

Cheshire East Local Plan

Site Allocations and Development Policies Document

Audlem Settlement Report [ED 23]

August 2020

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1. Introduction

- 1.1 This Report is the Audlem Settlement Report (“ASR”) [ED 23]. 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 Audlem 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. Audlem

Introduction

- 2.1 Audlem is a village with its own settlement boundary, set in the Open Countryside, as defined on the Proposals Map of the Crewe and Nantwich Replacement Local Plan and policy PG6 (Open Countryside) of the Local Plan Strategy (“LPS”). It is identified as a Local Service Centre (“LSC”) in the adopted LPS, and has a 2018 mid-year population estimate of 4,200 people¹.

Neighbourhood Development Plan

- 2.2 Neighbourhood Planning was introduced with the Localism Act 2011 and gives communities 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 Audlem’s NDP was made on 12 April 2016 and now forms part of the Development Plan for Cheshire East. Further information can be found on the Cheshire East website.²

Strategy for development in Audlem

- 2.4 The focus for LSCs over the LPS period is some modest growth in housing and employment to meet locally arising needs and priorities, to reduce the level of out-commuting and to secure the continuing vitality of the village.

¹ Source: Office for National Statistics (ONS) 2012-18 mid-year population estimates for small areas (October 2019 release). ONS Crown Copyright 2018. ONS licensed under the Open Government Licence v. 3.0.

² http://www.cheshireeast.gov.uk/planning/neighbourhood_plans/audlem-neighbourhood-plan.aspx

3. Development needs at Audlem

- 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 (Policy PG 1 'Overall development strategy').
- 3.2 LSCs are expected to accommodate in the order of 3,500 new homes and 7 hectares of employment land (Policy PG 7 "Spatial Distribution of Development").
- 3.3 The approach to meeting development requirements in LSCs is set out in a separate paper entitled 'The provision of housing and employment land and the approach to spatial distribution' [ED 05]. This paper establishes that housing allocations are not necessary at the LSC tier of the settlement hierarchy. The residual requirement for employment land at the LSC tier is to be met at Holmes Chapel. .

4. Site selection

4.1 This chapter documents the implementation of the site selection methodology (“SSM”) for Audlem, and should be read alongside the Revised Publication Draft SADPD Site Selection Methodology Report [ED 07], the Sustainability Appraisal (“SA”) [ED 03], the Habitats Regulations Assessment (“HRA”) [ED 04], and the Revised Publication Draft SADPD [ED 01]. It documents the application of the relevant stages of the SSM³.

Stage 1: Establishing a pool of sites for Audlem

4.2 In line with the SSM, a longlist of potential sites was established for Audlem. 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 A total of 7 sites were identified at stage 1 and this pool of sites is listed and mapped in Appendix 1, with headline figures shown in Table Audlem 1 below.

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:

- cannot accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside, as defined in the LPS and are not currently compliant with those policies;
- are not being actively promoted;
- have planning permission as at 31/03/20;
- are in use (unless there is clear indication that this will cease);
- contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield);
- are LPS Safeguarded Land; or
- are allocated in the LPS.

³ 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 A total of 5 sites were included in stage 2 following the first site sift. These are listed and mapped in Appendix 1, with headline figures shown in Table Audlem 1.

	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
Stage 1	7	478	0	0
Stage 2	5	264	0	0

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

Stage 3: Decision point – the need for sites in Audlem

- 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.
- 4.7 As detailed in Chapter 3 of this report, housing allocations are not necessary at the LSC tier of the settlement hierarchy. The residual requirement for employment land at the LSC tier is to be met at Holmes Chapel.

'The provision of housing and employment land and the approach to spatial distribution' [ED 05] paper establishes that housing allocations are not necessary at the LSC tier of the settlement hierarchy. The requirement for employment land allocations at the LSC tier is to be met at Holmes Chapel. Therefore, no sites for housing and employment are required to be identified at Audlem in the SADPD.

5. Retail planning

Introduction

- 5.1 The purpose of this chapter is to set out how the Council's policy position on retail and the village 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].

Retail Overview

- 5.2 Audlem is a village situated within the southern part of the Council's area. It is located some 11 kilometres to the south of Nantwich, which is a Key Service Centre ("KSC"), and approximately 15 kilometres to the south of Crewe, a Principal Town ("PT").
- 5.3 Audlem is a Local Service Centre ("LSC") in the Retail Hierarchy where there will be a focus on convenience and comparison retailing of an appropriate scale, plus opportunities for service users and small scale independent retailing of a function and character that meets the needs of the local community.
- 5.4 Audlem does not currently have a defined centre for retail purposes in the Crewe and Nantwich Local Plan.

