

Cheshire East Local Plan

Site Allocations and Development Policies Document

Holmes Chapel Settlement Report

[ED 33]

August 2020

Contents

1. Introduction	1
2. Holmes Chapel	2
Introduction	2
Neighbourhood Development Plan	2
Strategy for development in Holmes Chapel	2
3. Development needs at Homes Chapel	4
4. Site selection	5
Introduction	5
Stage 1: Establishing a pool of sites for Holmes Chapel	5
Stage 2: First site sift	5
Stage 3: Decision point – the need for sites in Holmes Chapel	6
Stage 4: Site assessment, Sustainability Appraisal and Habitats Regulations Assessment	6
Stages 5 to 7: Evaluation and initial recommendations; input from infrastructure providers/statutory consultees; and final site selection	7
CFS 423a: Land east of London Road	7
Sites recommended for inclusion in the SADPD for Holmes Chapel	12
5. Retail planning	13
Introduction	13
Retail Overview	13
Complementary Strategies and Parking Provision	13
Retail Health Indicators and Analysis	14
Impact test threshold	14
Retail and Leisure Boundaries	15
6. Settlement boundaries	17
Introduction	17
Settlement boundary overview	17
Settlement boundary review	19
7. Appendices	28
Appendix 1: Holmes Chapel site selection maps and table	28
A: Stage 1 site maps	28
B: Stage 2 site map	30
C: Stage 1 and Stage 2 sites table	31
Appendix 2: Traffic light form	37
CFS 423a Land east of London Road, Holmes Chapel	37
Appendix 3: Infrastructure providers/statutory consultees responses	40
Appendix 4: Retail boundary map	41
A: Existing village centre boundary and proposed local centre boundary	41
Appendix 5: Settlement boundary map	42

1. Introduction

- 1.1 This Report is the Holmes Chapel Settlement Report (“HCSR”) [ED 33]. 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 HCSR is split into chapters detailing work carried out for Holmes Chapel 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. Holmes Chapel

Introduction

- 2.1 Holmes Chapel is a village with its own settlement boundary, set in the Open Countryside, as defined on the Proposals Map of the Congleton Borough Local Plan First Review, adopted in 2005. It is identified as a Local Service Centre (“LSC”) in the adopted Local Plan Strategy (“LPS”), and has a 2018 mid-year population estimate of 6,000 people.¹

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 Holmes Chapel’s NDP was made on 18 April 2017 and now forms part of the Development Plan for Cheshire East. Further information can be found on the Cheshire East website.²

Strategy for development in Holmes Chapel

- 2.4 The focus for Holmes Chapel over the LPS period is some modest growth in housing and employment to meet locally arising needs and priorities, to reduce the level of out-commuting and to secure its continuing vitality. It is also anticipated that Holmes Chapel will largely provide for Goostrey’s development needs (LPS ¶8.34).
- 2.5 In the Holmes Chapel NDP the vision for Holmes Chapel is:
- “By 2030, Holmes Chapel will be a vibrant and prosperous hub of the local rural community, offering an attractive place to live, work and play for people of all ages.”*
- 2.6 The Holmes Chapel NDP also contains a strategic focus to deliver and achieve the vision, which is:
- *“to provide a sustainable living environment which embraces the local infrastructure and surrounding countryside;*

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

² <http://www.cheshireeast.gov.uk/planning/neighbourhood-plans/neighbourhood-plans-g-m/holmes-chapel-neighbourhood-plan.aspx>

- *to promote a prosperous local economy;*
- *to encourage culture, recreation and sport;*
- *to maintain a healthy and safe environment;*
- *to encourage community spirit and participation.”*

3. Development needs at Homes Chapel

- 3.1 The LPS identifies a borough-wide requirement for a minimum of 36,000 homes and 380 hectares of employment land over the Plan period, 2010 to 2030 (LPS Policy PG 1 “Overall Development Strategy”).
- 3.2 LSCs are expected to accommodate in the order of 3,500 new homes and 7 hectares of employment land (LPS Policy PG 7 “Spatial Distribution of Development”).
- 3.3 The approach to meeting development requirements in LSCs is set out in a separate paper entitled ‘The provision of housing and employment land and the approach to spatial distribution’ [ED 05]. This paper establishes that housing allocations are not necessary at the LSC tier of the settlement hierarchy and the residual LSC employment land should be provided in Holmes Chapel.
- 3.4 Using the SSM, and the iterative³ assessment approach, the following sections in Chapter 4 assess the candidate site, which is located on the edge of the settlement.

