the village. It excludes South Lodge and Midways which are detached from the main cluster. It includes the building of White Gables but excludes its extensive grounds which are detached from the settlement.
Astbury	Drawn around the current built development curtilage of the village. It excludes The Rectory and the extensive grounds of Longshoots which are detached from the built form. The boundary includes Glebe Farm, where there is some undeveloped land within the boundary although this is largely surrounded by development.
Aston	Drawn around the current built development curtilage of the village. The boundary includes completed development at Oaks Close and the consented schemes at land east of Whitchurch Road (17/0374N), The Woodlands (14/3053N) and Aston House Farm (17/0896N). The boundary excludes Brook Bank, The Hollies, White Lodge and The Beeches which are slightly detached from the main development cluster
Brereton Green	Drawn around the existing built development curtilage of the village, excluding Hazelshaw Farm and properties on Back Lane which are more detached from the village.
Church Minshull	Drawn around the existing built development curtilage of the village excluding properties at The Mill which are detached from the main village envelope. There are a number of properties on the western side of the village with extensive curtilages extending beyond Eel Brook. The areas of these curtilages beyond the brook have been excluded from the boundary as they are detached from the main development cluster.
Cranage	The boundary is drawn around the existing built curtilage of the development on the former Cranage Hospital site. There is also another main cluster of

Settlement	Boundary considerations
	development between properties on Byley Lane and Carver Avenue which is included in the boundary. The Cranage Hall hotel and conference centre, properties on Crescent Road and properties around Cranage Manor Farm are detached from the main clusters and are not included in the boundary.
Eaton	Drawn around the existing built curtilage of the village. Properties north of the main cluster of development on Macclesfield Road are excluded as these are significantly detached.
Gawsworth	Drawn around the existing built curtilage of the village. The school playing fields and open space is included within the boundary as it is substantially enclosed by built form and enables the use of the strong boundary of the A536. Properties on the north side of the A536 are somewhat detached from the main development cluster and have been excluded.
Hankelow	Drawn around the existing built curtilage of the village. The boundary includes recent developments at Manor Field, the former Lodge Farm Industrial Estate and at Hankelow View. It also includes the consented dwelling at land adjacent to Fields View but excludes The Oast House and Hankelow Manor as these are detached from the main built area of the settlement.
Hassall Green	Drawn around the existing built curtilage of the village
Henbury	Drawn around the existing built curtilage of the village. Properties on the west side of Andertons Lane are included but their extensive grounds are more detached from the settlement and are excluded. The substantial buildings at Flora Garden Centre are included but the glasshouses and other horticultural buildings to the west are excluded as these are more detached from the main cluster of development.
High Legh	Drawn around the existing built curtilage of the village, including some areas within the Green Belt but closely related to the village (including the primary school) but excluding large areas of open space on the edge of the settlement but within the inset boundary.
Higher Hurdsfield	Drawn around the existing built curtilage of the village and adjoining the Macclesfield settlement boundary. The boundary includes buildings at Lowerfield Farm and Higherfold Farm which, although set back slightly, are closely related to the village and contain some residential properties.
Higher Poynton	Drawn around the existing built curtilage of the village including the consented schemes at land between 4 and 6 Shrigley Road North (19/3950M) and land adjoining Coppice Road (18/601M). There are two closely-related but separate clusters which are included in the boundary and development which is dispersed or not closely related to the clusters has been excluded.
Hough	Drawn around the existing built curtilage of the village. The boundary excludes properties at Bank Farm, Hough Common and Hough Hall as these are detached from the main cluster of development.
Langley	Drawn around the existing built curtilage of the village including the consented mixed-use scheme at Langley Business Park (17/3614M). The boundary excludes Overdale, The White House and properties on Holehouse Lane as these are detached from the village's main settlement cluster.
Lawtongate and Lawton Heath	Drawn around the existing built curtilage of the village. The boundary includes the permitted developments at 23 Sandbach Road (15/5508C); land at Sandbach Road (19/1393C); 11 Sandbach Road (19/0305C); and Rectory Farm (16/5562C). It excludes Grove Manor Nursery as this is slightly detached from the main development cluster and is in horticultural use.

<b>Settlement</b>	<b>Boundary considerations</b>
Lyme Green	Drawn around the existing built curtilage of the village and adjoins the Macclesfield settlement boundary. The boundary excludes Lyme Green Hall and Lyme Green Settlement as these are detached from the main village cluster.
Mount Pleasant	Drawn around the existing built curtilage of the village and is co-incident with the existing Green Belt boundary
Mow Cop	Drawn around the existing built curtilage boundary of the village. The boundary excludes development which is loosely related to the main development cluster but it does include some areas of development that are within the Green Belt but form part of the main cluster.
Over Peover	Drawn around the existing development curtilage of the village. The boundary includes the main cluster of development but excludes the separate small area of development at the Stocks Lane / Grotto Lane junction as this is detached and separate from the main village.
Pickmere	Drawn around the existing built curtilage of the village, including some areas within the Green Belt but closely related to the village (including properties on the east side of Pickmere Lane) but excluding large areas of open space on the edge of the settlement but within the inset boundary.
Plumley	Drawn around the existing built curtilage of the village. The boundary excludes Brookside Cottage, nursery and the railway station as these are slightly detached from the main development cluster.
Rainow	Drawn around the existing built curtilage of the village The boundary excludes Rainow Primary School and nearby properties which are slightly detached from the main development cluster. It also excludes properties on the east side of Church Lane as these are within the national park outside of the local planning authority's area.
Rode Heath	Drawn around the existing built curtilage of the village The boundary excludes properties at Thurlwood Farm, Bridge House Farm and to the west of the canal on Low Street as these are slightly detached from the main development cluster.
Scholar Green	Drawn around the existing built curtilage of the village. The boundary excludes a number of properties that are close to, but slightly detached from the main development cluster.
Styal	Drawn around the existing built curtilage of the main development cluster within the village. Elsewhere, development in Styal is more dispersed, scattered and loose-knit and it is not considered appropriate to include these more detached areas within the boundary,
Sutton	Drawn around the existing built curtilage of the main development cluster within the village. Other areas of development that are slightly detached from the main cluster have been excluded, such as Sutton Hall.
The Bank	Drawn around the existing built curtilage of the village. There are a number of properties which are more dispersed and detached from the main development cluster and these are excluded from the boundary,
Weston	Drawn around the existing built curtilage of the village which excludes Yew Tree Farm and properties further south on Main Road as these are detached from the main village development cluster. The boundary includes the large committed scheme to the south of the village (Land off East Avenue - 15/1552N) and a single consented dwelling to the north of the village (16/3462N).
Winterley	Drawn around the existing built curtilage of the village. The boundary includes

Settlement	Boundary considerations
	the recently completed development at Kents Green Farm (15/4367N) and consented schemes at land north of Pool Lane (16/1487N and 16/1728N), land south of Hassall Road (16/3387N), land adjacent to 11 Elton Lane (14/1672N), and land adjacent to 49 Elton Lane (16/5276N).
Wybunbury	Drawn around the existing built curtilage of the village. The boundary includes the recently completed development at land to the rear of Woodland View (15/4413N). It excludes properties detached from the main village cluster and large areas of open space adjacent to the village.
Wychwood Village	Drawn around the existing built curtilage of the village including the village hall but excluding the golf course clubhouse which is more detached from the development cluster.

**Table 10: Considerations for village infill boundaries.**

7.2 Maps showing each of the proposed village infill boundaries are included in Appendix E.

## 8. Summary and conclusions

8.1 It is recommended that settlement boundaries are defined through the SADPD for each of the principal towns, key service centres and local service centres as set out in each of the separately-published settlement reports.

8.2 It is recommended that the SADPD considers identifying the following settlements as villages where limited infill development may be appropriate:

- Acton
- Adlington
- Arclid
- Ashley
- Astbury
- Aston
- Brereton Green
- Church Minshull
- Cranage
- Eaton
- Gawsworth
- Hankelow
- Hassall Green
- Henbury
- High Legh
- Higher Hurdsfield
- Higher Poynton
- Hough
- Langley
- Lawtongate and Lawton Heath
- Lyme Green
- Mount Pleasant
- Mow Cop
- Over Peover
- Pickmere
- Plumley
- Rainow
- Rode Heath
- Scholar Green
- Styal
- Sutton
- The Bank
- Weston
- Winterley
- Wybunbury
- Wychwood Village

8.3 The recently-made Poynton Neighbourhood Plan defines a substantially different infill boundary for Higher Poynton to the boundary set out in this review. To recognise the importance of neighbourhood planning, consideration should be given to whether it is more appropriate to include the neighbourhood plan's boundary within the SADPD instead.

- 8.4 The villages of Brereton Green and Weston have settlement boundaries defined in neighbourhood plans. It is recommended that, following consultation with the relevant neighbourhood planning group and/or parish council, the SADPD considers whether it would be more appropriate to designate the infill boundary, or to confirm that these neighbourhood plan settlement boundaries will continue to apply, with areas within the boundaries not falling within the open countryside.
- 8.5 The settlements of Brereton Heath and Calveley also have settlement boundaries defined in neighbourhood plans. It is recommended that, following consultation with the relevant neighbourhood planning group and/or parish council, the SADPD considers whether it is appropriate to include wording to confirm that these settlement boundaries will continue to apply, with areas within the boundaries not falling within the open countryside.
- 8.6 For the other villages listed in paragraph 8.2 above, it is recommended that the SADPD defines village infill boundaries for each of these villages as set out in Appendix E.

## 9. Appendices



## Appendix B: Review of services and facilities

Settlement	Bank	Children's play area	Cinema	Dentist	Doctor (GP)	Hospital	Leisure Centre	Library <sup>2</sup>	Local shop	Museum or gallery	Nursery	Pharmacy	Place of Worship	Post Office	Primary School	PH / Café / Restaurant	Supermarket	Village or church hall	Total Services / Facilities
Acton	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	N	Y	3
Adlington	N	N	N	N	N	N	N	M	N	N	N	N	Y	N	Y	Y	N	Y	4.5
Alpraham	N	Y	N	N	N	N	N	M	N	N	N	N	N	N	N	Y	N	N	2.5
Arclid	N	Y	N	N	N	N	N	N	Y	N	N	N	N	N	N	Y	N	N	3
Arley	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0
Ashley	N	N	N	N	N	N	N	M	Y	N	Y	N	Y	N	N	Y	N	N	4.5
Astbury	N	N	N	N	N	N	N	N	Y	N	N	N	Y	N	Y	Y	N	Y	5
Aston	N	N	N	N	N	N	N	M	N	Y	N	N	Y	N	N	Y	N	N	3.5
Aston-by-Budworth	N	Y	N	N	N	N	N	M	N	N	N	N	N	N	N	N	N	N	1.5
Barbridge	N	N	N	N	N	N	N	M	N	N	N	N	Y	N	N	Y	N	N	2.5
Barthomley	N	N	N	N	N	N	N	M	N	N	N	N	Y	N	N	Y	N	N	2.5
Basford	N	N	N	N	N	N	N	M	N	N	N	N	N	N	N	N	N	N	0.5
Betchton	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0
Bickerton	N	N	N	N	N	N	N	M	N	N	N	N	Y	N	N	N	N	Y	2.5
Bosley	N	N	N	N	N	N	N	M	N	N	Y	N	Y	N	Y	Y	N	N	4.5
Bradfield Green	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	1
Bradwall	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	Y	2

<sup>2</sup> Where a settlement is visited by a mobile library, this is denoted as (M) and counted as half a service / facility.

Settlement	Bank	Children's play area	Cinema	Dentist	Doctor (GP)	Hospital	Leisure Centre	Library <sup>2</sup>	Local shop	Museum or gallery	Nursery	Pharmacy	Place of Worship	Post Office	Primary School	PH / Café / Restaurant	Supermarket	Village or church hall	Total Services / Facilities
Brereton Green	N	Y	N	N	N	N	N	N	N	N	Y	N	N	N	Y	Y	N	N	4
Brereton Heath	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	1
Brindley	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	Y	2
Bucklow Hill	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	Y	N	N	2
Buerton	N	N	N	N	N	N	N	M	N	N	N	N	Y	N	N	N	N	N	1.5
Bulkeley	N	N	N	N	N	N	N	M	N	N	N	N	N	N	N	N	N	N	0.5
Burland	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0
Burleydam	N	N	N	N	N	N	N	M	N	N	N	N	Y	N	N	Y	N	Y	3.5
Butley Town	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	1
Calveley	N	N	N	N	N	N	N	M	N	N	N	N	N	N	N	N	N	N	0.5
Chapel End	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0
Chorley	N	Y	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	2
Church Lawton	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	N	N	N	Y	3
Church Minshull	N	N	N	N	N	N	N	M	N	N	N	N	Y	N	N	Y	N	Y	3.5
Coxbank	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0
Cranage	N	Y	N	N	N	N	N	N	N	N	Y	N	N	N	N	Y	N	Y	4
Eaton	N	Y	N	N	N	N	N	M	N	N	N	N	Y	N	N	Y	N	Y	4.5
Englesea-brook	N	N	N	N	N	N	N	N	N	Y	N	N	Y	N	N	N	N	N	2
Faddiley	N	N	N	N	N	N	N	M	N	N	N	N	N	N	N	Y	N	N	1.5
Four Lane Ends	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	N	N	2
Gawsworth	N	Y	N	N	N	N	N	M	Y	N	N	N	Y	N	Y	Y	N	Y	6.5
Great Warford	N	N	N	N	N	N	N	M	N	N	N	N	Y	N	N	N	N	N	1.5
Hankelow	N	Y	N	N	N	N	N	M	N	N	N	N	Y	N	N	N	N	Y	3.5

OFFICIAL

Settlement	Bank	Children's play area	Cinema	Dentist	Doctor (GP)	Hospital	Leisure Centre	Library <sup>2</sup>	Local shop	Museum or gallery	Nursery	Pharmacy	Place of Worship	Post Office	Primary School	PH / Café / Restaurant	Supermarket	Village or church hall	Total Services / Facilities	
Hassall Green	N	Y	N	N	N	N	N	M	N	Y	N	N	Y	N	N	N	N	N	N	3.5
Hatherton	N	N	N	N	N	N	N	M	N	N	N	N	Y	N	N	N	N	N	N	1.5
Henbury	N	N	N	N	N	N	N	M	Y	N	N	N	Y	N	N	Y	N	Y	Y	4.5
High Legh	N	Y	N	N	N	N	N	M	Y	N	N	N	Y	N	Y	Y	N	Y	Y	6.5
Higher Hurdsfield	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	3
Higher Poynton	N	Y	N	N	N	N	N	N	Y	N	N	N	Y	N	N	Y	N	Y	Y	5
Hoo Green	N	N	N	N	N	N	N	M	N	N	N	N	N	N	N	Y	N	N	N	1.5
Hough	N	N	N	N	N	N	N	M	N	N	N	N	Y	N	N	Y	N	Y	Y	3.5
Hulme Walfield	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	1
Kerridge	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	1
Kerridge End	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0
Langley	N	Y	N	N	N	N	N	M	N	N	N	N	Y	N	N	Y	N	Y	Y	4.5
Lawton Heath End	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	1
Lawtongate and Lawton Heath	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	Y	Y	N	N	N	3
Lightwood Green	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	1
Little Bollington	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	N	N	N	3
Little Warford	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0
Lower Peover	N	N	N	N	N	N	N	N	Y	N	Y	N	Y	Y	Y	Y	N	N	N	6
Lower Withington	N	N	N	N	N	N	N	M	N	N	N	N	Y	Y	N	Y	N	Y	Y	4.5
Lyme Green	N	Y	N	N	N	N	N	M	Y	N	Y	N	N	N	N	N	N	N	N	3.5
Malkins Bank	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	1
Marbury	N	Y	N	N	N	N	N	M	N	N	N	N	Y	N	N	Y	N	Y	Y	4.5

OFFICIAL

Settlement	Bank	Children's play area	Cinema	Dentist	Doctor (GP)	Hospital	Leisure Centre	Library <sup>2</sup>	Local shop	Museum or gallery	Nursery	Pharmacy	Place of Worship	Post Office	Primary School	PH / Café / Restaurant	Supermarket	Village or church hall	Total Services / Facilities
Marthall	N	N	N	N	N	N	N	M	N	N	N	N	Y	N	N	N	N	Y	2.5
Marton	N	N	N	N	N	N	N	M	Y	N	N	N	Y	N	Y	Y	N	N	4.5
Mere	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	1
Middlewood	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0
Millington	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0
Moreton cum Alcumlow	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0
Morley	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	N	N	2
Moston	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0
Mottram St Andrew	N	Y	N	N	N	N	N	M	N	N	N	N	Y	N	Y	Y	N	Y	5.5
Mount Pleasant	N	Y	N	N	N	N	N	M	Y	N	N	N	Y	Y	Y	N	N	Y	6.5
Mow Cop	N	N	N	N	N	N	N	M	Y	N	N	N	Y	N	Y	Y	N	N	4.5
Nether Alderley	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	Y	N	Y	4
Newhall	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0
Norbury	N	N	N	N	N	N	N	M	N	N	N	N	N	N	N	N	N	N	0.5
North Rode	N	N	N	N	N	N	N	M	N	N	Y	N	Y	N	N	N	N	N	2.5
Oakhanger	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	1
Ollerton	N	Y	N	N	N	N	N	M	N	N	N	N	N	N	N	Y	N	N	2.5
Over Alderley	N	Y	N	N	N	N	N	M	N	N	N	N	Y	N	N	N	N	N	2.5
Over Peover	N	Y	N	N	N	N	N	N	N	N	Y	N	Y	N	Y	Y	N	Y	6
Peckforton	N	N	N	N	N	N	N	M	N	N	N	N	N	N	N	N	N	N	0.5
Pickmere	N	N	N	N	N	N	N	M	N	N	N	N	Y	N	N	Y	N	Y	3.5
Plumley	N	Y	N	N	N	N	N	M	Y	N	N	N	Y	Y	N	Y	N	Y	6.5