Complementary Strategies and Parking Provision

- 5.5 The Cheshire Street public car park contains 59 parking spaces, 11 of which are disabled spaces. The car park is owned by Cheshire East Council and at the time of writing is not subject to a parking charge. There are also on street parking bays outside the central parade of shops, which is concentrated around the Whitchurch Road (A525), Stafford Street (A525) and Cheshire Street (A529) road junction.
- 5.6 Audlem has a made Neighbourhood Plan which was adopted on the 12 April 2016. Concerns are raised in the Audlem Neighbourhood Plan about traffic congestion and parking issues, as well as their associated risks to pedestrians and cyclists. These concerns include; the amount of heavy goods vehicles and agricultural traffic passing through the village; the narrowness and lack of pavements in parts of the village; on-street parking at certain places on the main roads in the village centre; and the general lack of parking in the village centre.
- 5.7 The Audlem Neighbourhood Plan states that "there is already high demand on existing parking because of its proximity to shops, the Medical Practice and the Public Hall. Additional demand is created by visitors to the village who

wish to park for lengthy periods to enjoy the many local walks and recreational facilities. Any additional housing will further exacerbate the problem. In order for Audlem to remain sustainable, the Neighbourhood Plan recognises that people need to park with reasonable ease adjacent to all these services. Further parking is therefore a key requirement for the future”

- 5.8 The Audlem Neighbourhood Plan has four traffic and parking policies. ‘Policy T3: Parking, close to the Village Centre’ states the following:

“Proposals to provide a limited increase in short-term and off-road parking spaces within 250 metres of the Bellyse monument in the village centre will be supported. Should any brownfield land become available within 250m of the Bellyse monument where safe pedestrian and wheelchair access can be assured, then as part of the development proposal on this land the provision of suitably landscaped short-term off-road public parking spaces designed to blend into this historic village centre will be required, proportionate to the scale of the development and any viability constraints.”

Retail Health Indicators and Analysis

- 5.9 The WYG Retail Study (2016) and updates prepared, most recently in 2020 (WYG Retail Study Partial Update [ED 17]) has evaluated the vitality and viability of the two 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 LSCs.
- 5.10 A full health check is included in Appendix 4 of the WYG Retail Study (2016 (pp 9-12⁸) and has been updated in Appendix C of the WYG Retail Study Partial Update (2020) [ED 17]. The health check assessments draw on a number of key indicators in accordance with national guidance.
- 5.11 Audlem has a vital and viable centre and there is a good diversity of uses. A number of convenience, comparison, retail and leisure service units are present in the village. There are also some other main local centre uses in Audlem, including a medical practice and a public hall, which are located adjacent to the Cheshire Street public car park and toilets. There is a lack of financial and business services, however, this is to be expected given the scale and role of the centre.
- 5.12 The environmental quality of Audlem is high. The centre is wholly located with Audlem Conservation Area which has a high architectural quality and standard. The centre also contains a high quality public realm.

⁸https://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx

Impact Test Threshold

- 5.13 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 re-assessed through the 2020 WYG Retail Study Partial Update [ED 17].
- 5.14 WYG recommend that Audlem, as a LSC, should utilise a policy approach of a retail impact test threshold of 200sq.m gross floorspace outside of the LSC retail boundary for convenience, comparison, service & leisure - Use Class A1, A2, A3, A4 & A5⁹ proposals, in relation to the closest defined centre(s).

