

Cheshire East Local Plan

Site Allocations and Development Policies Document

Congleton Settlement Report [ED 27]

August 2020

OFFICIAL

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1. Introduction

- 1.1 This Report is the Congleton Settlement Report (“CSR”) [ED 27]. 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 CSR is split into chapters detailing work carried out for Congleton 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. Congleton

Introduction

- 2.1 Congleton is a town with its own settlement boundary defined in the Cheshire East Local Plan Strategy (“LPS”), adopted in 2017 and the Congleton Borough Local Plan First Review (adopted 2005). It is identified as a Key Service Centre (“KSC”) in the LPS, and has a 2018 mid-year population estimate of 26,700 people.

Neighbourhood Development Plan

- 2.2 Neighbourhood Planning was introduced with the Localism Act 2011 and gives communities new powers to write planning policies through Neighbourhood Development Plans (“NDPs”) and grant planning permission through Neighbourhood Development Orders. Neighbourhood planning provides a powerful set of tools for local people to make sure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.
- 2.3 The Congleton NDP is currently being prepared. Further information can be found on the Cheshire East website.¹
- 2.4 Adjoining parishes to Congleton have also prepared NDPs including:
 - Astbury and Moreton’s NDP was ‘made’ on the 17th August 2017.
 - Hulme Walfield and Somerford Booths’ NDP and Somerford’s NDP were ‘made’ on the 15 February 2018.

¹ <https://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-a-f/congleton-neighbourhood-plan.aspx>

- Eaton Parish's draft NDP was submitted for independent examination at the time of drafting the report. The examiner has issued a report on the Plan (10 June 2020) recommending that the Plan, once modified, can proceed to referendum.

Strategy for development in Congleton

- 2.5 The focus for Congleton over the Local Plan period is that of high quality employment led growth to accommodate the expansion of existing businesses and attract new investment into the town. The key priority in respect of new road infrastructure is to secure a new bridge over the River Dane, through the Congleton Link Road and improve access to existing employment areas. New housing is seen as important as being part of a balanced and integrated portfolio of development to support the town centre, ensure balanced and sustainable communities and deliver the Congleton Link Road.
- 2.6 The Congleton Link Road is now under construction and is expected to be completed by late 2020/early 2021.
- 2.7 Congleton is identified as a KSC in the LPS and is expected to accommodate development in the order of 24 hectares of employment land and 4,150 new homes; of a scale, location and nature that recognises and reinforces the distinctiveness of the town and support its vitality and viability.

3. Development requirements in Congleton

- 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 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'.
- 3.4 As set out in 'The Approach to Spatial Distribution and Provision of Housing and Employment Land' report [ED 05], the overall level of plan flexibility on housing supply has increased significantly since the adoption of the LPS in 2017.
- 3.5 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).
- 3.6 It is also worth noting that the development requirements of the Borough have largely been met in the LPS.
- 3.7 Figure Congleton 1 shows the indicative development land requirements for Congleton as set out in LPS Policy PG 7. Retail requirements are set out separately and retail issues are considered in Chapter 5 of this report.



Figure Congleton 1: Amount of land required over the Plan period

- 3.8 There were 1,351 housing completions (net) in Congleton between 1 April 2010 and 31 March 2020, and 0.84 hectares of employment land take up (excluding LPS Strategic Sites). Commitments (excluding LPS strategic sites) as at 31 March 2020 were 496 dwellings and 0.04ha of employment land.
- 3.9 In addition, there are also seven LPS strategic sites in Congleton. At the 31 March 2020, there were 482 housing completions (net) on LPS strategic sites and commitments were 2,027 dwellings. A further 630 dwellings are allocated and therefore the total number of dwellings on allocated sites is now 3,134. As at the 31 March 2020, there is 6.30ha of employment land committed and remaining employment allocations totalling 13.80 hectares.
- 3.10 Taking into account existing completions/take up and commitments, alongside employment land supply losses (an allowance of 6ha a year for losses is included in the overall employment land figures in the Local Plan Strategy) of 2.2ha at Eaton Bank, leaves a remaining requirement for the provision of 0 dwellings and 0.82ha 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 Congleton, and should be read alongside the SADPD Site Selection Methodology Report [ED 07], the SADPD Sustainability Appraisal (“SA”) [ED 03], and the SADPD Habitats Regulations Assessment (“HRA”) [ED 04]. It documents Stages 1 to 7 of the SSM², including recommending sites to be included in the Revised Publication Draft SADPD [ED 01].

Stage 1: Establishing a pool of sites for Congleton

- 4.2 In line with the SSM, a longlist of potential sites was established for Congleton. 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); First Draft SADPD consultation (October 2018) and the initial Publication Draft SADPD (August 2019).
- 4.3 A total of 56 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 Congleton 1 below.

² 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 - Inputs from infrastructure providers/statutory consultees, Stage 7 – Final Site Selection.

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 (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield);
 - are LPS Safeguarded Land; or
 - are allocated in the LPS.
- 4.5 A total of 23 housing sites and two employment 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 Congleton 1.

	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
Stage 1	56	1,776	3	6.27
Stage 2	22	1,385	2	2.48

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

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

- 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 Congleton required sites to be identified in the SADPD.
- 4.7 As detailed in section 3 and Figure Congleton 1 of this report, Congleton has met its development requirements for housing land and therefore there is only a need to assess sites put forward for employment uses in the SADPD.

Taking into account and balancing the range of factors considered in the SSM, it is recommended that no sites should be allocated for residential development in the SADPD. However, sites should be allocated to meet the residual requirement for employment land (0.82ha) in the town.

- 4.8 Site promoters of housing-led call for site submissions around Congleton were contacted during 2017, in the early stages of developing the SADPD, to ask if they would like their site to be considered for employment uses only. One site

promoter responded to that opportunity and the site (reference CFS 220) is included in the Stage 4 site assessment. No site submissions solely for employment uses were received during consultation on the First Draft SADPD in September/October 2018 or the initial Publication Draft SADPD in August/September 2019.

- 4.9 Due diligence linked to employment land monitoring in the town led to the identification of a site previously considered as an employment commitment in the legacy Congleton Borough Local Plan First Review (under policy E2 'Committed Employment Sites'). The site, on Viking Way/Alexandria Way, adjacent to Congleton Business Park, was granted planning permission on 9 August 2011 (planning ref 11/1662C) for a 3 storey extension to Gladman House and nine 2 storey detached offices. A number of conditions were discharged, as evidenced by planning records; planning ref 13/2969D considered drainage works on the site (in August 2013). Furthermore, planning permission has recently been granted (planning ref 18/3261C) for a three storey B1 office building on 0.45 hectares of the site; this building has been constructed and is now occupied. Against this background, it is considered prudent to consider the remaining area of the site through Stage 4 onwards of the SSM (see reference Cong E2 in this report).

Stage 4: Site assessment, Sustainability Appraisal and Habitats Regulations Assessment

- 4.10 Table Congleton 2 shows the sites put forward for employment development following the initial site sift (Stage 2) and considered in Stage 4 of the SSM for possible inclusion in the SADPD.

Option ref	Site name	Employment land (ha)	Policy designation ³
CFS 220	Land north of Congleton Business Park	7.44	Open Countryside
CFS 448	Land Adj to Barn Road / Viking Way	2.24	Within the Congleton settlement boundary
CFS 449	HMRC Site Barn Road	0.24	Within the Congleton settlement boundary
Cong E2	Land off Alexandria Way	0.95	Employment Commitment E2 Within the Congleton settlement boundary

Table Congleton 2: Congleton sites considered in Stage 4 of the SSM

- 4.11 These sites are considered in further detail in this chapter, and is thought to be in conformity with the LPS Vision and Strategic Priorities..
- 4.12 The sites were assessed in a consistent way:
- Site visits;
 - Green Belt site assessments for those sites in the Green Belt;

³ Saved policies In the Congleton Borough Local Plan First Review and LPS.

- Red/amber/green traffic light assessments and site commentary, with non-Green Belt sites considered first followed by those sites making the lowest contribution to Green Belt purposes identified in the GBSAs; and
- Sustainability Appraisal and Habitats Regulations Assessment of all sites for which a traffic light assessment was completed. Information on accessibility can be found in the accessibility assessments, which is also included as criterion 14 in the traffic light assessments.

4.13 The results of the sustainability appraisal can be found in the SADPD SA Report [ED 03] and the results of the Habitats Regulations Assessment can be found in the SADPD Habitats Regulations Assessment report [ED 04].

Stages 5 to 7: Evaluation and initial recommendations; input from infrastructure providers / statutory consultees: and final site selection

4.14 Using the SSM, and the iterative⁴ assessment approach, the following sections of this chapter evaluate and assess the candidate sites. The work from each of the Stages 5 to 7 of the SSM is presented together for each site.

4.15 The first site to be considered is site CFS 220 (Land to the north of the Congleton Business Park extension site LPS 27).

CFS 220: Land to the north of the Congleton Business Park Extension Site LPS 27

Introduction

4.16 This greenfield site is 7.4 hectares in size (2.15 hectares is considered to be the developable area). It is located to the north of the Local Plan Strategy site (LPS 27 Congleton Business Park extension) and the route of the Congleton Link Road. The site was originally submitted for residential use; however, following further correspondence with the site promoter (as set out in section 4 of this report) the site promoter has asked that the site is also considered for employment/commercial uses.

4.17 The site selection findings are summarised in Table Congleton 3 (Stage 4 of the SSM).

	CFS 220 site selection findings
Achievability	<ul style="list-style-type: none"> • The site is an employment proposal that has been rated amber in the traffic light form in terms of its overall viability. • The site is in single ownership and is a greenfield site. It

⁴ Further details on the iterative assessment approach can be found in the SADPD Site Selection Methodology Report.

	CFS 220 site selection findings
	would require additional infrastructure to deliver access into the site.
Suitability	<ul style="list-style-type: none"> • There is a mix of red, amber and green assessments against the stated criteria. • Of the criteria assessed as being amber, it is considered that the majority of these factors can be addressed using appropriate mitigation measures, they include: <ul style="list-style-type: none"> ○ Highways access and impact ○ Flooding/drainage ○ Minerals ○ Accessibility <p>Criteria where the site was assessed as red included:</p> <ul style="list-style-type: none"> ○ Landscape ○ Settlement Character and urban form ○ Ecology ○ Access to Public Transport ○ Greenfield site ○ Agricultural Land

Table Congleton 3: CFS 220 site selection findings

Stage 5: Evaluation and initial recommendations

- 4.18 The site presents an opportunity to further extend the Congleton Business Park Extension allocation in the LPS (site LPS 27) to the north, beyond the Congleton Link Road. The site currently comprises farmland.
- 4.19 Compared with other reasonable alternative employment sites in and around the town the traffic light analysis suggests that the site does not perform as well.
- 4.20 Locationally, the site is considered amber as identified in the SA Accessibility Assessment.
- 4.21 The site would be dependent on the delivery of the Congleton Link Road and allocations in the LPS to provide access to the highway network and wider services. Additional infrastructure would be required to link onto the Congleton Link Road from the site and this is likely to impact upon the site's viability and achievability.
- 4.22 The traffic light criteria assessed as red include landscape; the site is of scale in the open countryside and is within the Jodrell Bank Consultation Zone. The site also has a 'red' rating for impact on settlement character and urban form. The site, as proposed, would go beyond the northern boundary of the Congleton Link Road. LPS 27 (Congleton Business Park Extension - point p) makes clear that the LPS intention is for the Congleton Link Road to form the

northern boundary in respect of allocation LPS 27 (Congleton Business Park Extension).

- 4.23 The site has also scored a red for impacts on agricultural land and for being a greenfield site.
- 4.24 There are potential ecological impacts; the site is adjacent to two Local Wildlife Sites and the south western proportion of the site is required as ecological mitigation for the Congleton Link Road.
- 4.25 The HRA screening assessment has identified that this site is located within 5km of Midland Meres and Mosses Phase 1 Ramsar (Bagmere SSSI). The proposed development is for employment purposes and therefore no increase in recreational pressure on the Bagmere SSSI is foreseen. There is no hydrological connectivity anticipated between the sites.
- 4.26 The site is in a known mineral resource area for salt, sand/gravel and silica sand. Surface development at this location is not considered to have an impact on below ground salt mining. The site would require a Mineral Resource Assessment to provide information on both the feasibility of prior extraction and the sterilisation potential that development would have on any future extraction of the wider resource.
- 4.27 Overall, it is considered that the site would significantly exceed the remaining development requirements for employment land in Congleton and would have potential impacts on landscape, ecology, and the operation of Jodrell Bank alongside impacts on agricultural land that would be difficult to mitigate, given the scale of development in the open countryside. There would also be a need for additional infrastructure to provide access into the site from the Congleton Link Road, once the link road has been constructed.

Stage 6: Input from infrastructure providers/statutory consultees

- 4.28 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should not go forward to Stage 6 of the SSM.

Stage 7: Recommendation for site CFS 220: Land North of Congleton Business Park LPS 27

<p>Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site is not included as an allocated site in the SADPD.</p>

- 4.29 The next site to be considered is land adjacent to Barn Road/Viking Way (CFS 448).

CFS 448: Land Adjacent to Barn Road/Viking Way

Introduction

- 4.30 This greenfield site is approximately 2.2 hectares in size and is located adjacent to Viking Way and the Congleton Business Park site. The site is adjacent to a waste water treatment plant and fronts onto Barn Road/Viking Way.
- 4.31 The site selection findings are summarised in Table Congleton 4 (Stage 4 of the SSM).

	CFS 448 site selection findings
Achievability	<ul style="list-style-type: none">• The site is an employment proposal that has been rated amber in the traffic light form in terms of its overall viability position. The site is in single ownership and is a greenfield site.
Suitability	<ul style="list-style-type: none">• An overview of the assessed 'traffic light' criteria highlights a mix of green, amber and red assessments.• The 'traffic light' appraisal highlighted amber ratings on factors including, highways access and impact, flooding, minerals and drainage impacts. These factors would require further consideration and potential mitigation measures, in policy, should the site be proposed to be allocated.• The 'traffic light' criteria highlighted red includes compatible neighbouring uses, ecological impacts, the site being a greenfield site and further work required in respect of potential contamination on the site.

Table Congleton 4: CFS 448 site selection findings

Stage 5: Evaluation and initial recommendations

- 4.32 This site presents an opportunity to provide additional employment land accessed via Barn Road.
- 4.33 Compared with other reasonable alternative employment sites in and around the town the traffic light analysis suggests that the site does not perform quite as well.
- 4.34 The site is relatively contained by surrounding development and is within the settlement boundary for Congleton. Locationally, the site is considered accessible to a number of services and facilities as identified in the SA Accessibility Assessment
- 4.35 The traffic light assessment of this site shows that it is given an amber rating in respect of the need for additional detail and potential mitigation measures on matters including highways and traffic impact(s).

- 4.36 Further detail and mitigation measures may be required with regards potential flooding and drainage impacts associated with any future proposal. In addition, detail would be required on land levels and layout for any future proposal as a site visit indicated that the site falls away from the road.
- 4.37 The site is in a known mineral resource area for salt, sand/gravel and silica sand. Surface development at this location is not considered to have an impact on below ground salt mining. Due to the size of the site it is likely that sand & gravel and silica sand mineral extraction will not be viable.
- 4.38 The proposal would be adjacent to a waste water treatment plant. Any future development on this site would also have to demonstrate that its future use would be compatible with this neighbouring use in respect of noise, odour, vehicle movements and other matters.
- 4.39 Part of the site is an allocation (1.8 hectares) in the Cheshire Replacement Waste Local Plan as a preferred site for waste management facilities (Congleton Sewage Works WM22). The Council is currently preparing part 3 of the Local Plan – the Minerals and Waste Development Plan Document. This site has been submitted as part of the call for sites process in developing the part 3 plan and its suitability for such uses will be considered through that document.
- 4.40 The HRA does not identify any issues of relevance to this site. The site is more than 5km from any European designated site(s).
- 4.41 The site is a greenfield site. Traffic light comments indicate concerns regarding the ecological impacts of a future employment proposal on the site. A large proportion of the site appears on the national inventory of priority woodland habitats and would require appropriate survey(s) to establish the value of the woodland. This would be in addition to protected species survey requirements and mitigation, which may be difficult to achieve on the site given its constrained nature.
- 4.42 The site is a former landfill site and as such has potential for contamination, which would require a phase 1 and 2 contaminated land assessment to be submitted alongside any future proposal on the site.
- 4.43 In addition, given its proximity to an existing waste water treatment plant and the future development requirements in Congleton, development in this location may prevent the future expansion of the waste water treatment plant in line with the requirements of United Utilities.

Stage 6: Input from infrastructure providers/statutory consultees

- 4.44 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should not go forward to Stage 6 of the SSM.

Stage 7: Recommendation re CFS 448: Land adjacent to Barn Road/Viking Way

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site is not included as an allocated site in the SADPD.

- 4.45 The next site to be considered is the Household Recycling Waste Centre on Barn Road (CFS 449).

CFS 449: Household Waste Recycling Centre, Barn Road

Introduction

- 4.46 This brownfield site is around 0.2 hectares in size and is currently a household waste recycling centre, accessed via Barn Road. The site has been submitted through the call for sites process for potential future commercial uses.
- 4.47 The site selection findings are summarised in Table Congleton 5 (Stage 4 of the SSM).

	CFS 449 site selection findings
Achievability	<ul style="list-style-type: none"> The site is an employment proposal that has been rated amber in the traffic light form in terms of its overall viability position. The site is in single ownership and is a greenfield site.
Suitability	<ul style="list-style-type: none"> The site has a majority of green assessments in the traffic light appraisal. There are amber assessments in terms of highways and minerals impact. There is also an amber assessment for ecology, given its proximity to Warburton's Wood, a Local Wildlife site. Both highway and ecological impacts would require further appraisal and potential mitigation There is a red assessment in terms of the site's history as a landfill site, requiring a phase 1 and 2 contamination land assessment.

Table Congleton 5: CFS 449 site selection findings

Stage 5 Evaluation and initial recommendations

- 4.48 The traffic light assessment of this site shows that it performs relatively well. Locationally, the site is considered accessible, as identified in the SA Accessibility Assessment.
- 4.49 The site is relatively well contained and is within the settlement boundary of Congleton.
- 4.50 The HRA does not identify any issues of relevance to this site. The site is more than 5km from any European designated sites.

- 4.51 The site would be required to provide mitigation in terms of impact on highways and ecology, given the sites proximity to Warburton's Wood, a Local Wildlife site.
- 4.52 The site is in a known mineral resource area for sand & gravel and silica sand. Due to the size of the site it is likely that sand & gravel and silica sand mineral extraction will not be viable.
- 4.53 The site is a former landfill site and as such has potential for contamination, which would require a phase 1 and 2 contaminated land assessment with any future proposal on the site.
- 4.54 The site is currently a household waste recycling centre that is leased by Cheshire East Council. The call for sites submission indicates that discussions are ongoing regarding future and possible alternative uses on the site. As such, there is no formal agreement and/or indication of timing for the current use ceasing on the site. On this basis, there is some uncertainty around the availability of the site in the Plan period. The Council is currently preparing part 3 of the Local Plan – the Minerals and Waste Development Plan Document. This site has been submitted as part of the call for sites process in developing the part 3 plan and its suitability for such uses will be considered through that document.

