

# Cheshire East Local Plan

## Site Allocations and Development Policies Document

### Alsager Settlement Report

[ED 22]

August 2020

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# 1. Introduction

- 1.1 This Report is the Alsager Settlement Report (“ASR”) [ED 22]. It brings together several aspects of settlement-based work, carried out to inform the development of the Revised Publication Draft Site Allocations and Development Policies Document (“SADPD”) [ED 01]. The ASR is split into chapters detailing work carried out for Alsager on the site selection process, retail planning, and the consideration of settlement boundaries.
- 1.2 Documents referenced with the ‘ED’ prefix are available to view in the Revised Publication Draft SADPD consultation library.

## 2. Alsager

### Introduction

- 2.1 Alsager is a town with its own settlement boundary, outside which lies Green Belt and Open Countryside, as defined in the Cheshire East Local Plan Strategy (“LPS”), adopted in 2017. It is identified as a Key Service Centre (“KSC”) in the LPS, and has a 2018 mid-year population estimate of 11,900 people.<sup>1</sup>

### Neighbourhood Development Plan

- 2.2 Neighbourhood Planning was introduced with the Localism Act 2011 and gives communities new powers to write planning policies through Neighbourhood Development Plans (“NDPs”) and grant planning permission through Neighbourhood Development Orders. Neighbourhood planning provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 2.3 Alsager’s NDP was made on 15 April 2020 and now forms part of the Development Plan for Cheshire East. Further information can be found on the Cheshire East website.<sup>2</sup>

### Strategy for development in Alsager

- 2.4 The focus for Alsager over the LPS period is to boost economic growth in the town, increase job density and reduce overall out-commuting. The position of Alsager, adjacent to the M6, makes it an attractive location for upcoming investment, with the future regeneration of Radway Green employment area expected to enhance the town’s employment role in line with the allocations in the LPS.
- 2.5 In the Alsager NDP the vision for Alsager is:

*“In 2030 Alsager will be a vibrant town. It will have extended its current strong community spirit and civic pride to all the new planned developments. It will provide for the needs of the whole community and will capitalise on its many advantages, including its railway station, the proximity to Junction 16 of the M6 Motorway, closeness to the conurbations of North Staffordshire and the surrounding countryside. Alsager will have a thriving town centre with attractive public spaces, a vibrant and varied shopping experience, a successful independent sector and a wide range of services.*”

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<sup>1</sup> Source: Office for National Statistics (“ONS”) 2012-18 mid-year population estimates for small areas (October 2019 release). ONS Crown Copyright 2019. ONS licensed under the Open Government Licence v. 3.0.

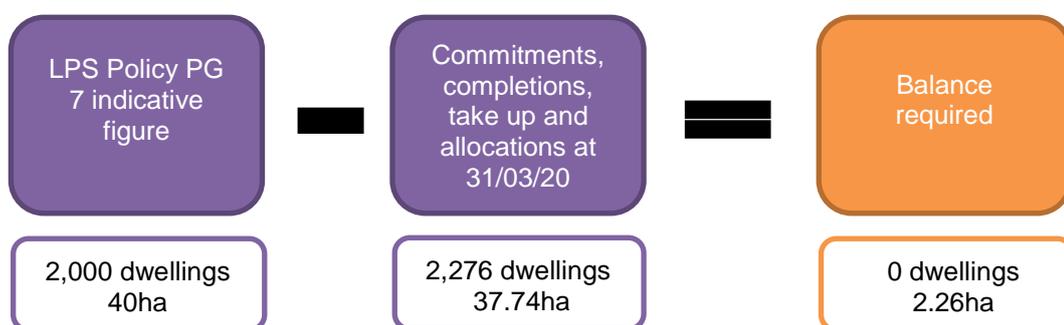
<sup>2</sup> <http://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-a-f/alsager-neighbourhood-plan.aspx>

*Alsager will offer an excellent quality of life for its residents. A range of housing will be provided to meet local needs and there will be high levels of local employment. There will be good access to education and important services and the town will continue to have access to sustainable transport.*

*Alsager will have high quality open spaces and improved access to the surrounding countryside. It will continue to have its own unique identity by the retention of Green Belt and open countryside around the town.”*

### 3. Development requirements in Alsager

- 3.1 The LPS identifies a borough-wide requirement for a minimum of 36,000 homes and 380 hectares of employment land over the Plan period, 2010 to 2030 (LPS Policy PG 1 “Overall Development Strategy”).
- 3.2 The 36,000 dwelling requirement identified in the LPS is the minimum requirement for housing development in Cheshire East over the Plan period. The council needs to be sure that this requirement is completed by 2030.
- 3.3 It is appropriate and recognised good practice for a local planning authority to apply an additional level of flexibility to accommodate any potential future changes to sites or changing housing market conditions over the life of the Plan, to make sure that the housing requirement is achieved. This means that the total level of housing provided in each settlement will normally be higher than the expected level of development. Cumulatively, this additional amount of housing, along with a small sites windfall allowance, provides a ‘flexibility factor’.
- 3.1 As set out in ‘The provision of housing and employment land and the approach to spatial distribution’ report [ED 05], the overall level of plan flexibility on housing supply has increased significantly since the adoption of the LPS in 2017.
- 3.2 The employment land requirement identified in the LPS already includes a 20% flexibility factor, as set out in the Alignment of Economic, Employment and Housing Strategy (¶¶3.55 to 3.58).<sup>4</sup>
- 3.3 It is also worth noting that the development requirements of the Borough have largely been met in the LPS.
- 3.4 Figure Alsager 1 shows the indicative development land requirements for Alsager as set out in LPS Policy PG 7. Retail requirements are set out separately and retail issues are considered in Chapter 5 of this ASR.



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

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[https://www.cheshireeast.gov.uk/planning/spatial\\_planning/research\\_and\\_evidence/research\\_and\\_evidence.aspx](https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/research_and_evidence.aspx)

- 3.5 There were 657 housing completions (net) in Alsager between 1 April 2010 and 31 March 2020 (excluding LPS strategic sites), and 0.13ha employment land take up. Commitments (excluding LPS strategic sites) as at 31 March 2020 were 206 dwellings and 0.00ha of employment land.
- 3.6 In addition there are three LPS strategic housing sites in Alsager. At 31 March 2020 there were 188 housing completions on these sites, and commitments were 1,047 dwellings. A further 178 dwellings are allocated, and therefore the total number of dwellings on allocated sites is now 1, 413.
- 3.7 There are three LPS employment allocations totalling 37.61ha. As at 31 March 2020 there had been no completions and commitments were 11.70ha on these sites.
- 3.8 Taking into account existing completions/take up and commitments, this leaves a remaining requirement for the provision of 0 dwellings and 2.26ha of employment land over the remaining Plan period.

## 4. Site selection

### Introduction

4.1 This chapter documents the implementation of the Site Selection Methodology (“SSM”) for Alsager, and should be read alongside the SADPD Site Selection Methodology Report [ED 07], and the Revised Publication Draft SADPD (August 2020) [ED 01]. It documents the relevant Stages of the SSM<sup>5</sup>.

### Stage 1: Establishing a pool of sites for Alsager

4.2 In line with the SSM, a longlist of potential sites was established for Alsager. This pool consists of all sites listed or submitted in the Urban Potential Assessment (August 2015); the Edge of Settlement Assessment (August 2015); the LPS Final Site Selection Reports (July 2016); the LPS examination hearing sessions (October 2016); the Call for Sites (June 2017); the First Draft SADPD consultation (October 2018); and the Initial Publication Draft SADPD consultation (September 2019).

4.3 24 housing sites and three employment sites were identified at Stage 1 and this pool of sites is listed and mapped in Appendix 1, with headline figures shown in Table Alsager 1.

### Stage 2: First site sift

- 4.4 The first site sift was carried out to produce a shortlist of sites for further consideration in the site selection process. Sites were removed that:
- can’t accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside, as defined in the LPS and are not currently compliant with those policies
  - are not being actively promoted
  - have planning permission as at 31/3/20
  - are in use (unless there is clear indication that this will cease)
  - contain showstoppers (SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield)
  - are LPS Safeguarded Land
  - are allocated in the LPS

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<sup>5</sup> Stage 1 – Establishing a pool of sites, Stage 2 – First site sift, Stage 3 – Decision point, Stage 4 – Site assessment, Sustainability Appraisal and Habitats Regulations Assessment, Stage 5 – Evaluation and initial recommendations, Stage 6 – Input from infrastructure providers/statutory consultees, Stage 7 – Final site selection.

- 4.5 14 housing sites and one employment site were included in Stage 2 following the first site sift. These are listed and mapped in Appendix 1, with headline figures shown in Table Alsager 1.

|                | Housing         |           | Employment      |                      |
|----------------|-----------------|-----------|-----------------|----------------------|
|                | Number of sites | Dwellings | Number of sites | Employment land (ha) |
| <b>Stage 1</b> | 24              | 3,334     | 3               | 23.42                |
| <b>Stage 2</b> | 14              | 3,139     | 1               | 2.38                 |

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

### Stage 3: Decision point – the need for sites in Alsager

- 4.6 Stage 3 of the SSM is a decision point whereby account was taken of the most up-to-date employment and housing land supply information as at 31/03/20, and the LPS spatial distribution of development to determine whether or not Alsager required sites to be identified in the SADPD.
- 4.7 The residual amount of 2.26ha of employment land noted in Figure Alsager 1 should be considered in the context of the overall indicative requirement for Alsager of 40ha; this is 6%. LPS Policy PG 7 “Spatial Distribution of Development” expects Alsager to accommodate ‘in the order of 40 hectares of employment land’; it is reasonable to conclude that the provision of 37.74ha of employment land would fall under this expectation, being 94% of the total. Consideration has also been given to the fact that the overall employment requirement includes 20% flexibility<sup>6</sup>, which is built into the total employment land requirement for the borough.
- 4.8 A further factor is the existence of Site LPS 23 ‘Radway Green Brownfield’. This land has been in historic employment use and so is not net additional employment land; therefore it makes no contribution to the 40ha requirement. However, it represents a significant area of land (10ha) that is currently undeveloped and available for employment use. This site has been granted outline planning permission for B1c, B2, B8 and ancillary B1 office use (planning ref 18/3348N, 22/1/19).
- 4.9 Therefore, as noted in the previous section, Alsager has met its requirements for housing (Figure Alsager 1), and there are several considerations in relation to the residual employment requirement (¶¶4.7 to 4.8 of this ASR) that mean it is reasonable to conclude there is no need for further employment allocations in Alsager.

<sup>6</sup> Alignment of Economic, Employment and Housing Strategies – Ekosgen Report (August 2015), pp 28 to 29.

### **Recommendation regarding the allocation of sites for development in Alsager (Stage 3)**

Taking into account and balancing the range of factors considered in the SSM, it is recommended that no sites should be allocated in the SADPD for development in Alsager.

## 5. Retail planning

### Introduction

- 5.1 The purpose of this chapter is to set out how the Council's policy position on retail and town centre matters to support Part 2 of the Local Plan (the SADPD) has been derived, drawing from relevant evidence and ensuring consistency with national planning policy. The chapter should be read alongside the retail evidence prepared to support the SADPD including, most recently, the WYG Retail Study Partial Update (2020) [ED 17].
- 5.2 The SADPD will consider the need for the allocation of sites for retail, leisure and town centre uses and set out the future planning policy approach in Cheshire East. It will also:
- confirm the retail hierarchy approach for the settlement
  - consider the approach to the impact assessment threshold for the settlement
  - consider boundaries (as appropriate) for retail uses including town or local centre boundaries, primary shopping areas
  - consider matters that might influence a future development approach in terms of development management policies or allocation(s) for retail and town centre uses

### Retail overview

- 5.3 Alsager town centre generally helps to meet the day-to-day needs of the surrounding communities. It is a KSC in the retail hierarchy with a focus on the improvement of the convenience and comparison retail offer, with the potential to strengthen and enhance the retail offer, where suitable, as well as diversification to other uses such as offices, services, leisure, cultural and residential, as appropriate.
- 5.4 The town centre boundary for Alsager considered during the development of the Initial Publication Draft version of the SADPD was that defined in the Congleton Borough Local Plan First Review ("CBLP"). Subsequently the Alsager NDP was made on the 15 April 2020 and defines a different town centre boundary (Map TC1 of the Alsager NDP) to support the specific policy approach and objectives stated and evidenced in the NDP. It includes part of a Conservation Area to the north, and is close to a Conservation Area to the south. The town centre area includes Lawton Road, Crewe Road, Sandbach Road North, Sandbach Road South and Brookhouse Road.
- 5.5 Alsager, as a KSC, has a town centre boundary and two defined Principal Shopping Areas in the CBLP.

## Retail health indicators and analysis

- 5.6 The WYG Cheshire Retail Study (2016) (“CERS 2016”)<sup>7</sup> and updates prepared, most recently in 2020 (WYG Retail Study Partial Update [ED 17]) has evaluated the vitality and viability of the two Principal Towns (PTs) in Cheshire East (Crewe and Macclesfield) and the nine KSCs in the Borough. The WYG retail work has also considered the retail health and function of the Local Service Centres (“LSCs”).
- 5.7 Appendix 3 of the CERS 2016 (pp 1-5)<sup>8</sup> includes the full health check for PTs and KSCs and has been updated in Appendices A and B of the WYG Retail Study Partial Update (2020) [ED 17]. The retail ‘health check’ draws on a number of key indicators in accordance with national guidance.
- 5.8 For its size and role Alsager town centre continues to offer a good range of services. The centre retains a strong convenience goods offer and has seen an improvement in its leisure service offer since 2016. However, its financial and business sector provision has significantly weakened following the closure of the remaining two banks in the centre.
- 5.9 The centre provides a well-balanced independent and national multiple store offering and a reasonably good night-time economy. The vacancy rate in the town centre is low and there is evidence of a good churn of units over recent years. Alsager’s environmental quality is still considered to be mostly good although through traffic along Crewe Road and Lawton Road continues to have a negative impact on environmental quality.