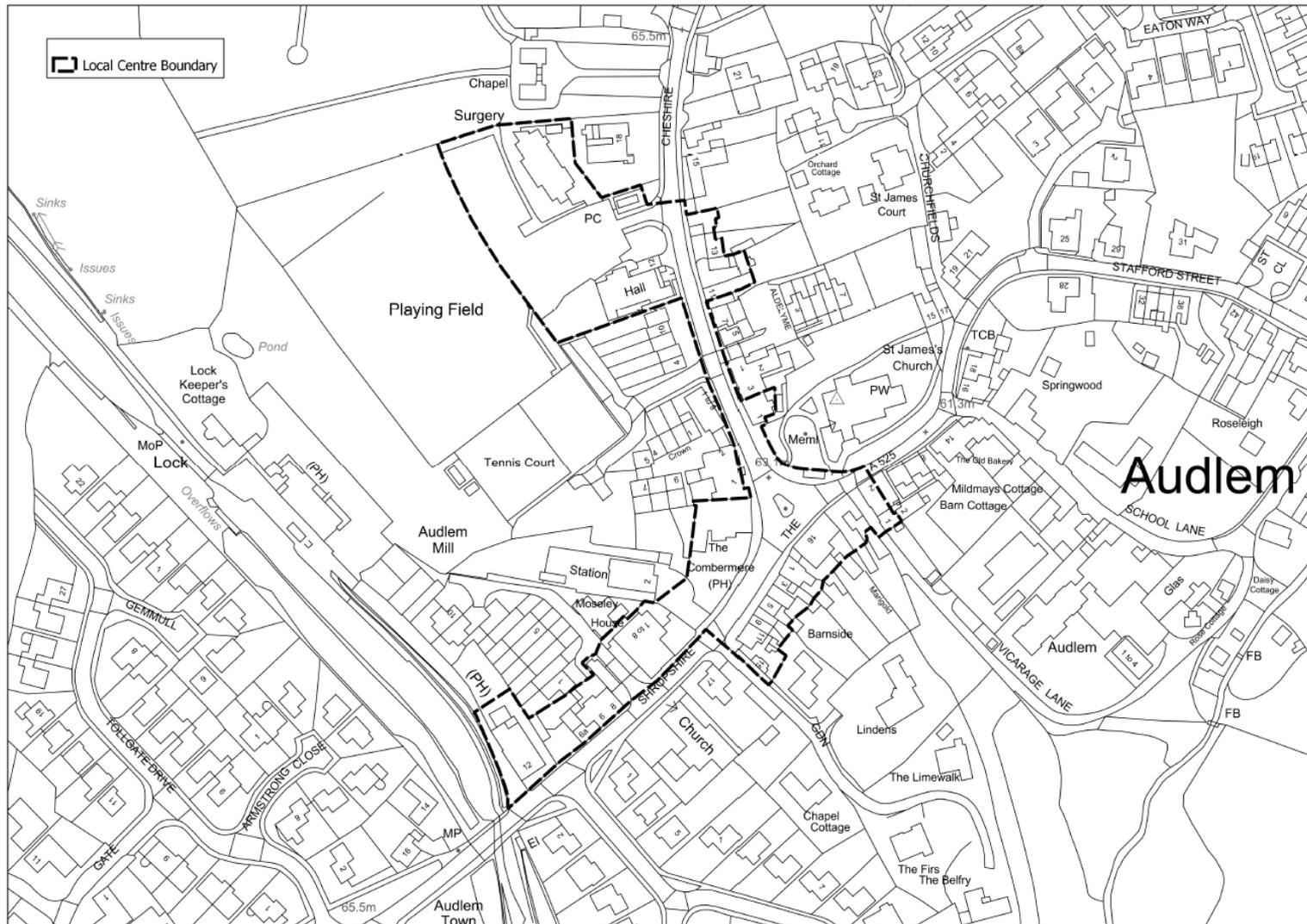
Retail and Leisure Boundaries

- 5.15 The WYG Retail Study (2016) initially considered the existing centres in the legacy local plans and identified where potential changes to (or indeed new) boundaries (be that town or local centre, primary shopping areas (where relevant)) are appropriate. 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 report.
- 5.16 Audlem does not have a defined centre in the Crewe and Nantwich Local Plan. However, following the recommendations for Audlem in the WYG Retail Study, it is proposed that a Local Centre boundary is identified to support the role of the settlement.
- 5.17 Appendix 4 of the 2016 WYG Retail Study initially recommended a boundary designation consisting of two retail clusters: a southern cluster around The Square where Shropshire Street joins the A529, which incorporates 21 units; and a northern cluster approximately 100m to the north, which incorporates 5 units.
- 5.18 The Council used the recommended boundary in the WYG study (2016) as a starting point and has designated the proposed local centre boundary for Audlem shown on Map Audlem 1. The main difference is that the Council has linked the two retail clusters to make a single boundary for the village centre.

⁹ The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No. 757) is due to come into force on the 1st of 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 which 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.

In addition, the public car park, village hall and doctors surgery off Cheshire Street has been included into the proposed boundary as these facilities provide important community services that assist with the functioning of the village centre. While the former Crown Hotel building was originally included by WYG in the village centre boundary, the Council has excluded it since the building has been converted into a residential use and it is the Council's general approach to local centre boundaries that residential uses be excluded from these boundaries.

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Map Audlem 1: Proposed Audlem Local Service Centre Boundary

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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 for 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 existing settlement boundary is defined in the Audlem NDP, which was adopted on 12 April 2016. This boundary is an amendment of the boundary identified in the Crewe and Nantwich Borough Local Plan to include more recent housing approvals (planning application references 16/1131N and 17/1643N) beyond the original boundary.
- 6.4 For the purposes of review, the existing settlement boundary has been divided into three sections as set out in Table Audlem 2 below and shown in Map Audlem 5 in Appendix 2.

Ref	Boundary section	Description of existing boundary
1	Land to the west of Cheshire Street and to the north of Whitchurch Road	The settlement boundary goes around the approved reserved matters application for 120 dwellings, which is currently under construction (16/1131N as amended by 17/2468N and 18/4442N) on land to the west of Audlem Road. The settlement boundary then goes around the rear curtilage of properties along Daisy Bank Crescent before heading along the rear curtilage of Woodside and no.54 and 56 Cheshire Street. The settlement boundary heads in a southerly direction along Cheshire Street (A529) and then follows the curtilage boundary of 30 Cheshire Street (The Hollies) before going along the rear of Audlem Cemetery Chapel House, excluding the cemetery located to the rear. The settlement boundary continues in a southerly direction between the playing field and Cheshire