³ Further details on the iterative assessment approach can be found in the SADPD Site Selection Methodology Report [ED 07].

4. Site selection

Introduction

4.1 This chapter documents the implementation of the Site Selection Methodology (“SSM”) for Holmes Chapel, and should be read alongside the SADPD Site Selection Methodology Report [ED 07], the Revised Publication Draft SADPD Sustainability Appraisal (“SA”) [ED 03], the Revised Publication Draft SADPD Habitats Regulations Assessment (“HRA”) [ED 04], and the Revised Publication Draft SADPD (August 2020) [ED 01]. It documents all seven Stages of the SSM⁴, including recommending sites to be included in the Revised Publication Draft SADPD.

Stage 1: Establishing a pool of sites for Holmes Chapel

4.2 In line with the SSM, a longlist of potential sites was established for Holmes Chapel. 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); and the First Draft SADPD consultation (October 2018); and the Initial Publication Draft SADPD consultation (September 2019).

4.3 21 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 Holmes Chapel 1.

Stage 2: First site sift

4.4 The first site sift was carried out to produce a shortlist of sites for further consideration in the site selection process. Sites were removed that:

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

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

- are allocated in the LPS

4.5 14 housing sites and three 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 Holmes Chapel 1.

	Housing		Employment	
	Number of sites	Dwellings	Number of sites	Employment land (ha)
Stage 1	21	3,279	3	43.82
Stage 2	14	2,741	3	43.82

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

Stage 3: Decision point – the need for sites in Holmes Chapel

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. As detailed in ¶3.3, it is not necessary to allocate sites for housing in Holmes Chapel, and therefore there is only a need to assess sites put forward for solely employment uses.

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

4.7 Table Holmes Chapel 2 shows the site put forward for purely employment use following the initial site sift (Stage 2 of the SSM), and considered in Stage 4 of the SSM for possible inclusion in the SADPD.

Option ref	Site name	Gross site area (ha)	Number of dwellings	Employment land (ha)	Saved Policy designation ⁵
CFS 423a	Land east of London Road	5.99	0	5.99	Open Countryside

Table Holmes Chapel 2: Holmes Chapel site considered in Stage 4 of the SSM

4.8 This site is considered in further detail in this chapter, and is thought to be in conformity with the LPS Vision and Strategic Priorities.

4.9 The site was assessed in a consistent way:

- site visit
- red/amber/green traffic light assessment and site commentary
- Sustainability Appraisal and Habitats Regulations Assessment of the site for which a traffic light assessment was completed. Information on

⁵ In the Congleton Borough Local Plan First Review (2005)

accessibility can be found in the accessibility assessment, which is also included as criterion 14 in the traffic light assessment

- 4.10 The traffic light assessment is shown in Appendix 2. The results of the Sustainability Appraisal can be found in the Revised Publication Draft SADPD SA Report [ED 03] and the results of the Habitats Regulations Assessment can be found in the Revised Publication Draft SADPD Habitats Regulations Assessment [ED 04].

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

- 4.11 Using the SSM, and the iterative⁶ assessment approach, the following sections of this chapter evaluate and assess the candidate site. The work from each of the stages 5 to 7 of the SSM is presented together for the site.
- 4.12 There was only one site put forward and considered suitable for purely employment uses in Holmes Chapel, which is 'Land East of London Road' (CFS 423a).

CFS 423a: Land east of London Road

Introduction

- 4.13 This greenfield site is around 6ha and is located to the south east of Holmes Chapel, off London Road. It has been put forward for use as employment land, and to include the expansion of the adjacent Recipharm pharmaceutical business enterprise. The site boundary under consideration is different to that put forward through the call for sites as the original site was considered to be excessively large to meet the residual employment land.
- 4.14 The site selection findings are summarised in Table Holmes Chapel 3 (Stage 4 of the SSM).

⁶ Further details on the iterative assessment approach can be found in the SADPD Site Selection Methodology Report [ED 07].