OFFICIAL

Settlement	Bank	Children's play area	Cinema	Dentist	Doctor (GP)	Hospital	Leisure Centre	Library <sup>2</sup>	Local shop	Museum or gallery	Nursery	Pharmacy	Place of Worship	Post Office	Primary School	PH / Café / Restaurant	Supermarket	Village or church hall	Total Services / Facilities
Rainow	N	Y	N	N	N	N	N	M	N	N	N	N	Y	N	Y	Y	N	N	4.5
Ravensmoor	N	N	N	N	N	N	N	M	N	N	N	N	Y	N	N	Y	N	N	2.5
Red Bull	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	1
Rode Heath	N	Y	N	N	Y	N	N	N	Y	N	N	N	Y	Y	Y	Y	N	Y	8
Rostherne	N	N	N	N	N	N	N	M	N	N	N	N	Y	N	N	N	N	Y	2.5
Rudheath Woods	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0
Scholar Green	N	Y	N	N	N	N	N	M	Y	N	N	N	Y	Y	Y	Y	N	Y	7.5
Siddington	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	Y	3
Smallwood	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	Y	N	N	Y	4
Snelson	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	1
Somerford	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0
Sound	N	N	N	N	N	N	N	M	N	N	N	N	Y	N	Y	N	N	Y	3.5
Spurstow	N	N	N	N	N	N	N	M	N	N	Y	N	N	N	N	Y	N	N	2.5
Styal	N	N	N	N	N	N	N	N	Y	Y	N	N	Y	N	Y	Y	N	N	5
Sutton	N	Y	N	N	N	N	N	M	Y	N	N	N	Y	Y	Y	Y	N	Y	7.5
Swettenham	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	N	N	2
Tabley	N	N	N	N	N	N	N	M	Y	N	N	N	Y	N	N	Y	N	Y	4.5
The Bank	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	1
Timbersbrook	N	N	N	N	N	N	N	M	N	N	N	N	N	N	N	N	N	N	0.5
Toft	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	Y	2
Tower Hill	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0
Twemlow Green	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	1
Wardle	N	Y	N	N	N	N	N	M	N	N	N	N	N	N	N	N	N	N	1.5

OFFICIAL

Settlement	Bank	Children's play area	Cinema	Dentist	Doctor (GP)	Hospital	Leisure Centre	Library <sup>2</sup>	Local shop	Museum or gallery	Nursery	Pharmacy	Place of Worship	Post Office	Primary School	PH / Café / Restaurant	Supermarket	Village or church hall	Total Services / Facilities
Warmingham	N	N	N	N	N	N	N	M	N	N	N	N	Y	N	Y	Y	N	Y	4.5
Weston	N	N	N	N	N	N	N	M	Y	N	Y	N	Y	N	Y	Y	N	Y	6.5
Whiteley Green	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	N	N	2
Winterley	N	N	N	N	N	N	N	M	N	N	N	N	Y	N	N	Y	N	Y	3.5
Withington Green	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0
Worleston	N	Y	N	N	N	N	N	M	Y	N	N	N	Y	Y	Y	Y	N	Y	7.5
Wrenbury Heath	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	0
Wybunbury	N	Y	N	N	N	N	N	M	Y	Y	Y	N	Y	Y	Y	Y	N	Y	9.5
Wychwood Park	N	N	N	N	N	N	N	M	N	N	N	N	N	N	N	Y	N	N	1.5
Wychwood Village	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	1

## Appendix C: Review of public transport provision

Settlement	Rail service	Bus service	Bus service numbers
Acton	None	Bus service	84; 71
Adlington	Rail service	None	
Alpraham	None	Bus service	84
Arclid	None	Bus service	38
Arley	None	None	
Ashley	Rail service	None	
Astbury	None	Bus service	318
Aston	None	Bus service	71; 72
Aston-by-Budworth	None	None	
Barbridge	None	Bus service	84
Barthomley	None	None	
Basford	None	None	
Betchton	None	None	
Bickerton	None	None	
Bosley	None	Bus service	109
Bradfield Green	None	Bus service	30; 31/31A; 42
Bradwall	None	None	
Brereton Green	None	Bus service	319
Brereton Heath	None	Bus service	42
Brindley	None	Bus service	70
Bucklow Hill	None	None	
Buerton	None	Bus service	73
Bulkeley	None	Bus service	70
Burland	None	Bus service	70
Burleydam	None	Bus service	71; 73
Butley Town	None	None	
Calveley	None	Bus service	84
Chapel End	None	Bus service	73
Chorley	None	Bus service	88; T2
Church Lawton	None	Bus service	3
Church Minshull	None	Bus service	31/31A
Coxbank	None	None	
Cranage	None	Bus service	42; 319
Eaton	None	Bus service	38
Englesea-brook	None	None	
Faddiley	None	Bus service	70
Four Lane Ends	None	Bus service	391/392
Gawsworth	None	Bus service	38
Great Warford	None	None	
Hankelow	None	Bus service	73

<b>Settlement</b>	<b>Rail service</b>	<b>Bus service</b>	<b>Bus service numbers</b>
Hassall Green	None	Bus service	317
Hatherton	None	None	
Henbury	None	Bus service	88; 130
High Legh	None	Bus service	47
Higher Hurdsfield	None	Bus service	60/60A
Higher Poynton	None	Bus service	391/392
Hoo Green	None	Bus service	47
Hough	None	Bus service	39
Hulme Walfield	None	None	
Kerridge	None	Bus service	391/392
Kerridge End	None	Bus service	60/60A
Langley	None	Bus service	14
Lawton Heath End	None	None	
Lawtongate and Lawton Heath	None	Bus service	317; 318
Lightwood Green	None	Bus service	71; 73
Little Bollington	None	None	
Little Warford	None	None	
Lower Peover	None	None	
Lower Withington	None	None	
Lyme Green	None	Bus service	14; 109
Malkins Bank	None	Bus service	317
Marbury	None	Bus service	72
Marthall	None	None	
Marton	None	None	
Mere	None	Bus service	47
Middlewood	None	Bus service	391/392
Millington	None	None	
Moreton cum Alcumlow	None	Bus service	318
Morley	None	Bus service	88
Moston	None	None	
Mottram St Andrew	None	None	
Mount Pleasant	None	Bus service	318
Mow Cop	None	Bus service	318
Nether Alderley	None	Bus service	130
Newhall	None	None	
Norbury	None	Bus service	72
North Rode	None	None	
Oakhanger	None	Bus service	3
Ollerton	None	Bus service	88
Over Alderley	None	None	
Over Peover	None	Bus service	88
Peckforton	None	Bus service	70

<b>Settlement</b>	<b>Rail service</b>	<b>Bus service</b>	<b>Bus service numbers</b>
Pickmere	None	Bus service	89
Plumley	Rail service	None	
Rainow	None	Bus service	60/60A
Ravensmoor	None	Bus service	70; 71; 72
Red Bull	None	Bus service	3; 318
Rode Heath	None	Bus service	317; 318
Rostherne	None	None	
Rudheath Woods	None	Bus service	319
Scholar Green	None	Bus service	318
Siddington	None	None	
Smallwood	None	None	
Snelson	None	Bus service	88
Somerford	None	Bus service	42
Sound	None	Bus service	72
Spurstow	None	Bus service	70
Styal	Rail service	None	
Sutton	None	Bus service	14
Swettenham	None	None	
Tabley	None	Bus service	89
The Bank	None	Bus service	318
Timbersbrook	None	None	
Toft	None	None	
Tower Hill	None	Bus service	60/60A
Twemlow Green	None	Bus service	319
Wardle	None	Bus service	84
Warmingham	None	None	
Weston	None	Bus service	85
Whiteley Green	None	None	
Winterley	None	Bus service	37; 38
Withington Green	None	None	
Worleston	None	None	
Wrenbury Heath	None	Bus service	71; 72
Wybunbury	None	Bus service	39
Wychwood Park	None	Bus service	85
Wychwood Village	None	Bus service	85

## Appendix D: Assessment of coherent spatial form

Settlement	Coherence
Acton	Although relatively small, the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.
Adlington	Relatively large single cluster with a coherent spatial form and critical mass of buildings
Alpraham	Development is slightly dispersed but at the centre there is a clear cluster of development with a critical mass and coherent spatial form.
Arclid	Development is slightly dispersed but at the centre there is a clear cluster of development with a critical mass and coherent spatial form, particularly with the development under construction at the former Arclid Hospital site
Arley	A very small cluster of houses; sparsely located with no critical mass of buildings.
Ashley	Although relatively small, the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.
Astbury	The settlement is a clear cluster of development and although there are some gaps, it is a relatively coherent settlement with a critical mass of development
Aston	Relatively large single cluster with a coherent spatial form and critical mass of buildings
Aston-by-Budworth	A small number of dispersed properties with no clear cluster or critical mass of development. There is no coherent spatial form to the settlement.
Barbridge	Although relatively small, the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.
Barthomley	There is a very small cluster of development near the church but overall development is dispersed rather than clustered with no critical mass or coherent spatial form.
Basford	Although relatively small, the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.
Betchton	A small number of dispersed properties with no clear cluster or critical mass of development. There is no coherent spatial form to the settlement.
Bickerton	There are very small clusters of development but the overall development pattern is dispersed rather than clustered with no critical mass or coherent spatial form.
Bosley	There are small clusters of development but the overall development pattern is dispersed rather than clustered with no critical mass or coherent spatial form.
Bradfield Green	The settlement does have a very small cluster of development along the A530 with other dispersed buildings but the cluster is too small to have any critical mass and the settlement is not considered to have a coherent spatial form.
Bradwall	A small number of dispersed properties with no clear cluster or critical mass of development. There is no coherent spatial form to the settlement.
Brereton Green	Relatively large single cluster with a coherent spatial form and critical mass of buildings

<b>Settlement</b>	<b>Coherence</b>
Brereton Heath	Relatively large single cluster with a coherent spatial form and critical mass of buildings
Brindley	There are small clusters of development but the overall development pattern is dispersed rather than clustered with no critical mass or coherent spatial form.
Bucklow Hill	Although relatively small, the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.
Buerton	There is a main cluster of development with two smaller clusters, although these are fairly closely related and overall, it is considered that the settlement has a critical mass of buildings with a coherent settlement form.
Bulkeley	The settlement consists of small cluster as well as surrounding dispersed development. Although small, the main part of the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.
Burland	The settlement might be described as a cluster but development is very loose-knit with large gaps. Overall, it is not considered to have a critical mass of development in a clear area and does not have a coherent spatial form.
Burleydam	The settlement does have a very small cluster of development with other dispersed buildings but the cluster is too small to have any critical mass and the settlement is not considered to have a coherent spatial form.
Butley Town	Although relatively small, the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.
Calveley	Although relatively small, the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.
Chapel End	The settlement might be described as a very small cluster but it is fairly loose-knit and is too small to have a critical mass. It is not considered to have a coherent spatial form.
Chorley	The development pattern in Chorley is largely dispersed although there is a small linear cluster along the B5085. Overall, it is not considered that this constitutes a coherent spatial form.
Church Lawton	The settlement is a very small cluster of development, mainly associated with Lawton Hall. It is not considered that this has the critical mass to be considered a coherent settlement.
Church Minshull	The settlement is a cluster of development. It is largely linear and there are areas where it could be described as loose-knit but overall it is considered to form a coherent settlement with a critical mass of development. The settlement is considered to have a coherent spatial form.
Coxbank	The settlement does have a very small cluster of development but this cluster is loose-knit with large gaps and is too small to have any critical mass. The settlement does not have a coherent spatial form
Cranage	The settlement consists of a main cluster of modern development as well as a number of other very small clusters. Overall, the development pattern is one of dispersed clusters, although the largest cluster is large enough to have a critical mass and has its own coherent spatial form.
Eaton	Although relatively small, the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.

Settlement	Coherence
Englesea-brook	There is a very small cluster of development but the overall pattern is dispersed rather than clustered with no critical mass or coherent spatial form.
Faddiley	The development pattern is dispersed rather than clustered with no critical mass or coherent spatial form.
Four Lane Ends	The settlement has linear, dispersed development along the lanes but there is a small cluster around the church and road junction which has a critical mass and coherent spatial form.
Gawsworth	Relatively large single cluster with a coherent spatial form and critical mass of buildings
Great Warford	The settlement has a dispersed form but there is a small cluster around the church, although this lacks the critical mass to be described as a coherent settlement.
Hankelow	Although relatively small, the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.
Hassall Green	Although relatively small, the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.
Hatherton	The development pattern is dispersed rather than clustered with no critical mass or coherent spatial form.
Henbury	Relatively large single cluster with a coherent spatial form and critical mass of buildings
High Legh	Relatively large single cluster with a coherent spatial form and critical mass of buildings
Higher Hurdsfield	Although largely linear, the settlement is a clear cluster with a critical mass of development and a coherent spatial form.
Higher Poynton	A clear cluster with a critical mass and coherent spatial form with other linear and dispersed development
Hoo Green	The development pattern is dispersed rather than clustered with no critical mass or coherent spatial form.
Hough	Relatively large single cluster with a coherent spatial form and critical mass of buildings
Hulme Walfield	The development pattern is dispersed rather than clustered with no critical mass or coherent spatial form.
Kerridge	The settlement pattern is largely linear, with a number of small clusters forming. The largest of these could be considered to have a critical mass and coherent settlement form.
Kerridge End	There is a very small linear cluster of development but this is too small to be considered to have a critical mass and does not have a coherent settlement form.
Langley	In addition to linear type development, there is a relatively large single cluster with a coherent spatial form and critical mass of buildings
Lawton Heath End	Although relatively small, the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.
Lawtongate and Lawton Heath	Relatively large single cluster with a coherent spatial form and critical mass of buildings
Lightwood Green	The settlement does have a very small cluster of development but the cluster is too small to have any critical mass and the settlement is not considered to have a coherent spatial form.

Settlement	Coherence
Little Bollington	There are two small clusters of development with dispersed buildings around them. The larger cluster may well just about have enough critical mass to be considered as having a coherent settlement form.
Little Warford	The settlement includes The David Lewis Centre and is a small cluster that has a critical mass and coherent spatial form.
Lower Peover	The settlement has a very small cluster and other dispersed development, however the cluster is very loose-knit with large gaps and given its size does not have a critical mass. The settlement does not have a coherent spatial form.
Lower Withington	There is a small linear cluster along the B5392 but most of the settlement pattern is of dispersed development. The small cluster is fairly loose-knit and overall the settlement does not have a coherent spatial form.
Lyme Green	Relatively large single cluster with a coherent spatial form and critical mass of buildings
Malkins Bank	Although relatively small, the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.
Marbury	The settlement is three small clusters, with gaps between. None of the clusters is large enough to have a critical mass and the settlement does not have a coherent spatial form.
Marshall	The development pattern is dispersed rather than clustered with no critical mass or coherent spatial form.
Marton	There is a small cluster at the centre which may well just about have enough critical mass to be considered as having a coherent settlement form. The rest of the settlement is more sporadic and dispersed, separated by gaps. Overall, the central cluster does have a coherent spatial form.
Mere	Mere has an unusual settlement pattern which is largely made up of linear development surrounding the mere. The properties are generally large detached houses in spacious grounds and the settlement is sprawling with no clear focal point or centre. Overall, it is not considered to be a coherent settlement.
Middlewood	Although relatively small, the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.
Millington	The development pattern is dispersed rather than clustered with no critical mass or coherent spatial form.
Moreton cum Alcumlow	There is a very small cluster at the centre which on its own does not have enough critical mass to form a coherent spatial form. The rest of the settlement is more sporadic and dispersed, separated by gaps. Overall, the settlement does not have a coherent spatial form.
Morley	The development pattern is dispersed rather than clustered with no critical mass or coherent spatial form.
Moston	There are some very small clusters of development but none of these have their own critical mass and overall, the development pattern is dispersed rather than clustered with no coherent spatial form.
Mottram St Andrew	The settlement is dispersed over quite a wide area although there is a small cluster at the centre which just about has enough critical mass to be considered a coherent settlement.
Mount Pleasant	Relatively large single cluster with a coherent spatial form and critical mass of buildings