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Ref	Boundary section	Description of existing boundary
		<p>Street public car park. It also includes the car parking area to the rear of the townhouses (No.4-10a). The settlement boundary then heads in a westerly direction to include the car park to the rear of the Crown Hotel and land to the rear of the Fire Station before heading in a northerly direction to include a Public House (The Shroppie Fly) and the car parking to the rear. The settlement boundary then goes down the side curtilage of the Public House and cuts across the Shropshire Union Canal Lock to go along the rear curtilage of no.18, 20 and 22 Tollgate Drive. The settlement boundary then goes down the side curtilage of No.22 Tollgate Drive and follows the rear curtilages of no. 19, 21, 23, 25 and 27 Tollgate Drive. The settlement boundary then follows the rear curtilage of no.6 and 7 Matthews Way and the side curtilage of no.24 and 17 Moorsfield Avenue. The boundary line then heads in a southerly and easterly direction to follow the rear curtilage of properties along Moorsfield Avenue before following the rear curtilage of properties along Whitchurch Road and the properties at the end of Weaver View. The settlement boundary then heads in a southerly direction along Weaver View until it joins Whitchurch Road (A525).</p>
2	Land between Whitchurch Road and Stafford Street	<p>The settlement boundary cuts across Whitchurch Road (A525) and follows the rear curtilage of properties along Hollybank and the rear curtilage of those properties no.6, 7 and 8 Heywoods Ridge. The settlement boundary then follows Heywood Ridge Road back towards Whitchurch Road. The settlement boundary then goes along the curtilage of no.53 and 57 Copthorne Drive before heading in an easterly direction around the rear curtilage of those properties at the end of Copthorne Drive. The settlement boundary continues in an easterly direction to the rear curtilage of those properties along Whitchurch Road including an area of greenspace between no.2 and no.9 Whitchurch Road. The settlement boundary continues along Whitchurch Road and then follows the rear curtilage of properties along Windmill Drive, Telford Way, Chapel Close and Old Vicarage Garden. The settlement boundary then goes across a small wooded area to adjoin, and follow for a short distance, Vicarage Lane. The settlement boundary then goes around the rear curtilage of properties The Willows, The Old Smithy and Brookside until it meets Stafford Street (A525).</p>
3	Land between Stafford Street and Cheshire Street	<p>The settlement boundary cuts across Stafford Street and goes along the front curtilage of no.4 and 6 Salford, and the side curtilage of no.1 Heathfield Road before cutting across Heathfield Road to go along the Mill Lane to include the bowling green, Trade Winds and Fair View. The settlement boundary then goes around the boundary of the approved application (14/3976N and 17/1643N) for 26 dwellings on land to the north of Mill Lane.</p> <p>The settlement boundary then heads in a northerly direction to include the rear curtilage of properties along Heathfield Road and those properties located to the south of a private track off Heathfield Road until it adjoins Monks Lane. The settlement</p>

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Ref	Boundary section	Description of existing boundary
		boundary then cuts across Monks Lane, down the side curtilage of East View and to the rear curtilage of properties along Witton Close until it meets Cheshire Street.

Table Audlem 2: Existing settlement boundary

6.5 This existing settlement boundary is shown on the Map Audlem 5 in Appendix 2.

Settlement boundary review

6.6 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]. The assessments and recommendations for defining the new boundary are set out in Table Audlem 3.

6.7 The recommended boundary is shown on Map Audlem 5 in Appendix 2.

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	<p>This boundary is not impacted by any LPS Strategic Site Allocations, or SADPD Site Allocations.</p> <p>The Audlem NDP has revised its settlement boundary to include the approved reserved matters application for 120 dwellings (ref: 16/1131N as amended by 17/2468N and 18/4442N) on land to the west of Audlem Road. The approved permission is currently under construction.</p>	<p>The Audlem NDP has already amended the settlement boundary to include the 120 dwellings (ref: 16/1131N as amended by 17/2468N and 18/4442N) which is currently under construction. The settlement boundary is therefore not impacted by any existing planning consents.</p>	<p>This boundary is not impacted by any existing built development.</p> <p>This boundary includes the built form proposed by 16/1131N (as amended by 17/2468N and 18/4442N) but excludes the open space scheme that immediately adjoins the open countryside.</p>	<p>The settlement boundary excludes the property 50 Springfield Cottage. This has received a positive certificate of existing lawfulness (ref: P00/1002) on the 04.01.01 for the use of 48 Whitchurch Road to be used as a separate dwelling. As this property is immediately to the north of no.48 and 52 Whitchurch Road it is considered to relate well to the built up area.</p>	<p>The settlement boundary relates to readily recognisable features that are likely to be permanent: it follows a combination of roads and the curtilage boundary of properties.</p>	<p>The settlement boundary should be amended to:</p> <ul style="list-style-type: none"> • Include the property 50 Springfield Cottage which is located immediately to the north of no.48 Whitchurch Road (1A). • Exclude the open space area contained with planning application 16/1131N (as amended by 17/2468N and 18/4442N) as this immediately adjoins open countryside (1B).
2	This boundary is	This boundary is impacted	The settlement	This boundary is	The	The settlement