CFS 423a site selection findings	
Achievability	<ul style="list-style-type: none"> • As there are issues generally with regards to commercial development, the site would not justify a Community Infrastructure Levy (“CIL”) charge in the CIL Charging Schedule. The site is greenfield and is being considered for employment use to include the expansion of the adjacent Recipharm pharmaceutical business enterprise.
Suitability	<ul style="list-style-type: none"> • Majority are green, with those criteria assessed as amber considered to be matters that can be dealt with using appropriate mitigation measures: <ul style="list-style-type: none"> ○ Landscape ○ Impact on the character of the settlement and urban form ○ Neighbouring uses ○ Highways impact ○ Ecology • There are two red criterion: <ul style="list-style-type: none"> ○ Minerals ○ Brownfield/greenfield

Table Holmes Chapel 3: CFS 423a site selection findings

Stage 5: Evaluation and initial recommendations

- 4.16 The traffic light assessment of this site shows that it performs well in relation to most of the criteria. Locationally, the site is considered to be sustainable as it meets the minimum standard for access in relation to the majority of the services and facilities identified in the SA Accessibility Assessment.
- 4.17 The high level HRA screening assessment identifies that this site has a potential impact on a European site. This site falls within the Natural England SSSI Impact Risk Zone for Bagmere SSSI (Midland Meres and Mosses Phase 1 Ramsar), so this site is considered in the screening assessment for air quality impacts. No increased recreational pressure is foreseen as a result of an employment site and there is no downstream hydrological connectivity to the Ramsar.
- 4.18 The HRA assessment of likely significant effects for air quality identifies that the site is approximately 2.7km from Bagmere SSSI, a component of Midland Meres and Mosses Phase 1 Ramsar. The proposed development could be for an expansion of the adjacent pharmaceutical business, which mainly functions to manufacture inhalation products. The new site could provide pharmaceutical facilities including manufacture and product innovation including formulation, filling and packing activities. The site does not and would not engage in the manufacture of chemicals or biological agents, so emissions are low. Furthermore, Cheshire East Council has consulted with Natural England regarding potential air quality impacts of this proposed site and no concerns have been raised regarding Bagmere SSSI.
- 4.19 Cheshire East sits at the heart of a region that has one of the strongest science and technology clusters in the UK. The strength of the science sector

in Cheshire East is manifested through research and education facilities, such as Jodrell Bank, and leading businesses such as AstraZeneca, Recipharm, and Waters Corporation. This strength of this key sector and the opportunity for its further growth in Cheshire East is recognised and strongly promoted in the Cheshire and Warrington Enterprise Partnership's Strategic Economic Plan ("SEP") published in 2017.⁷ Sanofi (Recipharm) at Holmes Chapel is specifically identified as a high profile firm within this sector.

4.20 Scientific research and development accounts for 1% (2,000) of the Borough's jobs, an estimated 2.5 times higher than the national level, with the Borough accounting for 20% of the region's, and 1.6% of the UK's, research and development jobs. In particular, pharmaceutical production employment is 15 times higher than the national level, and an estimated 37.5% of the region's and 7.7% of the UK's pharmaceutical production jobs are located in the Borough.⁸ Consistent with the SEP, life science and pharma has been identified as a key growth sector in the draft Cheshire East Economic Strategy.⁹

4.21 The adjacent pharmaceutical business enterprise was transferred from Sanofi to Recipharm in Q4 of 2018. Recipharm is a leading Contract Development and Manufacturing Organisation that supports pharmaceutical companies in taking their products from early development to commercial manufacturing.¹⁰ The manufacturing facility at Homes Chapel is seen as one of the leading sites of its type in Europe,¹¹ and the Recipharm site forms a key part of the Borough's employment land portfolio (LPS ¶11.25). The Development Statement submitted as part of the call for sites states:

'The Holmes Chapel operation has seen a significant increase in demand in recent years, based on the rapid development and need for new pharmaceuticals products. An expansion to the existing premises was set out in a masterplan, which was approved in 2012 and will support an increase in employees at the site. The demand for new manufacturing space and the upturn in manufacturing production now require additional floorspace in order to meet future demand beyond 2020' (Sanofi, Holmes Chapel Development Statement April 2017, A E W Architects, p5).