Stage 6: Input from infrastructure providers / statutory consultees

- 4.55 Stage 6 of the SSM involves input from infrastructure providers and statutory consultees. Taking into account and balancing the range of factors considered in the SSM and summarised above, it was considered that this site should not go forward to Stage 6 of the SSM.

Stage 7: Recommendation re CFS 449: Household Waste Recycling Centre, Barn Road

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site is not included as an allocated site in the SADPD.

- 4.56 The next site to be considered is land off Alexandria Way (Cong E2).

Cong E2: Land off Alexandria Way

Introduction

- 4.57 This site has been identified following ongoing monitoring and due diligence around existing employment provision in and around Congleton. The site was identified as an employment commitment (policy E2) in the Congleton Borough Local Plan First Review.

- 4.58 The site was granted planning permission (planning ref 11/1662C) in August 2011 for office development, with a selection of planning conditions discharged in 2013.
- 4.59 A larger allocation (1.4 hectares) was considered in the initial Publication Draft SADPD. However, planning permission has since been granted (planning ref 18/3261C) for a 3 storey B1 office building on part of the site (0.45 ha); the building has now been constructed and is occupied.
- 4.60 Given the background to the site as set out above, it is considered prudent to consider the remaining area of the site (0.95ha) for employment use as part of the SADPD site selection work.
- 4.61 The site selection findings are summarised in Table Congleton 6 (Stage 4 of the SSM).

	Cong E2 site selection findings
Achievability	<ul style="list-style-type: none"> • The site is an employment proposal that has been rated amber in the traffic light form in terms of its overall viability position. The site is in single ownership and is a greenfield site. • There is evidence of the site being brought forward for employment uses, by virtue of the construction of an office building, adjacent to the site (ref 18/3261C) and development in the wider area..
Suitability	<ul style="list-style-type: none"> • The site has a number of green, amber and red ratings in the traffic light assessment. • Amber ratings include the need for additional information on future highways access and impacts, ecological surveys, flooding/drainage, minerals and connectivity to public transport links. The site is also assessed as amber for minerals impacts and impact on agricultural land. • The site is assessed as red in terms of being a greenfield site

Table Congleton 6: Cong E2 site selection findings

Stage 5: Evaluation and initial recommendation

- 4.62 The traffic light assessment of this site shows that it performs relatively well. Locationally, the site is considered to be accessible to the majority of services and facilities identified in the SA Accessibility Assessment.
- 4.63 The HRA does not identify any issues of relevance to this site. The site is more than 5km from any European designated site(s).
- 4.64 The site is adjacent to existing commercial uses on Viking Way/Alexandria Way and is in the Congleton settlement boundary. It will also be adjacent to

commercial uses as part of the Congleton Business Park extension site (LPS 27) identified in the LPS, once this site is delivered.

- 4.65 Planning permission has been granted on land directly adjacent to the site for employment uses. This indicates commercial interest in bringing the site forward. The entire site previously had planning permission for office development on the site. The principle of employment uses on this site has been accepted previously by virtue of planning permissions granted on the site.
- 4.66 The site is assessed as amber in respect of potential future highways impact, drainage impacts and access to public transport.
- 4.67 The site is assessed as amber in terms of potential future ecological impacts. This is due to the absence of a recent survey on the site. An up-to-date ecological survey of the site would be required to ascertain any ecological impact and whether this could be mitigated. The site is assessed as red for being a greenfield site and amber as grade 3 in respect of agricultural land classification.
- 4.68 The site is in a known mineral resource area for salt, sand & gravel and silica sand. Surface development at this location is not considered to have an impact on below ground salt mining. The Council will require the applicant to submit a Mineral Resource Assessment as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel and silica sand mineral resource before the proposed development proceeds, and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
- 4.69 Overall, the principle of employment uses has been accepted on this site previously as evidenced by planning permissions including 11/1662C. There is evidence of commercial interest on the site in the form of the employment site recently completed adjacent to the site (planning ref 18/3261C). The site will form a prominent location from Viking Way into the Congleton Business Park site and is adjacent to an established employment area. The site has a number of potential impacts, particularly ecological impacts that would require further assessment and potential mitigation.
- 4.70 The site is adjacent to an existing allocation in the LPS (site LPS 27 'Congleton Business Park'). Site LPS 27 is supported by the North Congleton Masterplan, which sets out a number of development principles to support the future delivery of the allocated site. It would be important for the Cong E2 site to be reflective of the principles of the North Congleton Masterplan, given the site's prominent location on Viking Way/Alexandria Way.

Stage 6: Input from infrastructure providers / statutory consultees

- 4.71 The consultation responses are summarised below, with a list also provided in Appendix 5 of this report

- **CEC Public Rights of Way** - all sites to require provision and/or improvement of high quality routes for active travel including walking and cycling links between development sites and public transport hubs
- **Environment Agency** - no outstanding/significant concerns at this stage for the potential allocated site, noted and recognised that the constraints identified can be accounted for/ resolved / engineered out at a later stage in proceedings. In line with best practice the site allocation should be reviewed in line with local & national planning policy and relevant governing legislation.
- **Natural England** - Designated Sites - No IRZ for designated sites has been triggered by this allocation. There is no Priority Habitat within the proposed allocation site. Best and Most Versatile Land Provisional ALC Grade 3 / Post 1988 info – Grade 3a
- **Network Rail** - transport assessments should consider the impacts of any level crossings in the area
- **Sport England** - should take account of findings of playing pitch strategy/ built sport facilities strategy
- **Highways England** - maintain that, based on the available evidence, there are no individual sites that should not be progressed to the next stage of consultation on the SADPD based on their anticipated impacts on the capacity and safety of the Strategic Road Network. Highways England recommends that during the lifetime of the Local Plan, a Transport Study is undertaken in order to monitor the performance of the Local Plan in its entirety on individual strategic road network junctions as the development sites come forward.
- **United Utilities** - need to consider the proximity of waste water treatment works when considering site allocations in the Plan
- **National Resources Wales** – No site specific comments. Recommend that Natural England/ Environment Agency/ Severn Trent/ United Utilities and the local authority environmental health team be consulted on the acceptability of candidate sites. Natural Resources Wales advocates that design and access statements include consideration of invasive non-native species and biosecurity during and post construction. Consideration should also be given to the Alien Invasive Species (Enforcement and Permitting) Order 2019. Storage of substances within the Dee Water Protection Zone may need consent from Natural Resources Wales.
- **SP Energy Networks** – no constraints identified.

Stage 7: Recommendation re Cong E2

Taking into account and balancing the range of factors considered in the SSM and summarised above, it is recommended that this site is included as an allocated site in the SADPD, delivering around 0.95ha of employment land.

4.72 The boundary for the recommended allocation is shown in Map Congleton 1.



Map Congleton 1: Site Cong E2

Sites recommended for inclusion in the SADPD for Congleton

4.73 In conclusion, one site has been recommended for inclusion in the SADPD for Congleton (Stage 7), which is shown in Table Congleton 7.

Option ref	Site name	Gross site area (ha)	Proposal
Cong E2	Land off Alexandria Way/ Viking Way, Congleton	0.95	Employment Land Allocation (B1, B2, B8 uses) ⁵

Table Congleton 7: Site recommended for inclusion in the SADPD

⁵ 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 may replace some of the Use Classes Order references quoted in this report.

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;
 - consider the approach to the impact assessment threshold for the settlement;
 - consider boundaries (as appropriate) for retail uses including town or local centre boundaries and primary shopping areas (as appropriate);
 - 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 Congleton serves a wide catchment for retail and leisure purposes in the central area of the Borough.
- 5.4 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.
- 5.5 The town centre boundary for Congleton is currently defined in the Congleton Borough Local Plan First Review and is characterised by historic buildings, some of which are associated with its industrial textile production history. The original High Street and much of the wider existing town centre are designated within two conservation areas (West Street and Moody Street).
- 5.6 The main shopping facilities are located along High Street, Bridge Street and Duke Street, whilst Swan Bank and Lawton Street have a higher proportion of restaurants, pubs and takeaways, which are supportive of a strong night-time economy. A market is held on a Tuesday and Saturday, with a car boot sale on a Sunday morning next to Morrison's supermarket. The town's shopping and leisure facilities are highlighted on the Congleton Town Council website and the town has reasonably good Wifi coverage.

- 5.7 The defined Principal Shopping Area in the Congleton Borough Local Plan First Review currently includes Bridge Street, Little Street, Duke Street, Market and High Street. This will be considered in the terms of the National Planning Policy Framework in the section below.

Retail Health Indicators and Analysis

- 5.8 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 Principal Towns 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.
- 5.9 Appendix 3 of the WYG Retail Study (2016) (pp 7-12)⁶ includes the full health check for Principal Towns and Key Service Centres 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. For Congleton, as a KSC, it indicates that the town's vitality and viability continues to be varied. The town centre has a range of strengths including strong levels of footfall and favourable environmental quality in the pedestrianised areas of the town centre. It also has a strong evening economy.
- 5.10 There is a reasonable number of national multiple retailers present in the centre, however the majority of the retail and service offer is provided by independent retailers. Although there are two supermarkets present in the centre, namely Aldi and Morrison's, the wider range of convenience goods units is limited.
- 5.11 The town centre has a reasonably strong retail service offer and the proportion of leisure service units has increased since 2009. Vacant units can be found in varying locations around the town centre but pockets of vacant units exist, such as at the Capitol Walk Shopping Centre.
- 5.12 The town has a reasonably good distribution of town centre car parks with varying charges. Many of the roads in the town centre have one way restrictions or are pedestrianised. Mountbatten Way segments the town centre and can act as a barrier to pedestrian movement. The town centre has several secure cycle parking facilities and is on the route of several national and local cycle routes.

Assessed Need for Main Town Centre Uses

- 5.13 For Principal Towns and KSCs, the WYG Retail Study (2016) ("CERS 2016") established quantitative and qualitative retail requirements for convenience and comparison goods in town centres up to 2030.

⁶http://www.cheshireeast.gov.uk/planning/spatial_planning/research_and_evidence/cheshire_town_centres_study.aspx

- 5.14 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].
- 5.15 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:
- 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.'
- 5.16 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

- 5.17 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].
- 5.18 For Congleton, as a KSC, the impact threshold test is recommended as 300 sqm outside of the town centre boundary in relation to the closest defined centre(s) (convenience, comparison, service & leisure – Use Class A1, A2, A3, A4 & A5).⁷

Complementary Strategies and Parking Provision

- 5.19 The Congleton Town Centre Plan (March 2008) and Congleton Public Realm Strategy (November 2011) have helped the town centre to attract investment.

⁷ 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.

A public realm scheme has been supported by Cheshire East Council and delivered in the town to improve the town centre environment and includes:

- provision of wider footways at Swan Bank junction;
- new footway paving through Duke Street and Bridge Street;
- decorative feature paving decorative road surfacing at Swan Bank, and at Market Street/High Street junction;
- decorative lighting features;
- improved levels of lighting;
- replacement street furniture;
- new planting.

5.20 The Congleton NDP is currently being prepared.

Retail and Leisure Boundaries

5.21 Paragraph 85b 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”.

5.22 Congleton has an existing town centre boundary and Principal Shopping Area, as defined in the legacy Congleton Borough Local Plan First Review. The WYG Retail Study (2016) considered the existing centres in the legacy local plans and identified where potential changes to (or indeed new) retail boundaries are appropriate.

5.23 Town centre boundaries and primary shopping areas have been reviewed (or identified) taking into account the recommendations of the WYG Retail Study (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 report.

5.24 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 the 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.

5.25 For the purposes of this settlement report, the following three stage process has been utilised:

- 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

5.26 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

5.27 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.”

5.28 Table Congleton 8 sets out the justification for identifying the primary and secondary frontages as shown in Appendix 6.

Potential Primary and Secondary Frontages	Number on Map Congleton 6 and amendment proposed	Justification for amendment
41a, 43, 48a, & 50 West Street and 103 Antrobus Street	1. Propose as a secondary frontage	Includes a mix of convenience and retail service uses such as a Spar convenience store, a pharmacy, hairdressers and other A1 uses.
23-25, 12c, 13-15, 20-22, 24, 26 & 28 West Street	2. Propose as a secondary frontage	Includes a mix of convenience and retail service uses including a public house, carpet shop, restaurant, takeaway and other town centre uses.
1, 1a, West Street, 2, 4 6-8. 10, 12, 12a, 14, 18 Swan Bank & 2 & 4 Mill Street	3. Propose as a secondary frontage	Includes a mix of retail, service uses, public house and other town centres uses
2, 4, 6, West Street & the Lion and Swan Hotel	4. Propose as a secondary frontage	Includes a mix of retail, service uses, public house, hairdresser and hotel
From 19 Mill Street to 1 Mill Street (odd numbered properties) 8-10, 12 – 22 (even numbers), 34 Mill Street and Kingfishr Restaurant on Antrobus Street	5. Propose as a secondary frontage	Includes a mix of A1 uses, a public house, a post office and a restaurant
3 – 13 Swan Bank (odd numbers), 2, 6 Little Street	6. Propose as a secondary frontage	Includes a mix of A1 uses, travel agents, home furnishing, financial advisor and other town centre uses.

Potential Primary and Secondary Frontages	Number on Map Congleton 6 and amendment proposed	Justification for amendment
Aldi, Mountbatten Way	7. Propose as a primary frontage	This is retail convenience store with high footfall and activity in the town.
1,3,5 Duke Street, 13 – 23 (Bridge Street (odd numbers), Victoria Street and 7-9 Bridestones Shopping Centre	8. Propose as a primary frontage	Focus and concentration for convenience and comparison good services and other uses and are largely pedestrianised.
4 Market Street, 35 – 47 High Street (odd numbers), 1 – 11 Bridge Street, Bridestones Centre	9. Propose as a primary frontage	Focus and concentration for convenience and comparison good services and other uses and are largely pedestrianised. This includes the Morrison's supermarket also.
52 – 70 High Street (even numbers), and 2 – 22 Bridge Street (even numbers), 2 – 4 Duke Street & 15 Swan Bank	10. Propose as a primary frontage	Focus and concentration for convenience and comparison good services with low proportion of service and other uses and are largely pedestrianised.
1 – 19 Capitol Walk, 15 High Street, 21 High Street, 25 – 33 High Street (odd numbers)	11. Propose as a secondary frontage	Mix of uses including charity shops, banks and other uses.
8 – 46 High Street (even numbers) & 25,27,29, 33, 35, 51, 55a Lawton Street	12. Propose as a secondary frontage	Characterised by a mix of town centre uses including estate agents, hairdressers, public houses, shops, restaurants and take-away.
1 – 13 High Street (odd numbers) including the town hall frontage	13. Propose as a secondary frontage	Characterised by a mix of uses including a public house, banks, estate agents and other town centre uses.
2 – 62 Lawton Street (even numbers)	14. Propose as a secondary frontage	Characterised by a mix of uses along one side of Lawton Street including take-aways, shops, hair dressers, café and other uses.
1, 3, 5 Park Lane	15. Propose as a secondary frontage	Uses including a pharmacy and hairdressers.

Table Congleton 8: Primary and Secondary Frontages Analysis

Stage 2: Primary Shopping Area

5.29 Table Congleton 9 considers the boundary for the primary shopping area (as defined in the NPPF) taking account of the primary frontages identified in stage 1 (outcomes are shown in Appendix 6).

Potential Primary shopping area	Number on Map Congleton 7 and amendment proposed	Justification
The Congleton Borough Local Plan First Review identified a principal shopping area, which included both sides of Duke Street, Bridge Street and Victoria Street, the eastern side of Market Street, High Street and one side of Mill Street.	<p>(1) it is proposed to amend the boundary as stated in the Congleton Borough Local Plan First Review to exclude an area of land between Mill Street and Princess Street from the boundary.</p> <p>(2) it is proposed to amend the boundary as stated in the Congleton Borough Local Plan First Review to exclude an area of land on High Street/Market Street from the boundary.</p> <p>N.B. The amended boundary will represent a primary shopping area (as defined by the NPPF) and replace the previous reference to principal shopping area in the legacy Congleton Borough Local Plan First Review.</p>	Following consideration of the various factors, approach and definition of a primary shopping area in the NPPF, it is proposed to define the primary shopping area along both sides of Duke Street, a part of Swan Bank and Little Street, Bridge Street and Victoria Street, and the eastern side of Market Street. The primary frontages are where convenience and comparison goods are most concentrated with low proportions of service and other uses. The area is also largely pedestrianised.

Table Congleton 9: Primary Shopping Area Analysis

Stage 3: Town Centre Boundary

5.30 Table Congleton 10 justifies any proposed amendments to the legacy Congleton Borough Local Plan First Review town centre boundary. Amendments are shown in Appendix 6.

Potential town centre boundary	Number on Map Congleton 8 and amendment proposed	Justification for amendment
76 – 94 Mill Street & Providence Mill 1-14	(1) Exclude from town centre boundary	This area is residential in character, close to or adjoining the River Dane. It is not within or adjacent to the primary shopping area.
Land to the east of Mountbatten Way, including Worrall Street, Park Road, Park Street, The Meadows, Mountbatten Court, Lower Park Street, Foundry Bank, Moor Street	(2) Exclude from town centre boundary	The area is mixed in character; it contains a mix of residential streets, leisure uses including the leisure centre and bowling green, office, warehouse and other mixed uses. It also includes a number of shops. However, Mountbatten Way, a dual carriageway, presents a major physical and perceptual barrier for the town centre, and the area beyond Mountbatten Way is not within nor adjacent to the primary shopping area.

Potential town centre boundary	Number on Map Congleton 8 and amendment proposed	Justification for amendment
Land off Moody Street, Chapel Street, Canal Street, Priestly Fields and land to the rear of properties on Lawton Street	(3) Exclude from town centre boundary	The area is residential in character and includes St Peter's Church. It also includes a garage, a vets and other uses. The area also includes the rear gardens and other areas behind properties on Lawton Street. These areas are peripheral to the retail centre of the town and are not adjacent to the primary shopping area.
Land off Wagg Street	(4) Exclude from town centre boundary	The area includes offices and religious uses. The character of the area is predominately residential.
Land off Fountain Street	(5) Exclude from town centre boundary	This area is residential in character.
Area around Silk Street, Queen Street, Heywood Street	(6) Exclude from town centre boundary	This area is a mix of residential areas, garages and workshops. It is not adjacent or closely related to the retail areas of the town.

Table Congleton 10: Town Centre Boundary Analysis

5.31 It is proposed to designate the town centre boundary as shown in Appendix 6.

Other Retail Centres

5.32 This section will 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 Congleton, no other retail centres were designated in the legacy Congleton Borough Local Plan First Review.

5.33 Congleton Retail Park, on Barn Road, is considered to be an out-of-centre Retail Park.

5.34 There is a retail parade at Hightown, Biddulph Road/Cross Lane, Mossley that requires further assessment of its retail role in the town. The outcomes of this assessment are shown in Table 11 below and identified in Appendix 6.