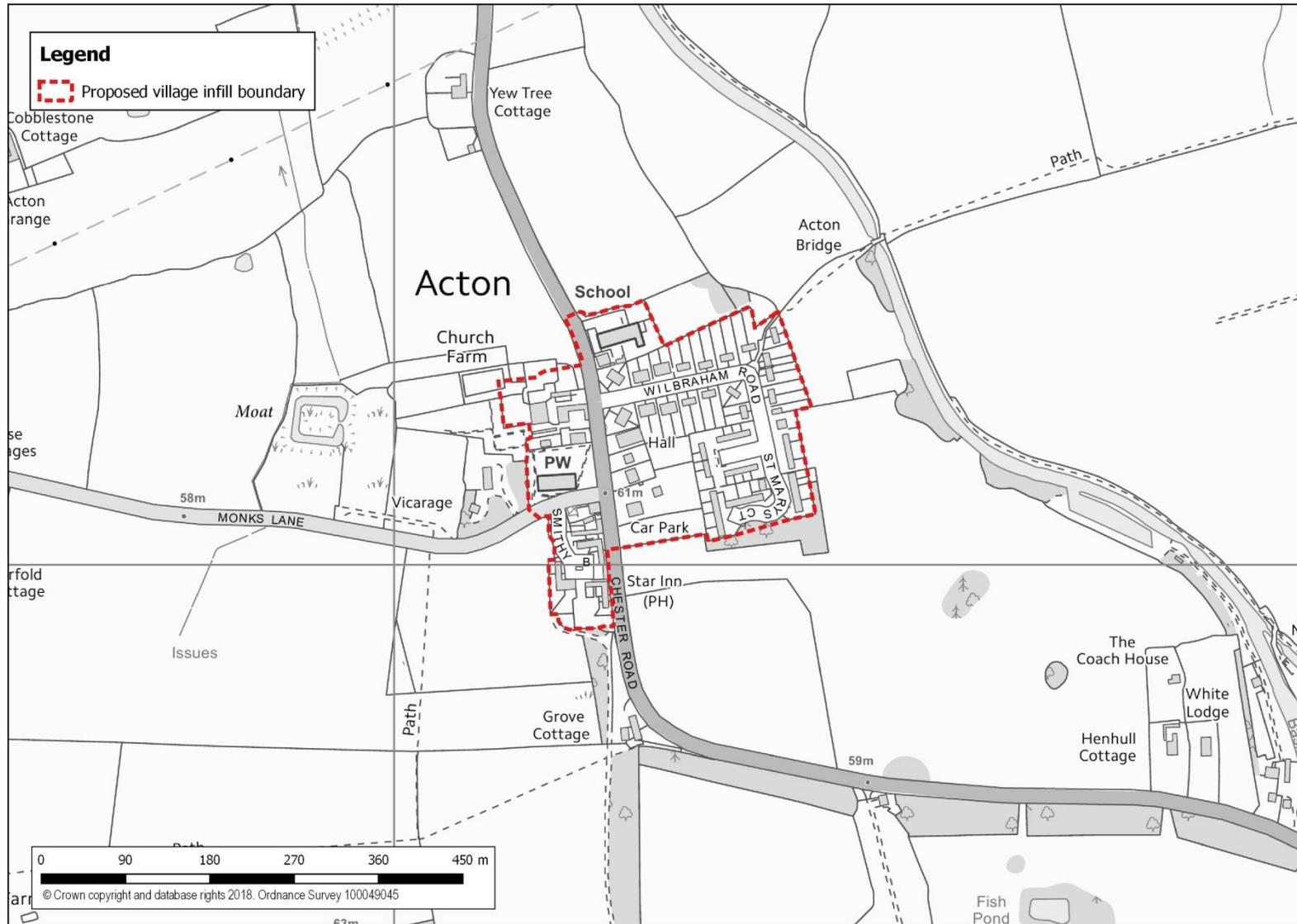
<b>Settlement</b>	<b>Coherence</b>
Mow Cop	The larger part of the settlement is outside of the Cheshire East administrative boundary but even the part that is in the borough is a relatively large single cluster with a coherent spatial form and critical mass of buildings
Nether Alderley	Development in Nether Alderley is largely dispersed although there are two small clusters of linear development. Neither of these are considered to have the critical mass to be considered a coherent settlement.
Newhall	There is a small cluster along Whitchurch Road but it is very small and slightly sporadic. The development pattern is more dispersed than clustered and there is no coherent spatial form.
Norbury	The development pattern is dispersed rather than clustered with no critical mass or coherent spatial form.
North Rode	The development pattern is dispersed rather than clustered with no critical mass or coherent spatial form.
Oakhanger	There are small clusters of development but the overall development pattern is dispersed rather than clustered with no critical mass or coherent spatial form.
Ollerton	Although relatively small, the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.
Over Alderley	The settlement is dispersed over quite a wide area although there is a small cluster at the centre. This cluster is fairly loose-knit and does not have the critical mass to be considered a coherent settlement.
Over Peover	Although relatively small, the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.
Peckforton	There are small clusters of development but the overall development pattern is dispersed rather than clustered with no critical mass or coherent spatial form.
Pickmere	Relatively large single cluster with a coherent spatial form and critical mass of buildings
Plumley	Relatively large single cluster with a coherent spatial form and critical mass of buildings
Rainow	Relatively large single cluster with a coherent spatial form and critical mass of buildings
Ravensmoor	Although relatively small, the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.
Red Bull	Although relatively small, the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.
Rode Heath	Relatively large single cluster with a coherent spatial form and critical mass of buildings
Rostherne	Although small, the settlement has clear cluster of development, which may well just about have enough critical mass to be considered as having a coherent settlement form.
Rudheath Woods	Although relatively small, the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.
Scholar Green	Relatively large single cluster with a coherent spatial form and critical mass of buildings

<b>Settlement</b>	<b>Coherence</b>
Siddington	The settlement has a very small cluster but development is largely dispersed and there is not enough critical mass to be considered a coherent settlement.
Smallwood	There is a very small cluster around the school but it is so small that it could not be considered to have the critical mass to form a coherent settlement.
Snelson	The development pattern is dispersed rather than clustered with no critical mass or coherent spatial form.
Somerford	Somerford does have a relatively linear but coherent area of development along Black Firs Lane, Holmes Chapel Road and Chelford Road. However, given the allocated and committed development sites in the area, it is proposed to include this area within the Congleton settlement boundary. The remaining area of Somerford consists of dispersed development which does not comprise a coherent spatial form.
Sound	There are two clusters of development but these are both very small and loose-knit with large gaps within and between them. Overall, the development pattern is considered to be dispersed rather than clustered and the settlement has no coherent spatial form.
Spurstow	Although relatively small, the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.
Styal	Styal is a rather spread out and dispersed settlement but there are reasonable sized clusters including long linear clusters which have a critical mass of development. The settlement has a coherent spatial form.
Sutton	Relatively large single cluster with a coherent spatial form and critical mass of buildings
Swettenham	There is a very small, loose-knit cluster of development around the church but this does not have a critical mass and the settlement does not have a coherent spatial form.
Tabley	Development in Tabley is dispersed over a wide area and split by the M6. It does not have a coherent spatial form.
The Bank	Reasonably-sized cluster with a coherent spatial form and critical mass of buildings.
Timbersbrook	There is a very small, loose-knit cluster of development but most development is dispersed and the settlement does not have a coherent spatial form.
Toft	A very small cluster of houses; sparsely located with no critical mass of buildings.
Tower Hill	There is a very small linear cluster of development but this is too small to be considered to have a critical mass and does not have a coherent settlement form.
Twemlow Green	Although relatively small, the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.
Wardle	Although the settlement of Wardle is relatively small, it is a clear cluster of development with a critical mass and a coherent settlement form. In addition, the large industrial estate comprises a clear cluster with a critical mass.
Warmingham	Although relatively small, the settlement is a clear linear cluster of development with a critical mass and has a coherent spatial form.

<b>Settlement</b>	<b>Coherence</b>
Weston	Relatively large single cluster with a coherent spatial form and critical mass of buildings
Whiteley Green	There is a very small cluster of development but this is too small to be considered to have a critical mass and does not have a coherent settlement form.
Winterley	Relatively large single cluster with a coherent spatial form and critical mass of buildings
Withington Green	The development pattern is dispersed rather than clustered with no critical mass or coherent spatial form.
Worleston	The development pattern is relatively dispersed but there is a small cluster on Main Road which has a critical mass and a coherent spatial form.
Wrenbury Heath	Although relatively small, the settlement is a clear cluster of development with a critical mass and has a coherent spatial form.
Wybunbury	Relatively large single cluster with a coherent spatial form and critical mass of buildings
Wychwood Park	A number of small development clusters set around the golf course. Whilst each cluster has its own coherent spatial form, the clusters are small and spread out around the edges of the golf course. Overall, the settlement does not have a coherent spatial form.
Wychwood Village	Reasonably-sized cluster with a coherent spatial form and critical mass of buildings.

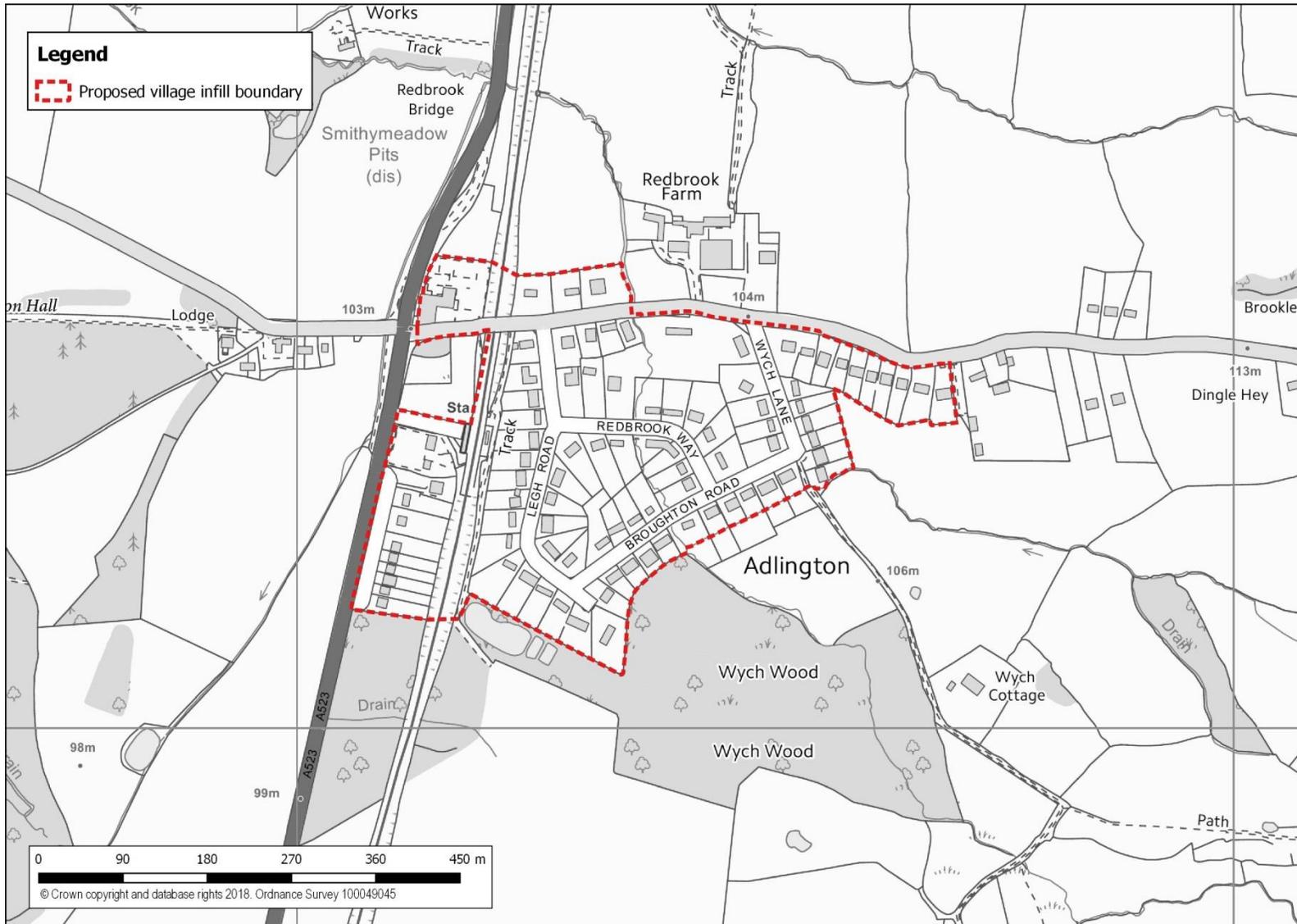
**Appendix E: Proposed village infill boundaries**