## Assessed need for main town centre uses

- 5.10 For PTs and KSCs, the CERS 2016 established quantitative and qualitative retail requirements for convenience and comparison goods in town centres up to 2030.
- 5.11 WYG updated the quantitative retail requirements throughout the borough, in 2018 and again in 2020, to provide an up-to-date quantitative assessment of the future capacity for additional convenience and comparison floorspace. The need for convenience and comparison floorspace is presented in Chapters 4 and 5 of the WYG Retail Study Partial Update (2020) [ED 17].
- 5.12 In the SADPD, any residual need for retail convenience and comparison floorspace arising in the borough up to 2030 is expected to be met principally through:

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

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

- i) the delivery of sites allocated in the LPS that include an element of retailing to meet local needs;
  - ii) further retail development in central Crewe and central Macclesfield, on sites in town centre boundaries
  - iii) the delivery of allocated site LPS 47 ‘Snow Hill, Nantwich.’
- 5.13 There are no proposed retail allocations in the SADPD. The WYG Retail Study Partial Update (2020) [ED 17] recognises that expenditure growth forecasts in the longer term should be treated with caution, given the inherent uncertainties in predicting the economy’s performance over time and the pattern of future trading, and will be kept under regular review through future updates to the retail evidence base.

## Impact test threshold

- 5.14 WYG have assessed the floorspace thresholds for planning applications for retail and leisure uses above which an impact assessment is required. The impact test threshold evidence, initially prepared in 2017, has been reassessed through the 2020 WYG Retail Study Partial Update [ED 17].
- 5.15 For Alsager, as a KSC, the impact threshold test is 300sq.m outside of the town centre boundary, in relation to the closest defined centre(s) (convenience, comparison, service and leisure – Use Class A1, A2, A3, A4, and A5).<sup>12</sup>

## Complementary strategies and parking provision

- 5.16 The Alsager NDP includes an objective for the town centre, which is:
- *‘To achieve a vibrant, prosperous and sustainable town centre, a civic space where people go for a social experience, becoming the hub of the Alsager community in which its residents take pride.’*
- 5.17 The Alsager NDP also incorporates several policies in relation to the town centre, which are:
- TC1 ‘Public realm regeneration’, which supports regeneration of the public realm in the town centre through highways and streetscape improvements and landscaping

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<sup>12</sup> The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No. 757) is due to come into force on 1 September 2020. This will replace the Use Classes Order quoted in this report. These Regulations will create a new broad ‘Commercial, business and service’ use class (Class E), which incorporates the previous shops (A1), financial and professional services (A2), restaurants and cafes (A3) and offices (B1) use classes. Uses such as gyms, nurseries and health centres (previously in use classes D1 non-residential institutions and D2 assembly and leisure), and some other uses that are suitable for a town centre area, are also included in the class. This new class allows for a mix of uses to reflect changing retail and business models. It also recognises that a building may be in a number of uses concurrently.

- TC2 ‘Public parking’, which sees the availability of appropriate parking in the town centre as an important priority
- TC3 ‘Retail, service, business, leisure and residential development in the town centre’, which looks to adopt a town centre first approach, supporting mixed commercial, leisure, community, business and residential facilities in the town centre
- TC4 ‘Evening economy’, which supports proposals that help develop and sustain the evening economy of the town centre
- TC5 ‘Retail, service, business, and leisure development outside the town centre’, which does not look to support retail, service, business or leisure development outside the town centre

5.18 Alsager has three Council owned car parks in the town centre, providing 366 spaces. At the time of writing this ASR the car parks were not subject to parking charges.

## Retail and leisure boundaries

5.19 Paragraph 85 (b) of the NPPF (2019) asks that Local Plans “define the extent of town centres and primary shopping areas, and make clear the range of uses permitted in such locations, as part of a positive strategy for the future of each centre”.

5.20 The CERS 2016 considered the existing centres in the legacy local plans and identified where potential changes to (or indeed new) retail boundaries are appropriate.

5.21 Alsager has an existing town centre boundary, as defined in the Alsager NDP, to support the specific policy approach and objectives stated and evidenced in the Alsager NDP. The SADPD proposes its own retail policies, including providing further guidance on the application of the sequential and impact test, and will also replace saved policies in the former District’s Local Plans. Therefore appropriate town centre boundaries and primary shopping areas need to be defined to show where these retail policies apply. It is considered that the appropriate starting point for this continues to be the town centre boundary defined in the CBLP. Town centre boundaries and primary shopping areas have been reviewed (or identified) taking into account the recommendations of the CERS 2016, monitoring/site visits and any other relevant evidence (where specified) in line with the definitions included in the NPPF (2019). The 2020 WYG Retail Study Partial Update [ED 17] has also provided recommendations on retail boundaries, which have been considered as part of the council’s evidence base in preparing this ASR.

5.22 The NPPF (2019) defines primary shopping areas and town centres as:

- primary shopping area – defined area where retail development is concentrated.
- town centre – area defined on a local authority’s policies map, including the primary shopping area and areas predominantly occupied by main

town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

5.23 For the purposes of the ASR, the following three stage process has been used:

- Stage 1 – primary and secondary frontages have been defined to establish where retail development is concentrated
- Stage 2 – definition of a primary shopping area
- Stage 3 – definition of the town centre boundary

5.24 For the avoidance of doubt, only a primary shopping area and town centre boundary will be defined on the SADPD Policies Map.

### Stage 1 - Primary and secondary frontages

5.25 Whilst not defined in the NPPF 2019, primary and secondary frontages are considered to be:

“Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.”

5.26 Table Alsager 2 sets out the justification for identifying the primary and secondary frontages in Alsager town centre indicated on Map Alsager 7, in Appendix 2.

| Potential primary and secondary frontages                            | Number on Map Alsager 7 and amendment proposed | Justification for amendment  |
|--|--|--|
| 1 to 15 Crewe Road and 19 to 23 Crewe Road.                          | 1. Define as secondary frontages (“SFs”).      | Units in a mix of uses including A1 retail and financial and business. |
| 7 to 17 Lawton Road.   | 2. Define as a SF.                             | Units in a mix of uses including A1 retail and a café.                 |
| Asda supermarket and the three adjoining smaller units to the south. | 3. Define as a SF.                             | Units in a mix of uses including Asda, a pharmacy and a takeaway.      |
| 25 to 31 Lawton Road.  | 4. Define as a primary frontage (“PF”).        | A cluster of units comprising mainly A1 retail use.                    |
| 22 to 28 Lawton Road.  | 5. Define as a SF.                             | Units in a mix of uses including A1 retail and a hairdresser.          |
| 2 to 20 Lawton Road and 43 to 47 Sandbach Road South.                | 6. Define as a SF.                             | Units in a mix of town centre uses.                                    |

| Potential primary and secondary frontages                      | Number on Map Alsager 7 and amendment proposed | Justification for amendment  |
|--|--|--|
| 48 to 52 Sandbach Road North,<br>54 to 64 Sandbach Road North. | 7. Define as a SF.                             | Units in a mix of town centre uses including A1 retail and hairdressers. |
| 66 to 68 Sandbach Road South.                                  | 8. Define as a PF                              | Units in A1 retail use.  |
| 2 to 14 Crewe Road.  | 9. Define as a SF.                             | Units in a mix of town centre uses including restaurants.                |

**Table Alsager 2: Alsager primary and secondary frontages justification**

## Stage 2 - Primary shopping area

5.27 Table Alsager 3 considers the boundary for the primary shopping area (“PSA”) (as defined in the NPPF), taking account of the primary frontages identified in Stage 1, and indicated on Map Alsager 8, in Appendix 2.

| Potential primary shopping area                                      | Number on Map Alsager 8 and amendment proposed | Justification for amendment  |
|--|--|--|
| 51 to 77 Crewe Road and 44 to 106 Crewe Road.                        | 1. Do not include in the PSA.                  | The area is not adjoining or closely related to the proposed PFs, being detached from the main retail area, and therefore should not be included in the PSA. |
| 1 to 23 Crewe Road and 2 to 14 Crewe Road.                           | 2. Include in the PSA.                         | The proposed SFs are closely related to the proposed PFs on Sandbach Road South and should be included in the PSA.   |
| 7 to 17 Lawton Road.   | 3. Include in the PSA.                         | The proposed SF is closely related to the proposed PF on Lawton Road and should be included in the PSA.  |
| Asda supermarket and the three adjoining smaller units to the south. | 4. Include in the PSA.                         | The proposed SF is closely related to the proposed PF on Lawton Road and should be included in the PSA.  |
| 25 to 31 Lawton Road.  | 5. Include in the PSA                          | This is proposed to be a PF comprising retail and should be included in the PSA.   |
| 33 Lawton Road and garage to the rear on Wesley Avenue.              | 6. Do not include in the PSA.                  | This area is not part of the proposed PFs or SFs and should therefore not be included in the PSA.  |
| 22 to 28 Lawton Road.  | 7. Include in the PSA.                         | The proposed SF is closely related to the proposed PF on Lawton Road and should be included in the PSA.  |
| 2 to 20 Lawton Road and 43 to 47 Sandbach Road South.                | 8. Include in the PSA.                         | This proposed SF is closely related to the proposed PF on Lawton Road and Sandbach Road South and should be included in the PSA.                             |

| Potential primary shopping area | Number on Map Alsager 8 and amendment proposed | Justification for amendment   |
|---------------------------------|--|---|
| 48 to 64 Sandbach Road South    | 9. Include in the PSA.                         | The proposed SF is closely related to the proposed PF on Sandbach Road South and should be included in the PSA. |
| Alsager United Reformed Church. | 10. Do not include in the PSA.                 | The area is not part of the proposed PFs or SFs and should therefore not be included in the PSA.                |
| 66 to 68 Sandbach Road South    | 11. Include in the PSA.                        | This is proposed to be a PF comprising retail and should be included in the PSA.                                |

**Table Alsager 3: Alsager primary shopping area justification**

5.28 The Alsager NDP does not consider a primary shopping area boundary.

### Stage 3 - Town centre boundary

5.29 Table Alsager 4 justifies any proposed amendments to be made to the Alsager town centre boundary, as defined in the CBLP, and indicated on Map Alsager 9, in Appendix 2.

| Potential town centre boundary  | Number on Map Alsager 9 and amendment proposed | Justification for amendment   |
|---|--|---|
| PSA and surrounding area predominantly occupied by main town centre uses, as well as St Mary Magdalene Church.  | 1. Include in the town centre boundary.        | This area includes the proposed PSA, Town Council offices, the main car park and the library.   |
| 33 Lawton Road and the garages to the rear on Wesley Avenue, 35 to 41 Lawton Road and Wesley Place Church.  | 2. Exclude from the town centre boundary.      | Whilst close to the retail core of the town centre, this area has a different feel /character. It is not considered to function as an integral part of the centres shopping and service offering.   |
| 16 to 42 Crewe Road, 27 to 45 Crewe Road, 78 to 81 Crewe Road, 2a The Avenue, Milton Park, Old Milton House, New Milton House, Milton Mews, 63 to 91 Station Road, Alsager United Reformed Church, Alsager Fire Station, 1 to 5 Cross Street, and 2 to 10 Cross Street. | 3. Exclude from the town centre boundary       | The area is considered to be detached from the retail core of the town. It does not contain main town centre uses, being predominantly residential, and it is not considered to function as an integral part of the centre's shopping and service offering. |
| 108 to 122 Crewe Road.  | 4. Exclude from the town centre                | This area consists of predominantly residential properties, which are not main town centre uses and do not  |

| Potential town centre boundary   | Number on Map Alsager 9 and amendment proposed | Justification for amendment   |
|--|--|---|
|  | boundary.                                      | function as part of the centre's shopping and service offering.   |
| 51 to 77 Crewe Road (excluding grounds to rear), and 44 to 106 Crewe Road. | 5. Include in the town centre boundary.        | This is a reasonable sized shopping area centred on Crewe Road, about 165m to the west of the main concentration of town centre uses. This area on Crewe Road consists of a mix of A1 retail uses, takeaways, restaurants, pubs and hairdressers that can serve the nearby residential areas and a wider catchment. Careful consideration has been given to whether this area should be included or not within the town centre in the light of the methodology for defining town centre boundaries. A case could be made both ways. Although it could be argued that the inclusion of this area would not be fully consistent with the methodology, it does represent a significant cluster of town centre uses, which is linked by Crewe Road to the main area of town centre uses. The connection and distance between them would be such that linked trips involving both areas could readily be made. On balance therefore, it has been concluded that both areas 1 and 5 should be combined for the purposes of defining the town centre boundary. The grounds to the rear of 51 to 77 Crewe Road have been excluded from the town centre boundary as they appear to consist of gardens, which have no functional requirement to be in the town centre boundary. |

**Table Alsager 4: Alsager town centre boundary justification**

5.30 The proposed town centre boundary is the same as that defined in the Alsager NDP.

## Other retail centres

5.31 This section would consider the future retail approach for each retail centre designated on the proposals maps for the legacy Local Plans, in terms of

whether that designation should continue in the SADPD. In the case of Alsager no other retail centres were designated in the CBLP.