Hightown, Biddulph Road, Mossley	
Location and description (including current status in the legacy local plan)	This is a reasonably-sized neighbourhood shopping area off Biddulph Road to the south east of Congleton Railway Station. It is not designated in the Congleton Borough Local Plan First Review.
Total number of units	14
Range of uses	A wide range of convenience and comparison retail as well as local services, including: convenience store and post office; fish and chip shop, hardware store, takeaway, chemist and hairdresser.
Proximity to other centres	Over 1,400 metres south east of Congleton town centre.

Hightown, Biddulph Road, Mossley	
Accessibility	The area is accessible by bus services 91 & 94, with bus stops in reasonable walking distance.
Environmental Quality	Overall, the environmental quality is reasonably good. There are on street parking bays provided and the shops are located along one side of the road in the majority of cases, dissected by Sheldon Avenue and then Cross Lane.
Recommendations	It is recommended that this area be identified as a neighbourhood parade of shops. It has a good range of convenience and comparison retail as well as other services that serve the day-to-day needs of nearby residential areas. The boundary for this area is shown in Appendix 6.

Table Congleton 11: Hightown, Biddulph Road Analysis

5.35 There is a retail destination at the West Heath Shopping Centre that requires further assessment of its retail role in the town. The outcomes of this assessment are shown in Table 12 below and identified in Appendix 6.

West Heath Shopping Centre	
Location and description (including current status in the legacy local plan)	This is a reasonably-sized shopping centre, accessed from Sandbach Road/Holmes Chapel Road. It is not designated in the Congleton Borough Local Plan First Review.
Total number of units	16
Range of uses	A wide range of convenience and comparison retail as well as services including: convenience store; fish and chip shop; pharmacy; newsagent and supermarket.
Proximity to other centres	Over 1,600 metres west of Congleton town centre.
Accessibility	The area is accessible by bus services 38 and 42, with bus stops within reasonable walking distance.
Environmental Quality	Overall, the environmental quality is reasonably good. There is ample parking and the frontages are well presented. There is a high level of footfall and activity at the centre.
Recommendations	It is recommended that this area be identified as a Local Urban Centre. It has a good range of convenience and comparison retail as well as other services that serve the day-to-day needs of nearby residential areas and also, due to the presence of supermarket and other operators, the wider environs. The boundary for this area is shown in Appendix 6.

Table Congleton 12: West Heath Shopping Centre Area Analysis

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’ [ED 06] note sets out the methodology to reviewing settlement boundaries in each of the Principal Towns, KSCs and LSCs. This uses a three-stage approach to defining settlement boundaries:
- i) Review boundary in light of site allocations (in the adopted LPS and made neighbourhood plans or proposed through the SADPD);
 - ii) Consider extant planning consents and the relationship of land to the built-up area; and
 - iii) Review the relationship of settlement boundaries to physical features.

Settlement boundary overview

- 6.3 The existing settlement boundary is defined in the Congleton Borough Local Plan First Review, as amended by sites LPS 26 to LPS 31 in the LPS.
- 6.4 The Congleton NDP is currently being prepared.
- 6.5 Adjoining parishes to Congleton also have or are working on NDPs including:
- Astbury and Moreton's NDP was made on 17 August 2017.
 - Hulme Walfield and Somerford Booths' NDP and Somerford's NDP were made on 15 February 2018.
 - A draft NDP for Eaton was submitted for examination at the time of drafting this report. The examiners report has been published for the NDP indicating that it is capable of moving onto the referendum stage, subject to modifications made to the Plan.
- 6.6 None of the above NDPs (Astbury and Moreton, Hulme Walfield and Somerford Booths or Somerford) address the definition of settlement boundaries. The draft Eaton NDP includes a proposed infill boundary and a green gap adjacent to Congleton. The proposals in the Eaton NDP will be taken into account in the consideration of Congleton settlement boundaries documented below.
- 6.7 For the purposes of review, the existing settlement boundary has been divided into sections as set out in Table Congleton 13 below.

Ref	Boundary section	Description of existing boundary
1	Between A34 Newcastle/ Congleton Road and A534 Sandbach Road	The existing settlement boundary runs in a north west direction, along the rear of 244 – 206 Padgbury Lane (even numbered properties) following the existing Green Belt boundary. It then goes around the boundary of 206 Padgbury Lane before continuing along Padgbury Lane in a north west direction. The boundary then goes around Manor House Lane (including Heath Farm public house) before re-joining Padgbury Lane. The settlement boundary then goes around Brooklands House and Cottage, 58 Padgbury Lane, 1 & 2 Orchard Manor Close and 38 – 42 Padgbury Lane (even numbered properties). It then follows the rear of 24 – 2 Padgbury Lane (even numbered properties). The settlement boundary then runs along the rear of properties 77 a&b, 79 and 81 Sandbach Road where it meets Loach Brook and meets the A534 Sandbach Road.
2	Between A534 Sandbach Road and A54 Holmes Chapel Road	The settlement boundary continues in a north west direction following Loach Brook around the western boundary of Congleton High School. The boundary then leaves Loach Brook to incorporate the associated playing fields adjacent to the school until it meets with the A54.
3	Between A54 Holmes Chapel Road and Chelford Road	The boundary travels in an easterly direction along the A54 and then an access road to Black Firs Farm to the rear of properties on Longdown Road. The boundary then cuts across the southern boundary of numbers 10 & 7 Black Firs Lane and follows that of Site LPS 26 'Back Lane/Radnor Park' along the rear of properties along Holmes Chapel Road before meeting Chelford Road. It then runs upwards along Chelford Road in a north easterly direction until just after the junction with Black Firs Road and the junction of the proposed Congleton Link Road.
4	Between Chelford Road and Forge Lane	The boundary leaves Chelford Road and follows the route of the Congleton Link Road, with the exception of a small area of land defined in the LPS site allocations LPS 26 and LPS 27 and planning application 16/1824M (Land to the north of the existing Radnor Park, Land at Back Lane, Congleton). The boundary runs down the western boundary of the River Dane cutting across Forge Wood, to the rear of Greenfield Road until it meets with Forge Lane. The boundary runs from Forge Lane, along the rear of properties 2 – 14 (even numbered) properties on Forge Croft Close. It then runs north along existing field boundaries until it reaches the River Dane
5	Between Forge Lane and Giantswood Lane	The boundary crosses the River Dane adjacent to the waste water treatment works on Barn Road. The boundary then follows the river and its path along the western extent of Site LPS 27 'Congleton Business Park Extension' with the Congleton Link Road as its northern boundary. It then runs down Giantswood Lane, crossing adjacent to Westlow Mere and adjacent from a group of properties on Giantswood Lane
6	Between Giantswood Lane and Manchester Road	The boundary runs from a property called Worthy Retreat, Giantswood Lane in a northerly direction and then around Site LPS 29 'Giantswood Lane to Manchester Road', using the Congleton Link Road as the northern boundary, running to the south until it meets Manchester Road.

Ref	Boundary section	Description of existing boundary
7	Manchester Road to Macclesfield Road	The boundary runs in a northerly direction, travelling up Manchester Road and down Moss Lane to Macclesfield Road around Site LPS 30 'Manchester Road to Macclesfield Road'.
8	Macclesfield Road to Canalside Farm adj to Macclesfield Canal	The boundary runs around Eaton Bank Academy and associated playing fields. It then travels along and across the River Dane and then to the rear of properties along St Johns Road, Littondale Close and Malhamdale Road across the Havannah Primary School site and Malhamdale Road along the River Dane to Canalside Farm.
9	Canalside Farm to Buxton Road	The settlement boundary runs from Canalside Farm and then follows Macclesfield Canal and the Green Belt boundary until it meets Buxton Road.
10	Buxton Road to Brookhouse Lane	The settlement boundary runs south along the Macclesfield Canal and then around Site LPS 31 'Tall Ash Farm', to Buxton Road, it then runs along the rear of properties on Tall Ash Avenue, Bailey Crescent, Beatty Drive, William Street and Kensington Drive until it meets with Tommy's Lane. The settlement boundary then runs along Dane-in-Shaw Brook to Brookhouse Lane.
11	Brookhouse Lane to Leek Road	The settlement boundary runs along the existing Green Belt boundary to Leek Road. This includes running along properties adjacent to Vaudrey Crescent, Fern Crescent, Hutton Drive, Cloud View, Jersey Close, Telford Close, Henshall Hall Drive, Brindley Way, Bosley View, Blackshaw Close, Brierley Road, Hulton Close, Mossley House, Marshall Grove, Higginson Close, Woburn Drive, Ryedale Way and Randle's Way.
12	Leek Road to Lamberts Lane	The settlement boundary runs along the existing Green Belt boundary to Lamberts Lane. The boundary runs along Biddulph Road around properties on Mossley Hall and golf course buildings until Biddulph Road meets the Castle Inn. It then crosses Biddulph Road and to the rear of properties on Biddulph Street. It then crosses Boundary Lane and then to Copperhill Close, Edgeview Road, Priory Close, Doreen Avenue, around Mossley Primary School, Abbots Close and then properties running northwest along Boundary Close, Russell Close, Crossfields Lane, Moss Road (crossing Moss Road adj to number 69 Moss Road), and Paddocks Green before crossing the railway line, Linksway, Camborne Close, along Macclesfield Canal until it meets with Lamberts Lane.
13	Lamberts Lane to A34 Newcastle/ Congleton Road	The existing settlement boundary runs from Lamberts Lane along built development on Kingfisher Close and Chaffinch Close. It then runs around Site LPS 32 'North of Lamberts Lane'. It then runs along the rear of properties south of Tudor Way and Howey Hill before moving north 59 – 35 Howey Hill (odd numbered properties). It then runs adjacent to Priestly Cottage at the end of Priestly Fields, across Howty Brook, north of allotments at the end of Swan Street. The boundary then runs down the rear of properties south of Waggs Road and Meadow Avenue and along Fol Hollow up to the A34 Newcastle Road.

Table Congleton 13: Existing settlement boundary

6.8 This existing settlement boundary is shown on Maps in Appendix 7.

Settlement boundary review

- 6.9 Each section of the existing settlement boundary has been reviewed using the methodology set out in the 'Settlement and infill boundaries review' [ED 06] note. The assessments and recommendations for defining the new boundary are set out in Table Congleton 14 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 by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood Plan site allocations.	<p>This boundary is impacted by a number of planning consents, including:</p> <ul style="list-style-type: none"> 17/4558C – reserved matters consent following outline planning consent - 13/4219C - Land West of Padgbury Lane, for 120 dwellings and associated works following appeal (ref APP/R0660/A/14/22213 2). This site is now under construction. 18/3616C – reserved matters consent for 131 dwellings and associated uses following outline consent 13/4216C - Land west of Padgbury Lane, for 150 dwellings following planning appeal (ref APP/R0660/A/14/22213 2). N.B. Variation of conditions has been approved (ref 	<p>The boundary currently excludes Astbury Caravan Park, which is in the Green Belt (from the A34 Newcastle Road up to 206 Padgbury Lane).</p> <p>Padsbridge Farm, including the Portree Service Station is currently excluded from the settlement boundary. However, they are located alongside an adjacent development at the Orchard (14/5803C); this displays a functional relationship to the built up area and should be included in the settlement boundary.</p> <p>Planning application 18/3616C shows on its Parameters Plan development adjacent</p>	<p>The boundary currently excludes the Portree Service Station, which has a clear functional relationship with the use of the built up area. This should be considered alongside planning approval 18/3616C, which envelopes the site and should be included in the settlement boundary.</p> <p>There are a number of buildings at Fieldhouse Farm adjacent to Loach Brook. The use of the farmstead is associated with the open countryside and should not be included within the settlement boundary.</p>	<p>One of the sites, (ref 17/4558C (now under construction), reserved matters for 120 dwellings and associated works) at land West of Padgbury Lane), includes a layout plan that indicates that development will be set back from Loach Brook.</p> <p>Reserved matters consent for 131 dwellings (ref 18/3616C) follows outline approval 13/426C, as amended by 16/2189C includes a layout plan that indicates that development will</p>	<p>The settlement boundary should be amended to include: 1A & 1B - planning permissions west of Padgbury Lane (17/4558C, 18/3616C & 14/5803C) to also incorporate Portree Service Station and properties at Padsbridge Farm. The amended boundary would run from the eastern boundary of 206 Padgbury Lane and follow the boundary enveloping the sites listed above.</p> <p>The boundary would then continue to follow an established field boundary, running alongside the boundary of number 46 Padgbury Lane.</p>

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		<p>16/2189C).</p> <ul style="list-style-type: none"> 14/5803C - The Orchard, Padgbury Lane - reserved matters consent for up to 3 dwellings and is now under construction. 	to the Orchard and the Padsbridge Farm site.		be set back from Loach Brook	
2	This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood Plan site allocations.	<p>This boundary is impacted by a number of planning consents, including:</p> <ul style="list-style-type: none"> 13/2604C – Loachbrook Farm, reserved matters consent for access/ appearance/ landscaping/ layout and scale on outline application 11/0736C - redevelopment of land for up to 200 dwellings, community facilities and associated infrastructure. This site is now complete. 15/4963C – Land to the South of Holmes Chapel Road, reserved matters consent for appearance, landscaping, layout and 	This boundary is impacted by land under construction related to Loachbrook Farm (13/2604C) and land south of Holmes Chapel Road (15/4963C). These developments have a strong functional relationship to the built up area and should be included in the settlement boundary.	The boundary excludes 13/2604C & 15/4963C, which are complete/under construction, respectively and have a clear functional relationship to the built up area. They are uses that you would expect to be included within the settlement boundary.	Planning applications 13/2604C and 15/4963C both have reserved matters approval and include masterplans and are complete/under construction respectively. In the case of 15/4963C, land to the south of Holmes Chapel, this is bounded by Loach Brook, which can be used as a boundary but excluding an	<p>The settlement boundary should be amended to include:</p> <p>2A - include the Loachbrook Farm development (ref 13/2604C), which runs from Sandbach Road along the development at Loachbrook Farm until the settlement boundary meets the sport pitches associated with Congleton High School.</p> <p>2B - include planning permission 15/4963C running from the sports</p>

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		scale following outline approval (ref 14/5675C) for 70 dwellings and associated works. This site is now under construction and nearly complete at the time of drafting the report.			<p>area of undeveloped land identified as open space/attenuation pond in the reserved matters layout plan.</p> <p>In respect of 13/2604C, the building line illustrated by the constructed site layout should be used and will relate to readily recognisable features.</p> <p>The route of the Congleton Link Road (currently under construction) runs along Sandy Lane and moves further west before meeting Holmes</p>	<p>pitches associated with Congleton High School. The new settlement boundary then travels in a north westerly direction along the route of Loach Brook until it meets the A54 Holmes Chapel Road, across from 188/190 Holmes Chapel Road. This will exclude an area of undeveloped land identified in the reserved matters layout plan for open space/attenuation pond (ref 15/4963C).</p>

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					Chapel Road. The Congleton Link Road, in this instance, does not directly adjoin the settlement and is considered to be physically and visually detached from the built form of the settlement.	
3	The boundary is impacted by an allocation in the Local Plan Strategy – Site LPS 26 ‘Back Lane / Radnor Park’.	This boundary is impacted by planning consents including: <ul style="list-style-type: none"> 16/5156C - outline consent for 170 dwellings, land between Black Firs Lane, Chelford Road & Holmes Chapel Road, Somerford. A further re-plan of units from 170 to 203 units has been granted permission (ref 18/4449C). The site is under construction and nearly complete at the 	There is built development adjacent to the existing settlement boundary along both sides of Black Firs Lane and land north of A54 Holmes Chapel Road, to the south of the existing settlement boundary. This displays a high level of built form that has a strong functional relationship to the settlement.	The boundary currently excludes residential properties along Black Firs Lane and to the north of the A54 Holmes Chapel Road. The current boundary excludes residential properties to the western side of Chelford Road. These display a functional relationship to the settlement.	The existing settlement boundary cuts across the properties on Black Firs Lane and then along the rear curtilages of properties to the north of Holmes Chapel Road. There is interspersed development, residential in character,	The settlement boundary should be amended to include: 3A – the proposed new settlement boundary meets Holmes Chapel Road at number 190 following the outcomes of the review of section 2 (see row 2 of this table). This will incorporate properties at Black Firs Lane and along Holmes Chapel

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		<p>time of drafting this report.</p> <ul style="list-style-type: none"> 17/0509C – full permission for a proposed new dwelling and change of use from existing outbuilding to bungalow with small extension (approved with conditions 12 Jun 2017), 9 Chelford Road, Somerford. This development is now complete. 15/4244C – full permission for demolition of existing house and construction of new residential development, approved with conditions 3 June 2016, 21 Chelford Road, Somerford. A number of planning conditions on this permission have been varied (19/0774C) 	<p>It is acknowledged that properties along the A54 Holmes Chapel Road are set back from the road frontage. The relationship of this area to the built form is expected to change once development to the south of Holmes Chapel Road is completed (see row 2 of this table).</p> <p>There is interspersed development, residential in character, located along the western extent of Chelford Road.</p> <p>This built form should be included within the settlement boundary.</p>	<p>Goodwins Pool is located on the junction of the Holmes Chapel Road/Chelford Road. This should be excluded from the settlement boundary. Goodwins Pool is a local greenspace in the Somerford NDP.</p> <p>The existing boundary currently excludes Green Tree Farm. However, an approved dwelling (ref: 09/0211/FUL) on the farmstead, impacts upon its character and displays a level of containment. This site should be included in the settlement boundary.</p>	<p>located along the western extent of Chelford Road. The proposed new settlement boundary will run alongside residential properties.</p> <p>The route of the Congleton Link Road (currently under construction) runs from Holmes Chapel Road to Chelford Road. The Congleton Link Road, in this instance, does not directly adjoin the settlement and is considered to be physically and visually detached from</p>	<p>Road within the settlement boundary. The proposed boundary runs around Goodwins Pool and incorporates Green Tree Farm before joining Chelford Road</p> <p>3B - the new settlement boundary crosses Chelford Road and aligns with the rear built form of properties to the west of Chelford Road to ensure a strong and permanent settlement boundary, including planning permissions 17/0509C & 15/4244C/ 19/0774C.</p>

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					the built form of the settlement.	
4	The boundary is impacted by an allocation in the Local Plan Strategy –Site LPS 26 ‘Back Lane / Radnor Park’.	<p>This boundary is impacted by planning consents including:</p> <ul style="list-style-type: none"> 16/1922C - outline planning permission for residential development (200 dwellings) on land to the east of Black Firs Lane and to the south of Back Lane Somerford. A reserved matters planning application (ref 19/3624C) has been submitted. 16/1824M – approved on 21 September 2018 for demolition of the existing building and access for a mixed use development comprising residential dwellings (275) and employment development incorporating an element of leisure uses, 	<p>Cherry Blossom Cottage, Radnor Hall Farm and Radnor Cottages are located to the north of the existing settlement boundary. These properties are set back from Back Lane and do not have a clear functional relationship to the settlement.</p>	<p>There is an area of land off Longdown Road, Chestnut Drive and Maple Close south of Back Lane Playing Fields that would need to be incorporated into the settlement boundary as it is currently an isolated parcel of land.</p> <p>Radnor Hall Farm is located to the north of the proposed route of the Congleton Link Road. As a farmstead, its use associates with the open countryside</p> <p>There is development permitted along Forge Lane to the west of the River Dane associated with planning application</p>	<p>The existing boundary follows the proposed route of the Congleton Link Road, which will form a strong boundary when built.</p> <p>Point q of Site LPS 26 notes that the Congleton Link Road will form the boundary of development.</p> <p>The existing settlement boundary follows the proposed route of the Congleton Link Road, dropping slightly south of Back Lane, in parts to facilitate</p>	<p>The settlement boundary should be amended to include:</p> <p>4A – that an area of land off Longdown Road, Chestnut Drive and Maple Close is incorporated into the settlement boundary.</p> <p>4B - that the revised settlement boundary crosses the River Dane, following the proposed route of the Congleton Link Road into the adjacent allocation LPS 27 ‘Congleton Business Park Extension’. This would mean that the area around Forge Lane falls within the settlement boundary of Congleton.</p>