4.22 It goes on to say:

'The allocation for employment land would make sure that there is sufficient manufacturing space, office space and infrastructure in order

⁷ <http://www.871candwep.co.uk/content/uploads/2018/07/SEP.pdf>

⁸ https://www.cheshireeast.gov.uk/business/major_regeneration_projects/cheshire-science-corridor.aspx

⁹

<http://moderngov.cheshireeast.gov.uk/ecminutes/documents/s73890/ES%20APPENDIX%20I%20ECONOMIC%20STRATEGY%20v21.5%202.pdf>

¹⁰ <https://www.recipharm.com/our-story>

¹¹ <https://www.recipharm.com/press/sanofi-and-recipharm-announce-transfer-holmes-chapel-manufacturing-site>

to accommodate the increased number of working personnel on site to achieve improved manufacturing quantities, to foster new product innovation and to secure Holmes Chapel as a centre of excellence in the manufacture of inhalation based pharmaceuticals’ (Sanofi, Holmes Chapel Development Statement April 2017, A E W Architects, p10).

- 4.23 Although the ownership of the site at Holmes Chapel has now been transferred from Sanofi to Recipharm, it has been confirmed with Recipharm that the above statements still stand and that there is an aspiration to continue to grow and expand the Recipharm Holmes Chapel Ltd business (“RHC”). RHC is Recipharm’s primary inhalations manufacturing site and future strategic development of the inhalations business will be centred on the Holmes Chapel site. Recipharm wishes to secure the potential for future expansion on the site in order to support its growth aspirations going forward.
- 4.24 It is acknowledged that this site is slightly larger than the residual requirement for Holmes Chapel, however this is considered to be justified due to the key contribution that the existing site makes to the Borough’s employment land portfolio (LPS ¶11.25) and as detailed in ¶¶4.19 to 4.22 of this HCSR, and the fact that compared to all other LSCs, Holmes Chapel has the highest level of current housing completions and commitments by a considerable margin. The site also extends over the River Croco, providing additional connectivity between the proposed and existing site. An appropriate landscape strip should be provided around this area as the boundary does not follow any identifiable features on the ground. Appropriate buffers should also be provided to the eastern and southern boundaries to help filter views of the site.
- 4.25 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 go forward to Stage 6 of the SSM.

Stage 6: Input from infrastructure providers/statutory consultees

- 4.26 The consultation responses are summarised below, with a list also provided in Appendix 3 of this HCSR.
- CEC Public Rights of Way – provision of cycling route (cycle lane or shared use footway/cycleway) on A50 between site and village centre.
 - Environment Agency - an area of this site is considered to be medium and high risk of fluvial flooding from the River Croco, designated ‘main river’. Any proposed allocation should investigate these further through the production of a Level 2 Strategic Flood Risk Assessment. It is possible detailed modelling will be required. EA requires unobstructed access to the watercourse at all times and a minimum of 8m undeveloped buffer zone from top of bank/toe of any flood defence. There is potential for renaturalisation of the watercourse.
 - Natural England - Impact Risk Zone (“IRZ”) triggered for air pollution and water supply, no priority habitats on site and the provisional Agricultural Land Classification is Grade 3.

- Highways England - the site expansion in isolation is not of a significant scale that it would result in an impact to the operation and safety of the SRN (namely M6 Junction 18).

4.27 In relation to those responses received a level 1 Flood Risk Assessment (Screening study) has been provided by the site promoter, and an appropriate Flood Risk Assessment should be carried out as part of any planning application submitted on the site in line with LPS Policy SE 13 “Flood Risk and Water Management”. In relation to the IRZ triggered for water supply, additional advice has been received by Natural England as a result of further information being provided, whereby they have no concerns regarding this allocation on the basis that United Utilities have sufficient capacity to supply and deal with waste water. United Utilities were consulted as part of the infrastructure providers/statutory consultees consultation and made no comment on the site.

Stage 7: Recommendation for site CFS 423a: Land east of London Road

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 6ha of employment land.

4.28 The boundary for the recommended allocation is shown on Map Holmes Chapel 1.



Map Holmes Chapel 1: CFS 423a Land east of London Road

Sites recommended for inclusion in the SADPD for Holmes Chapel

4.29 In conclusion, one site has been recommended for inclusion in the SADPD for Holmes Chapel (Stage 7), which is shown in Table Holmes Chapel 4.