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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)	
	not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood Plan site allocations.	by an extant full permission for a replacement dwelling (12/0076N) at 77 Whitchurch Road.	boundary is impacted by a replacement dwelling (12/0076N) at 77 Whitchurch Road. This is however outside the existing settlement boundary and is considered to relate more to open countryside than the built form.	impacted by an extant full permission for a replacement dwelling (12/0076N) at 77 Whitchurch Road. This is however considered to relate more to the countryside than the built up area. There is an area of green space which is located on the edge of the settlement boundary, between No.1 and No.9 Whitchurch Road that is within the existing settlement boundary.	settlement boundary relates to readily recognisable features that are likely to be permanent: it follows a combination of road, hedgerows, and the curtilage boundary of properties.	boundary should be amended to exclude the area of green space between No.1 and No.9 Whitchurch Road (2A).
3	This boundary is not impacted by any LPS Strategic site allocations or SADPD Site Allocations.	This boundary is impacted by: <ul style="list-style-type: none"> An outline planning consent for the erection of 2 dwellings (15/5761N) on land to the south of Mill Lane. 	This boundary is impacted by an outline planning consent for 2 dwellings (18/0178N) on land to the south of Mill Lane. This is however on the	This boundary is impacted by an outline planning consent for 2 dwellings (18/0178N) on land to the south of Mill Lane. This however is on the	The settlement boundary relates to readily recognisable features that	No proposed changes to 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)	
	<p>The Audlem NDP has revised its settlement boundary to include the approved outline application (14/3976N) for 26 dwellings on land to the north of Mill Lane. This received reserved matters approval (17/1643N) on the 01.06.17. The site has been completed.</p>	<ul style="list-style-type: none"> A full planning application for the conversion of an outbuilding to one dwelling at The Mount, Mill Lane (P02/0527). <p>The Audlem NDP has already amended the settlement boundary to include 26 dwellings (14/3976N) on land to the north of Mill Lane. This received reserved matters approval (17/1643N) on the 01.06.17..</p>	<p>outskirts of the settlement boundary, is not well-contained, and has proposed large spacious gardens to the front and rear.</p> <p>The settlement boundary is impacted by a full planning application (P02/0527) for the conversion of an outbuilding to one dwelling at The Mount. This is not well-contained and is considered to relate more to the countryside than the built up area of Audlem.</p>	<p>outskirts of the settlement boundary, is not well-contained, and has proposed large spacious gardens to the front and rear.</p> <p>The settlement boundary is impacted by a full planning application (P02/0527) for the conversion of an outbuilding to one dwelling at The Mount. This is not well-contained and is considered to relate more to the countryside than the built up area of Audlem.</p>	<p>are likely to be permanent: it follows a combination of roads, hedgerows, and the curtilage boundary of properties.</p>	

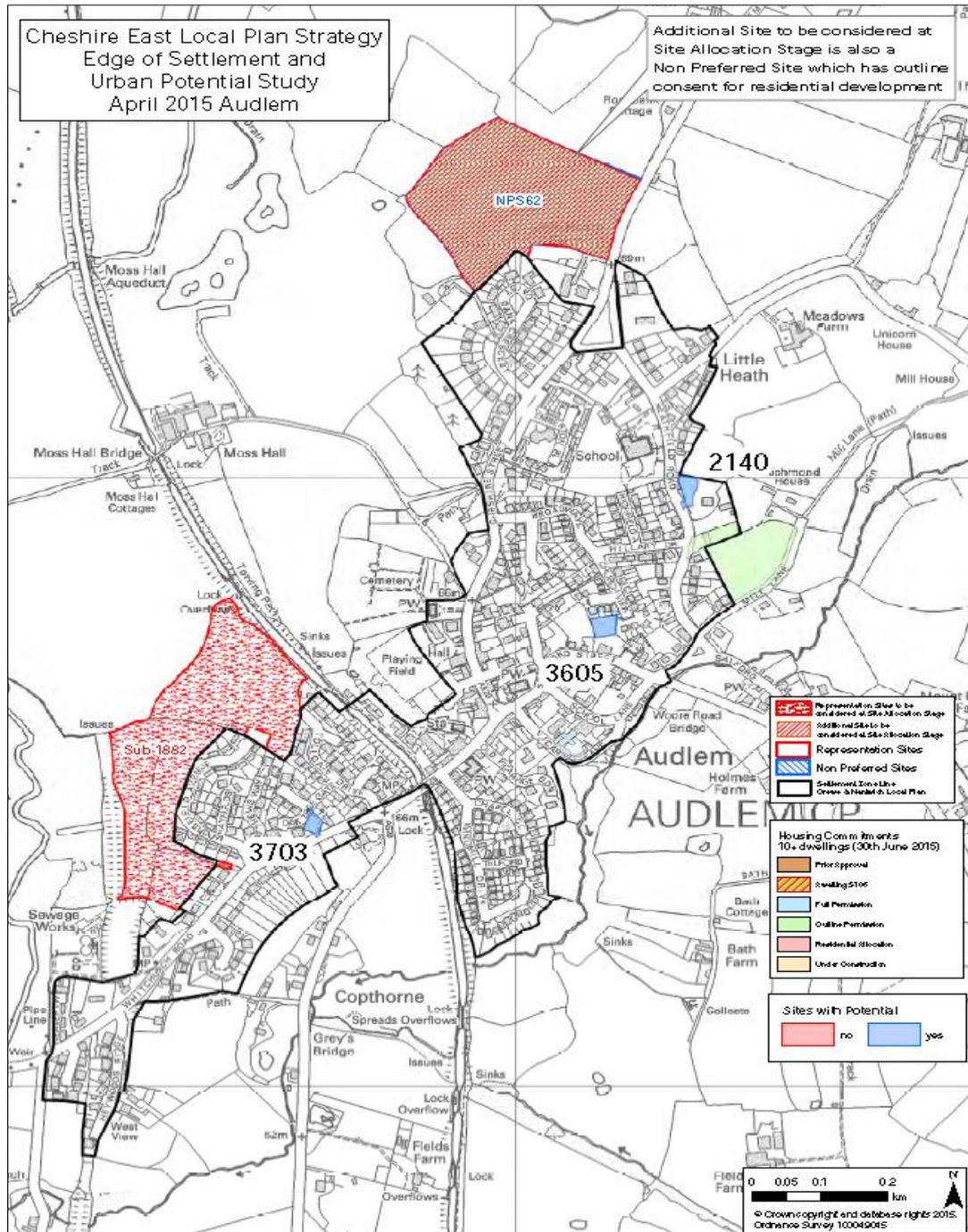
Table Audlem 3: Boundary review and recommendations