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		Land to the north of the existing Radnor, Land at Back Lane (outline approval) <ul style="list-style-type: none"> 17/5898C - full permission approved on 21 December 2018 for 45 dwellings 		16/3859C. This has a functional relationship with the urban area.	land required for the development of the Congleton Link Road. This will form a strong and permanent boundary, once built.	
5	The boundary is impacted by an allocation in the Local Plan Strategy – Site LPS 27 ‘Congleton Business Park Extension’.	This boundary is not impacted by any extant planning consents.	This boundary is not impacted by any existing built development.	The boundary does not exclude land that has a functional relationship to the built-up area	The existing boundary follows the proposed route of the Congleton Link Road, which will form a strong boundary when built. Site LPS 27 (point p) notes that the Congleton Link Road will form the northern boundary for the site	The settlement boundary should be amended to include: 5A – that the revised settlement boundary crosses Giantswood Lane, following the route of the Congleton Link Road, into the adjacent Site LPS 29 ‘Giantswood Lane to Manchester Road’.
6	This boundary is impacted by the following	This boundary is impacted by planning consents including:	This boundary is not impacted by any existing built	The boundary does not exclude land that has a functional	The existing boundary follows the proposed	The settlement boundary should be amended to include:

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	<p>allocations in the Local Plan Strategy:</p> <ul style="list-style-type: none"> Site LPS 28 'Giantswood Lane South' Site LPS 29 'Giantswood Lane to Manchester Road' 	<ul style="list-style-type: none"> 14/1680C - Land between Manchester Road and, Giantswood Lane, up to 96 dwellings (N.B. reserved matters, ref 16/3107C, has been approved on this site in May 2017. Full permission for 131 units (ref 17/5573C) has been approved on the site. The site is under construction. 17/1000C - Land between Manchester Road and, Giantswood Lane, up to 500 dwellings and community uses. The site has outline planning consent. 	development.	relationship to the built-up area.	<p>route of the Congleton Link Road, which will form a strong boundary when built.</p> <p>Site LPS 29 (point p) notes that the Congleton Link Road will form the northern boundary for the site.</p>	6A - that the revised settlement boundary crosses Manchester Road (A34) at a location further north than the existing boundary.
7	The boundary is impacted by an allocation in the Local Plan Strategy – Site LPS 30 'Manchester	<p>This boundary is impacted by planning consents including:</p> <ul style="list-style-type: none"> 14/4451C – land off Manchester Road, 137 dwellings (full). Site under construction. 	<p>The boundary includes a number of planning consents as noted in the adjacent column.</p> <p>Ref 16/4558C (full</p>	There are residential properties to the north of Moss Lane including Eaton Cottage Farm, Rose Cottage and Moss Cottage.	There is a strong and established boundary at Moss Lane that incorporates Site LPS 30.	<p>The settlement boundary should be amended to exclude:</p> <p>7A - an area of Public Open</p>

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	<p>Road to Macclesfield Road’.</p> <p>Moss Lane is identified in the emerging Eaton NDP as the neighbourhood area boundary. A swathe of land is shown in the emerging Eaton NDP from Moss Lane to Eaton as Green Gap.</p>	<ul style="list-style-type: none"> 14/4452C – land off Manchester Road, 95 dwellings (full). Site under construction. 16/4558C – land off Manchester Road, 198 dwellings (full). A variation of conditions planning application has been approved on the site (18/1126C). Site under construction. 16/6117C – land off Manchester Road, reserved matters approval for 45 dwellings. 16/6113C – land off Biggs Way, reserved matters approval for 49 dwellings. 	<p>permission for 198 dwellings) as updated by 18/1126C, is within the settlement boundary currently and includes an area of open space/ ecological mitigation on the boundary of Moss Lane. This should be excluded from the settlement boundary.</p> <p>There are residential properties to the north of Moss Lane including Eaton Cottage Farm, Rose Cottage and Moss Cottage that are currently excluded from the settlement boundary. Eaton Cottage is set back from Moss Lane and there are areas of open space between the properties that impact on their</p>	<p>Moss Cottage is adjacent to Moss Lane, as is Rose Cottage. However, Eaton Cottage is set back from Moss Lane. In addition, there are open areas between the properties.</p> <p>In addition, the area of open space/ ecological mitigation associated with 16/4558C as updated by 18/1126C, provides for a gap between uses.</p>	<p>16/4558C, as updated by 18/1126C, (land off Manchester Road) includes an area of Public Open Space and ecological mitigation adjacent to Moss Lane. This should be excluded from the settlement boundary with properties (as highlighted on the layout Plan) forming a strong and permanent settlement boundary once built.</p>	<p>Space/ecological mitigation associated with 16/4558C as updated by variation of conditions approval (ref 18/1126C).</p> <p>There is no direct impact on the proposals included in the emerging Eaton NDP.</p>

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			containment. In addition, the exclusion of an area of land from the settlement boundary, associated with 16/4558C noted above, provides for a further physical gap.			
8	<p>This boundary is not impacted by any LPS Strategic Site Allocations, SADPD Site Allocations or Neighbourhood Plan site allocations.</p> <p>An area of land to the north of Havannah Lane is identified in the emerging Eaton NDP as the neighbourhood area boundary. A swathe of</p>	<p>This boundary is impacted by planning consents including:</p> <ul style="list-style-type: none"> 15/3070C - Land at Siemens House, reserved matters (access, layout, scale, appearance and landscaping) for 75 dwellings and public open space, approved on the 06 November 2015 and now completed. 11/2112M – Havannah Mill, demolition of existing buildings and erection of 40 dwellings including parking, public open space, and 	<p>There are properties along Havannah Lane including Toll Gate Cottage, Havannah Bank and Hilltop Lodge that are currently not in the settlement boundary. However, there is not a sufficiently contained relationship with the settlement boundary to justify its inclusion. Ref 15/3070C for 75 dwellings, within the current settlement boundary, has been completed.</p> <p>There are completed</p>	<p>There are properties along Havannah Lane including Toll Gate Cottage, Havannah Bank and Hilltop Lodge that are currently not in the settlement boundary. These properties do not display a high level of containment to justify their inclusion in the settlement boundary. Ref 15/3070C for 75 dwellings, within the current settlement boundary is complete. There is an area of land to the west of 15/3070C that is</p>	<p>The boundary currently runs across sports fields associated with Eaton Bank Academy.</p> <p>There is a playing area situated on hardstanding to the south of the playing fields that represents a strong boundary that is likely to be permanent. It is proposed to continue the boundary along an existing</p>	<p>The settlement boundary should be amended to include:</p> <p>8A – the proposed revised settlement boundary to run from Macclesfield Road across an area of hardstanding and existing hedgerows at Eaton Bank Academy.</p> <p>8B – the proposed revised settlement boundary to run from Havannah Primary School, to incorporate Bridestones Place, Crompton Close</p>

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	land is shown in the emerging Eaton NDP from Havannah Lane to Eaton as Green Gap.	<p>landscaping (site complete).</p> <ul style="list-style-type: none"> 03/0443P - land off Malhamdale Road, 26 dwellings (site complete). 	<p>housing developments at Havannah Mill (ref 11/2112M) and Malhamdale Road (ref 03/0443P) that are currently not in the settlement boundary. These display a strong functional relationship with the settlement boundary and should be included.</p> <p>There is also a row of cottages (New Street Cottages) not currently within the settlement boundary. Alongside, the consideration of adjacent development at Havannah Mill and Malhamdale Road, New Street Cottages display a high level of built form and a strong relationship to the built form. These</p>	<p>undeveloped land adjacent to Eaton Bank Farm.</p> <p>There is a strip of open space (ref 15/3070C), identified in the reserved matters application in the eastern extent of the site. It is considered that the boundary of the River Dane is a strong boundary for the settlement boundary to continue to follow for this section.</p> <p>There are completed housing developments at Havannah Mill (ref 11/2112M) and Malhamdale Road (ref 03/0443P) that are currently not in the settlement boundary. These developments should</p>	<p>hedgerow.</p> <p>There is a block of residential development off Havannah Lane (including Bridestones Place) and New Street Cottages that could form an extension to the settlement boundary. There is also development off Crompton Close, off Malhamdale Road, which is not currently within the settlement boundary and should be included. These developments form a recognisable boundary that are likely to be</p>	<p>and New Street Cottages. The boundary is proposed to exclude Old Mill and Riverside Mill, off Havannah Lane, as these are detached and set back from Havannah Lane.</p> <p>8C – the settlement boundary should be amended to exclude an area of land to the west of development 15/3070C (land at Siemens House, Varey Road, Congleton) and Eaton Bank Farm.</p> <p>8D – the settlement boundary should be amended to exclude an area of land adjacent to Gordale Close and land to the rear of 11 and</p>

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			<p>should be included in the settlement boundary.</p> <p>Old Mill and Riverside Mill (off Havannah Lane) are currently excluded from the settlement boundary. These buildings are set back from Havannah Lane and should be excluded from the settlement boundary.</p> <p>There is an area of land adj to Gordale Close and land to the rear of 11 and 15 Swaledale Avenue that is undeveloped with trees that should be excluded from the settlement boundary.</p>	be included within the settlement boundary.	permanent.	<p>15 Swaledale Avenue.</p> <p>There is no direct impact on the proposals contained within the emerging Eaton NDP.</p>
9	This boundary is not impacted by any LPS Strategic Site Allocations or	This boundary is not impacted by any extant planning consents.	This boundary is not impacted by any existing built development.	The boundary does not exclude land that has a functional relationship to the built-up area.	The settlement boundary relates to a readily recognisable feature that is	No change to existing boundary. The settlement boundary remains defined by the

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	Neighbourhood Plan site allocations.				likely to be permanent; Macclesfield Canal.	Green Belt boundary.
10	The boundary is impacted by an allocation in the Local Plan Strategy – Site LPS 31 ‘Tall Ash Farm’	<p>This boundary is impacted by planning consents including:</p> <ul style="list-style-type: none"> 18/2049C – Tall Ash Farm, demolition of existing building and the development of up to 236 dwellings (reserved matters). 10/1269C – reserved matters for 126 dwellings at Former Bath Vale Works. 16/2233C – resolution to grant planning permission for 10 dwellings, Beech House, 20 Buxton Road, Congleton. A decision notice has not been issued at the time of drafting the report. 15/5846C – construction of 3 new 	<p>Reserved matters has been approved on the Tall Ash Farm Site (part of Site LPS 31, ref 18/2049C).</p> <p>10/1269C (Bath Vale Works) is currently excluded from the settlement boundary alongside Coach House and Primrose House. The development at Bath Vale is now built. Despite the fact that the site contains a high level of built form, it is set back from the existing settlement boundary along Brookhouse Lane, over Dane-in-Shaw Brook. It is therefore not</p>	There are a number of farms and associated buildings outside of the settlement boundary including Bank Place Farm, whose use associates with the open countryside.	The existing settlement boundary follows building lines that are strong and reasonably permanent. Timbers Brook forms a strong boundary to the south of the Tall Ash Farm development (Site LPS 31).	<p>The settlement boundary should be amended to include:</p> <p>10A - to include 15/5846C – construction of 3 new dwellings, 112 Buxton Road, which is now complete.</p> <p>10B - amend boundary at Tall Ash Farm (Site LPS 31) to reflect the boundary included in the reserved matters consent 18/2049C.</p>

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		<p>dwellings, 112 Buxton Road.</p>	<p>proposed to include this development within the settlement boundary.</p> <p>15/5846C has planning permission for 3 dwellings (1 – 3 Hillside). This development should be included within the settlement boundary and is now complete.</p> <p>16/2233C has a resolution to grant planning permission but does not have a signed S.106 agreement in place, nor a decision notice. As such, it is proposed to not include this site within the settlement boundary.</p> <p>There are 3 properties south of Buxton Road, Tall</p>			

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			Ash Farm, Highfield (110 Buxton Road) and Panorama, Tall Ash Avenue. All of these properties are set back from the built form with low levels of containment and so should be excluded from the settlement boundary.			
11	This boundary is not impacted by any LPS Strategic Site Allocations or Neighbourhood Plan site allocations.	This boundary is not impacted by any extant planning consents.	This boundary is not impacted by any existing built development.	The boundary does not exclude land that has a functional relationship to the built-up area.	The settlement boundary relates to a readily recognisable feature that is likely to be permanent; boundaries to residential properties fronting onto the Green Belt boundary	No change to existing boundary. The settlement boundary remains defined by the Green Belt boundary.
12	This boundary is not impacted by any LPS Strategic Site Allocations or Neighbourhood	This boundary is impacted by planning consents including: <ul style="list-style-type: none"> 18/5907C, Lower Moss Farm, Priory Close, amendment 	This boundary is not impacted by any existing built development.	The boundary does not exclude land that has a functional relationship to the built-up area.	The settlement boundary relates to a readily recognisable feature that is likely to be	No change to existing boundary. The settlement boundary remains defined by the Green Belt

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	Plan site allocations.	from three holiday cottages to single dwelling (resubmission).			permanent; boundaries to residential properties fronting onto the Green Belt boundary.	boundary.
13	The boundary is impacted by an allocation in the Local Plan Strategy – Site LPS 32 ‘North of Lamberts Lane’	<p>This boundary is impacted by planning consents including:</p> <ul style="list-style-type: none"> 16/6144C – 120 dwellings, land west of Goldfinch Close, Congleton (site under construction). 15/0001C – reserved matters following outline approval for 38 dwellings (ref 12/3025C) land off Goldfinch Close and Kestrel Close. 18/6250C – land off Goldfinch Close, resolution to approve subject to S.106 agreement for 14 dwellings. 11/4434C – outline consent for construction 	<p>16/6144C is reflective of the allocation in the LPS and so is already within the settlement boundary. There is an area of public open space in the south western corner of the site. This is identified in the reserved matters application. The area of open space should be removed from the settlement boundary</p> <p>11/4434C – the development is complete and should be reflected within the settlement boundary.</p> <p>13/4781C – the</p>	<p>The boundary does not exclude land that has a functional relationship to the built-up area.</p> <p>There are allotments and farm steads, including New Bank Farm that relate to uses outside of the settlement boundary.</p> <p>There is a nursery adjacent to Fol Hollow Road, next to a residential property at Greenfields, 40 Fol Hollow. The property is set back from road and has a low level of containment justifying its exclusion from the</p>	<p>The settlement boundary relates to readily recognisable features including field boundaries running along boundaries of built development and roads.</p> <p>There are parcels of land including land associated with Congleton Cemetery, a wooded area and land off Highfield Road that are currently</p>	<p>The settlement boundary should be amended to include:</p> <p>13A - to include land south of Tudor Lane, ref 11/4434C, which is now completed.</p> <p>13B - to include land east of meadow avenue associated with reserved matters permission 17/2755C.</p> <p>13C - to incorporate three parcels of land at Congleton Cemetery, a wooded area to the south of Canal</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>of 16 dwellings, land South of Tudor Way.</p> <ul style="list-style-type: none"> 17/2755C – 14 dwellings, land East of Meadow Avenue (under construction). 	<p>development will display a level of built form and should be included within the settlement boundary. The reserved matters consent for this site (ref 17/2755C) in the site layout plan includes an area for a pumping station; this area should not be included in the settlement boundary.</p>	<p>settlement boundary at this time.</p>	<p>isolated pockets of land not in the settlement boundary. These areas did not form part of Site LPS 32 'North of Lamberts Lane'. However, in order to ensure an effective boundary for the site and implementation of the settlement boundary in Congleton it is proposed to incorporate these parcels in the settlement boundary for Congleton.</p>	<p>Street and an area of land off Highfield Road into the settlement boundary.</p> <p>13D to exclude an area of land, identified as public open space following reserved matters consent 16/6144C.</p>

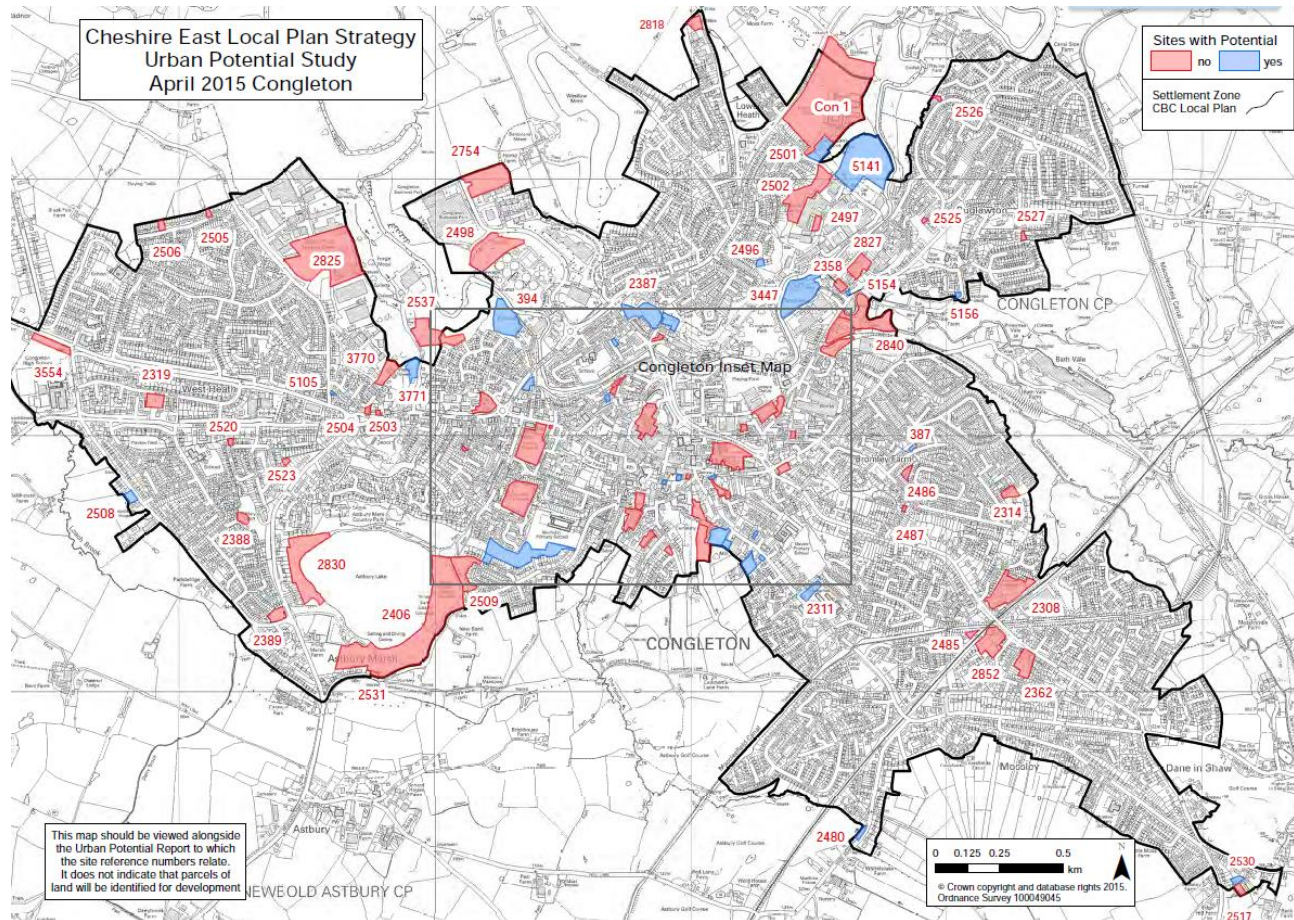
Table Congleton 14: Boundary review and recommendations