# Acton



OFFICIAL

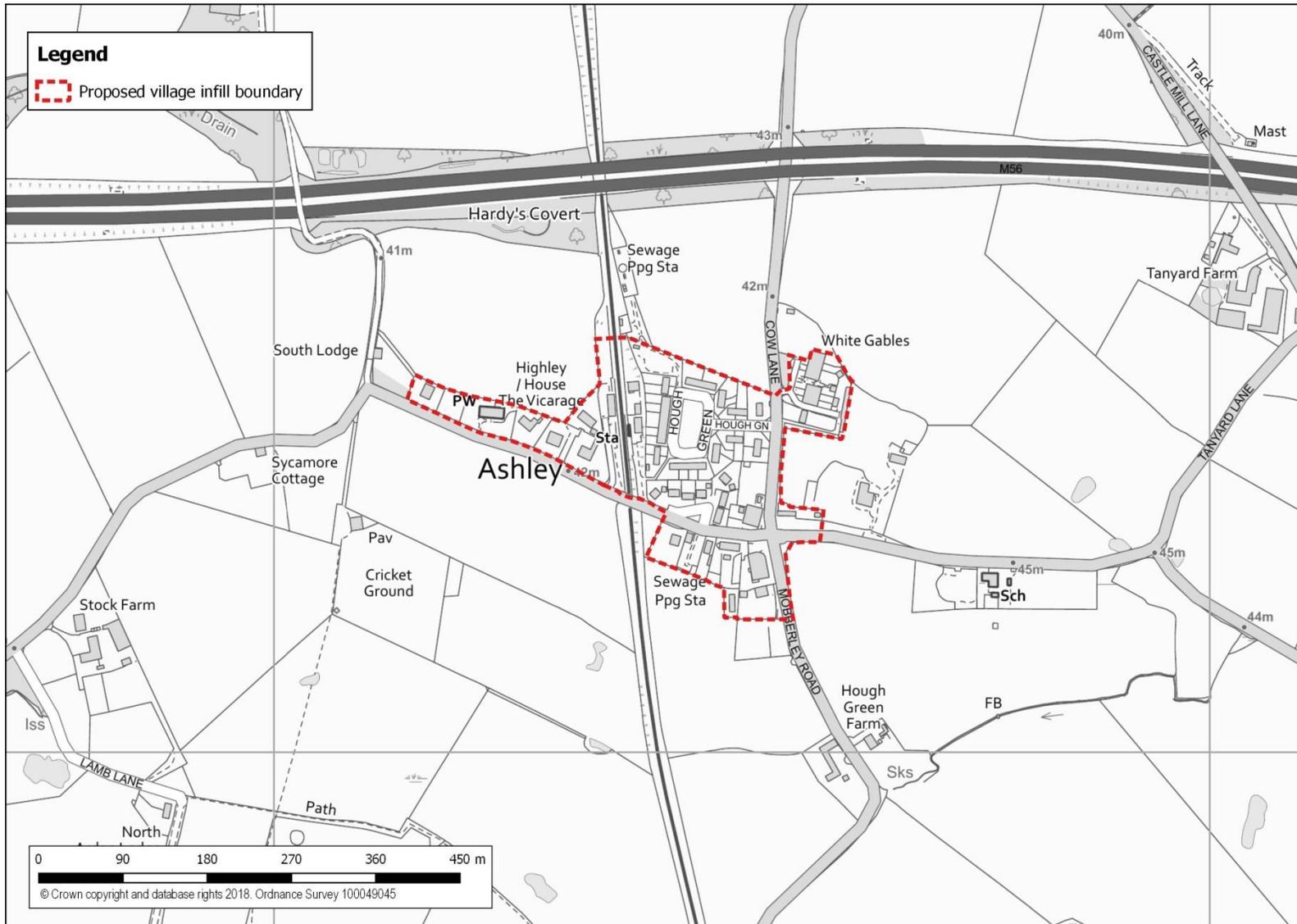
# Adlington



OFFICIAL



# Ashley

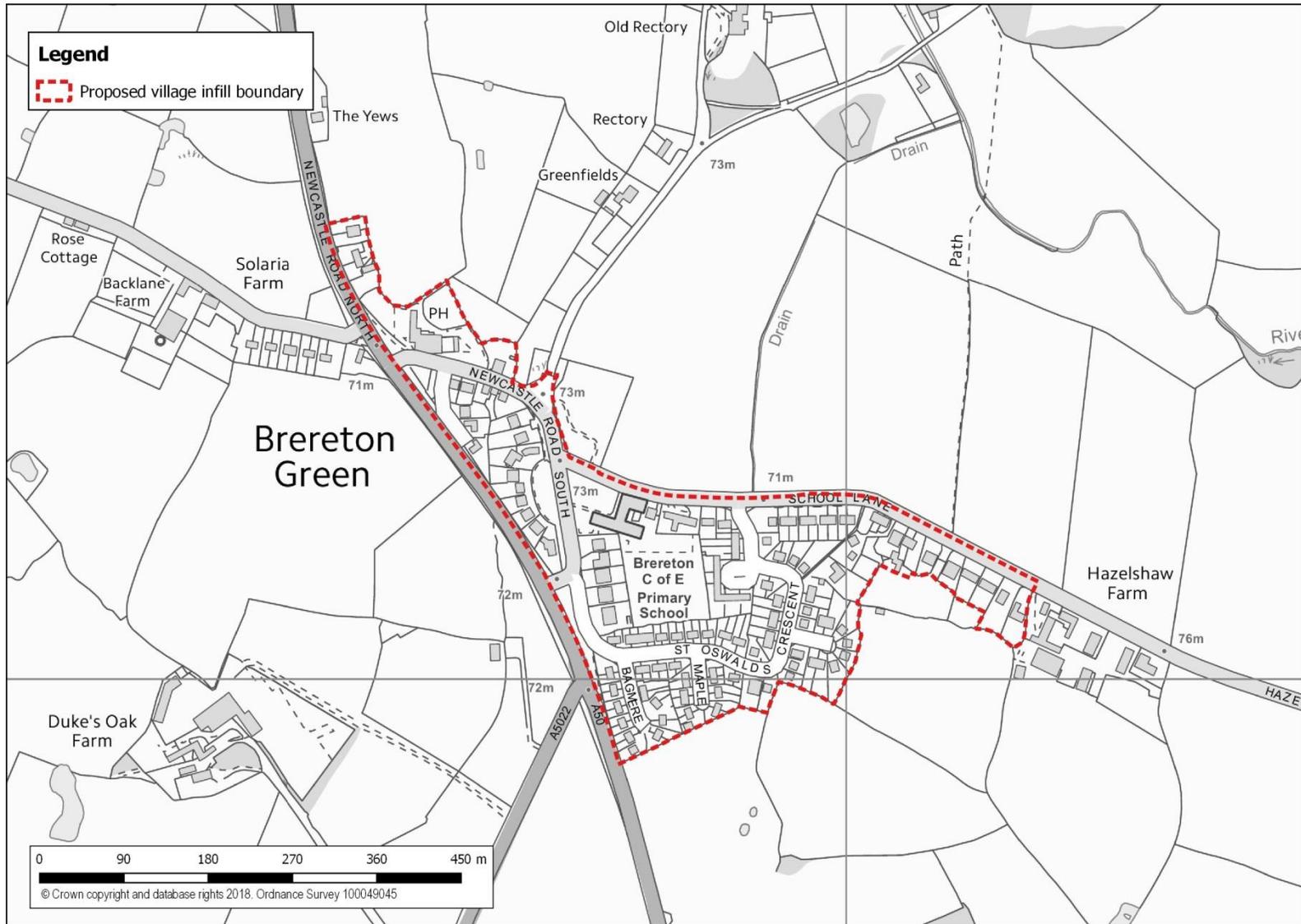


OFFICIAL





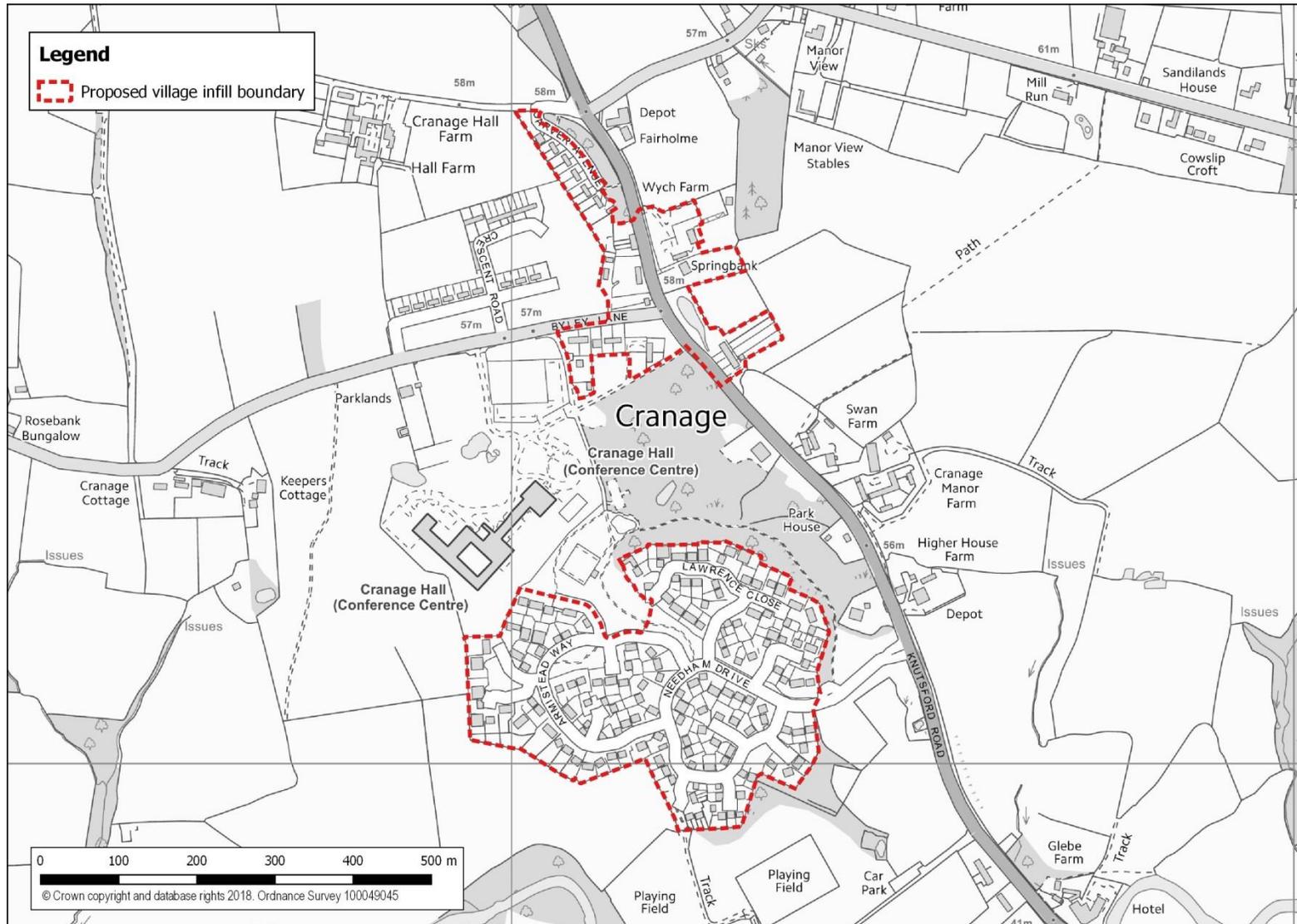
# Brereton Green



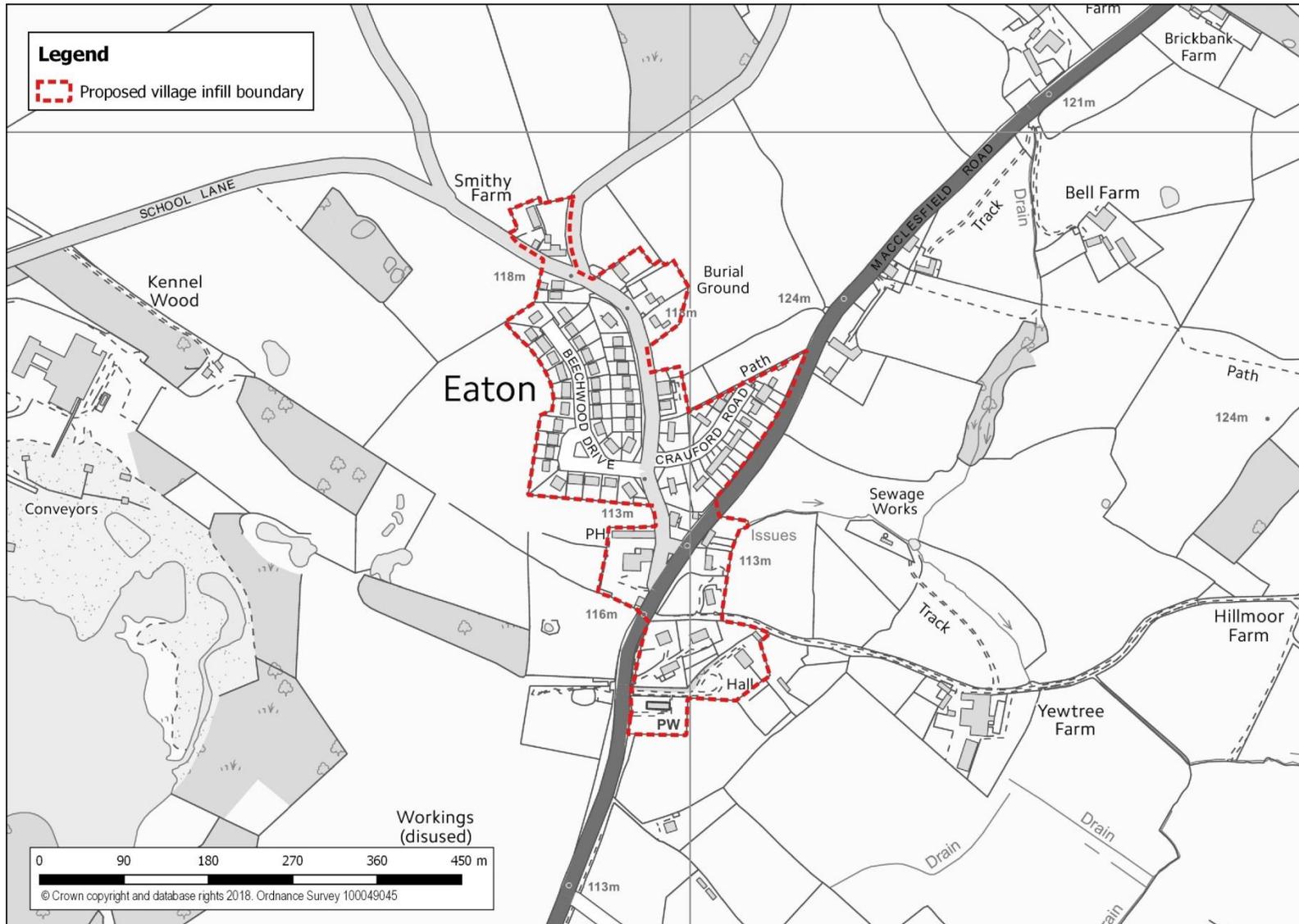
OFFICIAL



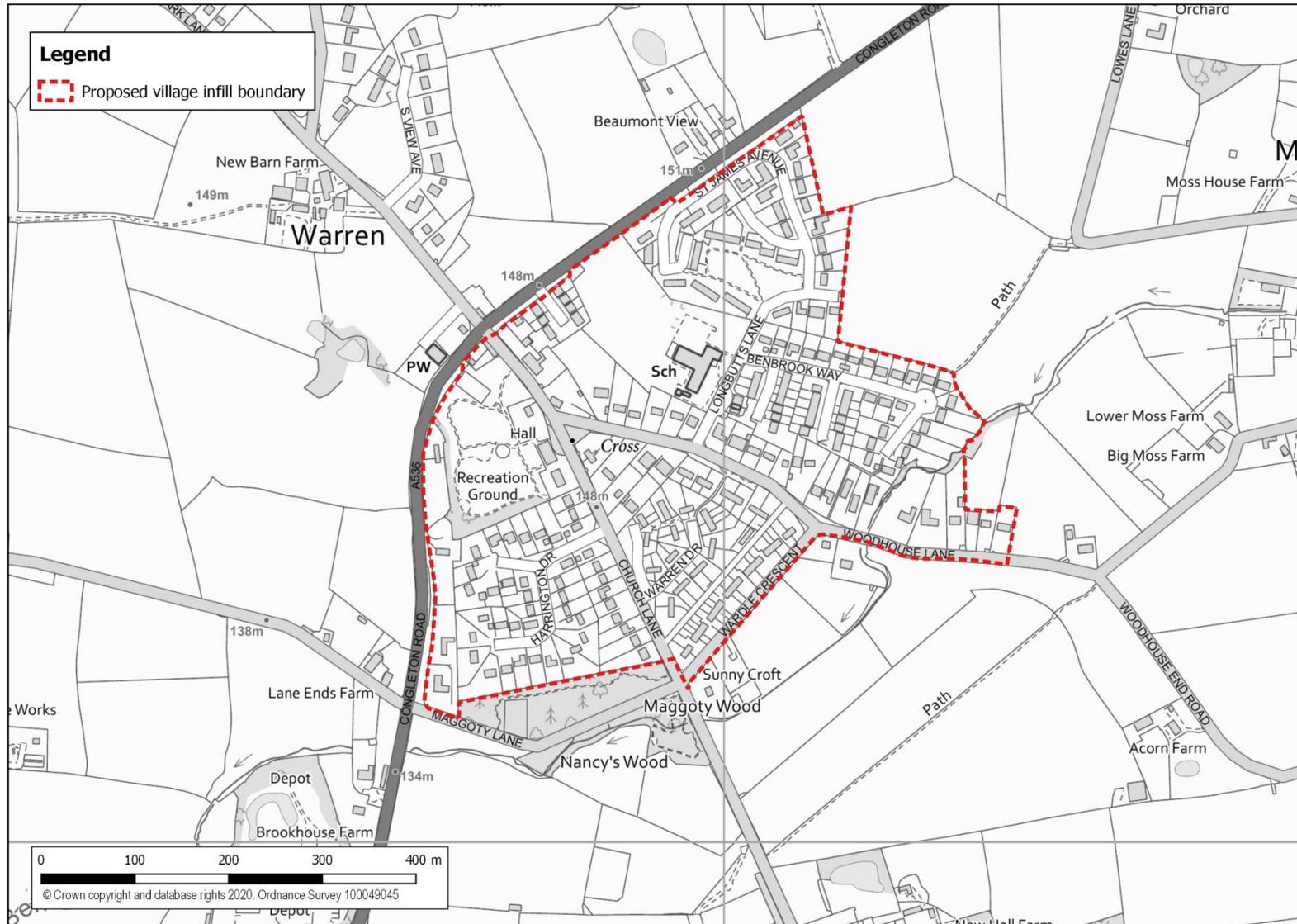
# Cranage



OFFICIAL