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7. Appendices

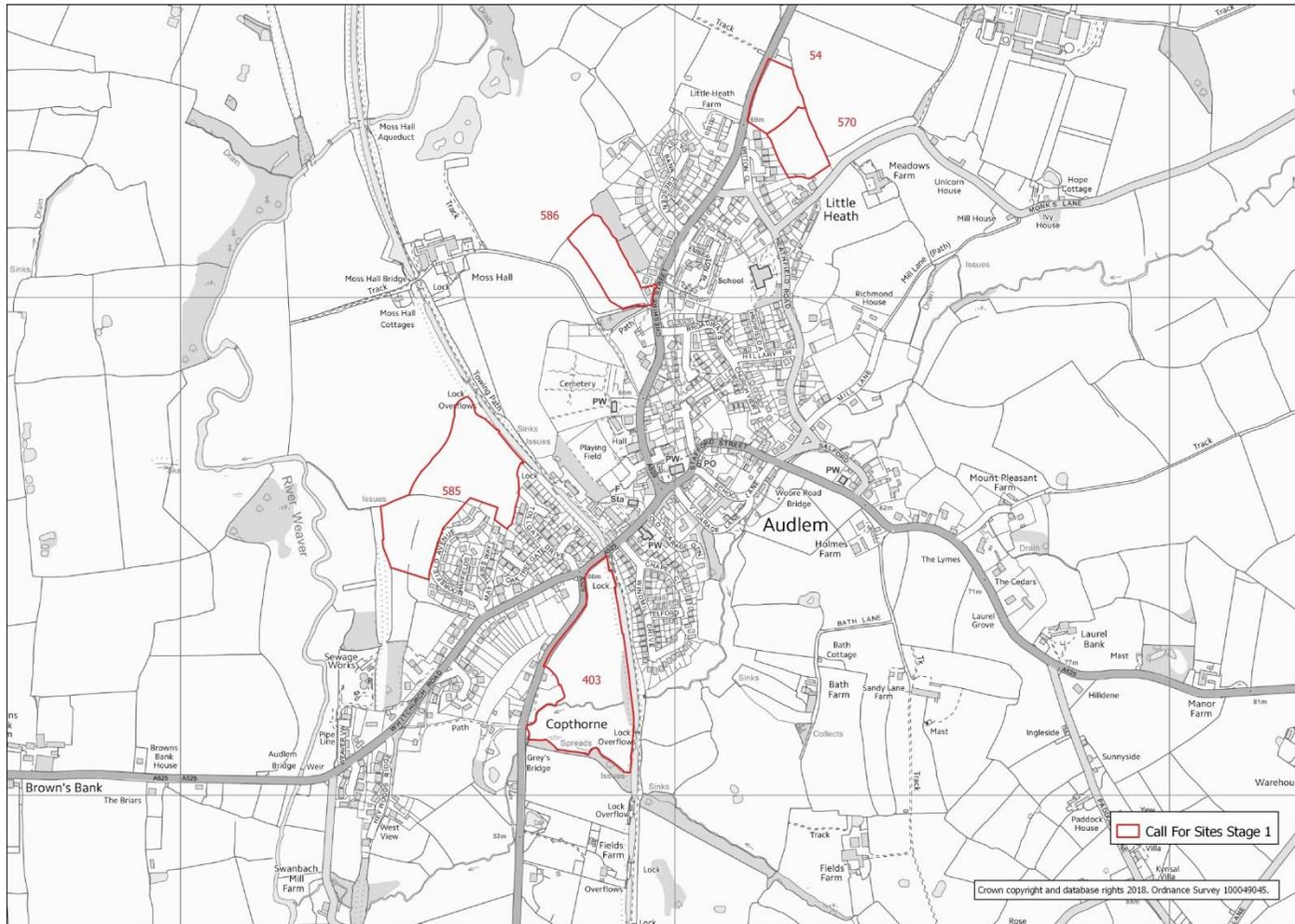
Appendix 1: Audlem site selection maps and table

A: Stage 1 sites maps



Map Audlem 2: Edge of Settlement and Urban Potential Study (2015)