6.10 The recommended boundary is shown on Maps in Appendix 7.

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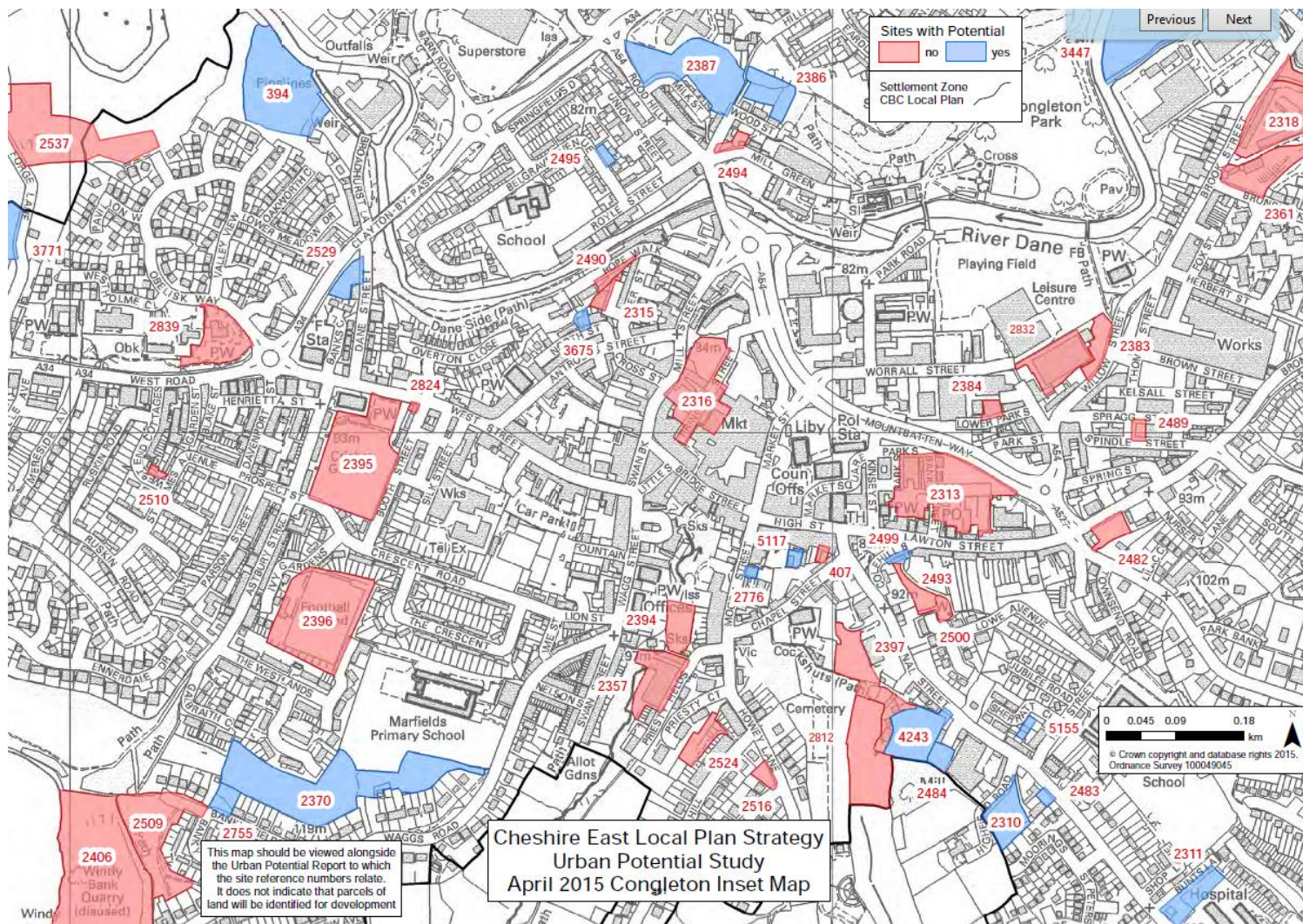
7. Appendices

Appendix 1: Site Selection Maps and Table



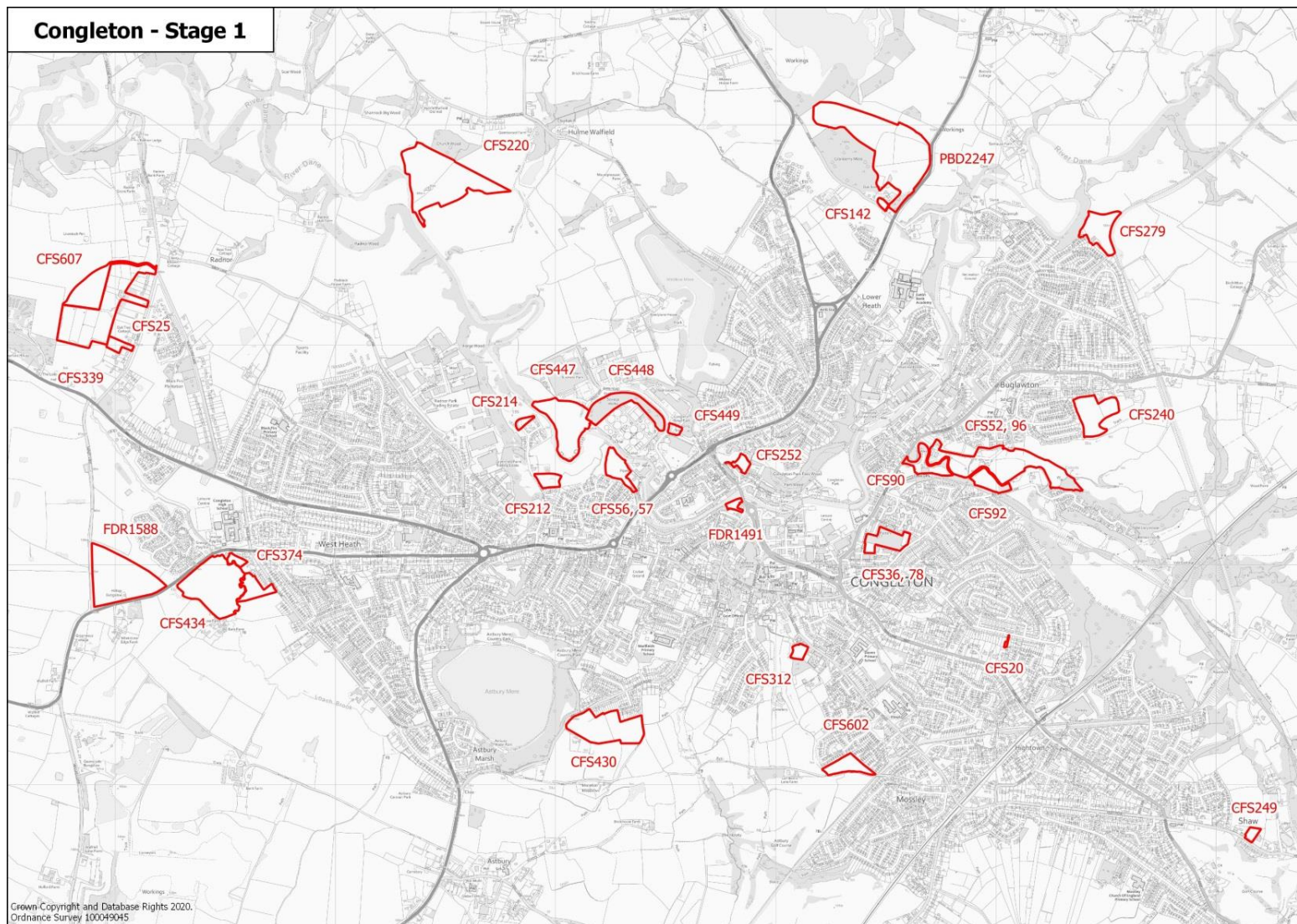
Map Congleton 2: Stage 1 Sites

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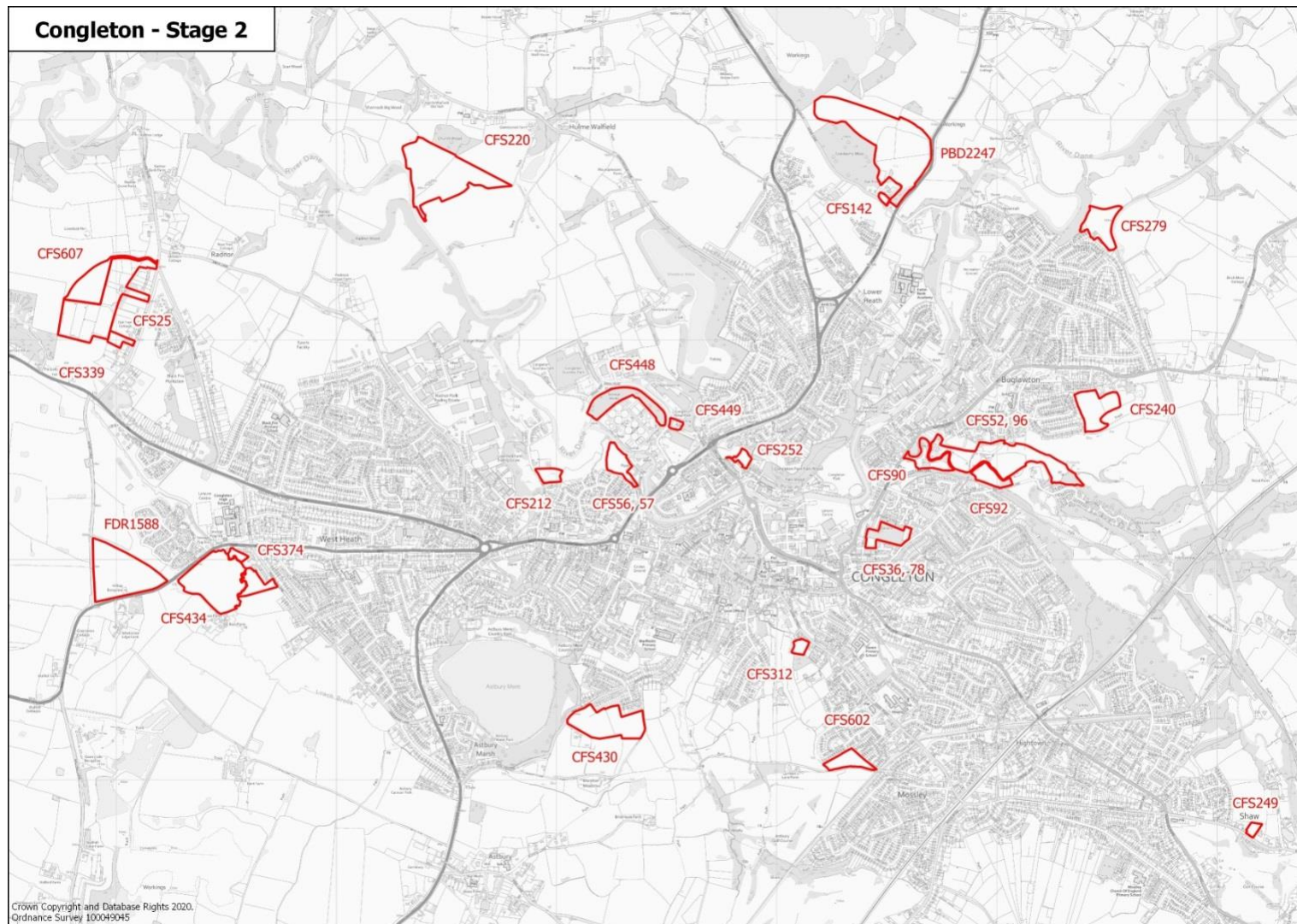
Map Congleton 3: Stage 1 Sites

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Map Congleton 4: Stage 1 Sites

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Map Congleton 5: Stage 2 Sites

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Source ⁸	Ref	Site name and address	Size (ha) ⁹	No. of dwgs ¹⁰	Empl land (ha)	Retail (ha)	Other uses?	Sifted out? ¹¹ (Y/N)	Comments
B	SHLAA 2370	Land Adj to Marlfields Primary School, Waggs Lane, Congleton	1.52	20	0	0	0	Y	The site is not actively being promoted through the Call for Sites
B	SHLAA 5141	Land East of Eaton Bank, Congleton	4.35	75	0	0	0	Y	Now has reserved matters permission (15/3070C) for 75 dwellings and public open space (02 Nov 2015)
B	SHLAA 2508	Land Adj to Brooklands, Padgbury Lane	0.16	5	0	0	0	Y	Sifted out for site size reasons (less than 10)
B	SHLAA 2501	Eaton Bank Farm, Eaton Bank	0.52	4	0	0	0	Y	Sifted out for site size reasons (less than 10)
B	SHLAA 4243	Land off Canal Street	0.14	8	0	0	0	Y	Site has been submitted as a call for sites (ref 312) and will be considered through this site reference

⁸ 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 – Publication Draft SADPD Consultation (August 2019)

⁹ Numbers in brackets are the developable areas, when stated in the call for sites / first or publication draft SADPD representation.

¹⁰ Figure as stated in call for sites / First or publication draft SADPD representation or estimated at 30 dwellings per hectare.

¹¹ 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 (e.g. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield); are LPS Safeguarded Land; are allocated in the LPS.

Source ⁸	Ref	Site name and address	Size (ha) ⁹	No. of dwgs ¹⁰	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹¹ (Y/N)	Comments
B	SHLAA 2529	Land West of Dane Street	0.13	4	0	0	0	Y	Sifted out for site size reasons (less than 10)
B	SHLAA 2480	Land off Moss Road	0.13	3	0	0	0	Y	Sifted out for site size reasons (less than 10)
B	SHLAA 2483	Land Adj to Canal Road, Congleton	0.03	1	0	0	0	Y	Sifted out for site size reasons (less than 10)
B	SHLAA 2484	Land off Burslam Street	0.09	3	0	0	0	Y	Sifted out for site size reasons (less than 10). Site has planning permission for 2 dwellings (ref 19/2844C)
B	SHLAA 387	17 Woolston Avenue	0.04	2	0	0	0	Y	Sifted out for site size reasons (less than 10)
B	SHLAA 2495	7 Derby Street	0.04	1	0	0	0	Y	Sifted out for site size reasons (less than 10)
B	SHLAA 2499	The Stables, Colehill Bank	0.04	1	0	0	0	Y	Sifted out for site size reasons (less than 10)
B	SHLAA 2755	Land Adj to 27 Banky Fields	0.11	4	0	0	0	Y	Sifted out for site size reasons (less than 10)
B	SHLAA 2776	6 Moody Street	0.02	2	0	0	0	Y	Sifted out for site size reasons (less than 10)
B	SHLAA 3675	Former Valley North Street, Congleton	0.04	4	0	0	0	Y	Sifted out for site size reasons (less than 10). Site is under construction

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Source ⁸	Ref	Site name and address	Size (ha) ⁹	No. of dwgs ¹⁰	Empl land (ha)	Retail (ha)	Other uses?	Sifted out? ¹¹ (Y/N)	Comments
									(10/4480C).
B	SHLAA 3771	Land West of Forge Lane, Congleton	0.55	5	0	0	0	Y	Sifted out for site size reasons (less than 10) and has planning permission and site is now under construction (15/3633C)
B	SHLAA 2310	Land off Highfield Road	0.29	9	0	0	0	Y	Sifted out for site size reasons (less than 10)
B	SHLAA 5105	6 Back Lane, Congleton	0.02	1	0	0	0	Y	Sifted out for site size reasons (less than 10) and has planning permission / now under construction (14/5789C)
B	SHLAA 5117	Dean House, Chapel Street, Congleton	0.04	4	0	0	0	Y	Prior approval consent (14/5543C) and sifted out for site size reasons (less than 10)
B	SHLAA 2386	Land east of Hillfields	0.27	9	0	0	0	Y	Sifted out for site size reasons (less than 10)
B	SHLAA 2387	Land west of Hillfields	0.82	15	0	0	0	Y	Considered as part of site 252 in the CFS process.
B	SHLAA 3447	Brook Street	1.05	23	0	0	0	Y	Site has planning permission 16/2574C and is now complete.