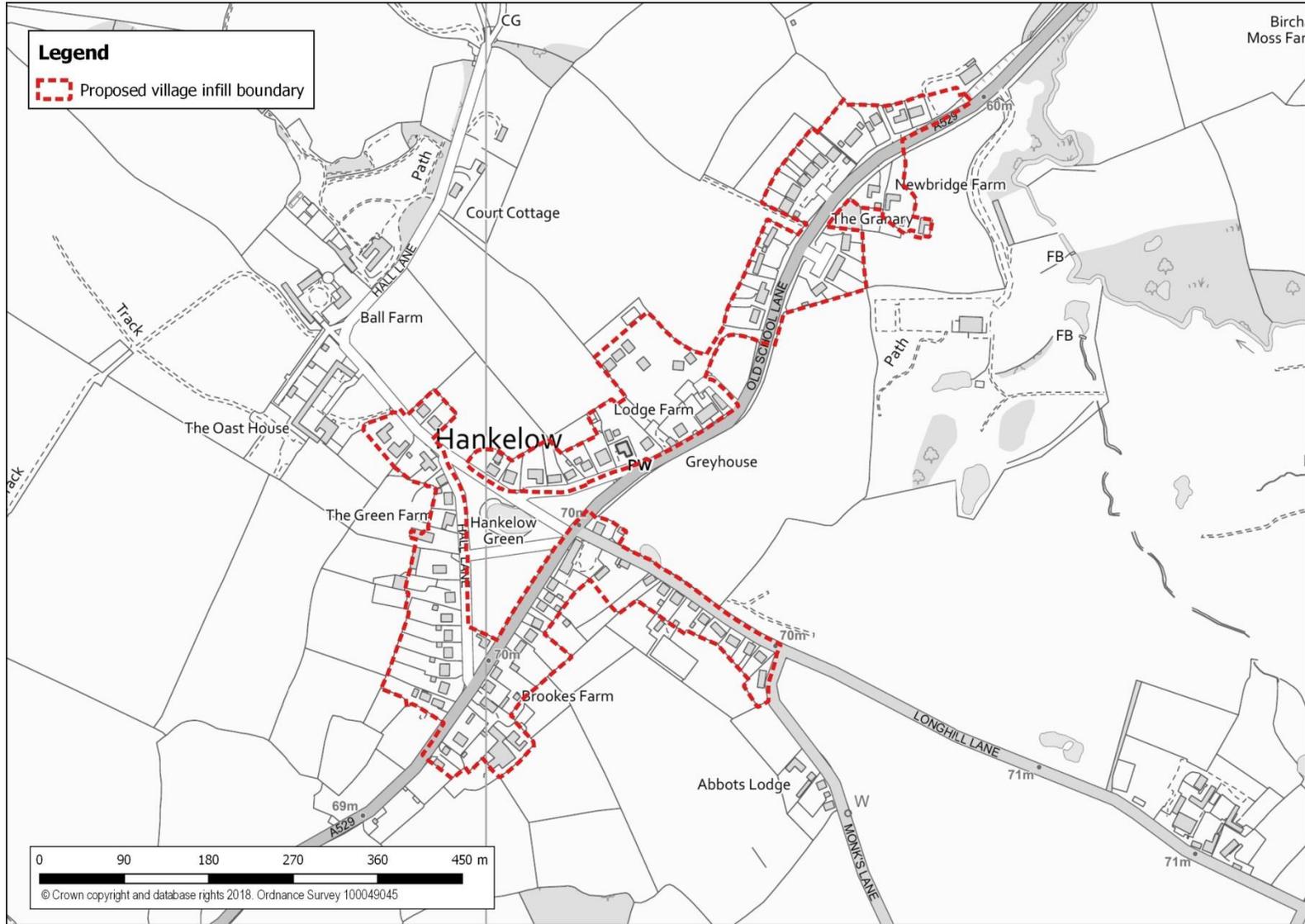


# Gawsworth



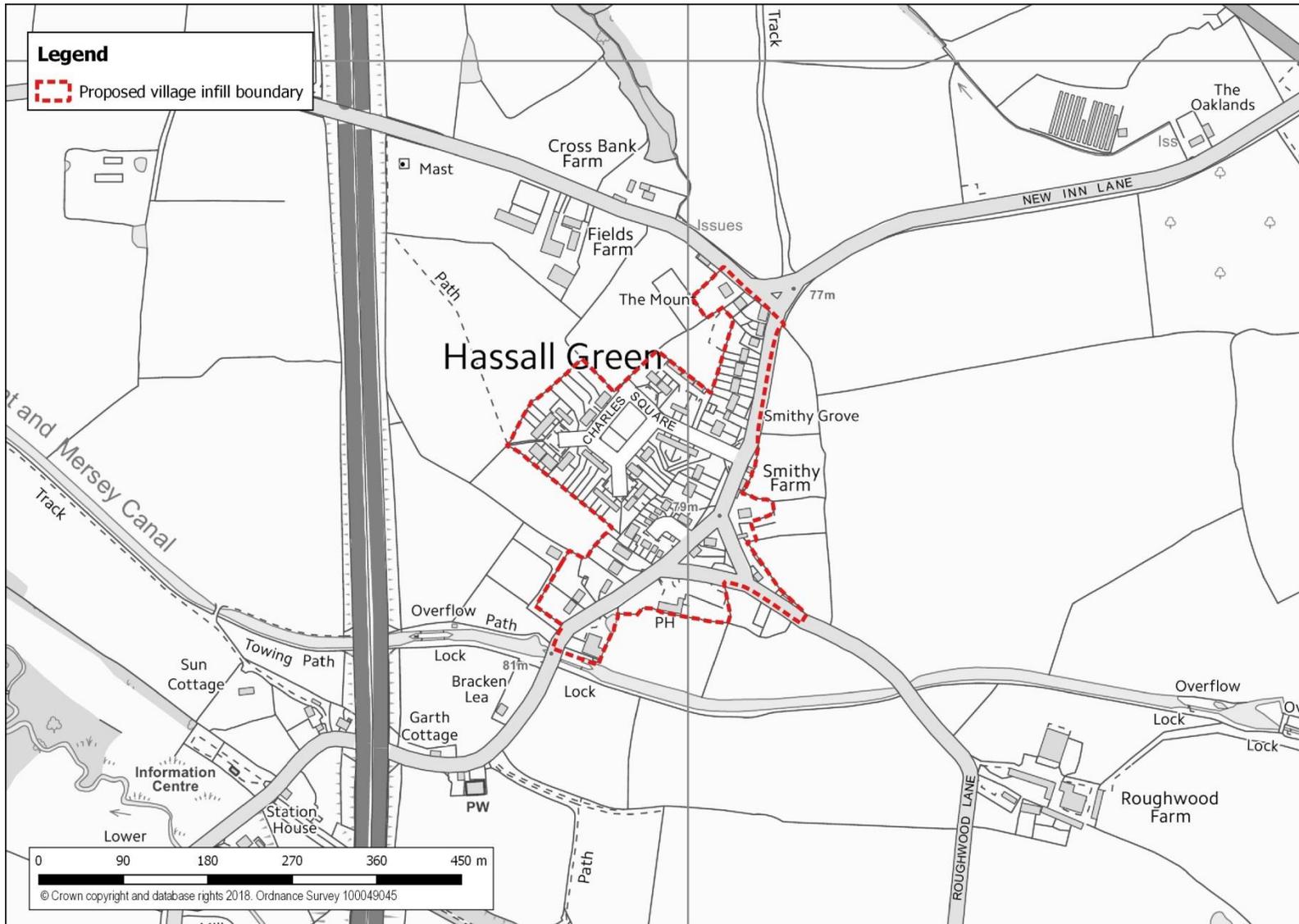
OFFICIAL

# Hankelow



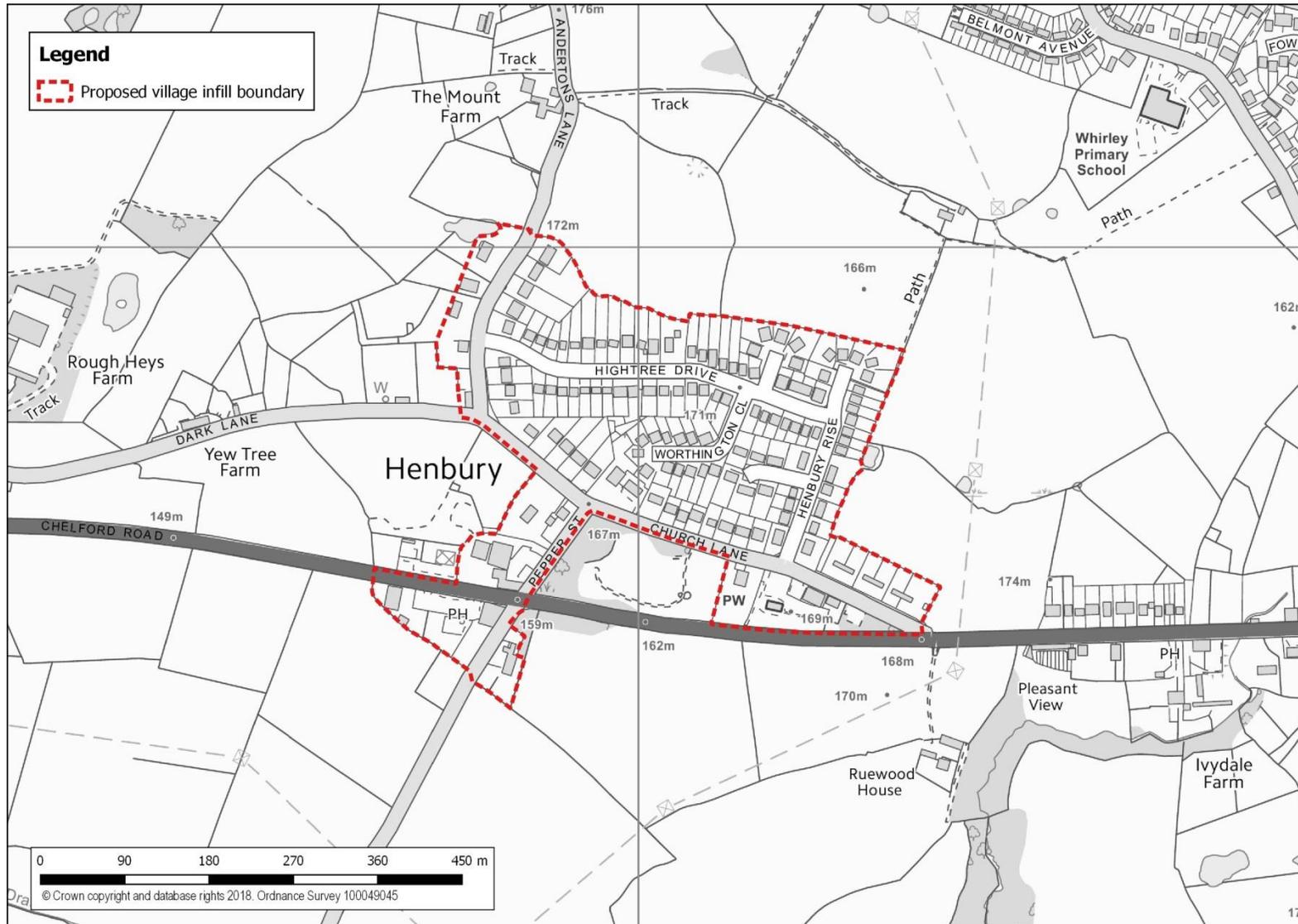
OFFICIAL

# Hassall Green



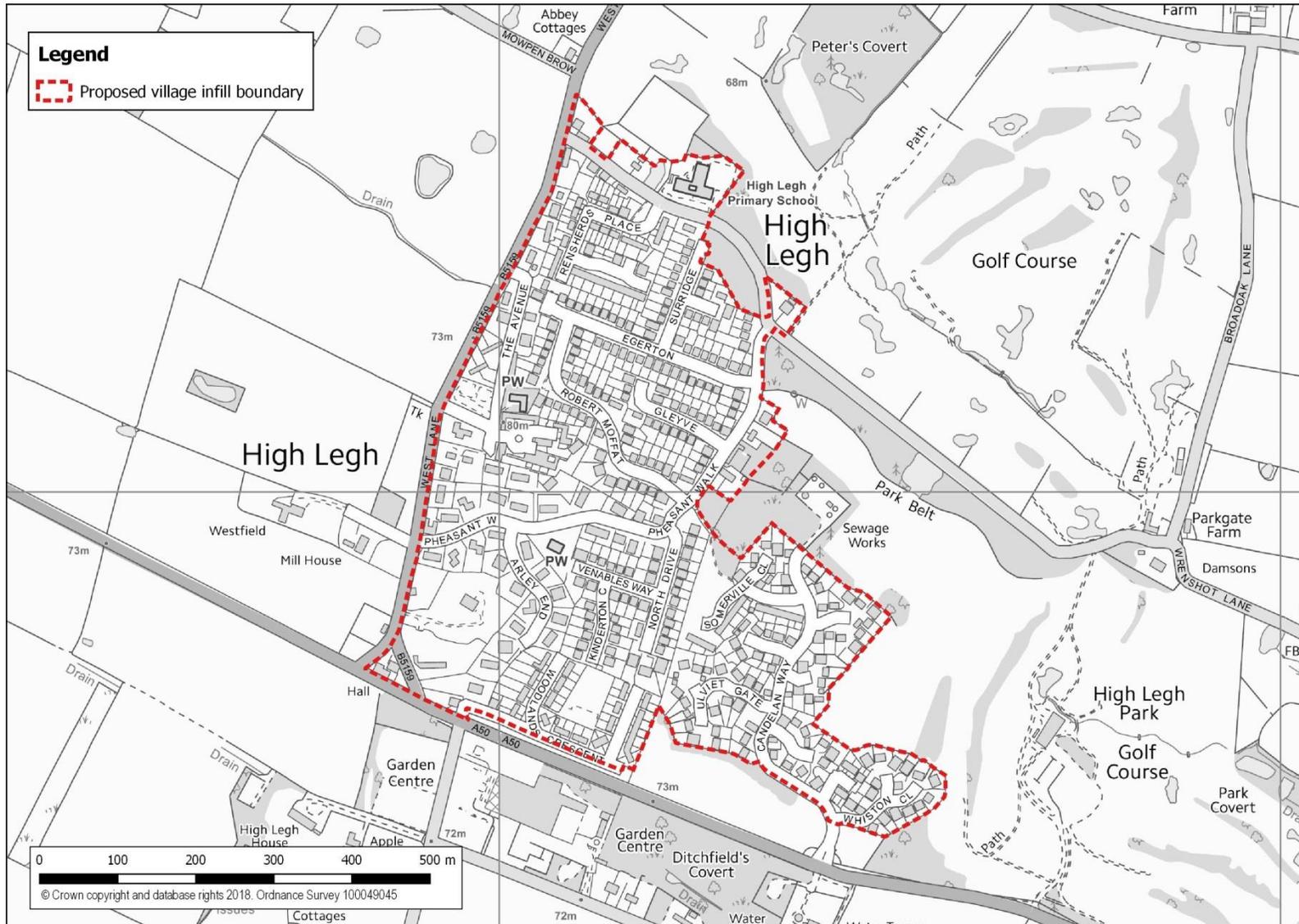
OFFICIAL

# Henbury



OFFICIAL

# High Legh

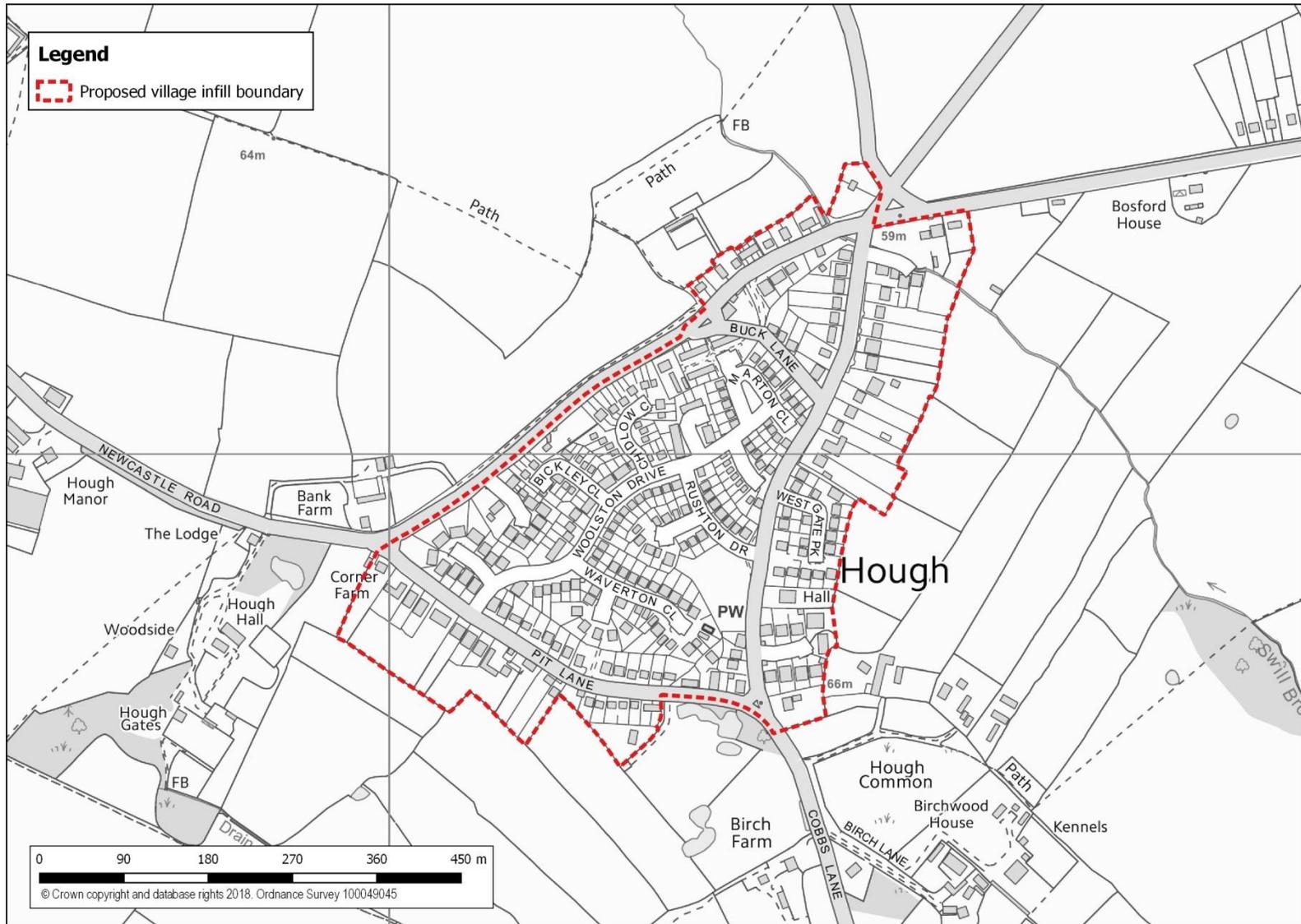


OFFICIAL



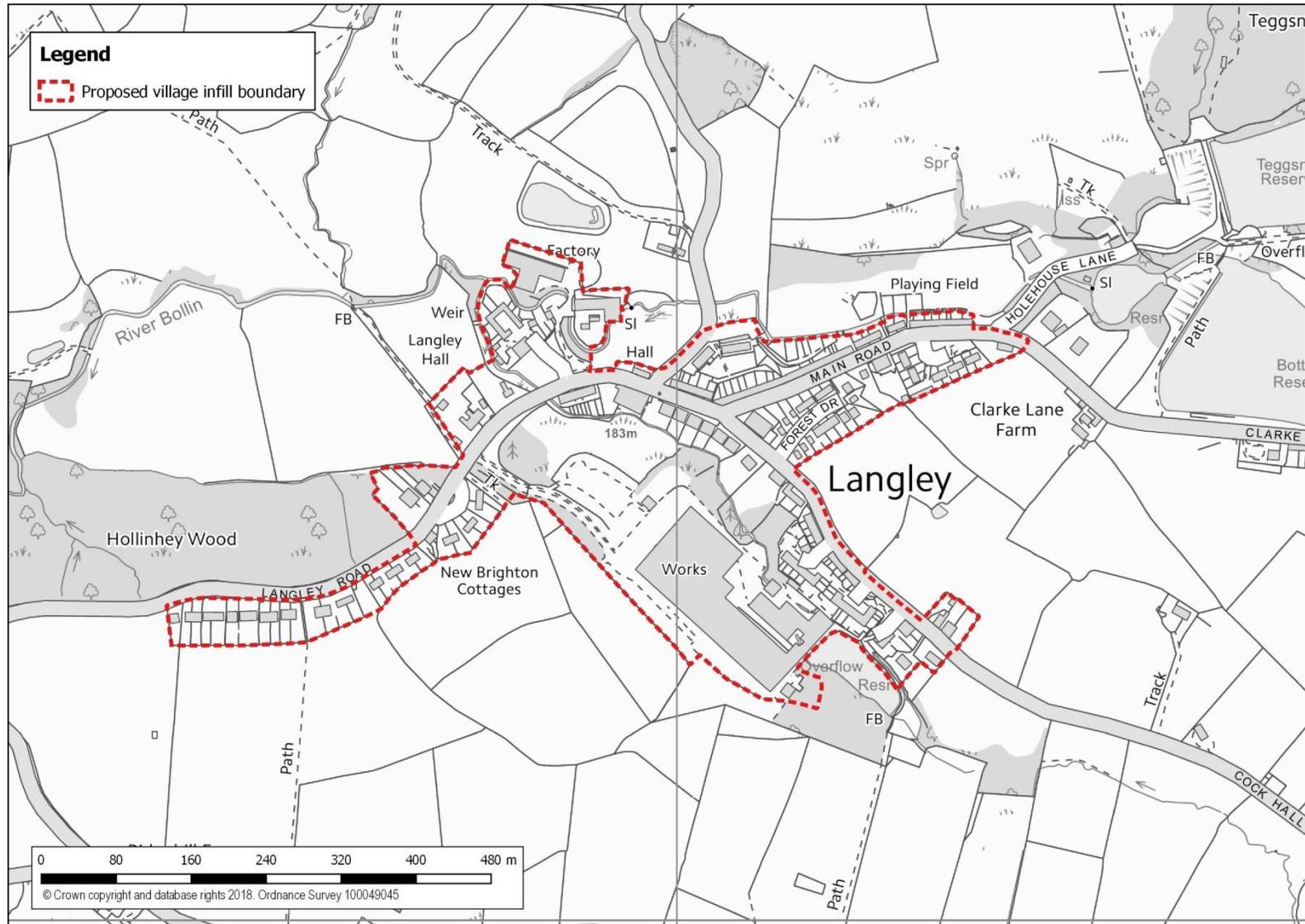