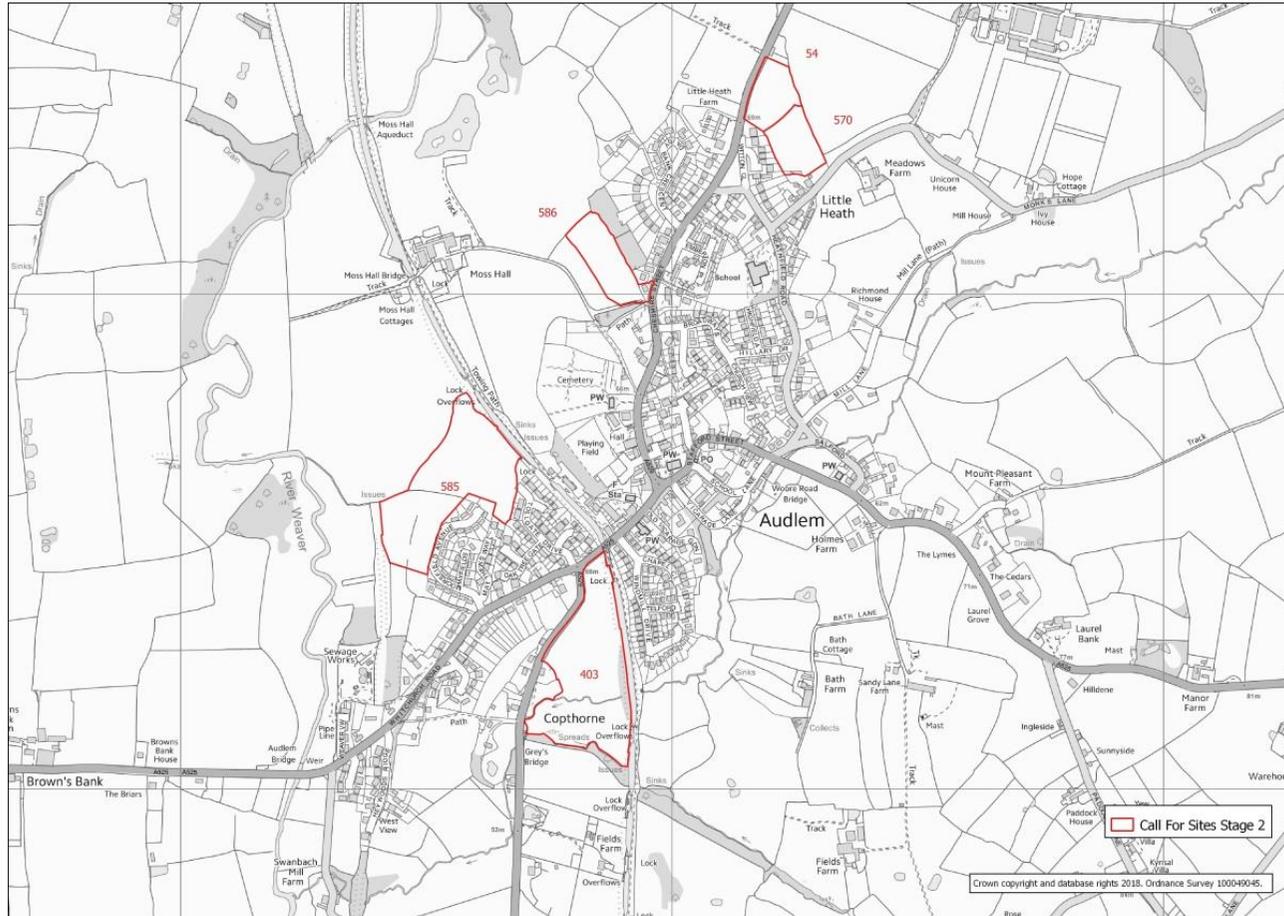
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Map Audlem 3: Call for Sites Stage 1 sites

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B: Stage 2 sites map



Map Audlem 4: Call for Sites Stage 2 Sites

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C: Stage 1 and Stage 2 sites table

Source ¹¹	Ref	Site name and address	Size (ha) ¹²	No. of dwgs ¹³	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹⁴ (Y/N)	Comments
C	NPS62	Land west of Audlem Road	5.53	120	0	0	Public open space	Y	Site not being actively promoted. Outline application 13/2224N granted on appeal on 07/01/15. Reserved matters application 16/1131N granted on the 21/10/16.
C	Sub 1882	West of Moorsfield Avenue	6.03	181	0	0	No	Y	Site not being actively promoted in this format. Area largely covered by site 585 below
D	54	Land south of Birds Nest	1.06	20	0	0	No	N	
D	403	Corner of Green Lane / Whitchurch Road	5.02	75 ¹⁵	0	0	No	N	Site constraints (Zone 3b flood risk area, Local Wildlife Site and TPOs) will significantly reduce the developable area but the site can still provide a sufficient area to

¹¹ A – Local Plan Strategy Settlement Final Site Selection Report (July 2016), B – Urban Potential Assessment (August 2015), C – Edge of Settlement Assessment (August 2015), D – Call for sites (June 2017), E – Local Plan Strategy Examination Hearings (October 2016), F – First Draft SADPD consultation (October 2018); G – initial Publication Draft SADPD consultation (September 2019).

¹² Numbers in brackets are the developable areas, when stated in the call for sites/First Draft SADPD/initial Publication Draft SADPD representations.

¹³ Figure as stated in call for sites/First Draft SADPD/initial Publication Draft SADPD representations or estimated at 30 dwellings per hectare.