## 6. Settlement boundaries

### Introduction

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

### Settlement boundary overview

- 6.3 The Alsager NDP does not define a new settlement boundary, therefore the existing settlement boundary is defined in the CBLP, as amended by sites LPS 20, LPS 21, LPS 22, LPS 23, LPS 24 and LPS 25 in the LPS.
- 6.4 For the purposes of review, the existing settlement boundary has been divided into sections as set out in Table Alsager 5 below and shown on Map Alsager 10, in Appendix 3. Section 4 has been split into sub sections for ease of description, and is shown in more detailed on Map Alsager 11 in Appendix 3.

| Ref | Boundary section   | Description of existing boundary  |
|-----|--|---|
| 1   | Between the junction of Hassall Road/Heath End Road and Lawton Road. | Boundary travels north east along the frontage of properties along Hassall Road and then runs south east along the rear curtilage of properties along Heath End Road. It then travels north east along the side and then rear curtilage boundaries of properties along Rydal Way. The boundary crosses Sandbach Road North and then runs along the side and then rear curtilage boundaries of properties along Leicester Avenue, and Cavendish Crescent, crossing an area of open space to reach the rear curtilage boundary of properties along Grosvenor Avenue, Belgrave Avenue, and Cresswellshawe Road. It then runs along the outer curtilage boundary of properties on Woodland Court and the rear curtilage boundary of properties on Woodside Avenue. It then travels along the rear curtilage boundary of 1 Heath View where it continues to travel north and then north east |

| Ref | Boundary section                             | Description of existing boundary   |
|-----|--|--|
|     |  | adjacent to a footpath. It continues to roughly follow the footpath to the south and then follows the rear curtilage boundary of dwellings along Woodside Avenue, crossing an area of open space to reach the rear curtilage boundary of properties along Moorhouse Avenue, which it runs along until it meets Lawton Road.  |
| 2   | Between Lawton Road and the railway line.    | Boundary follows the Green Belt inset boundary, crossing Lawton Road and then travels east along Crewe Road until it reaches a dismantled railway, which it crosses and then runs along until it meets Linley Lane. It travels south along Linley Lane and then west along the rear curtilage boundaries of properties to the south of Linley Road. The boundary then crosses Wayside, running south and then around the curtilage boundary of 29 Wayside, and the rear curtilage boundary of 27 Wayside. It then crosses an area of open space to the west and follows the rear curtilage boundaries of properties along Craig Walk, running along the rear curtilage boundary of Excalibur School, continuing to follow the rear curtilage boundary of properties along Maple Avenue and Yew Tree Court. It then crosses Audley Road and continues south, cutting across an open area and then follows the boundary of a hotel car park. It then travels north west following the rear curtilage boundaries of properties along Meadow Croft, St Andrews Gardens and Audley Road until it meets the railway line. It travels west until opposite 14 Rowan Close. |
| 3   | Between the railway line and 197 Crewe Road. | The boundary crosses the railway line in a north east direction until it meets the curtilage boundary of properties on Rowan Close. It runs west following the rear curtilage boundaries of properties on Rowan Close until it meets Cedar Avenue. It travels west along Cedar Avenue, around the side and then rear curtilage boundaries of properties on this road. The boundary then follows part of the rear curtilage boundary of St Gabriel's Catholic Primary School continuing south west until opposite the western curtilage boundary of the school. It then travels north and then west along the rear curtilage boundaries of properties along Swettenham Close and Dunham Close. It then crosses an area of open space to follow the rear curtilage boundary of properties along Swallow Drive, Goldfinch Drive and then the side curtilage boundary of properties along Goldfinch Drive and 214 Crewe Road. It then crosses Crewe Road and travels west until it reaches 197 Crewe Road.   |
| 4i  | Between 197 Crewe Road and Nursery Road.     | Boundary travels along Crewe Road to the west until 236 Crewe Road, where it follows the side curtilage boundary and then continues to run along the rear curtilage boundaries of properties along Close Lane. It then cuts through 58 Close Lane, runs east along a footpath and then crosses Close Lane, continuing to run along rear curtilage boundaries until it crosses Close Lane again at Crowle Cottage. The boundary continues to run along Close Lane to the north, deviating into a field just before Nursery Road, which it then meets.   |
| 4ii | Site boundary of LPS                         | The boundary runs around the site boundary of site LPS 20  |

| Ref  | Boundary section   | Description of existing boundary  |
|------|--|---|
|      | 20, White Moss Quarry  | (White Moss Quarry).  |
| 4iii | Site boundary of LPS 25, Radway Green North                            | The boundary runs around the site boundary of site LPS 25 (Radway Green North).   |
| 4iv  | Site boundary of LPS 23, Radway Green Brownfield                       | The boundary runs around the site boundary of site LPS 23 (Radway Green Brownfield).  |
| 4v   | Site boundary of LPS 24, Radway Green Extension (Green Belt)           | The boundary runs around the Green Belt inset boundary of site LPS 24 (Radway Green Extension).   |
| 4vi  | Site boundary of LPS 24, Radway Green Extension (non-Green Belt)       | The boundary runs around the non-Green Belt boundary of site LPS 24 (Radway Green Extension).   |
| 5    | Between Nursery Road and Dunnocksfold Road.                            | The boundary runs along Close Lane until it meets Dunnocksfold Road, which it crosses. It then travels north until the north curtilage boundary of Greenacres.  |
| 6    | Between Dunnocksfold Road and junction of Hassall Road/Heath End Road. | The boundary runs east along the rear and then side curtilage boundaries of properties along Dunnocksfold Road and then travels north along the curtilage boundary of site LPS 22 (Former Manchester Metropolitan University Campus) until it meets and crosses Hassall Road. |

**Table Alsager 5: Existing settlement boundary**

## Settlement boundary review

6.5 Each section of the existing settlement boundary has been reviewed using the methodology set out in the 'Settlement and infill boundaries review' note [ED 06]. As part of Alsager has a Green Belt inset boundary sections 2 and 4e are only subjected to stage 1. The assessments and recommendations for defining the new boundary are set out in Table Alsager 6 below.

| Ref | Stage 1   | Stage 2  |  |  | Stage 3   | Boundary recommendations   |
|-----|---|--|--|--|---|--|
|     | Criteria A, B, C (allocated sites)  | Criteria D (planning consents)                                 | Criteria E (relation to physical built up area)  | Criteria F (relation to use of built up area)  | Criteria G (physical features)  |  |
| 1   | This boundary is not impacted any LPS strategic site allocations, proposed SADPD site allocations, or Neighbourhood Plan site allocations | This boundary is not impacted by any extant planning consents. | <p>The boundary excludes a public house (Wilbraham Arms) that has a low level of built form.</p> <p>The boundary includes areas of open space between properties on Cavendish Crescent and Grosvenor Avenue, and Woodside Avenue and East Court (A50 and A47 respectively in the Open Spaces Assessment 2012) that are well contained.</p> <p>The boundary excludes a water screening building (off Cresswellshawe Road) that does not display a high level of containment or built form. It also excludes buildings</p> | <p>The boundary excludes a public house (Wilbraham Arms) that is set in spacious grounds.</p> <p>The boundary includes an area of informal open space between the football ground and properties on Heath View, which does not have a functional requirement to be located within the settlement boundary.</p> | <p>The boundary generally follows rear curtilage boundaries of properties. Between properties on Cavendish Crescent and Grosvenor Avenue the boundary does not relate to physical features on the ground; however it appears that this section can be slightly amended to relate to some physical features (fence and gate). The boundary also cuts across an access road to a water screening building, however it is not considered practicable or appropriate to amend this part of the boundary as the excluded area contains designated open space/playing</p> | <p>The boundary should be strengthened at <b>1A</b> to run along the fence and gate to the rear of 19 Cavendish Crescent, where it would then cut across the open space to meet the existing settlement boundary.</p> <p>The boundary should be amended to include the buildings associated with the football ground, but not the ground itself (<b>1B</b>). The new boundary would run from the rear curtilage boundary of properties on Woodland court, around the curtilage boundary of the football ground</p> |

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| Ref | Stage 1  | Stage 2                        |  |   | Stage 3                        | Boundary recommendations  |
|-----|--|--------------------------------|--|---|--------------------------------|---|
|     | Criteria A, B, C (allocated sites)   | Criteria D (planning consents) | Criteria E (relation to physical built up area)  | Criteria F (relation to use of built up area) | Criteria G (physical features) |   |
|     |  |                                | <p>associated with the football ground that display a high level of built form and previously developed land.</p> <p>The boundary excludes a row of garages (off Moorhouse Avenue) that are visually detached from the settlement and uncontained.</p> |   | field.                         | <p>buildings in a clockwise direction until it meets the existing settlement boundary.</p> <p>The boundary should be amended to exclude the area of informal open space between the football ground and properties on Heathview (1C).</p> <p>The new boundary would run along the rear curtilage boundary of properties on Heath View, and then Woodside Avenue, until it meets the existing settlement boundary.</p> |
| 2   | There are no LPS strategic sites, neighbourhood plan sites or proposed SADPD sites | n/a                            | n/a  | n/a   | n/a                            | No change to existing boundary.   |

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| Ref | Stage 1  | Stage 2  |  |   | Stage 3   | Boundary recommendations  |
|-----|--|--|--|---|---|---|
|     | Criteria A, B, C (allocated sites)   | Criteria D (planning consents)   | Criteria E (relation to physical built up area)  | Criteria F (relation to use of built up area)   | Criteria G (physical features)  |   |
|     | adjacent to this section of the boundary.  |  |  |   |   |   |
| 3   | This boundary is not impacted by any LPS strategic site allocations, proposed SADPD site allocations or Neighbourhood Plan site allocations. | This boundary excludes an extant planning consent for 43 dwellings (17/5537C) at Cedar Avenue, and one for 128 dwellings (15/3410C), south of Hall Drive, both of which are under construction. It also excludes a completed residential development of 65 dwellings (13/1210C) south of Crewe Road. | This boundary excludes residential development(s) that: are under construction (15/3410C, 17/5537C); is completed (13/1210C). There is also an area of Crewe Road that runs along the northern boundary of 13/1210C that is well contained. The boundary also excludes an area of dispersed buildings to the south of 13/1210C, which are not well contained and are physically and visually detached from the built form of the settlement. | This boundary excludes residential development (s) that: are under construction (15/3410C, 17/5537C); is completed (13/1210C). It also excludes a hotel and paddock, which do not have a functional requirement to be located within the settlement boundary. | The boundary generally follows rear curtilage boundaries of properties, a road (Cedar Avenue), track, prominent tree line, planning consent boundaries, and open space boundaries, including allotments. Part of the boundary does not follow any physical features or is soft to the south west of an under construction residential development (15/3410C) and to the south east and south west of a new residential development (13/1210C). However, it is not considered practicable or | The boundary should be amended to include 17/5537C ( <b>3A</b> ). The new boundary would follow the southern and western site boundaries until it meets the existing settlement boundary. The boundary should be amended to include part of 15/3410C ( <b>3B</b> ) identified as built development, excluding the identified area of open space. The new boundary would follow the western curtilage boundary of the allotments, until it meets the site boundary of 15/3410C, which it |

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| Ref | Stage 1                            | Stage 2                        |   |   | Stage 3  | Boundary recommendations  |
|-----|------------------------------------|--------------------------------|---|---|--|---|
|     | Criteria A, B, C (allocated sites) | Criteria D (planning consents) | Criteria E (relation to physical built up area) | Criteria F (relation to use of built up area) | Criteria G (physical features)   |   |
|     |                                    |                                |   |   | appropriate to amend these boundaries as they exclude areas of open space. | continues to follow until it reaches the proposed area of open space. It then runs through the site to the west following the open space boundary and then follows the site boundary until it meets the new access road (an extension of Hall Drive) and then the existing settlement boundary. The boundary should be amended to include part of 13/1210C (and the area of Crewe Road adjacent) (3C) identified as built development, excluding the areas identified as open space. The new boundary would follow the boundary of car parking at |

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| Ref | Stage 1  | Stage 2   |   |   | Stage 3   | Boundary recommendations  |
|-----|--|---|---|---|---|---|
|     | Criteria A, B, C (allocated sites)   | Criteria D (planning consents)  | Criteria E (relation to physical built up area)   | Criteria F (relation to use of built up area)   | Criteria G (physical features)  |   |
|     |  |   |   |   |   | 13/1210C to the north, running around the rear curtilage boundary of 39 Goss Place, until it meets the site boundary. It continues to follow this until it meets the area of open space to the south. It then follows this boundary within the site, until it joins and follows the site boundary, where it meets and crosses Crewe Road. |
| 4i  | This section of the boundary currently excludes LPS 25 Radway Green North. | This boundary excludes an extant planning consent that is under construction for 110 dwellings (14/5880C) off Crewe Road, one for 16 dwellings (16/2993N) off Close Lane, and one for employment uses at Radway Green North | The boundary excludes a public house (Plough Inn) that has a low level of built form.<br><br>This boundary excludes an extant planning consent that is under construction for 110 dwellings (14/5880C). | The boundary excludes a public house (Plough Inn) that is set in spacious grounds, and an area of Crewe Road between two sections of the settlement boundary.<br><br>This boundary excludes an extant | The boundary generally follows roads (Crewe Road, Radway Green Road, and Close Lane), rear curtilage boundaries of properties, existing development with established boundaries, field boundaries, site boundaries of | The boundary should be amended to include the areas of Crewe Road (4A) and the railway line (4B) that are between the different boundary sections, and the established employment areas of BAE Systems and  |