# Hough



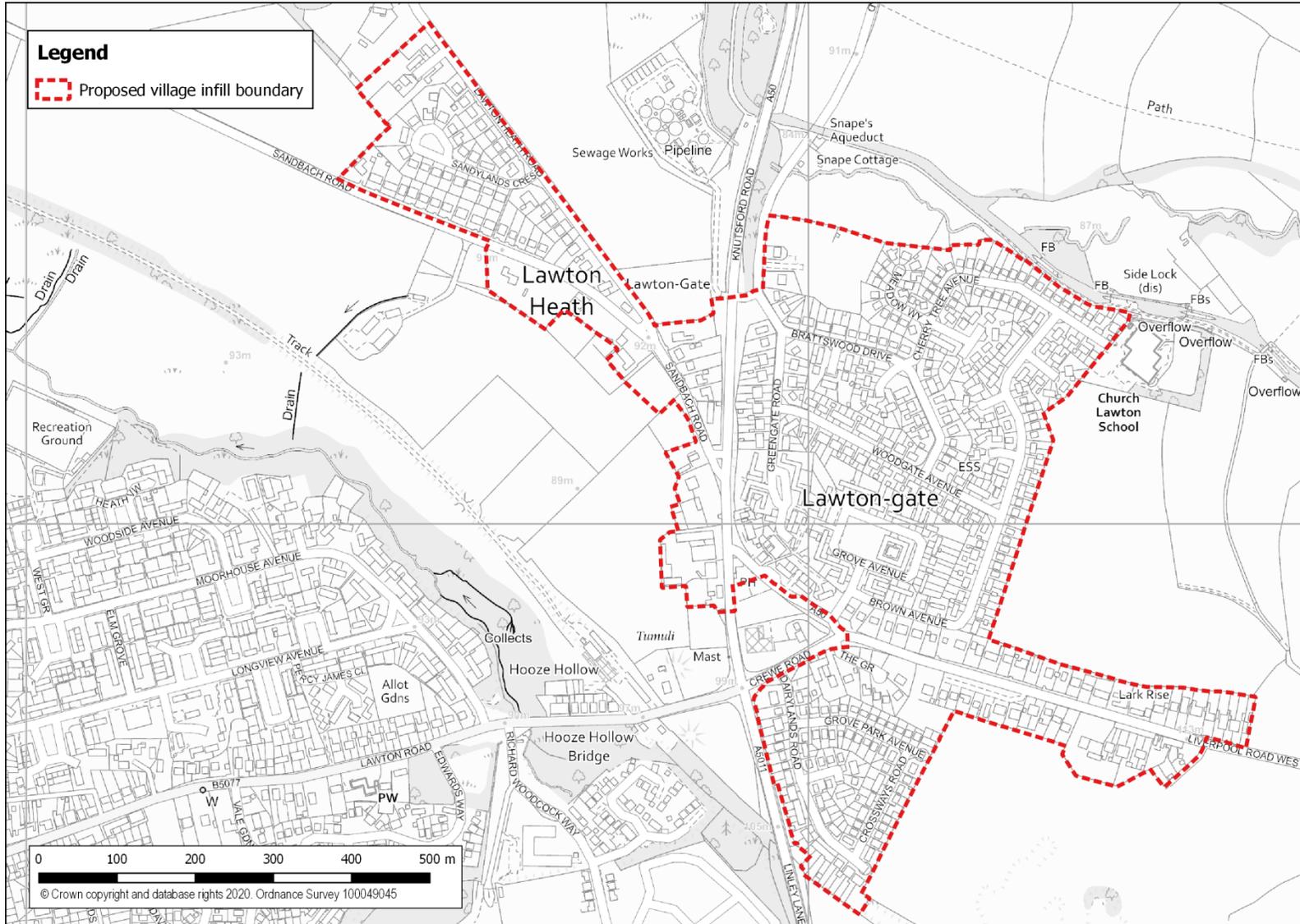
OFFICIAL

# Langley



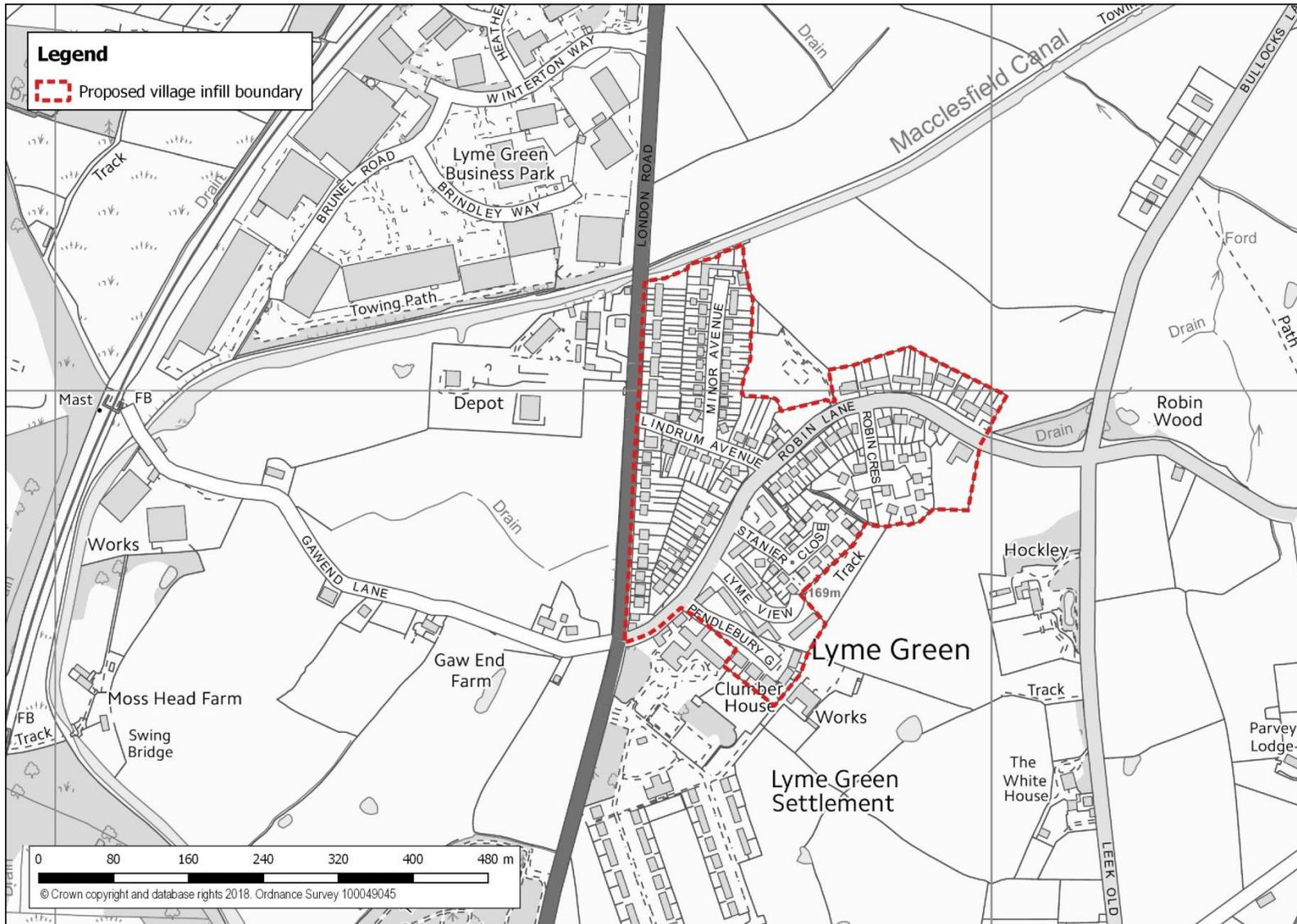
OFFICIAL

# Lawtongate and Lawton Heath



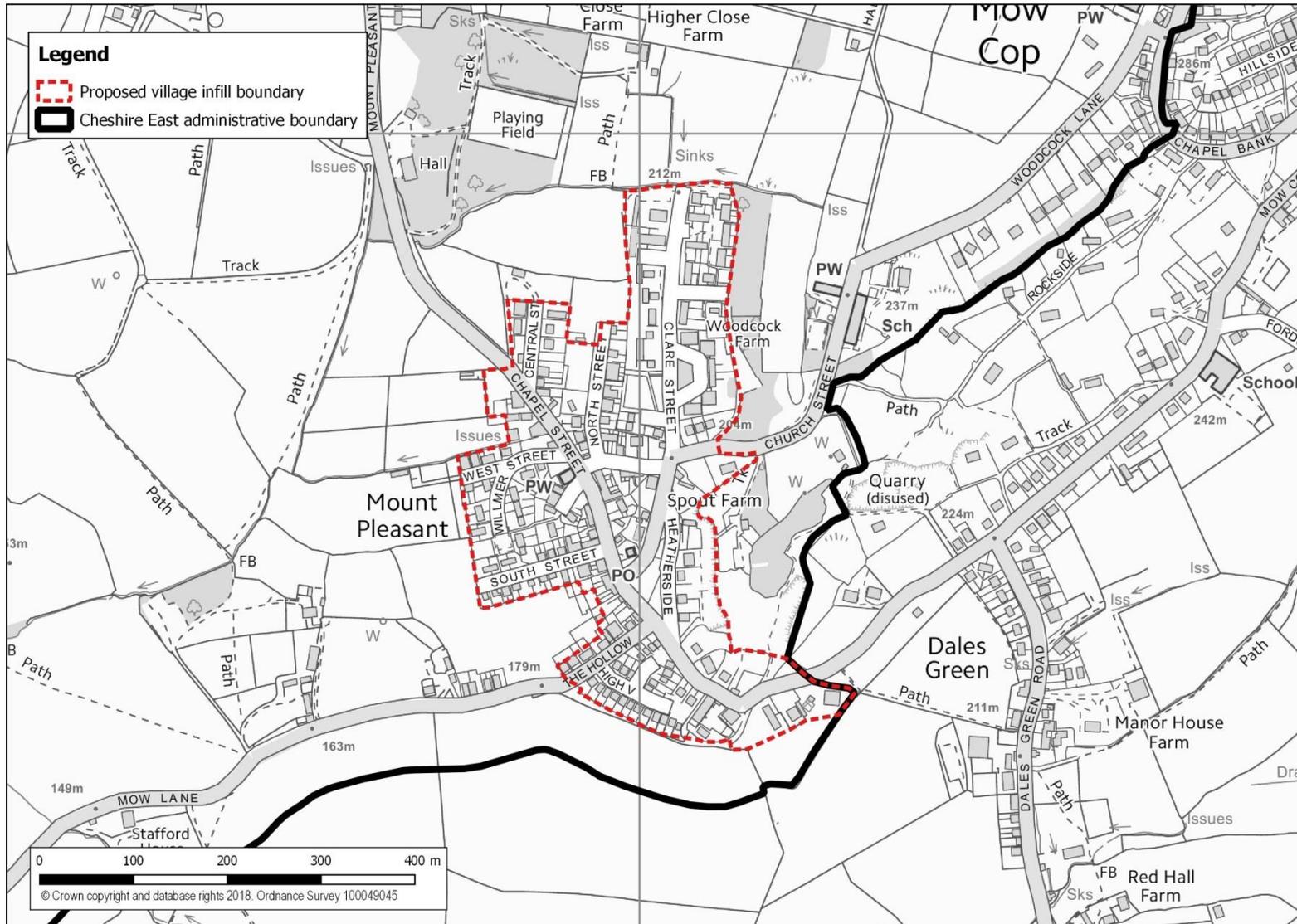
OFFICIAL

# Lyme Green



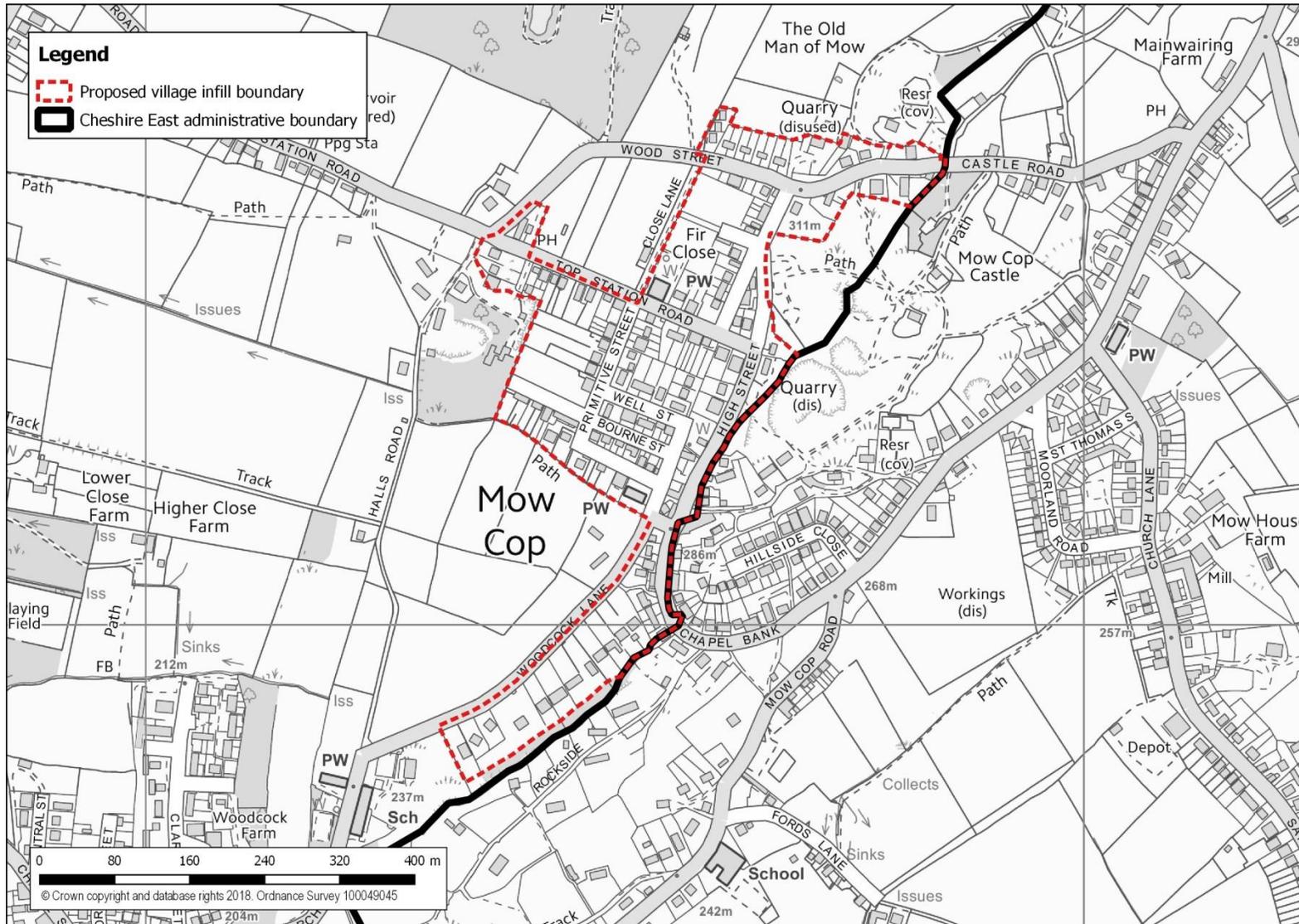
OFFICIAL

# Mount Pleasant



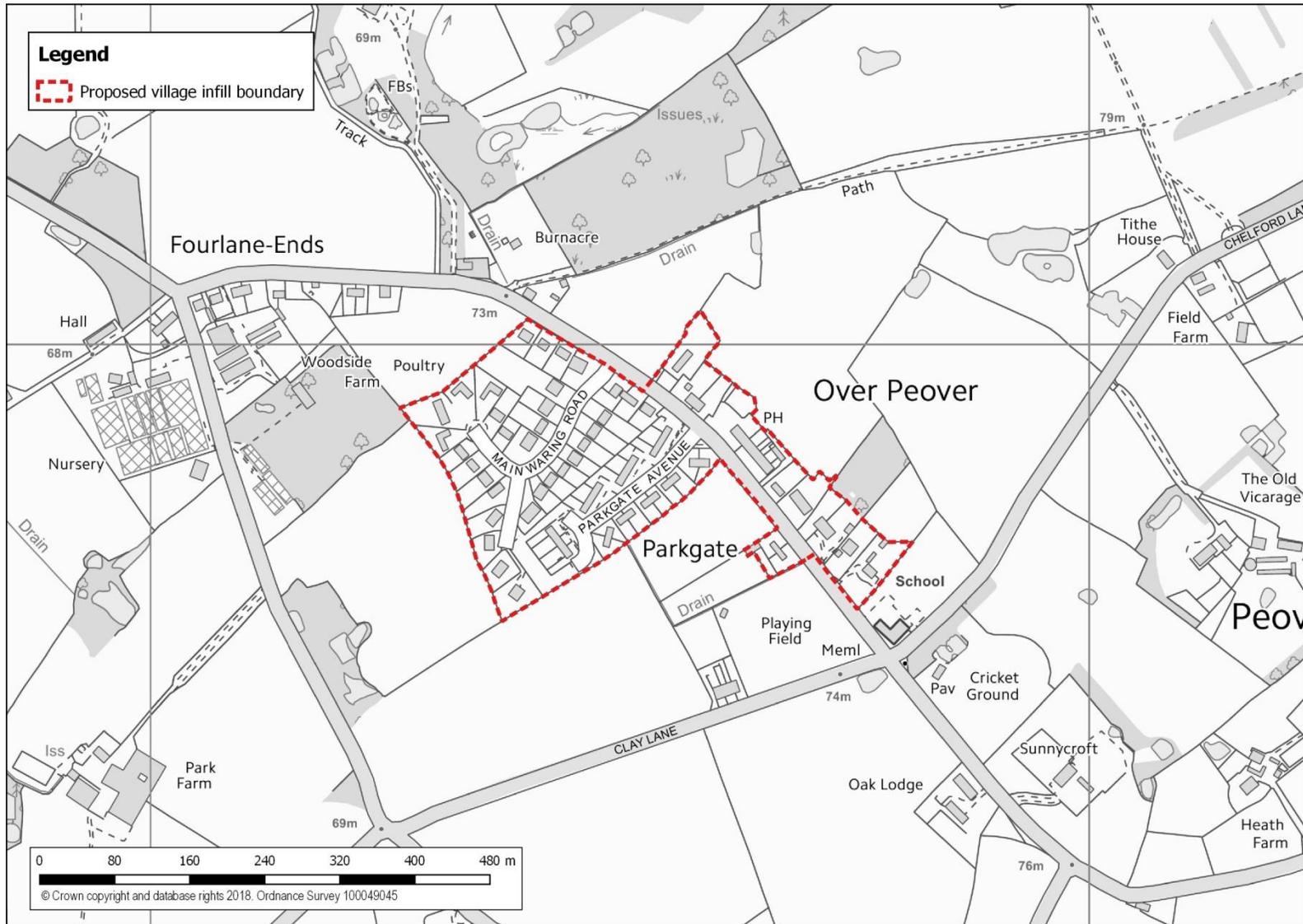
OFFICIAL