Option ref	Site name	Gross site area (ha)	Number of dwellings	Employment land (ha)	Proposal
CFS 423a	Land east of London Road	5.99	0	5.99	Around 6ha of employment land.

Table Holmes Chapel 4: Site recommended for inclusion in the SADPD

4.30 It is acknowledged that this site exceeds the employment development requirements for Holmes Chapel, however this is considered to be justified due to the strategic importance of Recipharm and the reasons detailed in ¶¶4.19 to 4.24 of this HCSR.

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].

Retail overview

- 5.2 Holmes Chapel is a large village near to junction 18 of the M6 motorway, and is located around three miles east of Middlewich, and four miles north of Sandbach, both of which are Key Service Centres ("KSC"). It is a LSC in the retail hierarchy, where there will be a focus on convenience and comparison retailing of an appropriate scale, plus opportunities for service users and small scale independent retailing of a function and character that meets the needs of the local community.
- 5.3 The village centre boundary for Holmes Chapel is currently defined in the Congleton Borough Local Plan First Review ("CBLP"), and contains a Conservation Area to the north. The village centre area includes The Square, London Road, Church Walk, Parkway, Middlewich Road, and Macclesfield Road.

Complementary strategies and parking provision

- 5.4 The Holmes Chapel NDP includes policy ES1: Maintain the commercial heart of the village centre. The objectives of this policy are to:
- *'Preserve and protect the commercial and retail heart of the village which is centred on the area around St Luke's Church and the main A50 road through the village*
 - *Create a safe and pleasant environment for pedestrians of all ages and physical abilities in the village centre*
 - *Improve pedestrian circulation and access to facilities within the village'*
- 5.5 The NDP also includes a village centre map (Appendix 8, Figure 13, p81), however the boundary shown is not intended to replace that contained in the CBLP and should be read alongside CBLP Policy S8 Holmes Chapel.
- 5.6 There are two Council owned car parks in the village centre, providing 47 spaces. At the time of writing this HCSR the car parks were not subject to parking charges.

Retail health indicators and analysis

- 5.7 The WYG Cheshire Retail Study (2016) (CERS 2016)¹² 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 also considered the retail health and function of the LSCs.
- 5.8 A full health check is included in Appendix 4 of the CERS 2016 (pp1 to 6 (pp39 to 44))¹³, and has been updated in appendix C of the WYG Retail Study Partial Update (2020) [ED 17]. The health check assessments draw on a number of key indicators in accordance with national guidance.
- 5.9 For its size and role, Holmes Chapel continues to have a good range of uses. Pedestrian activity in the centre continues to be moderate, with the busiest area being towards the south of the centre to the east of London Road, by the Post Office. Holmes Chapel continues to benefit from good car and bus accessibility given its location on a classified 'A' road between Crewe and Knutsford. Parking provision continues to be sufficient in the centre, with multiple free-off street parking areas available.
- 5.10 Holmes Chapel continues to provide a safe environment, with little evidence of vandalism in the well kept centre. The quality of the environment in Holmes Chapel is considered to be reasonable and the landscaping and public realm continue to be well maintained. A number of shop fronts have been upgraded and modernised, whilst their traditional appearance has been retained.
- 5.11 It is considered that Holmes Chapel continues to be a healthy and viable centre, with only one vacant unit present.

Impact test threshold

- 5.12 WYG have assessed the floorspace thresholds for planning applications for retail and leisure uses above which an impact assessment is required. The impact test threshold evidence, initially prepared in 2017, has been re-assessed through the 2020 WYG Retail Study Partial Update [ED 17].
- 5.13 WYG recommend that Holmes Chapel, as a Local Centre ("LC"), should utilise a policy approach of a retail impact test threshold of 200sq.m gross floorspace outside of the LC retail boundary for convenience, comparison, service &

¹²

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

¹³

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

leisure – use class A1, A2, A3, A4, and A5¹⁵ proposals in relation to the closest defined centre(s).