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| Ref | Stage 1                            | Stage 2                        |  |   | Stage 3  | Boundary recommendations   |
|-----|------------------------------------|--------------------------------|--|---|--|--|
|     | Criteria A, B, C (allocated sites) | Criteria D (planning consents) | Criteria E (relation to physical built up area)  | Criteria F (relation to use of built up area)   | Criteria G (physical features)   |  |
|     |                                    | (18/3348N).                    | Adjacent to this is a hotel (Holly Trees Hotel) and two dwellings (Swallow Barn and Holly Barn), with the settlement boundary containing a LPS strategic site adjoining both (LPS 20, which also has an extant planning consent for 350 dwellings (13/4132N)). A section of the settlement boundary on the opposite side of Crewe Road contains another LPS strategic site allocation (LPS 25, which also has an extant planning consent for employment use (18/3348N)). Once these sites are developed the containment of the hotel and dwellings | planning consent that is under construction for 110 dwellings (14/5880C). Adjacent to this is a hotel and two dwellings. Although the hotel does not have a functional relationship with the existing settlement it would be logical to include it within the boundary, as once adjacent sites (some in the settlement boundary) (LPS 20 (which has an extant planning consent (13/4132N)), LPS 25 (which has an extant planning consent for employment use (18/3348N)) and 14/5880C) have been developed it will be surrounded by uses that do have a functional relationship with the settlement. | strategic site allocations and extant planning permissions, fencing, prominent treelines and a railway line.<br><br>In two areas part of the boundary does not follow any physical features or is soft to the south of BAE Systems, as well as the north western boundary of LPS 20. However, it is not considered practicable or appropriate to amend these boundaries as they exclude areas of open land whose functional relationship lies with the open countryside.<br><br>Part of the boundary does not follow any physical features or is soft to the rear of | Radway Green Business Centre (4C). The new boundary would cross Crewe Road opposite The Point, travelling along the eastern boundary of LPS 25 until it meets the railway line, running along it to the east. It then crosses the railway line once it reaches the bridge carrying a track. The boundary then runs along the outer boundary of BAE Systems, cutting into the site to follow the rear building line and tree line until it meets the existing settlement boundary at LPS 24. From the western end of LPS 24 the new boundary would run along Radway Green Road to LPS |

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| Ref | Stage 1                            | Stage 2                        |   |   | Stage 3   | Boundary recommendations   |
|-----|------------------------------------|--------------------------------|---|---|---|--|
|     | Criteria A, B, C (allocated sites) | Criteria D (planning consents) | Criteria E (relation to physical built up area)   | Criteria F (relation to use of built up area)   | Criteria G (physical features)  |  |
|     |                                    |                                | <p>will increase.</p> <p>Extant planning consent 16/2993N (off Close Lane) is currently excluded from the settlement boundary. There is an area of land between this site, existing built form, LPS 20 and an extant planning consent under construction for 110 dwellings (14/5880C). Once these sites are developed, this will increase the containment of the area of land in question.</p> <p>The boundary also excludes an area of residential development along Close Lane that has a strong functional relationship with the</p> | <p>The boundary also excludes an area of residential development along Close Lane that has a strong functional relationship with the existing urban area, as well as part of Close Lane itself.</p> | <p>properties along Close Lane. However, it is not considered practicable or reasonable to amend these boundaries as they exclude extensive gardens. Boundary treatments are to be provided, where required as part of extant planning consent 14/5880C, which is under construction.</p> <p>Part of the boundary deviates into a field between Close Lane and Nursery Road – it would be logical to run this along Close Lane.</p> | <p>23, travelling around this site until it reaches the railway line. It then runs along the railway line to the east until it meets the existing settlement boundary at LPS 25. The boundary would cross at the junction of Crewe Road and Radway Green Road between LPS 25 and LPS 20.</p> <p>The boundary should be amended to include Rose Trees Farm, and Oak Tree Barn (4D). The new boundary would run along the western curtilage boundary of Rose Trees Farm (along Radway Green Road).</p> <p>The boundary</p> |

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| Ref | Stage 1  | Stage 2   |  |  | Stage 3                        | Boundary recommendations  |
|-----|--|---|--|--|--------------------------------|---|
|     | Criteria A, B, C (allocated sites)   | Criteria D (planning consents)  | Criteria E (relation to physical built up area)  | Criteria F (relation to use of built up area)  | Criteria G (physical features) |   |
|     |  |   | existing built up area.  |  |                                |   |
| 4ii | This boundary includes LPS strategic site allocation LPS 20 White Moss Quarry, but excludes LPS strategic site allocation LPS 25 Radway Green North. | This boundary includes an extant planning consent for 350 dwellings at White Moss Quarry (13/4132N). This boundary excludes an extant planning consent that is under construction for 110 dwellings (14/5880C) off Crewe Road, and an extant planning consent for employment uses at Radway Green North (18/3348N). | This boundary excludes an extant planning consent that is under construction for 110 dwellings (14/5880C). Adjacent to this is a hotel (Holly Trees Hotel) and two dwellings (Swallow Barn and Holly Barn), with a LPS strategic site adjoining both (LPS 20, which also has an extant planning consent for 350 dwellings (13/4132N)), with another on the opposite side of Crewe Road (LPS 25, which has an extant planning consent for employment use (18/3348N)). Once these sites are developed the containment of the | This boundary excludes an extant planning consent that is under construction for 110 dwellings (14/5880C). Adjacent to this is a hotel and two dwellings. Although the hotel does not have a functional relationship with the existing settlement it would be logical to include it within the boundary, as once adjacent sites (LPS 20 (which has an extant planning consent (13/4132N)), LPS 25 (which has an extant planning consent for employment use (18/3348N) and 14/5880C) have been developed it will be surrounded by uses that do have a functional relationship |                                | should be amended to include Holly Tree Hotel, Swallow Barn, Holly Barn and the extant planning consent that is under construction off Crewe Road (14/5880C) (4E). It should also be amended to include the extant planning consent off Close Lane (16/2993N) and the land between this, LPS 20 and 14/5880C, as well as 60 to 70 and 55 to 69 Close Lane (including Close Lane itself). The new boundary would follow the northern boundary of 16/2993N, cutting across the rear garden of 70 Close Lane and then continue north along Close Lane until it |

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| Ref  | Stage 1  | Stage 2  |  |   | Stage 3                        | Boundary recommendations   |
|------|--|--|--|---|--------------------------------|--|
|      | Criteria A, B, C (allocated sites)   | Criteria D (planning consents)   | Criteria E (relation to physical built up area)  | Criteria F (relation to use of built up area)   | Criteria G (physical features) |  |
|      |  |  | hotel and the dwellings will increase.   | with the settlement.<br><br>The boundary also excludes an area of Crewe Road between two sections of the settlement boundary.   |                                | meets the existing boundary.<br><br>The boundary should be amended to exclude the area of field between Close Lane and Nursery Road ( <b>4F</b> ). The new boundary would follow Close Lane. |
| 4iii | This boundary includes LPS strategic site allocation LPS 25 Radway Green North, but excludes LPS strategic site allocation LPS 20 White Moss Quarry. | This boundary includes an extant planning consent for employment uses at Radway Green North (18/3348N). This boundary excludes an extant planning consent for 350 dwellings at White Moss Quarry (13/4132N), and one that is under construction for 110 dwellings (14/5880C) off Crewe Road. | This boundary excludes an extant planning consent for 350 dwellings at White Moss Quarry (13/4132N) that is also a strategic site allocation (LPS 20), and one that is under construction for 110 dwellings (14/5880C) off Crewe Road.<br><br>The boundary excludes a public house (Plough Inn) that has a low level of built form.<br><br>This boundary is adjacent to a railway line, on the other side of which is an | This boundary excludes an extant planning consent for 350 dwellings at White Moss Quarry (13/4132N) that is also a strategic site allocation (LPS 20), and one that is under construction for 110 dwellings (14/5880C) off Crewe Road.<br><br>The boundary excludes a public house (Plough Inn) that is set in spacious grounds, and an area of Crewe Road between two sections of the settlement boundary. |                                |  |

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| Ref | Stage 1  | Stage 2  |  |  | Stage 3                        | Boundary recommendations |
|-----|--|--|--|--|--------------------------------|--------------------------|
|     | Criteria A, B, C (allocated sites)   | Criteria D (planning consents)   | Criteria E (relation to physical built up area)  | Criteria F (relation to use of built up area)  | Criteria G (physical features) |                          |
|     |  |  | established employment area with a high level of previously developed land.  | The boundary also excludes an established employment area that contains an area of open land to the south, whose functional relationship is more with the open countryside.  |                                |                          |
| 4iv | This boundary includes LPS strategic site allocation LPS 23 Radway Green Brownfield, but excludes LPS strategic site allocation LPS 25 Radway Green North. | This boundary excludes barn conversions to 3 dwellings at Radway Green Farm (P06/0358), and an extant planning consent for employment uses at Radway Green North (18/3348N). | This boundary excludes barn conversions to 3 dwellings (P06/0358). The boundary excludes an established employment area, which has a high level of previously developed land. The boundary excludes an extant planning consent for employment uses at Radway Green North (18/3348N), which is also a strategic site allocation (LPS 25). | This boundary excludes barn conversions to 3 dwellings (P06/0358); however these are common in the open countryside and consistent with planning policies in rural areas. The boundary also excludes an established employment area that contains an area of open land to the south whose functional relationship is more with the open countryside. The |                                |                          |

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| Ref | Stage 1   | Stage 2  |   |   | Stage 3                        | Boundary recommendations |
|-----|---|--|---|---|--------------------------------|--------------------------|
|     | Criteria A, B, C (allocated sites)  | Criteria D (planning consents)                                 | Criteria E (relation to physical built up area)   | Criteria F (relation to use of built up area)   | Criteria G (physical features) |                          |
|     |   |  |   | boundary excludes an extant planning consent for employment uses at Radway Green North (18/3348N), which is also a strategic site allocation (LPS 25).  |                                |                          |
| 4v  | This boundary includes LPS strategic site allocation LPS 24 Radway Green Extension. | n/a  | n/a   | n/a   |                                |                          |
| 4vi | This boundary includes LPS strategic site allocation LPS 24 Radway Green Extension. | This boundary is not impacted by any extant planning consents. | The boundary excludes an established employment area that has a high level of previously developed land. It also excludes the residential properties of Rose Trees Farm and Oak Tree Barn, which will become well contained once LPS 24 is developed. | The boundary excludes an established employment area. It also excludes the residential properties of Rose Trees Farm and Oak Tree Barn, whose functional relationship with the settlement will be clearer once LPS 24 is developed. |                                |                          |
| 5   | This boundary   | This boundary  | This boundary   | This boundary   | The boundary follows           | The boundary             |

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| Ref | Stage 1  | Stage 2  |   |  | Stage 3   | Boundary recommendations   |
|-----|--|--|---|--|---|--|
|     | Criteria A, B, C (allocated sites)   | Criteria D (planning consents)   | Criteria E (relation to physical built up area)   | Criteria F (relation to use of built up area)  | Criteria G (physical features)  |  |
|     | is not impacted by any LPS strategic site allocations, proposed SADPD site allocations or Neighbourhood Plan site allocations. | excludes: a completed residential development of 40 dwellings adjacent to Yew Tree Farm (16/4729N); an extant planning consent that is under construction for 100 dwellings off Close Lane (14/5114C); an extant planning consent for 69 dwellings west of Close Lane (18/4533N); and two completed developments of 1 dwelling at 32 Nursery Road (11/4290C) and 8 dwellings adjacent to Meadow View (17/4145C). | excludes one extant planning consent that is under construction for 100 dwellings (14/5114C), an extant planning consent for 69 dwellings west of Close Lane (18/4533N), and three completed developments of 1 dwelling (11/4290C), 8 dwellings (17/4145C), and 40 dwellings (16/4729N).<br><br>It also excludes properties on Kensington Court, Close Lane and Delamere Court, and an area of ribbon development along Nursery Lane, which is well screened by existing vegetation and is located in an open area. | excludes a completed residential development for 40 dwellings (16/4729N), which has a small area of open space on the south west edge; and a planning consent that is under construction for 100 dwellings (14/5114C), which has a large area of open space to the south west. It also excludes an extant planning consent for 69 dwellings (18/4533N), which has a small area of open space on the south east edge. All these areas of open space do not have a functional requirement to be located within the settlement boundary.<br><br>The boundary also excludes: two | field boundaries, roads (Close Lane, Nursery Road), prominent tree lines, and existing development with established boundaries. Part of the boundary does not follow any physical features or is soft to the south west of a completed residential development (16/4729N) and south east of an extant consent (18/4533N). However, it is not considered practicable or appropriate to amend this boundary as it excludes areas of open space. The boundary to the north of Lady Farm Bungalow also does not follow any physical features, | should be amended to include parts of 16/4729N, 18/4533N and 14/5114C, excluding the proposed areas of open space, as well as properties on Kensington Court, Close Lane and Delamere Court (5A). The new boundary would run along Nursery Lane to the west and then travel north along the western rear curtilage of properties on Kensington Court. It runs north west along the rear curtilage of properties along Nursery Road and then north, following the prominent tree line. It continues to follow the trees to the north east and |