# Mow Cop



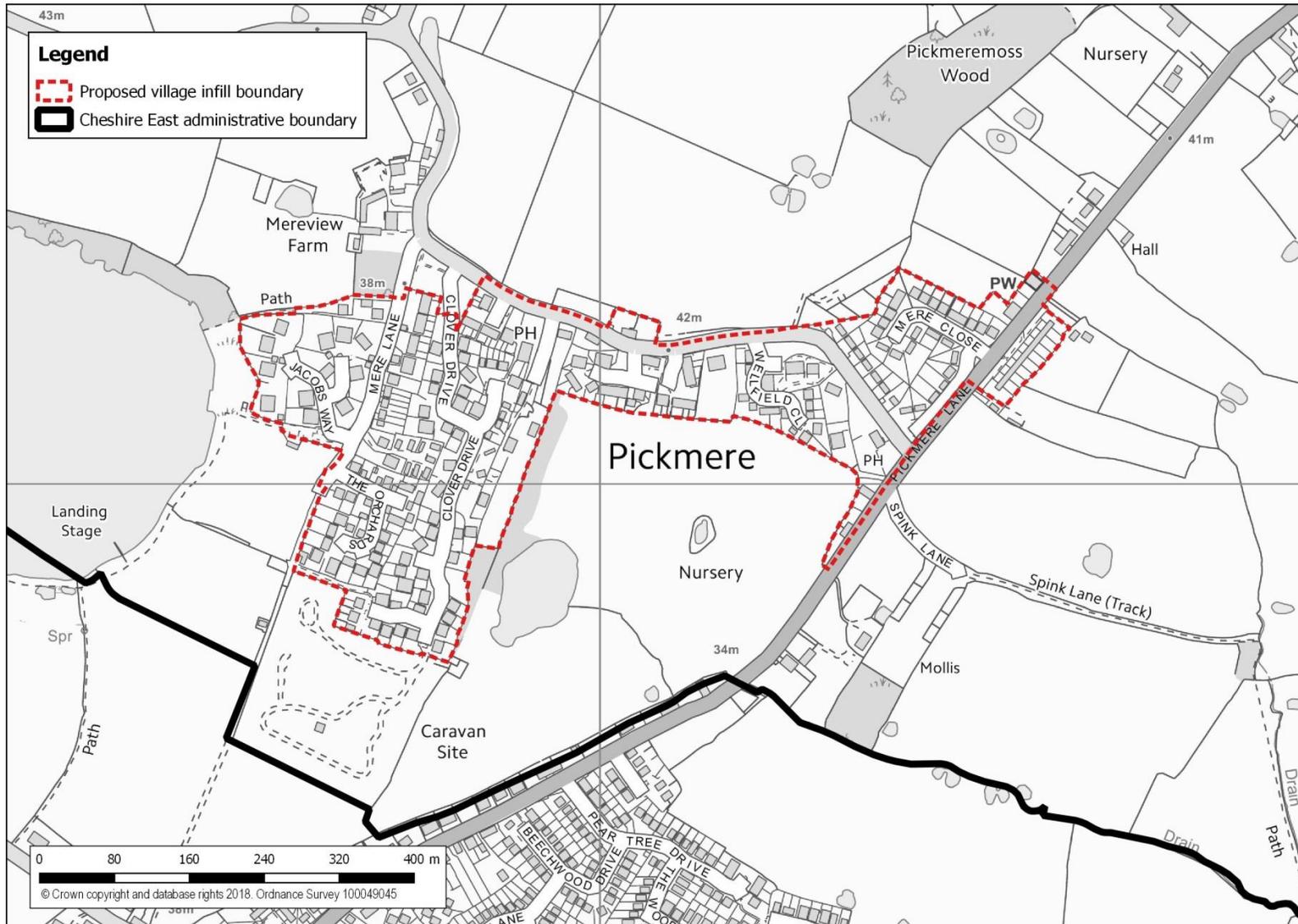
OFFICIAL

# Over Peover



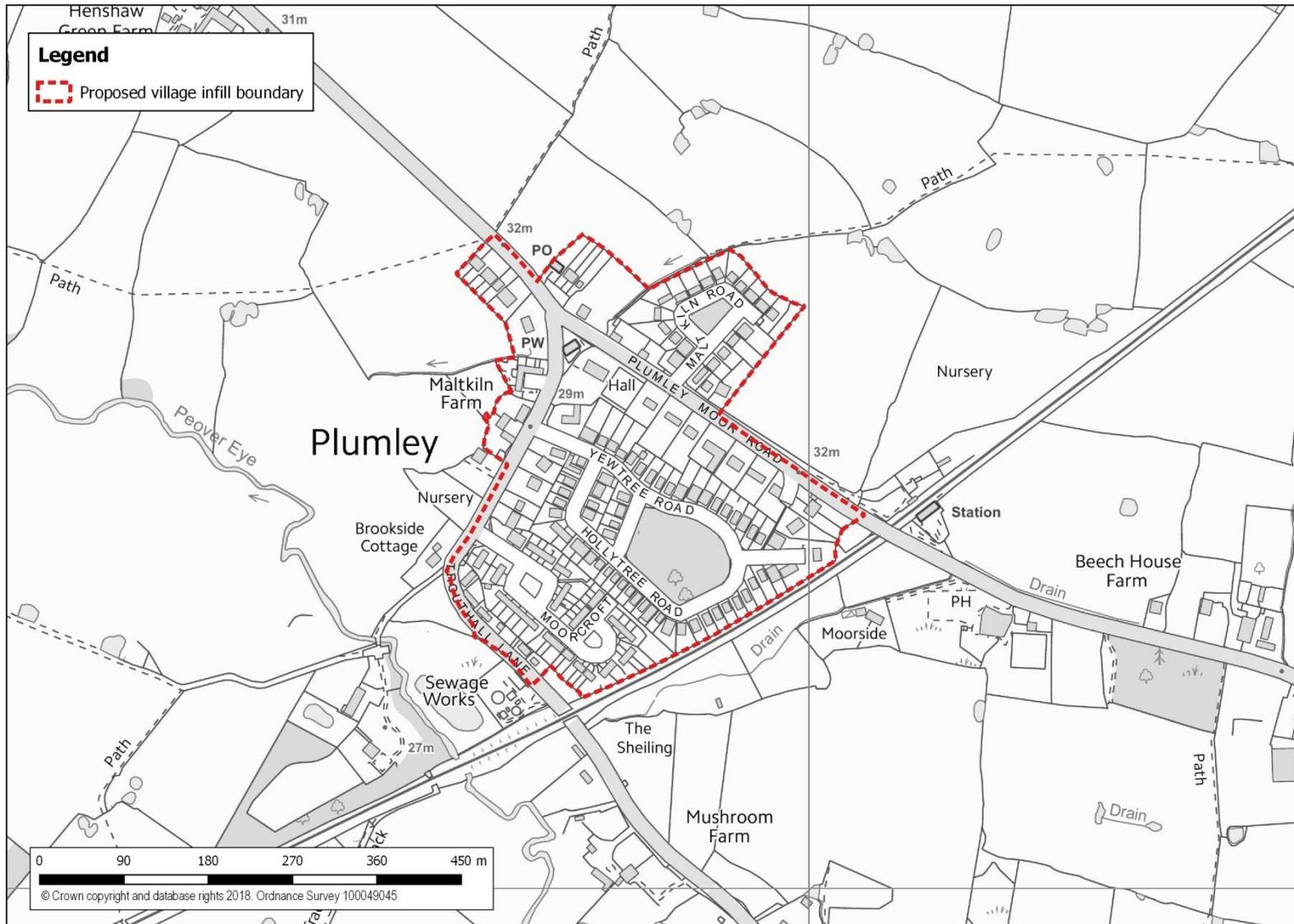
OFFICIAL

# Pickmere



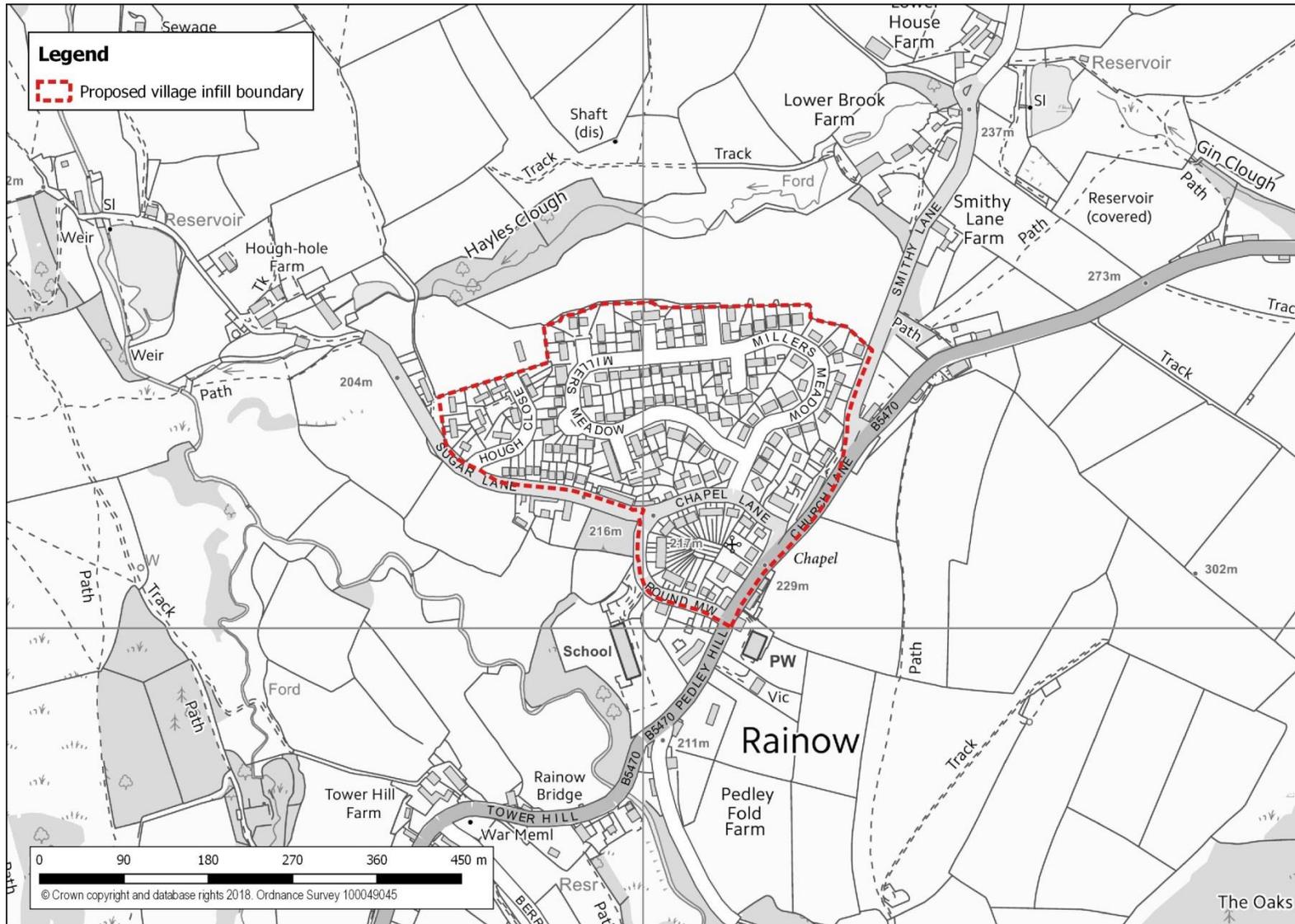
OFFICIAL

# Plumley



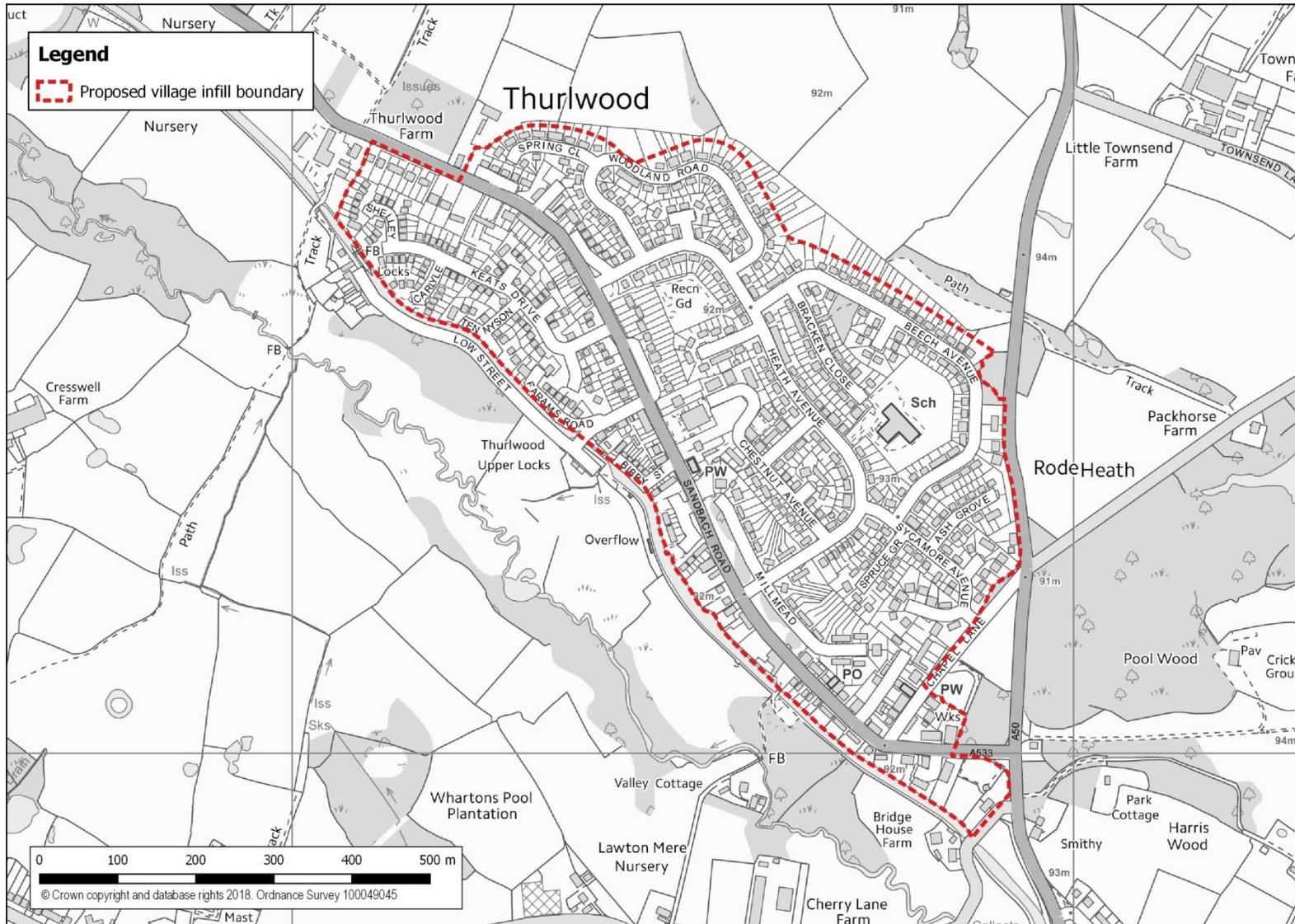
OFFICIAL

# Rainow



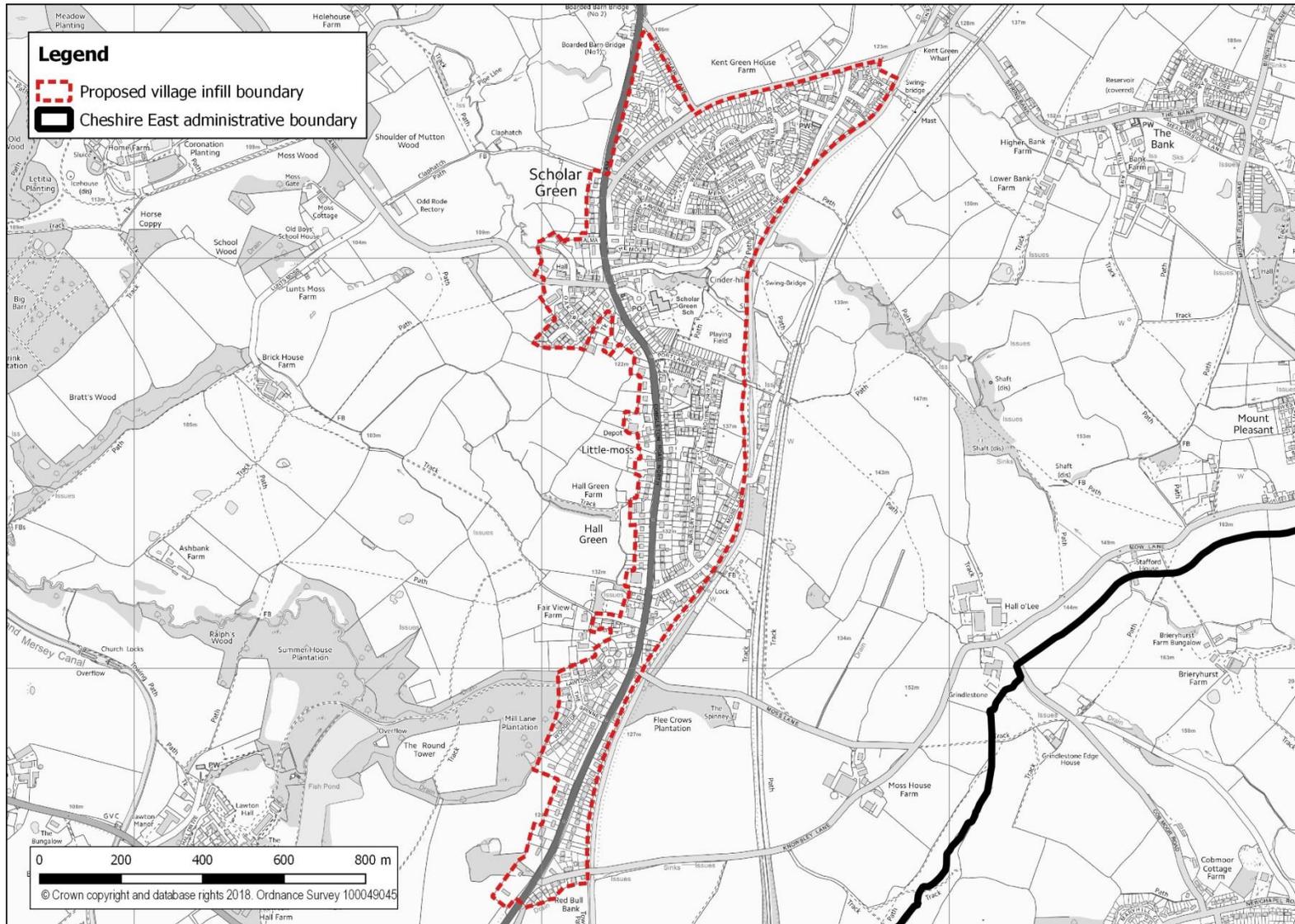
OFFICIAL

# Rode Heath



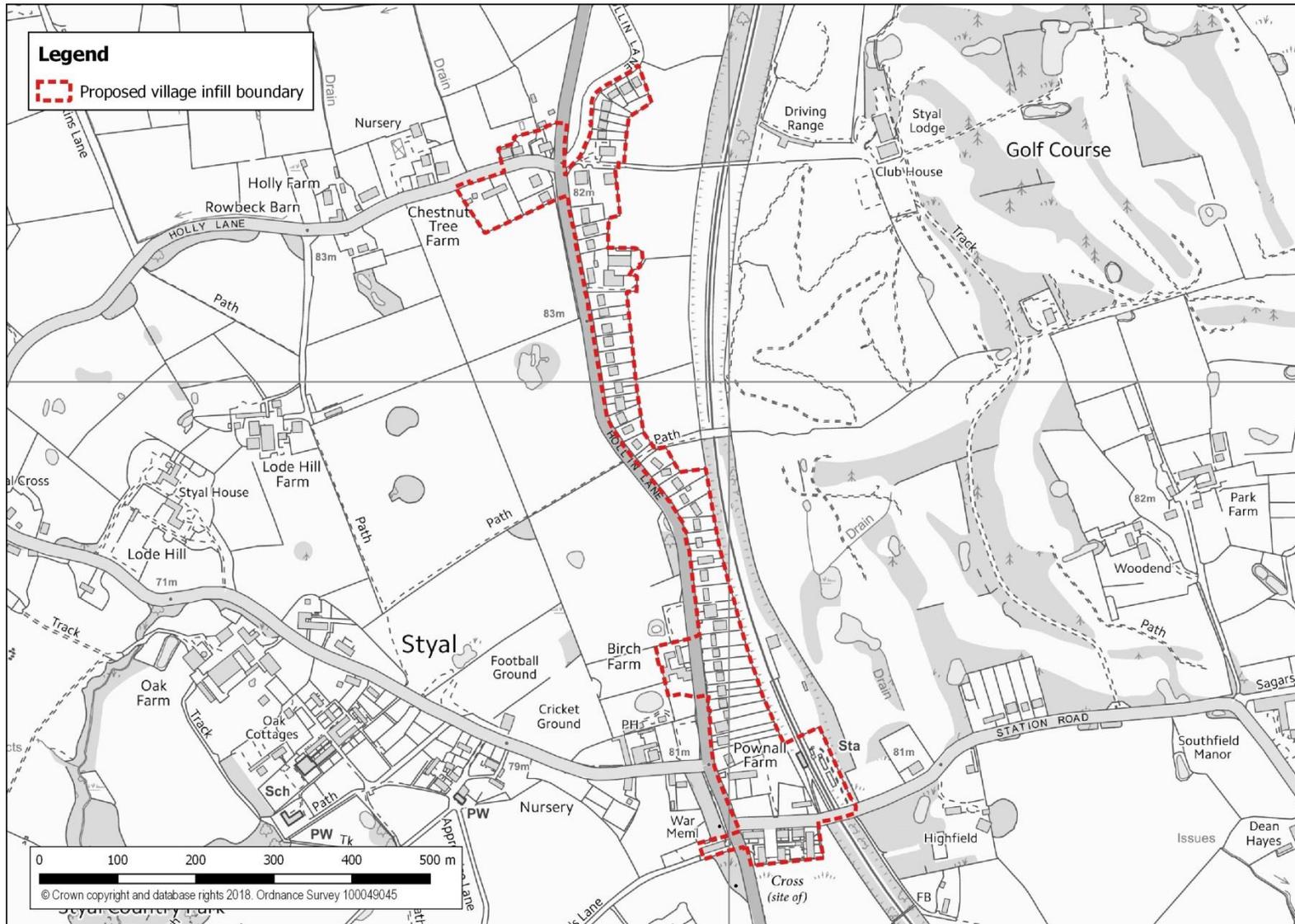