Retail and Leisure Boundaries

- 5.14 The CERS 2016 considered the existing centres in the legacy local plans and identified where potential changes to (or indeed new) boundaries (be that town or local centre, primary shopping areas (where relevant)) are appropriate. The 2020 WYG Retail Study Partial Update [ED 17] has also provided recommendations on retail boundaries, which have been considered as part of the council’s evidence base in preparing this report.
- 5.15 Holmes Chapel has a defined village centre boundary in the CBLP. Following site visits and a review of monitoring results and the retail work undertaken by WYG, it is proposed to designate a LC boundary in Holmes Chapel, in line with its designation as a LSC in the retail hierarchy.
- 5.16 Table Holmes Chapel 5 justifies the proposed amendments to be made to the current Holmes Chapel village centre boundary, as defined in the CBLP, and indicated on Map Holmes Chapel 5, in Appendix 4.

Potential local centre boundary	Number on Map Holmes Chapel 5 and amendment proposed	Justification for amendment
Properties on Parkway - Lovell Court, Youth Centre, private car parks, and Brookfield Cottage.	1. Exclude from the LC boundary.	Whilst close to the retail core of the LC, this area has a very different feel. The car parks are private, one of which serves the residential development of Lovell Court. This area does not contain main LC uses and it is not considered to function as an integral part of the LCs shopping and service offering.
George and Dragon public house.	2. Include in the LC boundary.	This is a main LC use, visually attached and close to the retail core of the LC, which functions as part of the LCs service offering.
1 Macclesfield Road.	3. Include in the LC boundary.	This is a main LC use, visually attached and close to the retail core of the LC, which functions as part of the LCs service offering.

¹⁵ The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (2020 No. 757) is due to come into force on 1 September 2020. This will replace the Use Classes Order quoted in this report. These Regulations will create a new broad ‘Commercial, business and service’ use class (Class E), which incorporates the previous shops (A1), financial and professional services (A2), restaurants and cafes (A3) and offices (B1) use classes. Uses such as gyms, nurseries and health centres (previously in use classes D1 non-residential institutions and D2 assembly and leisure), and some other uses that are suitable for a town centre area, are also included in the class. This new class allows for a mix of uses to reflect changing retail and business models. It also recognises that a building may be in a number of uses concurrently.

Potential local centre boundary	Number on Map Holmes Chapel 5 and amendment proposed	Justification for amendment
The Mews, including its residential properties and 7 to 15 Church View.	4. Exclude from the LC boundary.	The area consists of residential properties, which are not main LC uses and do not function as part of the LCs shopping and service offering.
Sandiford Cottage.	5. Exclude from the LC boundary.	This is a residential property, which is not a main LC use and does not function as part of the LCs shopping and service offering.

Table Holmes Chapel 5: Holmes Chapel Local Centre boundary justification

6. Settlement boundaries

Introduction

- 6.1 As set out in the LPS, settlement boundaries currently comprise the existing settlement boundaries as defined in the saved policies and proposals maps of the former districts' local plans, as amended to include sites allocated in the LPS (excluding safeguarded land). The LPS includes a commitment that *“settlement boundaries will be reviewed and defined through the production of the Site Allocations and Development Policies DPD and neighbourhood plans”*.
- 6.2 The ‘Settlement and infill boundaries review’ note [ED 06] sets out the methodology to reviewing settlement boundaries in each of the 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 current settlement boundary for the area in the Holmes Chapel Neighbourhood Area is defined by the made Holmes Chapel NDP, and takes into account where housing has been approved outside of the settlement boundary (planning references 15/0553C, 16/0396C and 14/4130C). The current settlement boundary also includes an area outside of the Holmes Chapel Neighbourhood Area (in Cranage Parish) and this part is defined in the saved policies of the CBLP; this has been considered separately through the settlement and infill boundaries work.
- 6.4 For the purposes of review, the existing settlement boundary has been divided into sections as set out in Table Holmes Chapel 6 and shown on Map Holmes Chapel 6 in Appendix 5.

Ref	Boundary section	Description of existing boundary
1	Between Knutsford Road and the rear of properties on Elm Drive	The boundary travels in a south-easterly direction along Knutsford Road, until it reaches 17 Knutsford Road, where it then crosses the road. It then follows the northern and eastern curtilage boundary of 4 Knutsford Road, until it meets and then follows the rear curtilage boundaries of properties along Danefield Road until it reaches Hermitage Drive. The boundary then runs south and then crosses Hermitage Drive when opposite 26 Hermitage Drive, following its rear curtilage boundary. It then follows the rear curtilage boundaries of properties along Ash Close, Elm Drive, Cedar Close, and 85 Elm Drive.