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| Ref | Stage 1                            | Stage 2                        |   |   | Stage 3  | Boundary recommendations  |
|-----|------------------------------------|--------------------------------|---|---|--|---|
|     | Criteria A, B, C (allocated sites) | Criteria D (planning consents) | Criteria E (relation to physical built up area)   | Criteria F (relation to use of built up area)   | Criteria G (physical features)   |   |
|     |                                    |                                | <p>The boundary also excludes Holly Bank, which has a low level of previously developed land and built form, and Lady Farm Bungalow, which is well contained now the adjacent site (17/4145C) is developed.</p> | <p>completed developments of 1 dwelling (11/4290C) and 8 dwellings (17/4145C); properties on Kensington Court, Close Lane and Delamere Court; and an area of ribbon development along Nursery Lane, which appears to function more as part of the open countryside due to the feeling openness and rural nature of the area.</p> <p>Also excluded from the boundary are Holly Bank, which is within extensive grounds, and Lady Farm Bungalow, which has a paddock to the north that has no functional requirement to be located within the</p> | <p>however this boundary excludes a paddock and therefore it is not considered practicable or appropriate to amend it.</p> | <p>then travels north west running along the boundary between the proposed open space and built development of 14/5114C, 16/4729N and 18/4533N. It then travels north east along the western boundary of 18/4533N until it meets Close Lane, along which it travels east. The boundary then follows the west and southern curtilage boundary of Holly Bank until it meets the existing settlement boundary.</p> <p>The boundary should be amended to include 17/4145C and Lady Farm Bungalow (excluding</p> |

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| Ref | Stage 1  | Stage 2   |  |   | Stage 3  | Boundary recommendations  |
|-----|--|---|--|---|--|---|
|     | Criteria A, B, C (allocated sites)   | Criteria D (planning consents)  | Criteria E (relation to physical built up area)  | Criteria F (relation to use of built up area)   | Criteria G (physical features)   |   |
|     |  |   |  | settlement boundary.  |  | the paddock) ( <b>5B</b> ). The new boundary would cross Close Lane and run along the western and northern boundary of 17/4145C, cutting through the curtilage of Lady Farm Bungalow until it meets Dunnocksfold Road. It then travels south until it joins the existing settlement boundary. |
| 6   | This boundary is not impacted by any LPS strategic site allocations, proposed SADPD site allocations or Neighbourhood Plan site allocations. | This boundary excludes two extant planning consents: land at Heath End farm for 4 dwellings (19/2606C); and Mere End Barns for 1 dwelling (16/3751C), which is under construction. It also excludes four completed developments – two dwellings completed | The boundary excludes two extant planning consents, of which one is under construction (19/2606C (which has extensive gardens) and 16/3751C). It also excludes four completed housing developments (05/1207/FUL (which has extensive | The boundary excludes two extant planning consents, one of which is under construction (19/2606C (which has extensive gardens) and 16/3751C). It also excludes four completed housing developments (05/1207/FUL (which has extensive gardens) 12/1670C, | The boundary generally follows field boundaries and a road (Hassall Road). In two sections around Heath End Farm the boundary does not relate to any physical features, however it is not considered practicable or appropriate to amend this boundary as it | The boundary should be amended to include 14/5548C, as well as Sunnyside Farm and the area to its west ( <b>6A</b> ). The new boundary would travel round the outer boundary of the completed residential development (14/5548C) until it   |

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| Ref | Stage 1                            | Stage 2  |   |   | Stage 3                        | Boundary recommendations   |
|-----|------------------------------------|--|---|---|--------------------------------|--|
|     | Criteria A, B, C (allocated sites) | Criteria D (planning consents)   | Criteria E (relation to physical built up area)   | Criteria F (relation to use of built up area)   | Criteria G (physical features) |  |
|     |                                    | at Heath End Farm (05/1207/FUL); 30 dwellings on Hassall Road (12/1670C); 34 dwellings completed at land adjacent Heath End Farm (16/2984C); and 88 dwellings completed at Dunnocksfold Road (14/5548C). | gardens) 12/1670C, 16/2984C and 14/5548C). The completion of 14/5548C means that Sunnyside Farm and the area to its west are well contained.<br><br>The boundary excludes an area of open space between strategic site allocation LPS 22 (Former Manchester Metropolitan University Campus) and a residential development (A5 in the Open Spaces Assessment 2012) that will be well contained once LPS 22 has been developed. | 16/2984C and 14/5548C). The completion of 14/5548C means that Sunnyside Farm and the area to its west are surrounded by a use that does have a functional relationship with the settlement. | excludes extensive gardens.    | reaches the existing settlement boundary.<br><br>The boundary should also be amended to include <b>(6B)</b> an area of open space (A5 in the Open Spaces Assessment 2012) between LPS 22 and the completed residential development (12/1670C), which should also be included, as well as 16/2984C, 16/3751C 19/2606C (excluding the extensive rear gardens). The boundary should also include 05/1207/FUL, excluding the extensive rear gardens. The new boundary would follow field |

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| Ref | Stage 1                            | Stage 2                        |   |   | Stage 3                        | Boundary recommendations   |
|-----|------------------------------------|--------------------------------|---|---|--------------------------------|--|
|     | Criteria A, B, C (allocated sites) | Criteria D (planning consents) | Criteria E (relation to physical built up area) | Criteria F (relation to use of built up area) | Criteria G (physical features) |  |
|     |                                    |                                |   |   |                                | boundaries to the rear of 12/1670C and 16/2984C. It continues to follow the field boundary around 19/2606C, where it then cuts through the site to the north following the rear building line. It then follows the field boundary to the east, where it then runs south through 19/2606C continuing to follow the rear building line. It travels along the east curtilage of 2 Mere End Barns, and then along the north curtilage of 16/3751C, where it crosses Hassall Road to meet the existing settlement boundary. |

**Table Alsager 6: Boundary review and recommendations**

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6.7 The recommended boundary is shown on Map Alsager 10 in Appendix 3.

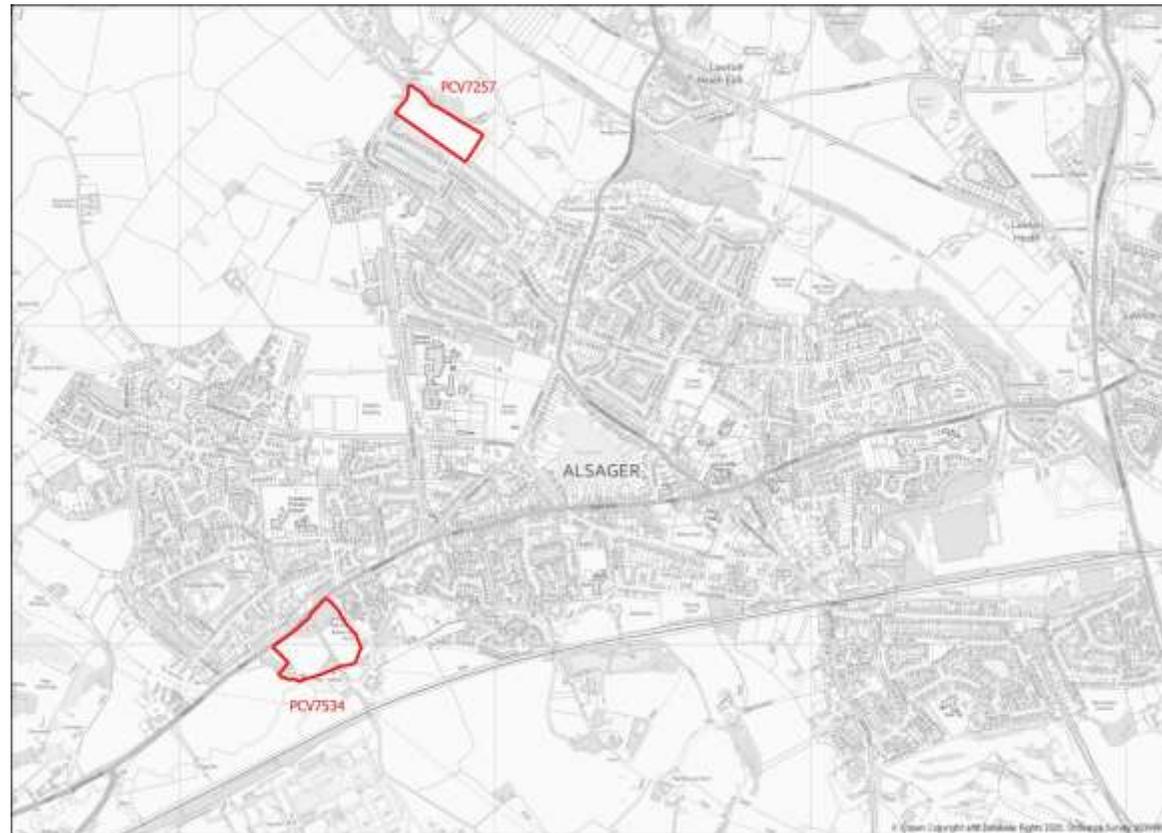
### **Green Belt boundary**

6.8 The recommended Green Belt inset boundary is also shown on Map Alsager 15 in Appendix 3. This is the same as the settlement boundary.

## 7. Appendices

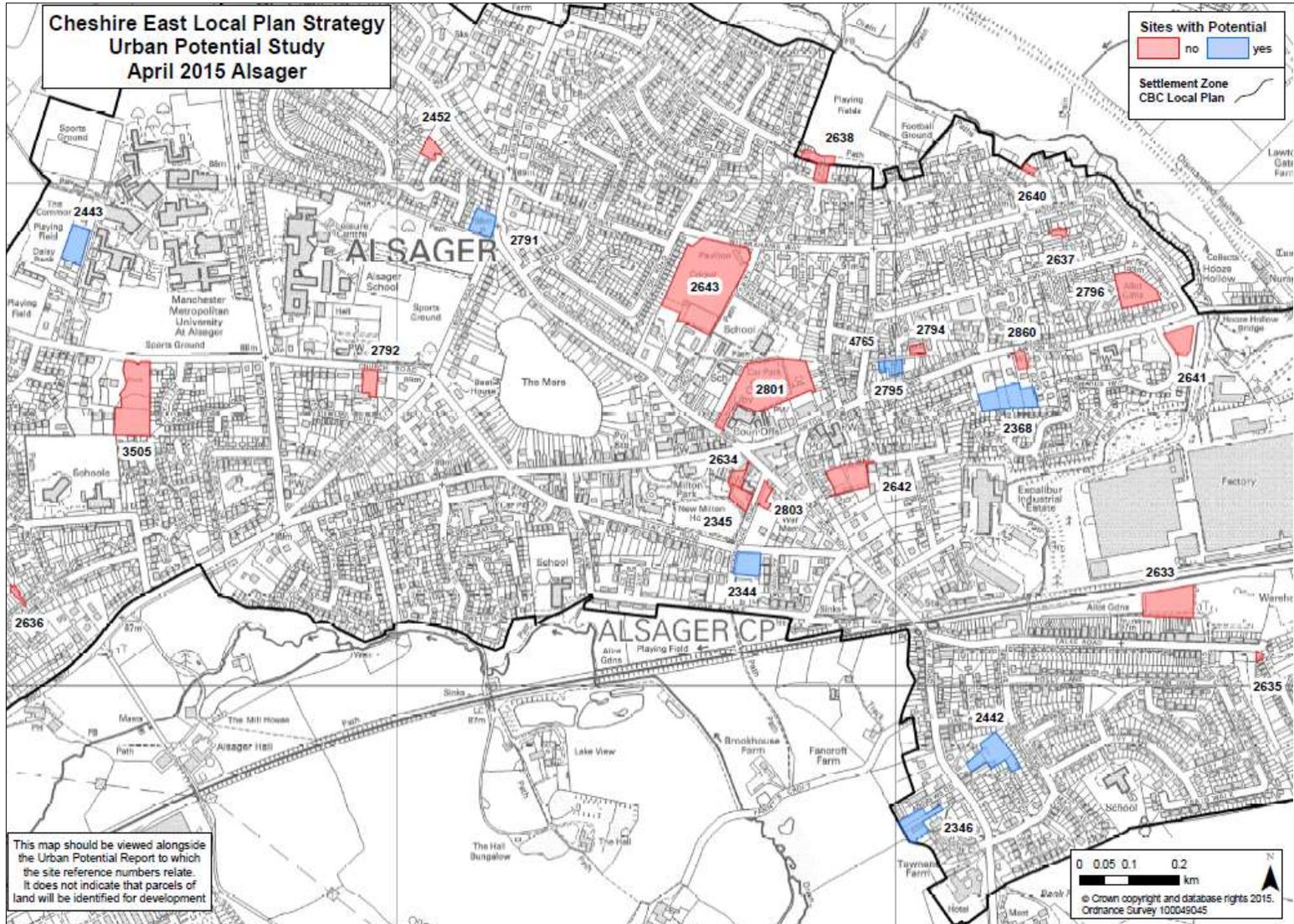
### Appendix 1: Site selection maps and table