OFFICIAL

# Scholar Green



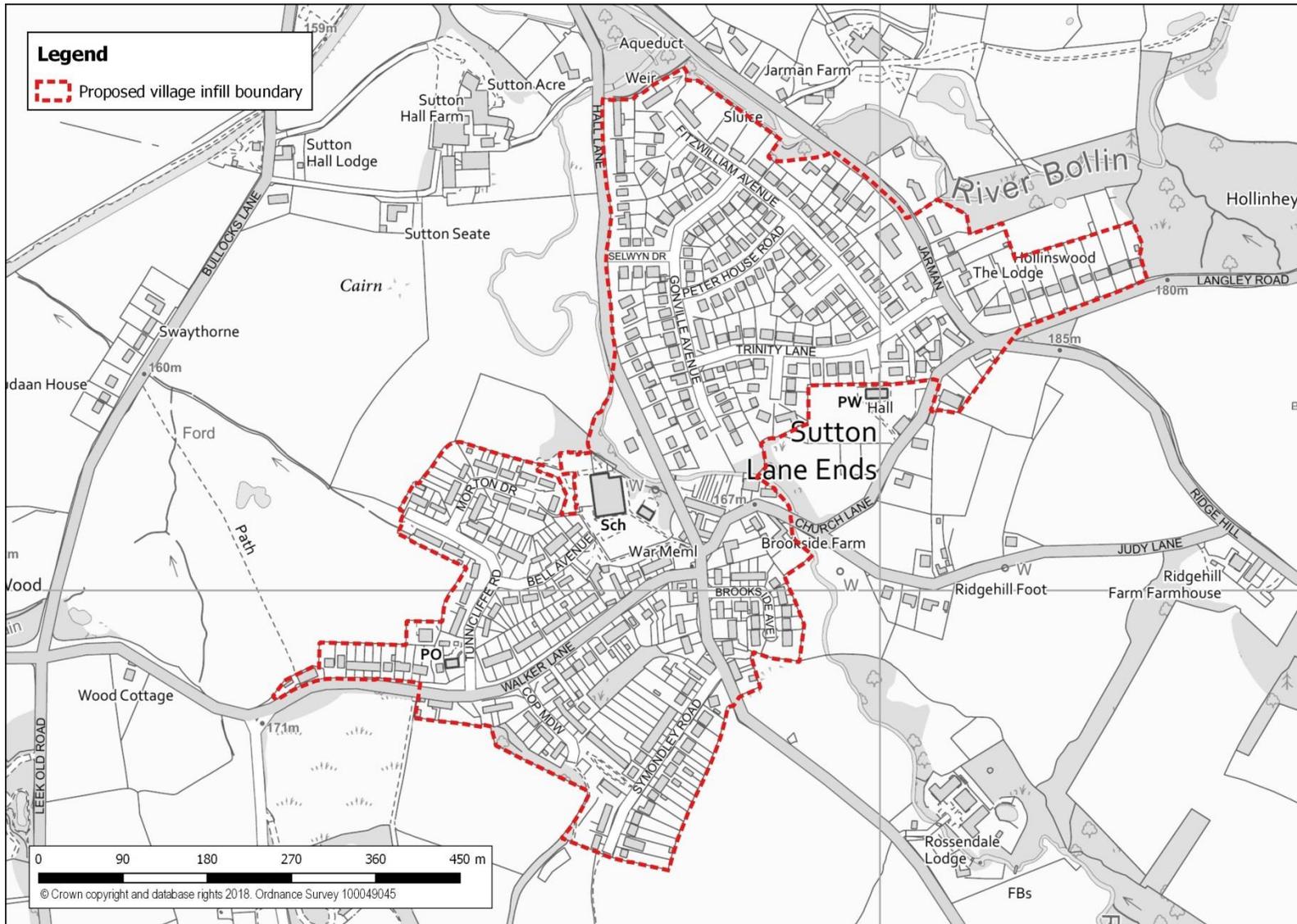
OFFICIAL

# Styal



OFFICIAL

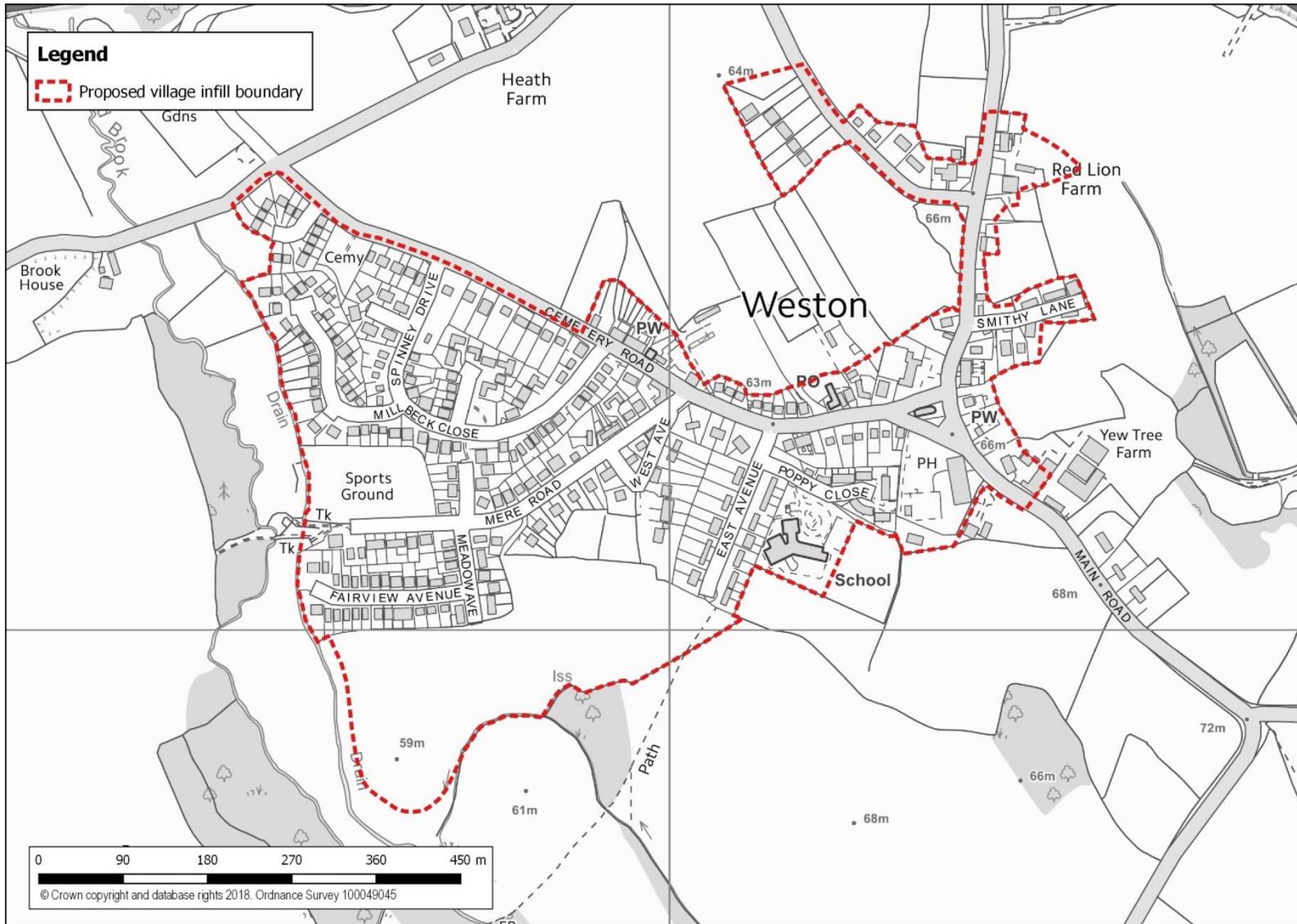
# Sutton



OFFICIAL



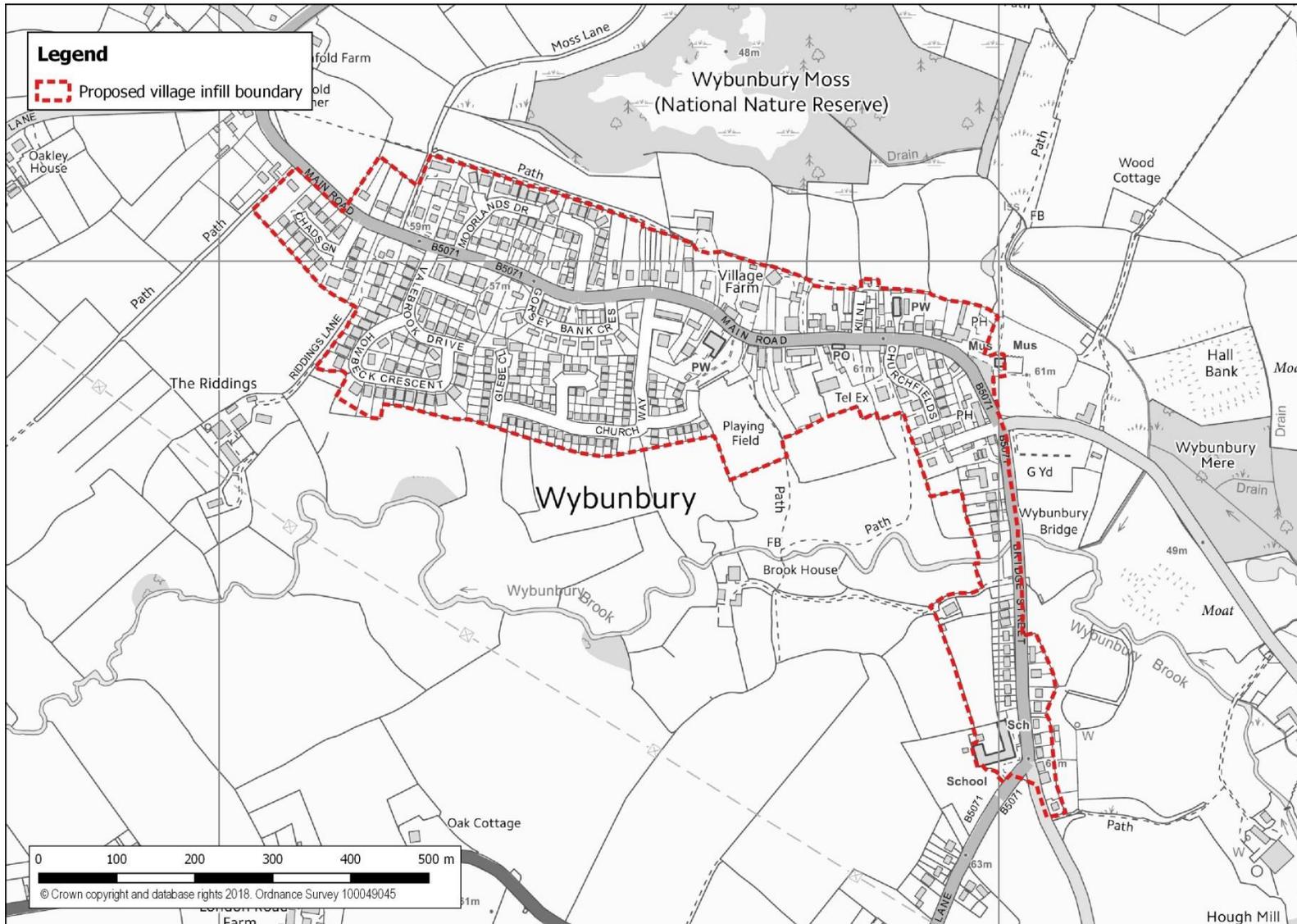
# Weston



OFFICIAL

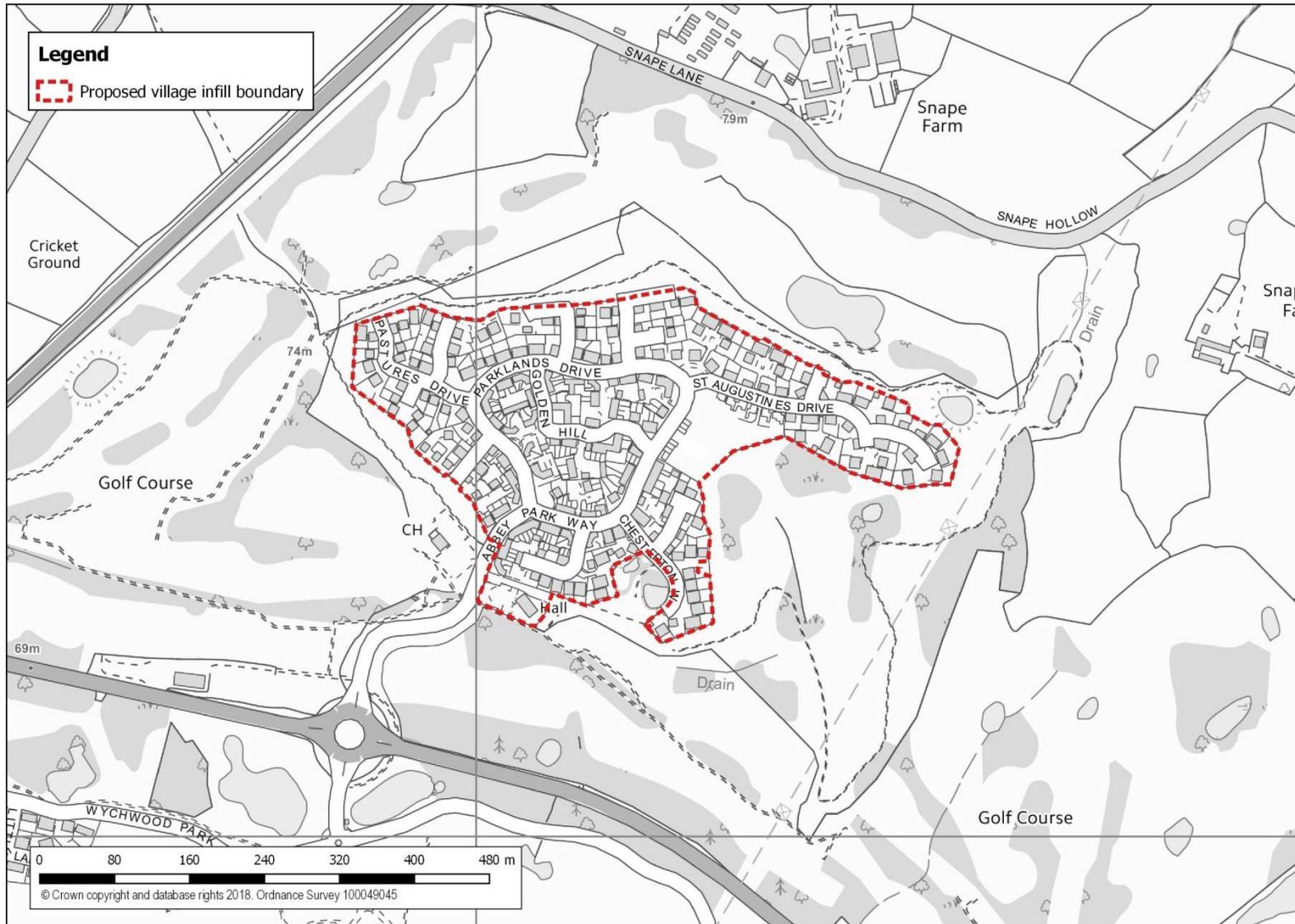


# Wybunbury



OFFICIAL

# Wychwood Village



OFFICIAL