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Source ⁸	Ref	Site name and address	Size (ha) ⁹	No. of dwgs ¹⁰	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹¹ (Y/N)	Comments
B	SHLAA 2311	Land adj to Congleton War Memorial Hospital	0.25	8	0	0	0	Y	Sifted out for site size reasons (less than 10)
B	SHLAA 2496	Land between 16-18 Hertford Close	0.08	2	0	0	0	Y	Sifted out for site size reasons (less than 10)
B	SHLAA 2530	Rear of Congleton Edge Road	0.11	1	0	0	0	Y	Sifted out for site size reasons (less than 10)
B	SHLAA 394	112 Broadhurst Lane	0.11	1	0	0	0	Y	This site will be considered as part of CFS 56
B	SHLAA 5154	Throstles Nest, 11 Buxton Road	0.02	3	0	0	0	Y	Now has planning permission 14/4323C and sifted out for site size reasons (less than 10)
B	SHLAA 5155	Land off Sherratt Close	0.03	2	0	0	0	Y	Now has planning permission 15/0073C and sifted out for site size reasons (less than 10)
B	SHLAA 5156	30 William Street	0.06	3	0	0	0	Y	Now has planning permission and is complete (15/0108C) and sifted out for site size reasons (less than 10)
C	SUB 26/27 and	Boundary Lane Congleton	3.5	100	0	0	0	Y	The site is not actively being promoted through the Call

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Source ⁸	Ref	Site name and address	Size (ha) ⁹	No. of dwgs ¹⁰	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹¹ (Y/N)	Comments
	SHLAA 4547								for Sites
C	Sub 3575	Eaton Bank Academy	7.7	50	0	0	Sports Facilities	Y	Site is in use as playing fields associated with the school and has not been promoted through the Call for Sites process
D / F / G	CFS 607/ FDR 1798/ PBD836	Land off Chelford Road	2.5	75	0	0	0	N	
D	CFS 25	Land off Chelford Road	6.77	150	0	0	0	N	
D	CFS 339	Land to the rear of 9 Chelford Road	0.47	30	0	0	0	N	Part of the site has planning permission (17/0509C)
D / F	CFS 220/ FDR 2905	Land off Giantswood Lane	7.4	47	0	0	0	N	
D	CFS 214	Land North of Forge Mill	0.24	5	0	0	0	Y	Sifted out for site size reasons (less than 10). Site is in the red line boundary of planning permission (16/3859C) for 45 dwellings, now under construction
D	CFS 212	Land East of Forge Lane	0.61	15	0	0	0	N	

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Source ⁸	Ref	Site name and address	Size (ha) ⁹	No. of dwgs ¹⁰	Empl land (ha)	Retail (ha)	Other uses?	Sifted out? ¹¹ (Y/N)	Comments
D / F / G	CFS 447/ FDR 2879/ PBD1716	Land Adj to River Dane Off Viking Road	3.79	0	3.79	0	0	Y	It is recommended that as a significant proportion of the site has already been considered and allocated as part of Site LPS 27 'Congleton Business Park Extension', that it is not appropriate to reconsider this site as part of the SADPD.
D / F / G	CFS 448/ FDR 2879/ PBD1718	Land adj to Viking Way to the North West of Waste Water Treatment	2.24	0	2.24	0	0	N	
D / F / G	CFS 449/ FDR 2879/ PBD1719	HWRC Site, Off Viking Way/Barn Road	0.24	0	0.24	0.24	0	N	
D / F	CFS 56/ FDR 1644	112 Broadhurst Lane	1.24	40-45	0	0	0	N	Part of the site has planning permission for 1 dwelling (17/5885C)
D	CFS 252	Land off Milk Street	0.39	14	0	0	0	N	
D	CFS 142	Land at Eaton Cottage	0.17	2	0	0	0	N	
D / F / G	CFS 139, 141, 441/ FDR 672, FDR	Land at Manchester Road	10.47	210	0	0	0	N	

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Source ⁸	Ref	Site name and address	Size (ha) ⁹	No. of dwgs ¹⁰	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹¹ (Y/N)	Comments
	1589/ PBD 2247								
D	CFS 279	Land at Hawthorn Cottage	2.03	49	0	0	0	N	
D	CFS 240	Land south of Buxton Road	2.39	50-60	0	0	0	N	
D	CFS 52 & 96	Bank Place Farm	6.11	180	0	0	0	N	
D	CFS 90	24 Brook Lane	1.25	20-25	0	0	0	N	
D	CFS 92	Land off Brookhouse Lane	1	20	0	0	0	N	
D	CFS 36/78	Thomas Street	1.47	76	0	0	0	N	
D	CFS 20	76 Edinburgh Road	0.04	1	0	0	0	Y	Sifted out for site size reasons. Site has planning permission (18/5352C)
D	CFS 249	Land off Reades Lane, Mossley	0.29	3	0	0	0	N	
D	CFS 602	Lamberts Lane	1.14	30	0	0	0	N	
D	CFS 312	Land off Canal Street	0.39	13	0	0	0	N	

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Source ⁸	Ref	Site name and address	Size (ha) ⁹	No. of dwgs ¹⁰	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹¹ (Y/N)	Comments
D / F / G	CFS 430/ FDR 1590/ PBD2248	Land at Waggs Road/ Fol Hollow	4.03	100	0	0	0	N	
D / F / G	CFS 374/ FDR 2740/ PBD2466	Belbro Farm	1.36	30	0	0	0	N	
D / F	CFS 434/ FDR 1856	Sandbach Road	5.37	115	0	0	0	N	
F / G	FDR 1588/ PBD2244	Sandbach Road	5.62	96	0	0	0	N	
F	FDR 1491	Former Danebank Mill Site, Mill Street	0.23	14	0	0	0	Y	Previous application 13/1246C expired on 7 April 2017. Site now with planning permission (18/6374C)

Table Congleton 15: Call for Sites Stages 1 & 2

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Appendix 2: Green Belt Site Assessments

7.1 N/A

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Appendix 3: Traffic light forms

CFS 220 North of Congleton Business Park Extension

CFS 220 North of Congleton Business Park		7.4ha (gross) for the site. 2.15ha proposed as the development area.
Criteria	Category	Commentary
1. Economically viable?	A	<p>The site is a greenfield site in single ownership. The site is being promoted as a commercial site without an end user identified.</p> <p>An employment proposal on this site would require services and infrastructure to be provided.</p> <p>As a site being considered for employment use, the site would not currently be subject to a CIL charge.</p>
2. Landscape impact?	R	<p>The site forms part of the Dane Valley Local Landscape Designation characterised by wide river meanders and meadows contained by steeply wooded buff slopes along with older river banks and slopes of cleared woodland.</p> <p>It also forms part of the Dane Valley Landscape Character Area.</p> <p>The site is located within the Jodrell Bank Consultation Zone where policy SE14 (Jodrell Bank) of the LPS would apply.</p> <p>Local receptors include site footpath FP7 (Hulme Walfield) to the east of the site.</p> <p>The landscape of the area is expected to change following the construction of the Congleton Link Road and allocations included in the LPS.</p> <p>However, based on the information at this time, it is expected that there will be significant landscape impact(s) arising from this proposal that would be difficult to mitigate.</p>
3. Settlement character and urban form impact?	R	<p>The site is on the edge and detached from the settlement in character and urban form.</p> <p>The delivery of the Congleton Link Road and Site LPS 27 'Congleton Business Park Extension' will change the settlement character and urban form to the south of the proposed site and bring the settlement limit, character and form of Congleton northwards towards the site.</p> <p>In the expectation of that development taking place, the site would still only be bounded by development on one side.</p>

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Criteria	Category	Commentary
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	Site in/on the edge of an allocated mixed use area and major transport infrastructure (Congleton Link Road). As a commercial proposal, it is considered that such uses could potentially be compatible with the Link Road and commercial/residential development beyond.
6. Highways access?	A	Access could be created off the Congleton Link Road (when constructed), which could also provide access, via foot to the site. However, this would require investment in road infrastructure which might impact upon overall viability.
7. Highways impact?	A	The Congleton Link Road Scheme would be required to mitigate traffic impact - scheduled to be completed by late 2020.
8. Heritage assets impact?	G	The Church of St Michael (Grade II Listed) is located along Giantswood Lane in Hulme Walfield outside of the site boundary. John Hinchliffe of Hinchliffe Heritage has considered this site and has observed: "The heritage significance of the Church of St Michael and the importance of views to/ from it are accepted but the site is sufficiently separated from the church by distance, the densely planted Church Wood (even when the trees are not in leaf) and topography for the development of the site to have no impact on the setting of the Church".
9. Flooding/drainage issues?	A	The site is a mix of Flood Zones 2 and 3 from the River Dane. There is a small area of surface water flood risk, a suitable drainage system may be required A sequential/exception test may be required. River Dane (Main River) - minimum of 8 metre undeveloped buffer from top of bank/toe landward of any defence. Any specific site Policy would require appropriate Policy wording to guide where development can take place on the site and to require appropriate mitigation to deal with flooding impacts, including a flood risk assessment.
10. Ecology impact?	R	CFS 220 is located within 5 km of Midland Meres and Mosses Phase 1 Ramsar (Bagmere SSSI). Potential impacts may occur through increased recreational

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Criteria	Category	Commentary
		<p>pressure.</p> <p>This potential allocation is adjacent to two Local Wildlife Sites. The River Dane (Radnor Bridge to Congleton) and the Field at Hulme Walfield. A stream is present on the sites western boundary and Church Wood on the sites northern boundary is listed on the priority Woodland inventory.</p> <p>Suitable buffers of semi-natural habitat/open space will be required as part of any future development to ensure any impacts on the LWS, woodland, stream are mitigated.</p> <p>The red line boundary of the proposed site integrates very poorly with the red line of consented Congleton Link Road. The south western proportion of the proposed site submitted to the council for consideration is required as ecological mitigation for the Link Road.</p> <p>Given this, it would be difficult to achieve suitable mitigation for ecological impacts anticipated on this site.</p>
11. TPO's on/immediately adjacent?	G	<p>There are Tree Preservation Orders to the east of the site. However, there are no TPOs in or immediately adjacent to the site. Ancient woodland designation applies to parts of the River Dane Corridor. There is also the presence of Church Wood adjacent to the site. Any development should recognise this point with sensitive design/layout.</p>
12. In an AQMA?	G	<p>No part of the site falls within or adjacent to an Air Quality Management Areas</p>
13. In/adjacent to an area of mineral interest?	A	<p>In a known mineral resource area for salt, sand & gravel and silica sand. Surface development at this location is not considered to have an impact on below ground salt mining. The Council will require the applicant to submit a Mineral Resource Assessment as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel and silica sand mineral resource before the proposed development proceeds, and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.</p>
14. Accessibility?	A	<p>The site meets the minimum standard (green) for 5 of the accessibility criteria but fails to meet the minimum standard (amber) for nine criteria. It does significantly fail to</p>

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Criteria	Category	Commentary
		meet the minimum standard (red) for six criteria of the criteria.
15. Public transport frequency?	R	The site is within 500m of a bus stop. However, the nearest commutable bus service is the number 38 to Macclesfield/Crewe accessed at Lower Heath, opposite the Grove Inn. The delivery of Site LPS 27 and associated sites along the north of Congleton may provide improved access to bus services. Congleton has a railway station that provides access to surrounding areas including Stoke-on-Trent, Macclesfield and Manchester stations. However, this site is some distance from the railway station (over 3km)
16. Brownfield/greenfield?	R	The site is greenfield.
17. Agricultural land?	R	Mix of Grade 3a and Grade 4 agricultural land.
18. Contamination issues?	G	Green fields, small potential for contamination. No need for phase 1 and 2 contaminated land assessment.
19. Employment land loss?	G	No employment land loss.
20. Distance to existing employment areas?	N/A	The site is being proposed for employment use.

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CFS 448 Land Adjacent to Viking Way/Barn Road

CFS 448 Land Adj to Viking Way to the North West of Waste Water Treatment Land, Congleton		2.24ha of employment land
Criteria	Category	Commentary
1. Economically viable?	A	The site is in single ownership and is being promoted as a commercial site without an end user identified. As a site being considered for employment uses, the site would not currently be subject to a CIL charge.
2. Landscape impact?	G	The site is relatively contained and screened visually by the presence of surrounding development including Airbags and the leisure and office uses to the north of the site along Viking and Alexandria Way. The site is screened, from visual receptors by a tree belt fronting onto Viking Way.
3. Settlement character and urban form impact?	G	The site is within the settlement boundary for Congleton.
4. Strategic Green Gap?	G	The site is not in the Strategic Green Gap
5. Compatible neighbouring uses?	R	The site is adjacent to a waste water treatment plant. Subsequently mitigation may be required to minimise/address any impact in the form of smells or any other identified amenity issues or concerns.
6. Highways access?	A	Access can be created onto the highway network; footway access present.
7. Highways impact?	A	There would be highway impacts from the proposed use but these could potentially be mitigated as part of the Congleton Link Road scheme (to mitigate traffic impact) scheduled to be completed by late 2020.
8. Heritage assets impact?	G	No heritage assets identified.
9. Flooding/drainage issues?	A	Predominantly Flood Zone 1, adjacent to Flood Zone 2 and 3 from Danes Brook along the southern and western boundary of the site. This area should be avoidable through careful site design. There is a small area of surface water flood risk, a suitable drainage system may be required The River Dane runs close to the western boundary of the site. Any specific site Policy would require appropriate Policy wording to guide where development can take place on the site and to require appropriate mitigation to deal with flooding and drainage impacts, including a flood risk assessment.

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Criteria	Category	Commentary
10. Ecology impact?	R	<p>The HRA screening assessment has indicated that this site is located more than 5km from any European Site and no potential impact pathways were identified regarding any European site.</p> <p>A large proportion of this site appears on the national inventory of priority woodland habitats. Habitats of this type are a material consideration for planning.</p> <p>A detailed survey undertaken at the correct time of the year would be necessary to fully establish the value of the woodland.</p> <p>Compensation for the loss of this area of woodland would be difficult to accommodate on the site.</p> <p>Protected species may be present and would require further appraisal and subsequent mitigation. Mitigation for any protected species may be difficult considering the constrained nature of the site.</p>
11. TPO's on/immediately adjacent?	G	There are no Tree Preservation Orders on or immediately adjacent to the site
12. In an AQMA?	G	No part of the site falls within or adjacent to an Air Quality Management Area
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for salt, sand & gravel and silica sand. Surface development at this location is not considered to have an impact on below ground salt mining. Due to the size of the site it is likely that sand & gravel and silica sand mineral extraction will not be viable.
14. Accessibility?	G	The site meets the minimum standard (green) for 15 of the accessibility criteria but fails to meet the minimum standard (amber) for five criteria. It does not significantly fail to meet the minimum standard (red) for any of the criteria.
15. Public transport frequency?	G	<p>The site is within 800m of a bus stop. The nearest commutable bus service is the number 38 to Macclesfield/Crewe accessed on Rood Lane. The delivery of Site LPS 27 and associated sites along the north of Congleton may provide improved access to bus services.</p> <p>Congleton has a railway station that provides access to surrounding areas including Stoke-on-Trent, Macclesfield and Manchester stations. The site is some distance from the railway station.</p>
16. Brownfield/greenfield	R	The site is a greenfield site

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Criteria	Category	Commentary
?		
17. Agricultural land?	G	The site is 'other 'settlement' in respect of agricultural land classification.
18. Contamination issues?	R	Former landfill site, phase 1 and 2 contaminated land assessment would be required with any future planning application on the site.
19. Employment land loss?	G	Not an existing employment site.
20. Distance to existing employment areas?	N/A	The site is being proposed for employment use.

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CFS 449 HWRC Barn Road

CFS 449 HWRC site, Off Viking Way/Barn Road, Congleton		0.24ha of employment land
Criteria	Category	Commentary
1. Economically viable?	A	The site is being promoted as an employment/commercial site without an end user identified. The site is a brownfield site and there is potential that the site would require remediation in response to any future proposals. As a site is being considered for employment use, the site would not currently be subject to a CIL charge.
2. Landscape impact?	G	The site is currently used as a household waste recycling centre and is reflective in character of such a use. Site is contained and screened visually by the presence of fencing and is set back from Barn Road. The presence of a tree belt to the rear contains the site visually.
3. Settlement character and urban form impact?	G	Site is within the settlement boundary and is enclosed on two sides by development.
4. Strategic Green Gap?	G	Site is not in the Strategic Green Gap.
5. Compatible neighbouring uses?	G	Site is adjacent to employment/commercial uses and is proposed for employment uses.
6. Highways access?	G	Access could be taken from Barn Road/Viking Way.
7. Highways impact?	A	There will be impacts but these will be mitigated as part of the Congleton Link Road scheme to mitigate traffic impact scheduled to be completed by the end of 2020.
8. Heritage assets impact?	G	No heritage assets identified.
9. Flooding/drainage issues?	G	Majority of the site is in Flood Zone 1. Low risk of surface water run off.
10. Ecology impact?	A	The HRA screening assessment has indicated that this site is located more than 5km from any European site and no potential impact pathways were identified regarding any European site. This site is located adjacent to Warburton's Wood Local Wildlife Site. Provided any development of the site is limited to the current extent of the recycling centre there are unlikely to be any significant issues. There are protected species present within Warburton Wood – any policy wording

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Criteria	Category	Commentary
		should ensure sufficient appraisal and evaluation of impacts.
11. TPO's on/immediately adjacent?	G	There are no Tree Preservation Orders on or immediately adjacent to the site.
12. In an AQMA?	G	No part of the site falls within or adjacent to an Air Quality Management Areas.
13. In/adjacent to an area of mineral interest?	A	In a known mineral resource area for sand & gravel and silica sand. Due to the size of the site it is likely that sand & gravel and silica sand mineral extraction will not be viable.
14. Accessibility?	G	The site meets the minimum standard (green) for 16 of the accessibility criteria but fails to meet the minimum standard (amber) for four criteria. It does not significantly fail to meet the minimum standard (red) for any of the criteria.
15. Public transport frequency?	G	The site is within 500m of a bus stop. The nearest commutable bus service is the number 38 to Macclesfield/Crewe accessed on Rood Lane. The delivery of Site LPS 27 and associated sites along the north of Congleton may provide improved access to bus services. Congleton has a railway station that provides access to surrounding areas including Stoke-on-Trent, Macclesfield and Manchester stations. The site is some distance from the railway station.
16. Brownfield/greenfield ?	G	Brownfield site.
17. Agricultural land?	G	Site is in the settlement and is a brownfield site.
18. Contamination issues?	R	Former landfill site, phase 1 and 2 contaminated land assessment would be required with any future planning application on the site.
19. Employment land loss?	A	The site is considered currently to be a sui generis use as a household waste recycling centre.
20. Distance to existing employment areas?	N/A	The site is being proposed for employment use.

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Congleton E2 Land off Alexandra Way, Congleton

Cong E2 land off Alexandra Way, Congleton Business Park, Congleton		1.4ha of employment land
Criteria	Category	Commentary
1. Economically viable?	A	<p>As a site being considered for employment related uses, the site would not currently be subject to a CIL charge - employment/commercial uses are not considered to be sufficiently viable at this time to fully withstand a CIL charge.</p> <p>The site received permission in August 2011 (ref 11/1662C) for office development.. The site is in single ownership. The landowner has confirmed that the site is available as an employment site without an end user identified. A planning application for a 3 storey B1 office building has been approved (ref 18/3261c) and is now built and occupied directly adjacent to the site.</p>
2. Landscape impact?	G	<p>This site is located towards the northern boundary of the Business Park and has industrial and commercial uses to the west and south. A sympathetic interface with the wider open countryside to the north and east would be important.</p> <p>To the north of the site is Site LPS 27 'Congleton Business Park Extension'. This will change the landscape of the area. Site LPS 27 has been informed by the North Congleton Masterplanning work, which determined parts of the allocation sensitive to development, in landscape terms. It has also included key considerations and mitigation measures for landscape and visual impacts. It should also be noted that the Congleton Link Road includes landscape mitigation measures.</p> <p>Hulme Walfield F7 public footpath is located to the east of the site and will be a receptor for the site.</p>
3. Settlement character and urban form impact?	G	<p>Site is in the settlement boundary for Congleton. It is adjacent to built form to the south and west of the site and the grounds of Home Farm are located to the east of the site.</p> <p>The settlement character and form of the area is expected to change to following the delivery of Site LPS 27 'Congleton Business Park Extension'. This will provide for employment and residential development to the north of the proposed site.</p>
4. Strategic Green Gap?	G	Site is not in the Strategic Green Gap.