#### A: Stage 1 sites maps



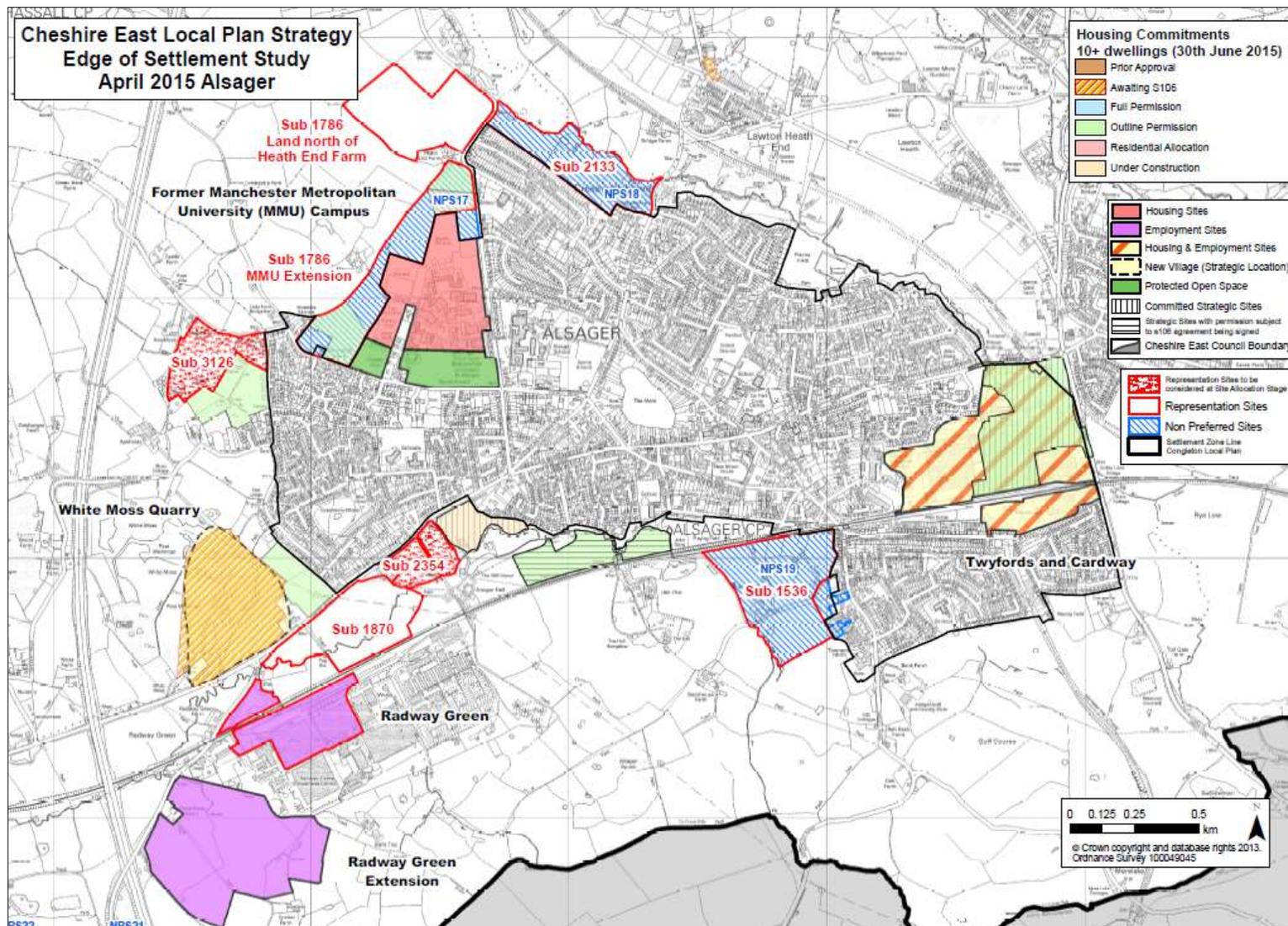
Map Alsager 1: Local Plan Strategy Alsager Final Site Selection Report (July 2016)

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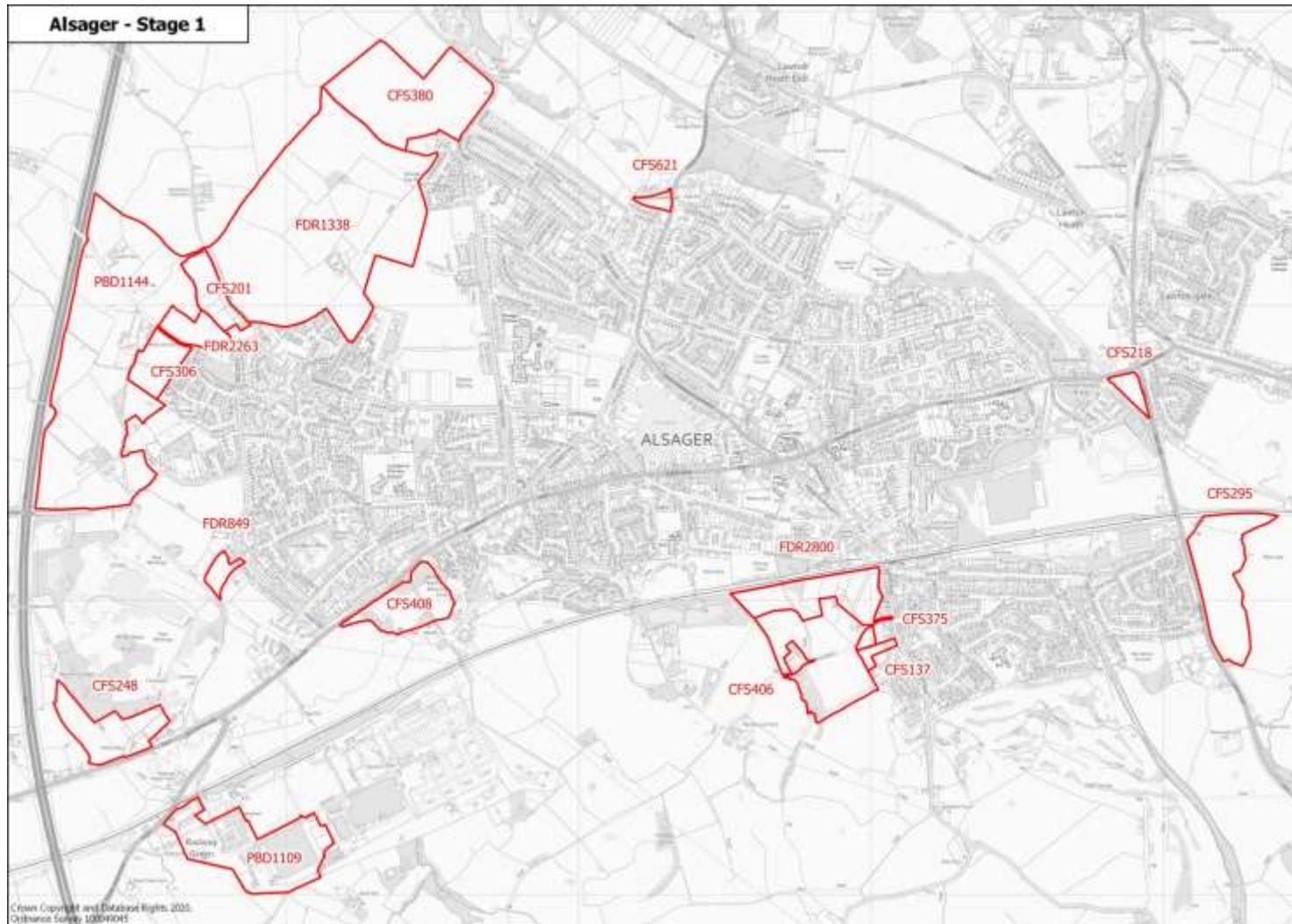
**Map Alsager 2: Urban Potential Assessment (2015)**

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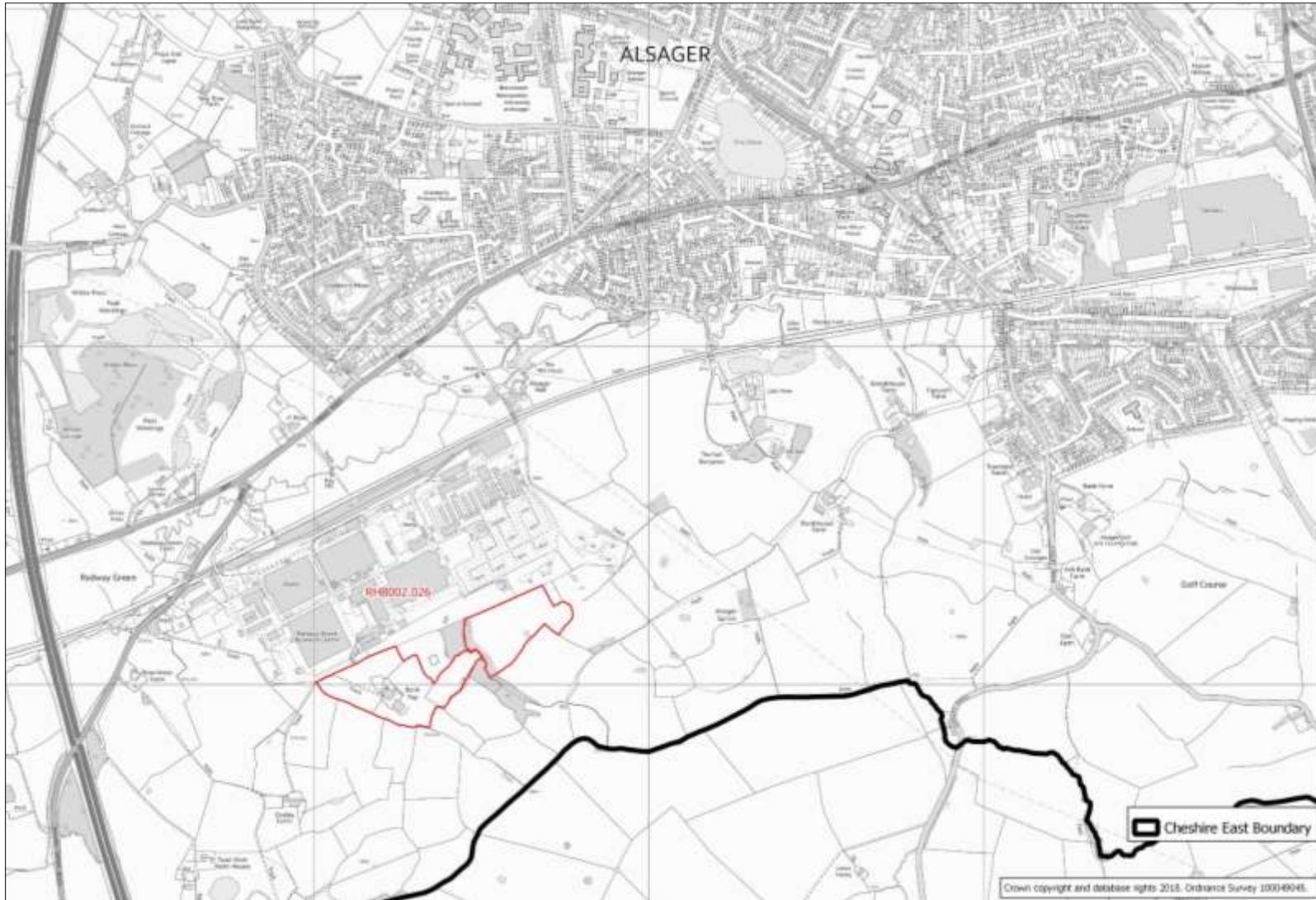
Map Alsager 3: Edge of Settlement Assessment (2015)

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**Map Alsager 4: Call for sites (2017), First Draft SADPD consultation (2018) and Initial Publication Draft SADPD consultation (2019)**

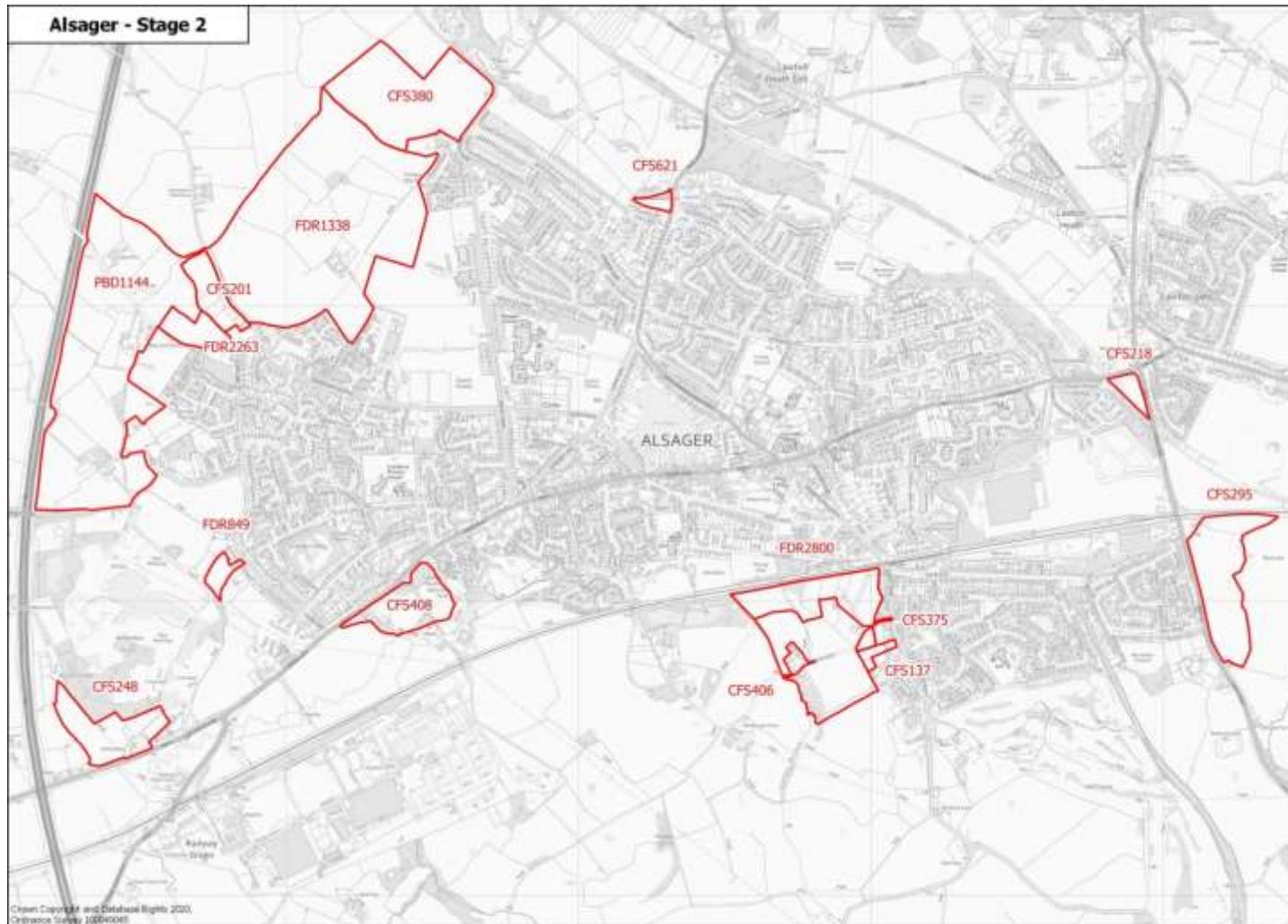
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**Map Alsager 5: Local Plan Strategy examination hearings (2016)**