¹⁴ 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 31/03/20; are in use (unless there is clear indication that this will cease); contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield); are LPS Safeguarded Land; are allocated in the LPS.

¹⁵ This represents a rough estimate of capacity for the purpose of this exercise and assessment stage only. It is based on the fact that about half the site is impacted by constraints and must be discounted from the normal 30 per hectare housing assumption. It should not be assumed that the site can be either developed or developed to this capacity.

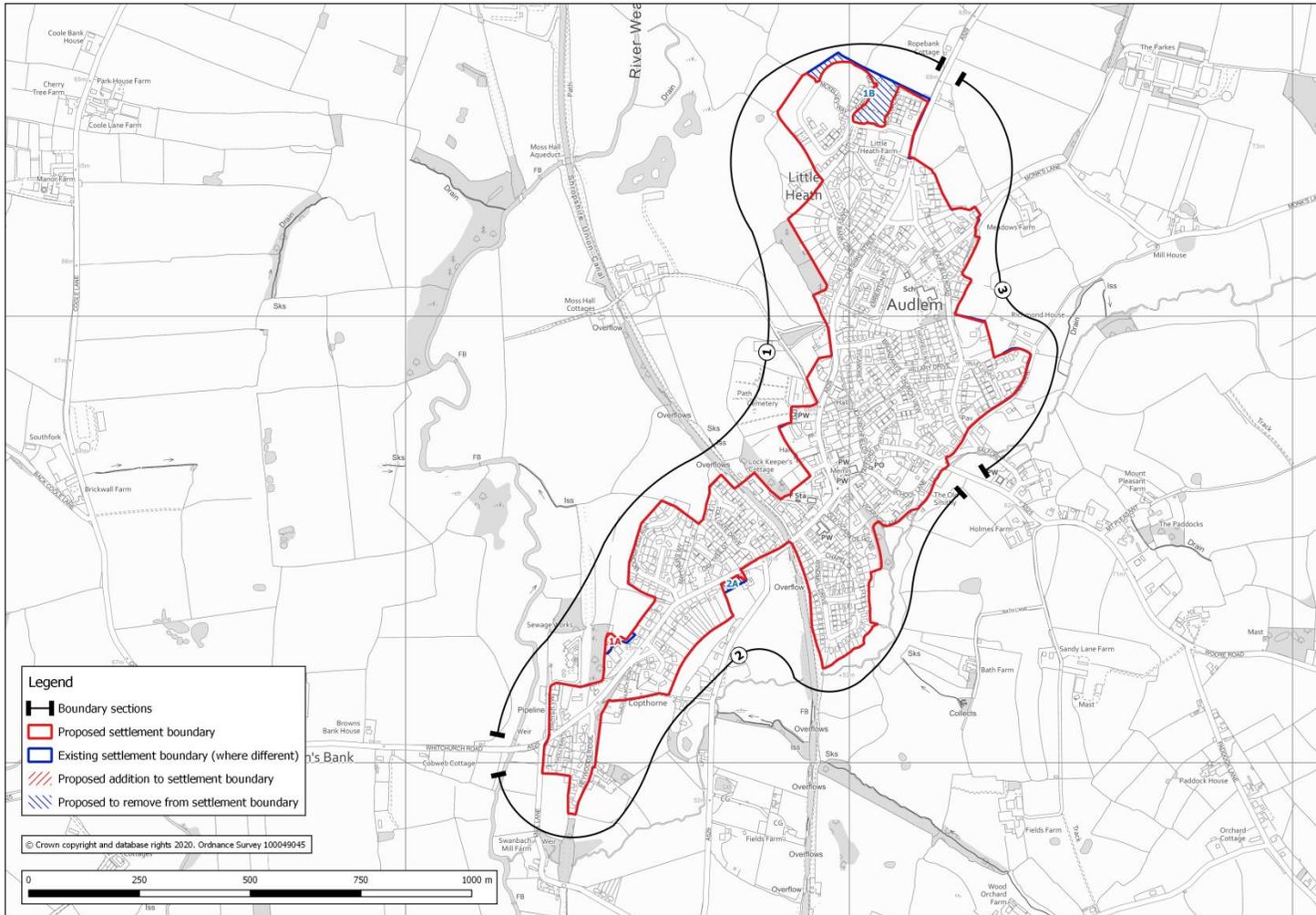
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Source ¹¹	Ref	Site name and address	Size (ha) ¹²	No. of dwgs ¹³	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹⁴ (Y/N)	Comments
									accommodate 10 or more dwellings. There are no reasons to exclude the site at this stage
D	570	East View	1.07	22	0	0	No	N	
D	585	Land at Moorsfield Avenue	4.77	87	0	0	No	N	The site has planning history including a recent refusal on 26/04/17 for outline consent for 34 dwellings (17/0774N) but there are no reasons to exclude the site at this stage.
D	586	Land off Moss Hall / Cheshire Street	1.46	60	0	0	No	N	

Table Audlem 4: Stage 1 and 2 sites

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Appendix 2: Settlement boundary map



Map Audlem 5: Existing and Proposed Audlem Settlement Boundary

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