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Criteria	Category	Commentary
5. Compatible neighbouring uses?	G	Site is adjacent to employment/commercial uses (either already in employment use or allocated in the LPS) and is proposed for employment uses in Site LPS 27 'Congleton Business Park Extension'.
6. Highways access?	A	Access can be created onto the highway network; footway access present.
7. Highways impact?	A	There will be impacts but these will be mitigated as part of the Congleton Link Road scheme to mitigate traffic impact and is scheduled to be completed by the end of 2020. A transport assessment would be required on the site.
8. Heritage assets impact?	G	No heritage assets identified.
9. Flooding/drainage issues?	A	Flood Zone 1. There is a small area of surface water flood risk; a suitable drainage system may be required. Any proposed drainage strategy for the site should be investigated to ensure adequate capacity within the receiving drain/watercourse and the condition. Finished floor/road levels should be set as such to not impact on neighbouring properties in terms of surface water run off. Surface water should be attenuated and dealt with as appropriate on site and restricted to greenfield run off rate.
10. Ecology impact?	A	The HRA screening assessment has indicated that this site is located more than 5km from any European Site and no potential impact pathways were identified regarding any European site. The site was cleared in anticipation of development taking place and the site has subsequently revegetated. A detailed survey would be required to ascertain the ecological value of the site and confirm its traffic light assessment. If marshy grassland present on the site turned out to be of ecological value (as a Local Wildlife Site / Priority Habitat Quality), it may be difficult to provide much in the way of compensation on site. Appropriate protected species surveys and mitigation (as required) would also be necessary for the site.
11. TPO's on/immediately adjacent?	G	There are no Tree Preservation Orders on or immediately adjacent to the site.
12. In an AQMA?	G	No part of the site falls within or adjacent to an Air Quality Management Area.
13. In/adjacent to an area	A	In a known mineral resource area for salt,

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Criteria	Category	Commentary
of mineral interest?		sand & gravel and silica sand. Surface development at this location is not considered to have an impact on below ground salt mining. The Council will require the applicant to submit a Mineral Resource Assessment as part of any application to provide information on both the feasibility of prior extraction of the sand & gravel and silica sand mineral resource before the proposed development proceeds and the sterilisation potential that the proposed development will have on any future extraction of the wider resource.
14. Accessibility?	G	The site meets the minimum standard (green) for 11 of the accessibility criteria but fails to meet the minimum standard (amber) for seven criteria. It significantly fails to meet the minimum standard (red) for two of the criteria.
15. Public transport frequency?	A	The nearest commutable bus service is the number 38 to Macclesfield/Crewe accessed on Rood Lane. The delivery of Site LPS 27 and associated sites along the north of Congleton may provide improved access to bus services. Congleton has a railway station that provides access to surrounding areas including Stoke-on-Trent, Macclesfield and Manchester stations. The site is some distance from the train station.
16. Brownfield/greenfield ?	R	Site is a greenfield site.
17. Agricultural land?	A	Site is Grade 3.
18. Contamination issues?	G	Low risk site. Site within 250m of a landfill site. The site would need Phase I risk assessment for contaminated land.
19. Employment land loss?	G	The site is being considered for employment uses.
20. Distance to existing employment areas?	N/A	The site is being proposed for employment use.

Appendix 4: Heritage Impact Assessments

7.2 N/A

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Appendix 5: Infrastructure Providers/Statutory Consultees responses

Consultee	Cong E2
CEC Public Rights of Way	All sites should require the provision and/or improvement of high quality routes for active travel walking and cycling links between development sites and public transport hubs and other local facilities: In order to deliver these aspirations, the developer should be tasked to undertake a thorough assessment of the quality of the accessibility of the site for pedestrians and cyclists to and from key destinations, in line with the Cycle-Proofing Toolkit contained in the Council's adopted Cycling Strategy. The purpose would be to evaluate the facilities and to put forward proposals for, and deliver prior to first occupation, the improvement of those facilities so that they are cohesive, direct, safe, comfortable and attractive. The views of local pedestrians and cyclists would be valuable in the exploration of options
Network Rail	Transport assessments should consider the impacts of any level crossings in the area.
Environment Agency	No outstanding/significant concerns at this stage for the potential allocated sites noted and recognise that the constraints identified within our review can be accounted for/ resolved / engineered out at a later stage in proceedings. I can also confirm that we have not identified at particular sites of specific concern at this stage which would result in our objection to their allocation. In line with best practice, we ask that all site allocations are reviewed in line with local and national planning policy and relevant governing legislation.
Natural England	Designated Sites - No IRZ for designated sites has been triggered by this allocation. Priority Habitat There is no Priority Habitat within the allocation site. Best and Most Versatile Land Provisional ALC Grade 3 Post 1988 info – Grade 3a
Sport England	Sport England has worked with the council recently on a playing pitch strategy completed 2016 and built sport facilities work finished in early 2017. We would require the strategy and action plans of these documents are used to feed into the sporting infrastructure requirements for site allocations and careful analysis done to determine whether provision is best on site or by enlarging or enhancing existing sporting facilities
Highways England	Highways England - maintain that, based on the available evidence, there are no individual sites that should not be progressed to the next stage of consultation on the SADPD based on their anticipated impacts on the capacity and safety of the Strategic Road Network. Highways England recommend that during the lifetime of the Local Plan, a Transport Study is undertaken in order to

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Consultee	Cong E2
	monitor the performance of the Local Plan in its entirety on individual strategic road network junctions as the development sites come forward
United Utilities	<p>UU are pleased to see that none of the proposed residential allocations are located in close proximity to wastewater treatment works. United Utilities would like to take this opportunity to state that when considering the suitability of each of the sites you assess as part of the Local Plan Part 2 (Site Allocations), we would urge you to consider early on in the process the proximity of allocations to existing wastewater treatment works (WwTW). Should development, especially housing development, come forward on windfall sites which are located in close proximity to a WwTW, we would strongly encourage the Council to discuss the site with United Utilities and the Council's Environmental Health Officer as early as possible to understand what appropriate assessments will be necessary</p>
Natural Resources Wales	<p>Protected Sites: There is a need for all development to ensure the effective consideration of European site conservation objectives. As such, we recommend consultation with Natural England on the acceptability of the candidate sites.</p> <p>Protected Species: European Protected Species (EPS) are given the highest legal protection through British and European legislation. Where an EPS is present, a development may only proceed under an appropriate licence. We recommend consultation with Natural England on the acceptability of the candidate sites.</p> <p>Biosecurity and Invasive Non-Native Species: We would advocate that material provisions of design and access statements include consideration of INNS and biosecurity, during and post construction. We also advise that consideration is given to the Alien Invasive Species (Enforcement and Permitting) Order 2019.</p> <p>Water Framework Directive: We believe that the planning system has a fundamental role to play in helping achieve the objectives of the Water Framework Directive (2000/60/EC), not just in protecting waterbodies (i.e. no deterioration) but in providing enhancements to help achieve Good Status in the future.</p> <p>Foul Drainage: It is advised that Seven Trent or United Utilities are consulted to confirm that a public sewerage system is available to accommodate the proposed site allocations. Where there may be no public sewerage system available for any of the proposed site allocations, Environment Agency should be consulted to determine whether private sewerage facilities would be acceptable.</p> <p>Dee Water Protection Zone: Storage of substances within the Dee Water Protection Zone may need consent. Please see our website for details. The zone covers the English and Welsh</p>

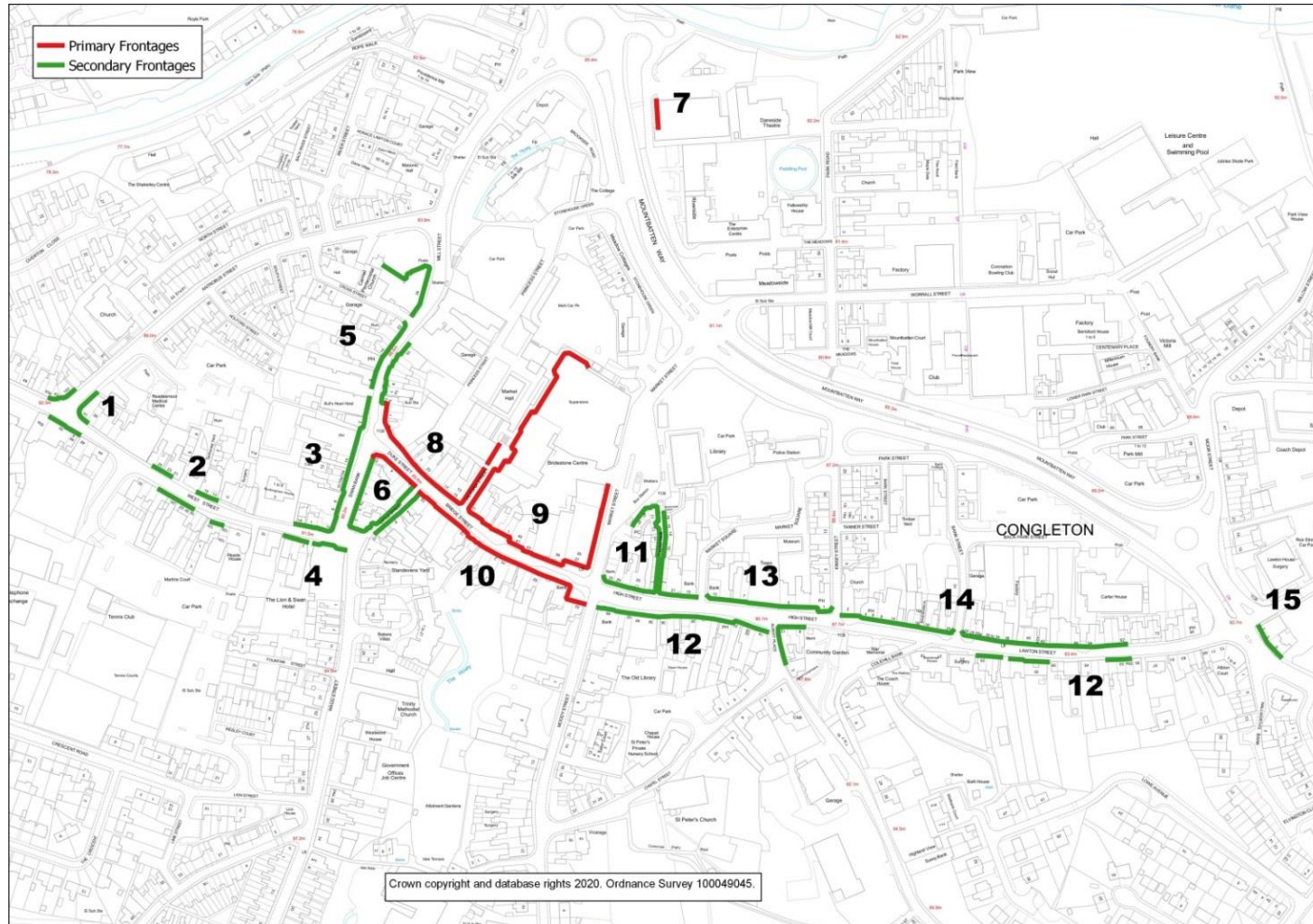
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Consultee	Cong E2
	<p>catchment. Please note that NRW are the determining body for all applications. https://naturalresources.wales/guidance-and-advice/environmental-topics/water-management-and-quality/water quality/dee-water-protection-zone/?lang=en</p> <p>Active Landfills/Historic Landfills: There may be human health issues with development close to landfills (i.e. from gas migration) which need to be considered; this is normally undertaken by the local authority environmental health teams.</p> <p>Flood Risk: We recommend you seek advice from Environment Agency to give specific detail on Flood Risk associated with the proposed sites.</p>
SP Energy Networks	No constraints identified

Table Congleton 16: Infrastructure Providers Comments

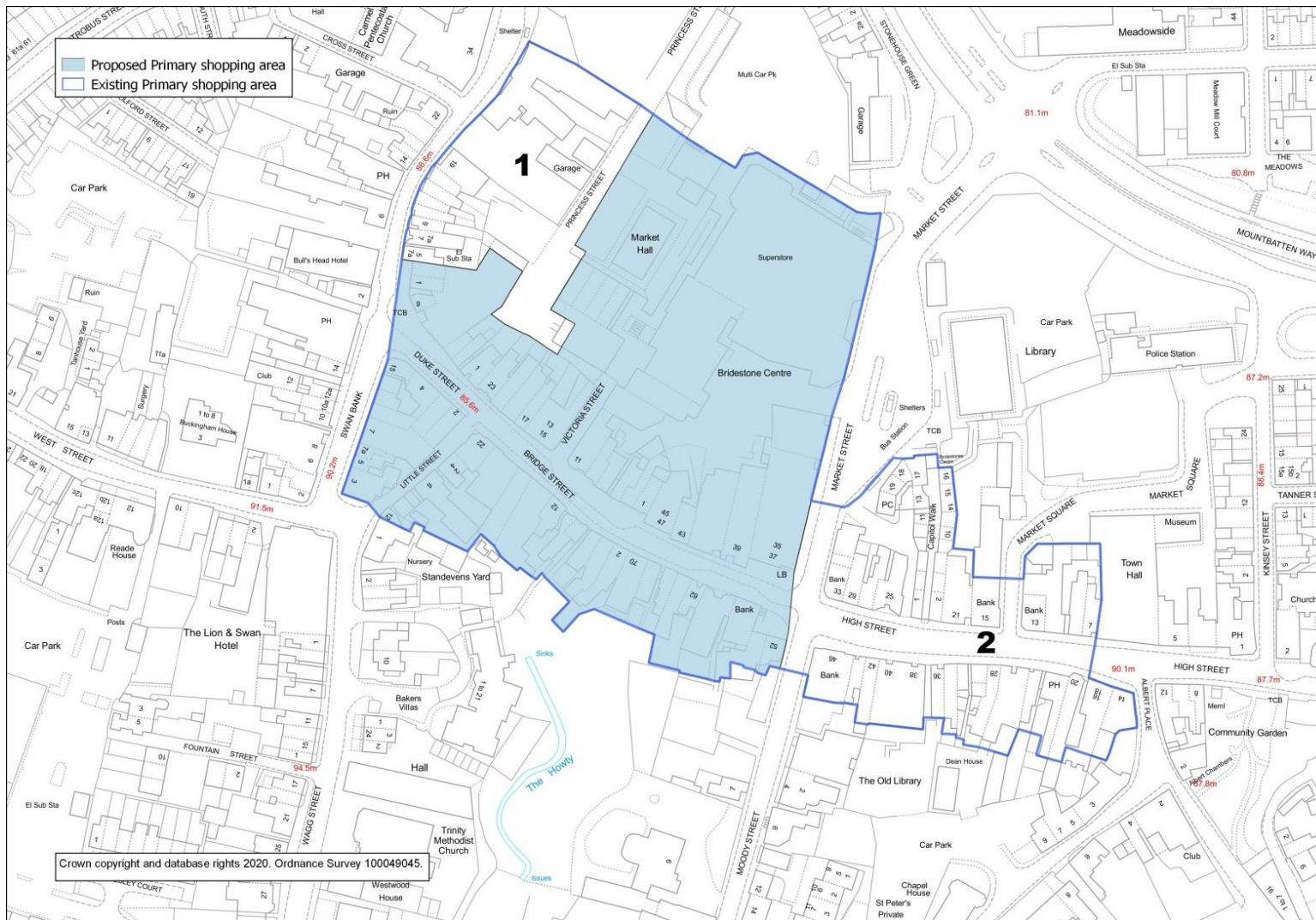
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Appendix 6: Retail Boundaries Maps



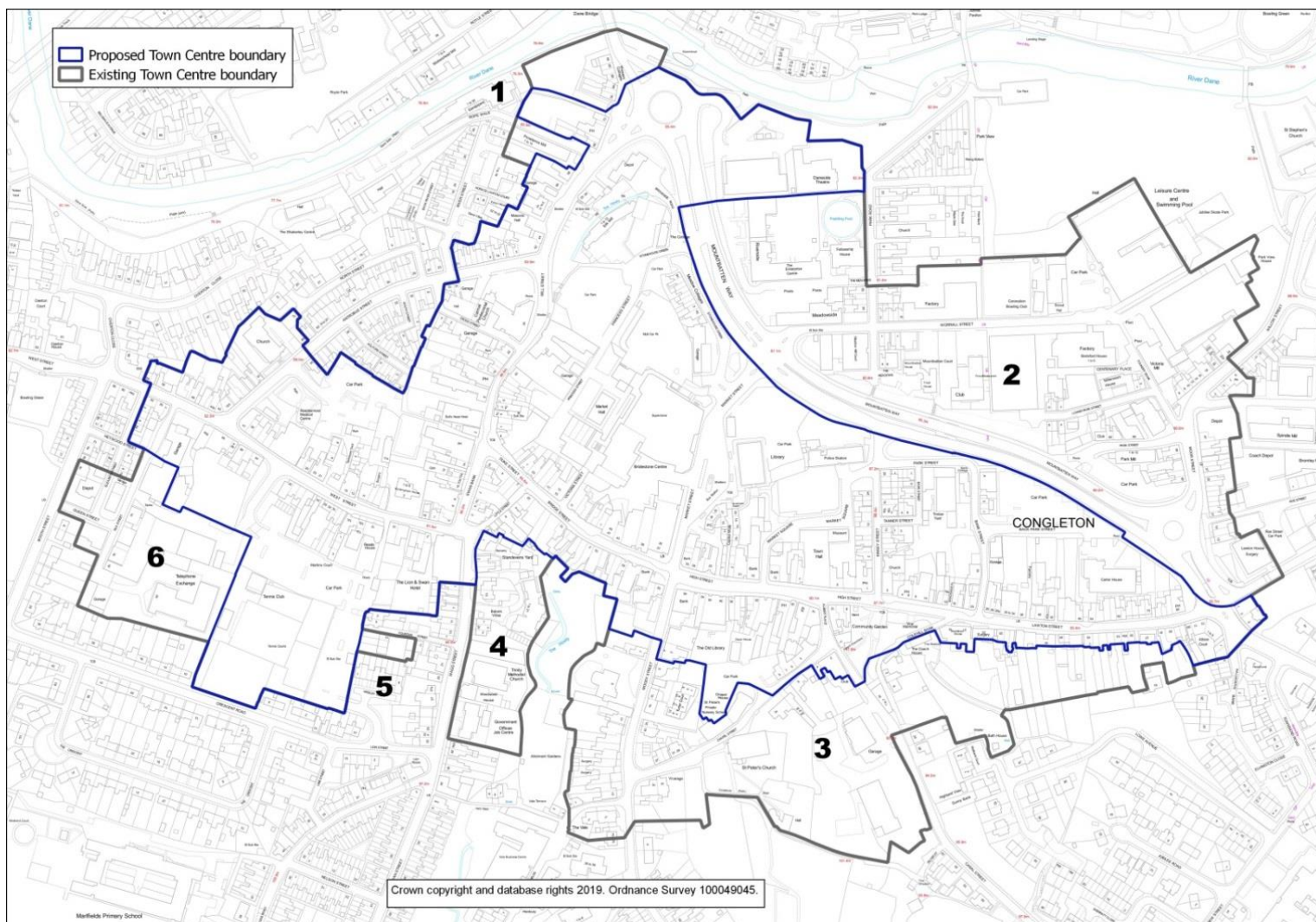
Map Congleton 6: Primary and Secondary Shopping Frontages