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## B: Stage 2 sites map



Map Alsager 6: Stage 2 sites

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## C: Stage 1 and Stage 2 sites table

| Source <sup>13</sup> | Ref     | Site name and address                          | Size (ha) <sup>14</sup> | No. of dwgs <sup>15</sup> | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? <sup>16</sup> (Y/N) | Comments  |
|----------------------|---------|--|-------------------------|---------------------------|-----------------|-------------|-------------|---------------------------------|---|
| A                    | PCV7257 | Land at Hassall Road                           | 7.19                    | 60                        | 0               | 0           | No          | Y                               | Site is not being actively promoted.  |
| A                    | PCV7534 | Land south of Crewe Road                       | 4.10                    | 55                        | 0               | 0           | No          | Y                               | Site is not being actively promoted with the same boundary. It forms part of CFS 408 (see below). |
| B                    | 2344    | Land on Corner of Brookhouse Road/Station Road | 0.23                    | 7                         | 0               | 0           | No          | Y                               | Can't accommodate 10 dwellings or more and is not being actively promoted.                        |
| B                    | 2346    | Land off St Andrews Gardens                    | 0.27                    | 5                         | 0               | 0           | No          | Y                               | Can't accommodate 10 dwellings or more and is not being actively promoted.                        |
| B                    | 2443    | Land at Sunnyside, off Dunnocksfold Road       | 0.28                    | 1                         | 0               | 0           | No          | Y                               | Can't accommodate 10 dwellings or more and is not being actively promoted.                        |

<sup>13</sup> A – Local Plan Strategy Settlement Final Site Selection Report (July 2016), B – Urban Potential Assessment (August 2015), C – Edge of Settlement Assessment (August 2015), D – Call for sites (June 2017), E – LPS Examination Hearings (October 2016), F – First Draft SADPD consultation (October 2018), G – Initial Publication Draft SADPD consultation (September 2019).

<sup>14</sup> Numbers in brackets are the developable areas, when stated in the call for sites/First Draft SADPD representation/Initial Publication Draft SADPD representation.

<sup>15</sup> Figure as stated in call for sites/First Draft SADPD representation/Initial Publication Draft SADPD representation or estimated at 30 dwellings per hectare.

<sup>16</sup> Exclude sites that: can't accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside (as defined in the LPS) and are not currently compliant with those policies; are not being actively promoted; have planning permission as at 31/3/20; are in use (unless there is clear indication that this will cease); contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield); are LPS Safeguarded Land; are allocated in the LPS.

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| Source <sup>13</sup> | Ref     | Site name and address   | Size (ha) <sup>14</sup> | No. of dwgs <sup>15</sup> | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? <sup>16</sup> (Y/N) | Comments   |
|----------------------|---------|---|-------------------------|---------------------------|-----------------|-------------|-------------|---------------------------------|--|
| B                    | 2368    | Rear gardens of 104, 106, 110 and 112 Lawton Road, off Vale Gardens | 0.44                    | 4                         | 0               | 0           | No          | Y                               | Can't accommodate 10 dwellings or more and is not being actively promoted.   |
| B                    | 2442    | Land at rear of 75 Audley Road (off Barley Croft)                   | 0.40                    | 4                         | 0               | 0           | No          | Y                               | Can't accommodate 10 dwellings or more and is not being actively promoted.   |
| B                    | 2795    | Land S of Cedar Court and N of Lawton Road (east site)              | 0.09                    | 3                         | 0               | 0           | No          | Y                               | Can't accommodate 10 dwellings or more and is not being actively promoted.   |
| B                    | 4765    | Land S of Cedar Court and N of Lawton Road (west site)              | 0.02                    | 1                         | 0               | 0           | No          | Y                               | Can't accommodate 10 dwellings or more and is not being actively promoted.   |
| B                    | 2791    | 136 Sandbach Road North   | 0.20                    | 6                         | 0               | 0           | No          | Y                               | Can't accommodate 10 dwellings or more and is not being actively promoted.   |
| C                    | SUB3126 | Land at Holly Bank, Close Lane                                      | 6.40                    | 104                       | 0               | 0           | No          | Y                               | Site is not being actively promoted with the same boundary. It incorporates part of CFS 306 (see below). Part of site has permission (granted 21/3/19) for residential, and is under construction – planning ref: 18/4533N |
| C                    | SUB2354 | Land off Crewe Road   | 3.95                    | 70                        | 0               | 0           | No          | Y                               | Site is not being actively promoted with the same boundary. It forms part of CFS 408 (see below).  |
| E                    | RH      | Land S of BAE Systems site, Radway                                  | 10.64                   | 0                         | 10.64           | 0           | No          | Y                               | Site is not being actively   |

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| Source <sup>13</sup> | Ref                             | Site name and address                  | Size (ha) <sup>14</sup> | No. of dwgs <sup>15</sup> | Emplo land (ha) | Retail (ha) | Other uses?                     | Sifted out? <sup>16</sup> (Y/N) | Comments   |
|----------------------|---------------------------------|--|-------------------------|---------------------------|-----------------|-------------|---------------------------------|---------------------------------|--|
|                      | B002.026                        | Green Brownfield (LPS 23)              |                         |                           |                 |             |                                 |                                 | promoted.  |
| D                    | CFS 137                         | Land at 64 Audley Road                 | 0.54                    | 6                         | 0               | 0           | No                              | N                               | Although the site can't accommodate 10 dwellings or more, the majority of the site is in the Green Belt and would not be currently compliant with that policy.   |
| D                    | CFS 201                         | Land at Meadow View, Dunnocksfold Road | 2.59                    | 50                        | 0               | 0           | No                              | N                               |  |
| D/F/G                | CFS 218/<br>FDR1751/<br>PBD1639 | Land at Linley Lane and Crewe Road     | 0.87                    | 20                        | 0               | 0           | No                              | N                               |  |
| D                    | CFS 248                         | Land N of Butterton Lane               | 4.87                    | 31 <sup>17</sup>          | 0               | 0           | No                              | N                               | Almost half the site is in flood zone 3b, but this is not considered a showstopper for the whole site. Part of the site is included in LPS 20 White Moss Quarry. |
| D/F/G                | CFS 295/<br>FDR2098/<br>PBD1478 | Land off Linley Lane (A5011)           | 7.76                    | 230                       | 0               | 0           | No                              | N                               |  |
| D                    | CFS 306                         | Land at Close Lane (Phase 3)           | 2.70                    | 74                        | 0               | 0           | Two areas of public open space: | Y                               | 18/4533N – permission granted 21/3/19 for residential, and is under construction.  |

<sup>17</sup> Rep stated a hectareage of 11.7, and 150 dwgs; however the site is only 4.87ha, therefore it could provide around 31 dwgs, using the density proposed, taking into account flood zone 3b and the LPS allocation.

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| Source <sup>13</sup> | Ref                             | Site name and address                              | Size (ha) <sup>14</sup> | No. of dwgs <sup>15</sup> | Emplo land (ha) | Retail (ha) | Other uses?              | Sifted out? <sup>16</sup> (Y/N) | Comments   |
|----------------------|---------------------------------|--|-------------------------|---------------------------|-----------------|-------------|--------------------------|---------------------------------|--|
|                      |                                 |  |                         |                           |                 |             | 1,620sq.m, and 1,033sq.m |                                 |  |
| D                    | CFS 375                         | Land off Fanny's Croft                             | 0.33                    | 4                         | 0               | 0           | No                       | N                               | Although the site can't accommodate 10 dwellings or more, the majority of the site is in the Green Belt and would not be currently compliant with that policy. |
| D/F/G                | CFS 380/<br>FDR2737/<br>PBD2412 | Land N of Heath End Farm                           | 12.57<br>(8.80)         | 300                       | 0               | 0           | No                       | N                               |  |
| D/F/G                | CFS 406/<br>FDR2800<br>/PBD250  | Land at Fanny's Croft                              | 15.24<br>(5.65)         | 125                       | 2.38            | 0           | No                       | N                               | Slight variation to boundary between CFS 406 and FDR2800   |
| D/F/G                | CFS 408/<br>FDR1398/<br>PBD1253 | Land to the east of The Plough                     | 4.54 (3.00)             | 50                        | 0               | 0           | No                       | N                               | Includes part of SUB2354; also see PCV7534 above.  |
| D                    | CFS 621                         | Land S of Cresswellshawe Farm, Sandbach Road North | 0.52                    | 16                        | 0               | 0           | No                       | N                               |  |
| F                    | FDR849                          | Land off Close Lane                                | 0.89                    | 27                        | 0               | 0           | No                       | N                               |  |
| F/G                  | FDR1338/<br>PBD886              | Land at Manor Farm, off Dunnocksfold Road          | 40                      | 1,200                     | 0               | 0           | No                       | N                               |  |
| F                    | FDR2263                         | Land at Close Lane (Phase 4)                       | 2.00                    | 60                        | 0               | 0           | No                       | N                               |  |
| F                    | FDR2800                         | Land off Fanny's Croft                             | 5.65                    | 0                         | 0.12            | 0           | No                       | N                               | A smaller part of CFS 406.   |
| G                    | PBD1109                         | Land at Radway                                     | 10.29                   | 0                         | 10.4            | 0           | 0                        | Y                               | The site is in use as existing   |

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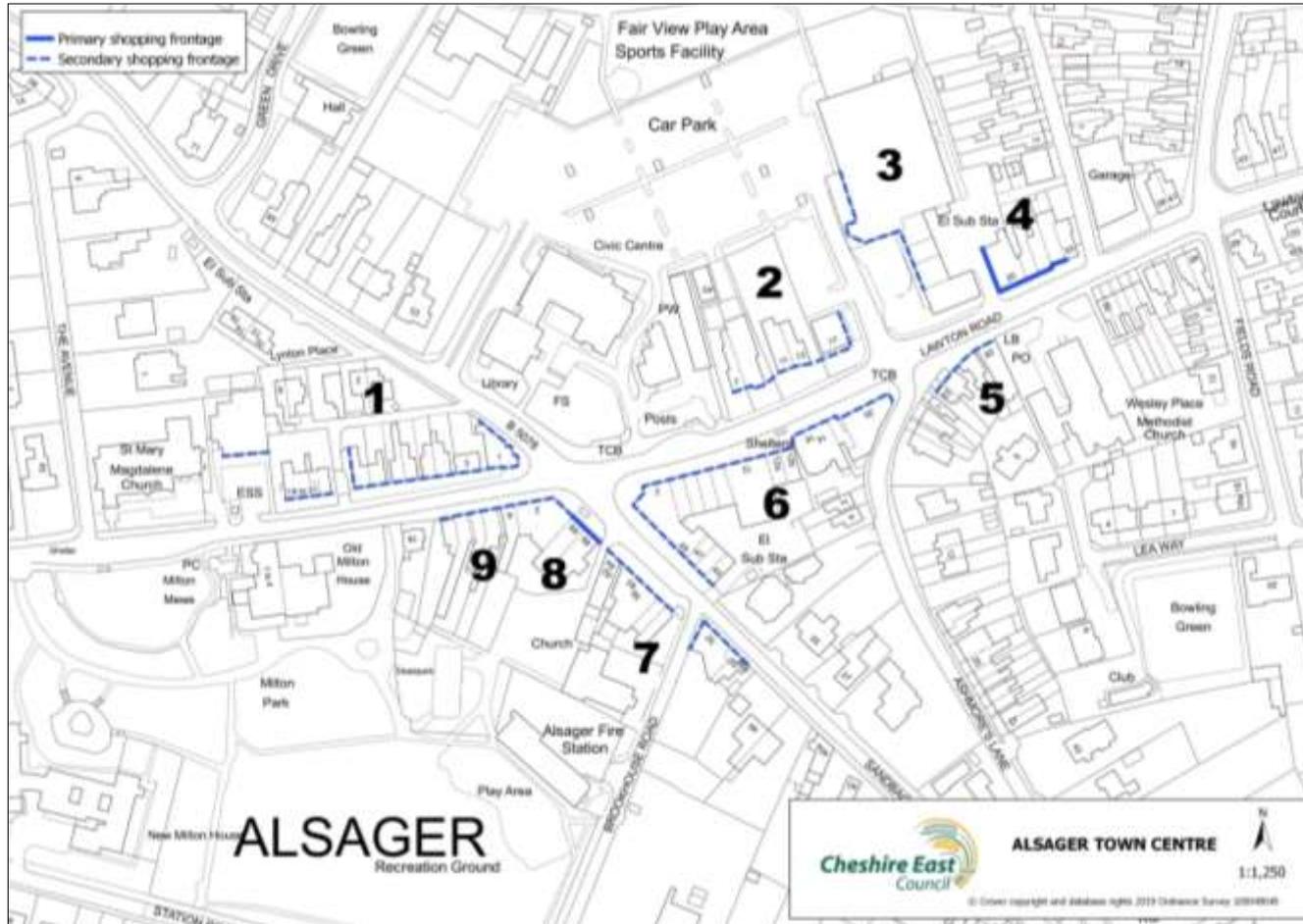
| Source <sup>13</sup> | Ref     | Site name and address | Size (ha) <sup>14</sup> | No. of dwgs <sup>15</sup> | Emplo land (ha) | Retail (ha) | Other uses? | Sifted out? <sup>16</sup> (Y/N) | Comments         |
|----------------------|---------|-----------------------|-------------------------|---------------------------|-----------------|-------------|-------------|---------------------------------|------------------|
|                      |         | Green                 |                         |                           |                 |             |             |                                 | employment land. |
| G                    | PBD1144 | Land at Close Lane    | 34.34                   | 1,020                     | 0               | 0           | No          | N                               |                  |

**Table Alsager 7: Stage 1 and Stage 2 sites**

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## Appendix 2: Retail boundaries maps

### A: Primary and secondary frontages

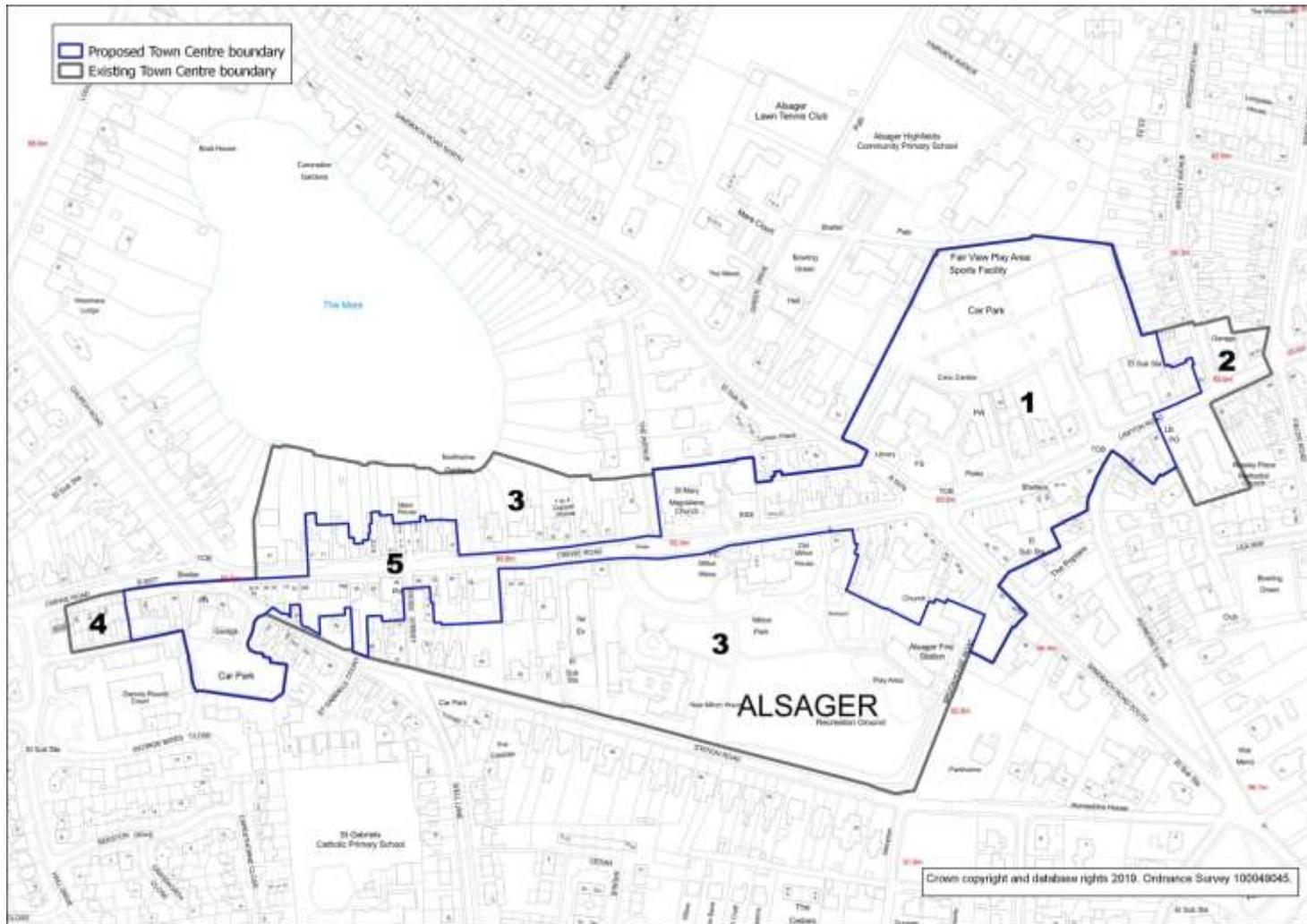


Map Alsager 7: Primary and secondary frontages

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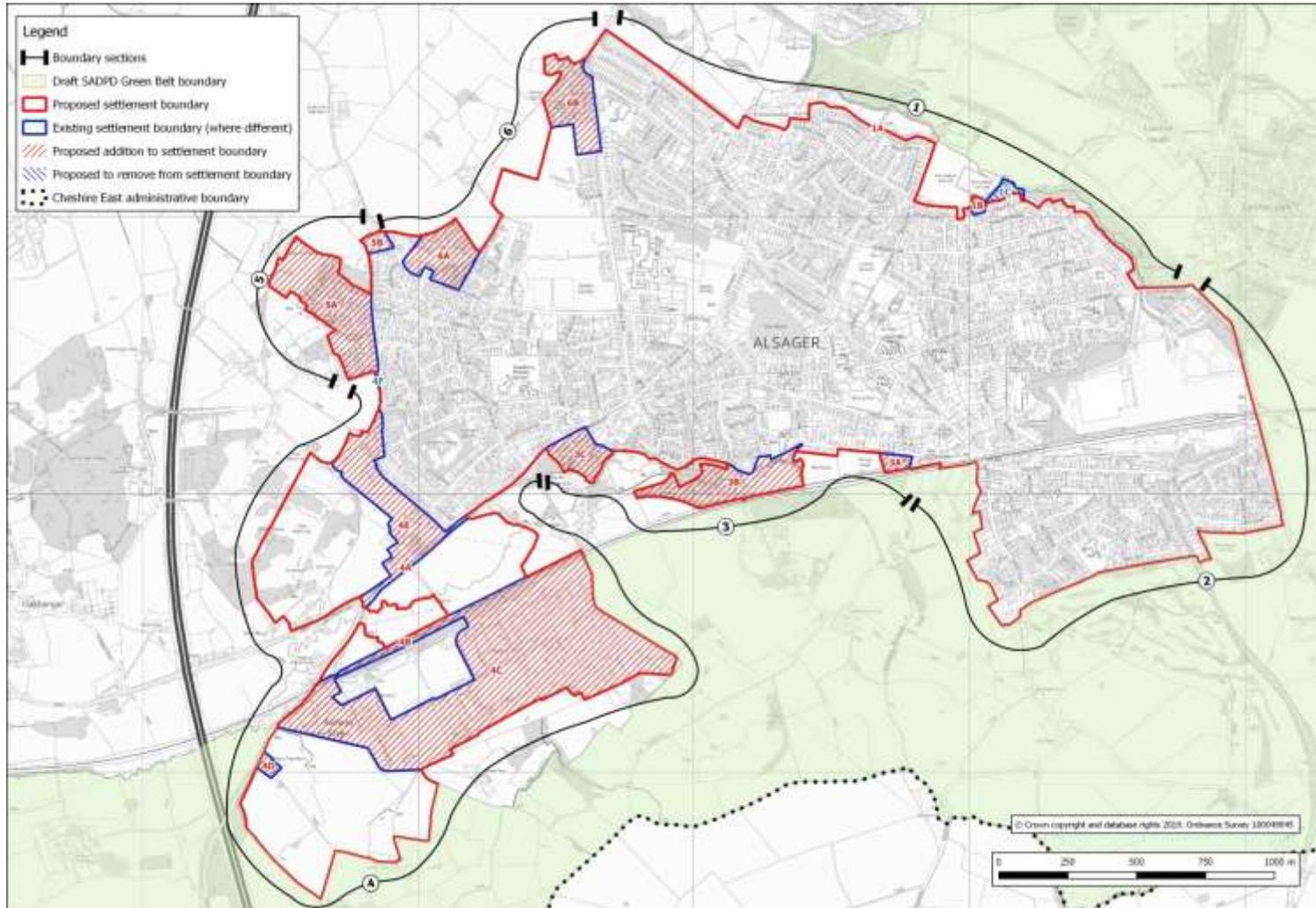
## C: Existing and proposed town centre boundary



Map Alsager 9: Existing and proposed town centre boundary

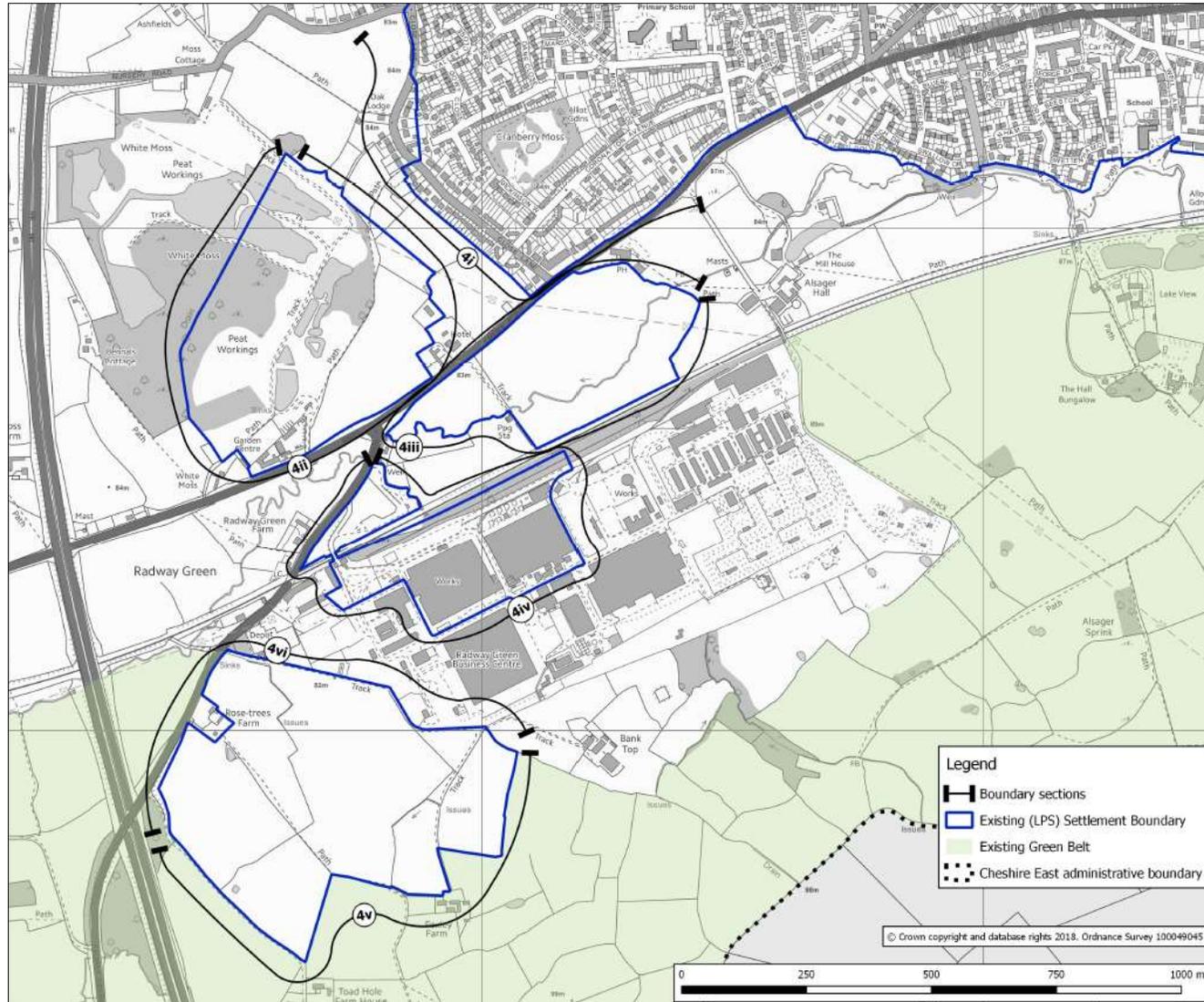
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## Appendix 3: Settlement boundary maps



**Map Alsager 10: Existing and proposed settlement boundary**

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Map Alsager 11: Section 4 inset

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