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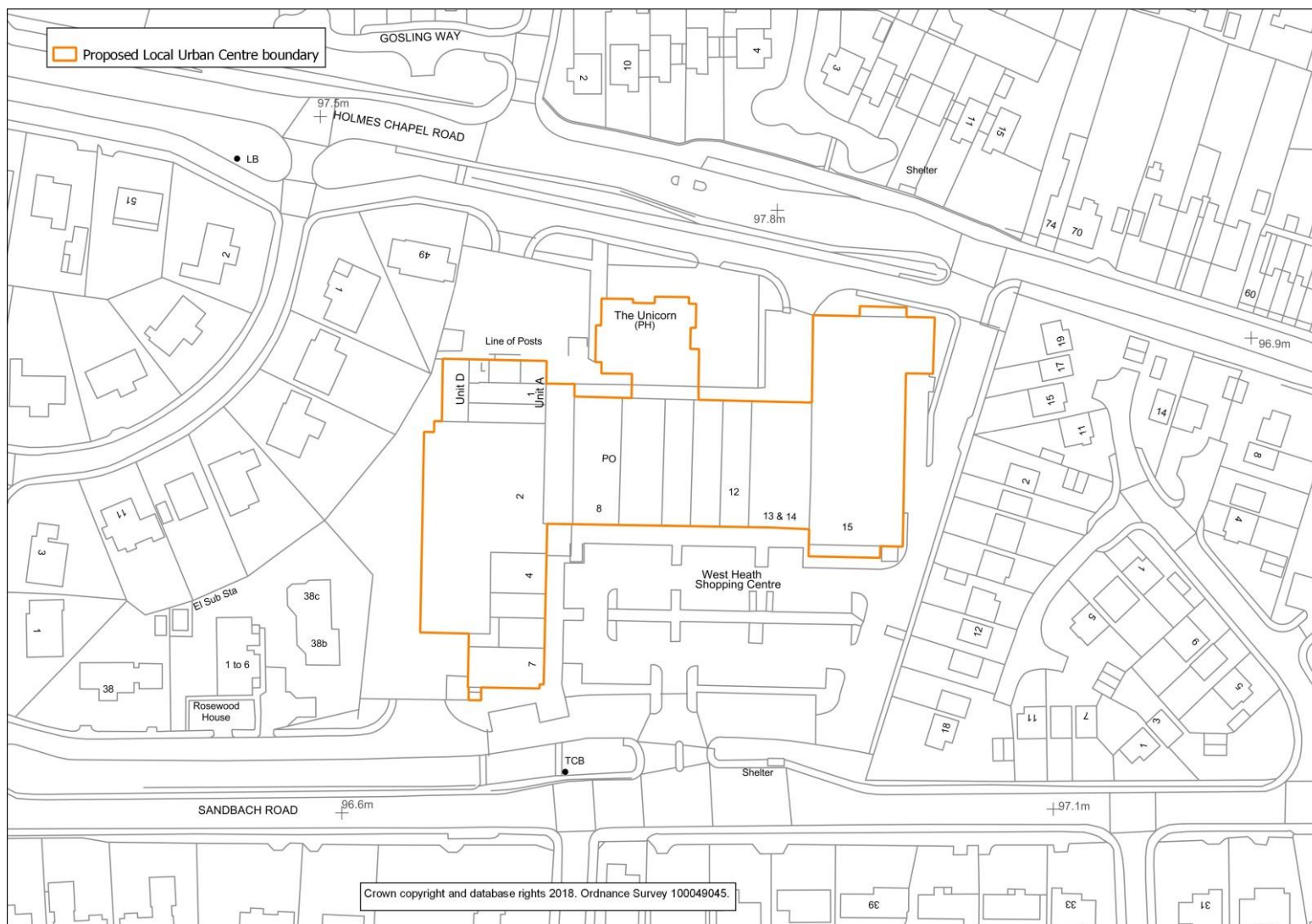
Map Congleton 7: Primary Shopping Area

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Map Congleton 8: Town Centre Boundary

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Map Congleton 9: West Heath Shopping Area – Local Urban Centre

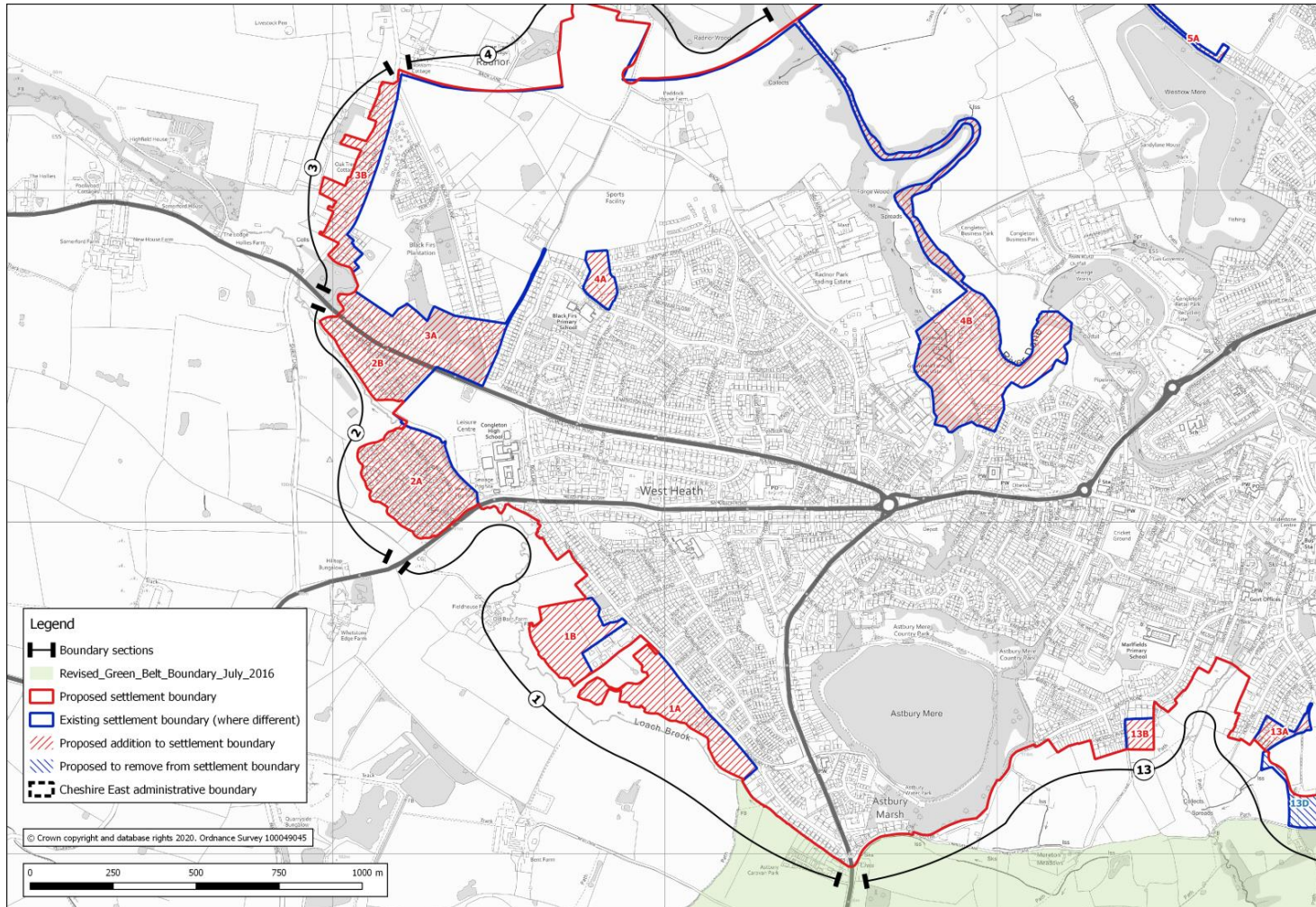
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Map Congleton 10: Biddulph Road, Neighbourhood Parade of Shops

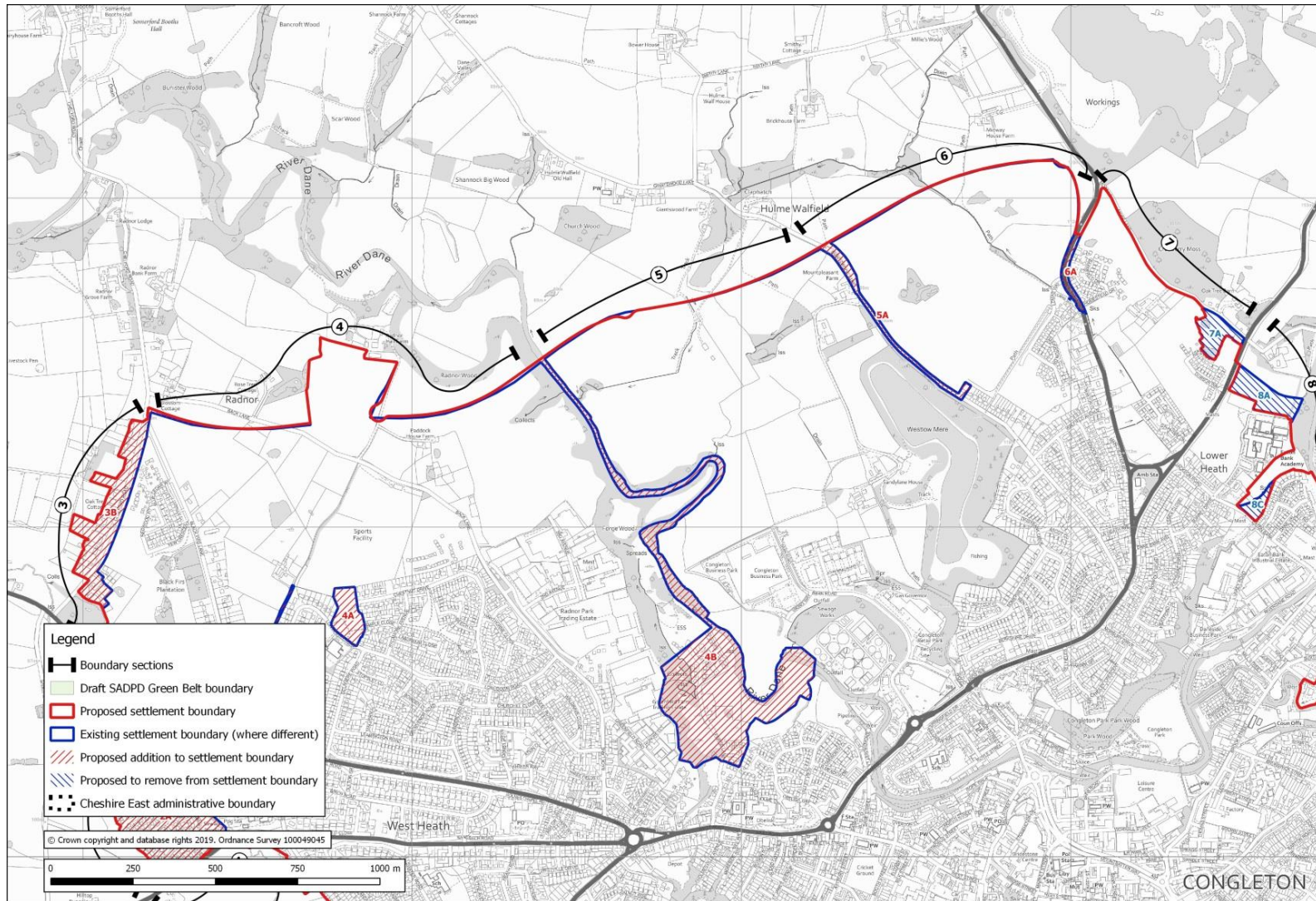
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Appendix 7: Settlement Boundary Map



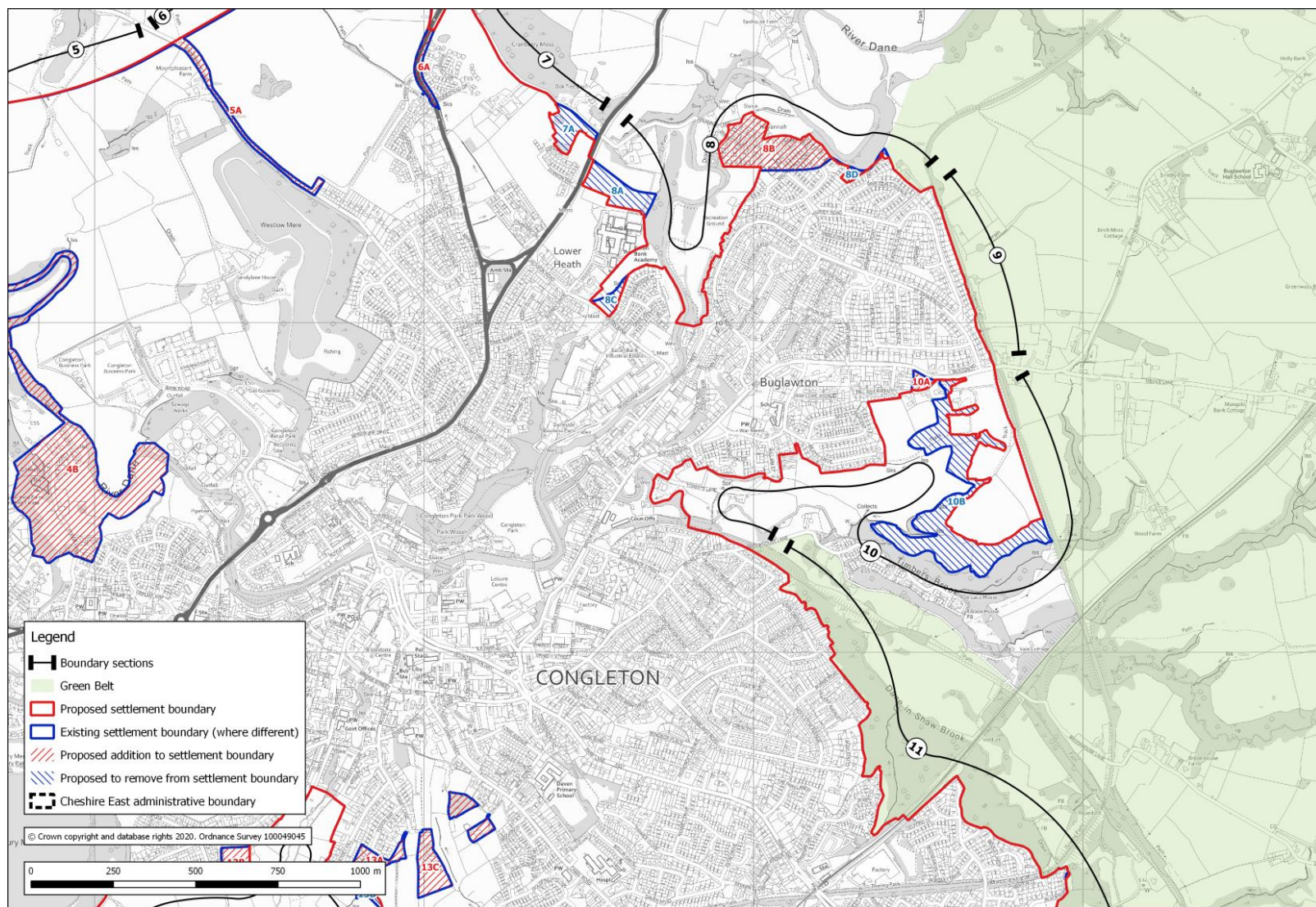
Map Congleton 11: Settlement Boundary Sections 1 - 3

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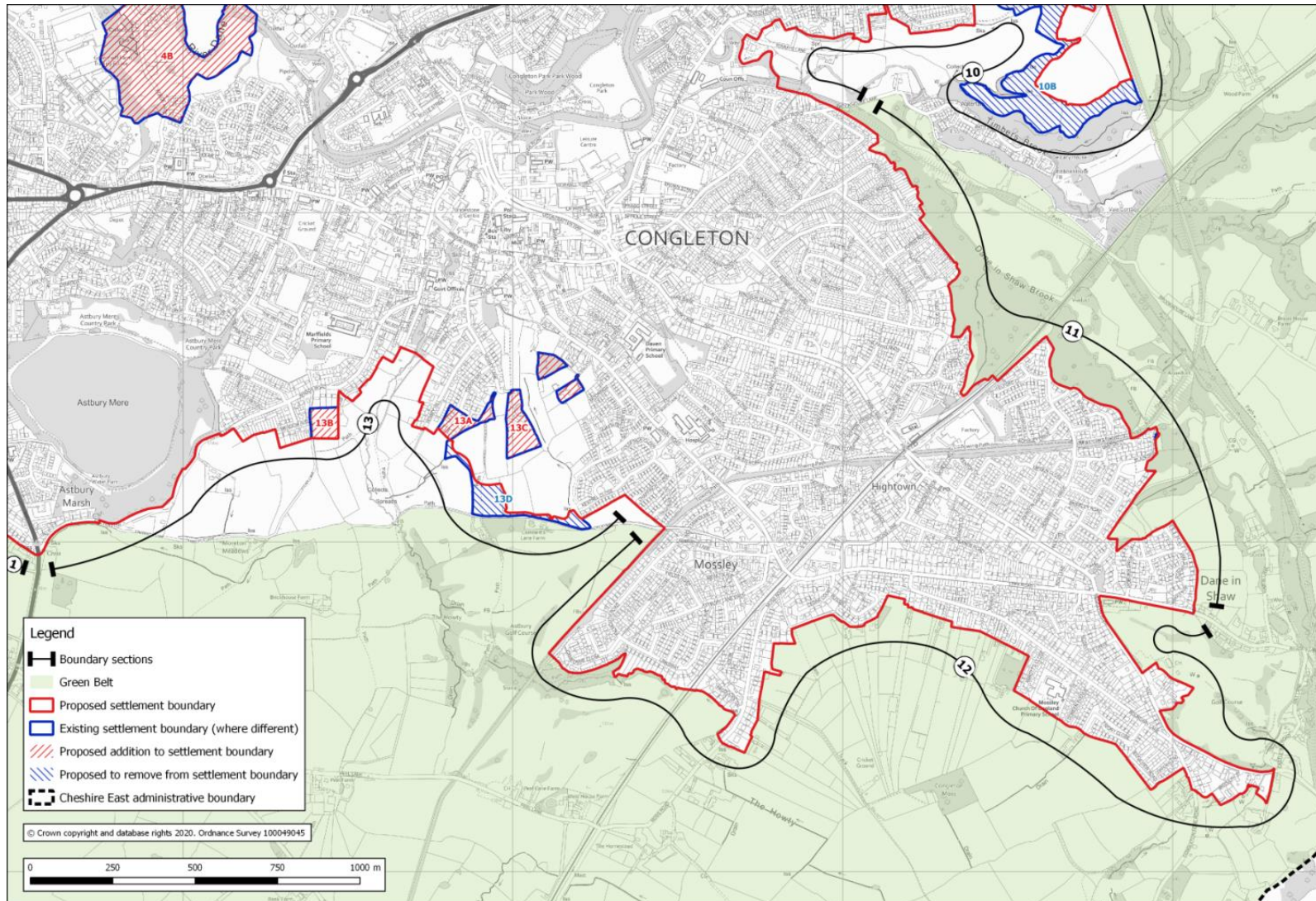
Map Congleton 12: Settlement Boundary Sections 4 - 7

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Map Congleton 13: Settlement Boundary Sections 8 -10

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Map Congleton 14: Settlement Boundary Sections 11 - 13

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