Ref	Boundary section	Description of existing boundary
2	Between the ear of properties on Elm Drive and London Road	The boundary runs along the curtilage boundaries of properties along Elm Drive, Beech Close, Maple Close and Chestnut Drive, running parallel with the railway line, until it meets Macclesfield Road. It then turns east crossing the railway line and then follows the boundary, in a clockwise direction of a site that has planning approval for housing (planning ref 16/0396C), until it reaches the junction of Macclesfield Road and Manor Lane. The boundary crosses Macclesfield Road and then travels south along Manor Lane until it meets, and follows in a clockwise direction, the boundary of a site that has planning approval for housing (planning ref 14/4130C). It then runs along Marsh Lane to the west, which it then crosses and then runs along it to the east. The boundary then runs along Marsh Lane to the east until it meets Mill Lane, where it travels south and then south west along field boundaries/curtilage boundaries of existing development, until it meets London Road.
3	Between London Road and Middlewich Road	The boundary travels north west along London Road until it meets the River Croco, where it then crosses London Road and then continues to follow the River until it reaches the edge of the residential area of properties on Dunoon Close. It then travels northwards along the boundaries of properties on Dunoon Close. It then travels west and then north around Holmes Chapel Comprehensive School, until it reaches the rear curtilage of properties on Mardale Court. The boundary then follows the rear curtilage boundaries of properties along Mardale Court, Bowness Close, Sedbergh Close, and Edenhall Close, until it reaches 1 Furness Close, where it then travels south and then west around ponds to follow the rear curtilage boundary of properties along Cavendish Way. The boundary then crosses and travels north along Broad Lane until it meets Middlewich Road, which it then crosses.
4	Between Middlewich Road and the rear of properties on Beeston Close	The boundary runs west along Middlewich Road until it meets, and follows in a clockwise direction, the boundary of a site that has planning approval for housing (planning ref 15/0533C) to where it reaches and continues to follow, the rear curtilage boundaries of properties along Ravenscroft. It then runs along the rear curtilage boundaries of properties along Beeston Close.
5	Between the rear of properties on Daresbury Close and Knutsford Road	Boundary runs along the rear curtilage boundary of properties on Daresbury Close, Haddon Close, Gawsforth Close, Moreton Drive, and Sadlers Close until it meets Westmorland Terrace, where it runs along in a north-easterly direction. The boundary then runs along the west and north curtilage boundaries of 60 Northway and then travels north west following the rear curtilage boundaries of properties on Knutsford Road. It follows the curtilage boundary of 19 Knutsford Road until it meets Knutsford Road.
6	Former Cranage Hall Hospital	The previous Local Plan settlement boundary runs around the site of the former Cranage Hall Hospital.

Table Holmes Chapel 6: Existing settlement boundary

Settlement boundary review

6.5 Each section of the existing settlement boundary has been reviewed using the methodology set out in the ‘Settlement and infill boundaries review’ note [ED 06]. The assessments and recommendations for defining the new boundary are set out in Table Holmes Chapel 7.

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, proposed SADPD 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. However, it does include a property that is located on the edge of the settlement that has low levels of previously developed land with extensive gardens.	The boundary includes a property (4 Knutsford Road) that is located on the edge of the settlement that contains extensive gardens, and an area of grazing land; both do not have a functional requirement to be located in the settlement boundary.	This boundary follows a clear boundary using a road (Knutsford Road), as well as existing development with established boundaries.	The boundary should be amended to exclude 4 Knutsford Road, its curtilage and grazing land between the property and the curtilage of those properties on Hawthorn Villas (1A). The new boundary would follow Knutsford Road south, crossing opposite the access road to 4 Knutsford Road to run along the rear of Holmes Chapel Methodist Church and the rear curtilage boundary of properties on Hawthorn Villas, and Rees Crescent. It then runs along the

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Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
						western curtilage boundary of properties on Danefield Road until it meets the existing settlement boundary.
2	<p>This boundary is not impacted by any LPS strategic site allocations or Neighbourhood Plan site allocations.</p> <p>This boundary currently excludes the proposed SADPD site allocation Land East of London Road (CFS 423a).</p>	<p>This boundary excludes completed housing developments of: 2 dwellings (13/5273C) at 102 Macclesfield Road; 2 dwellings off Macclesfield Road (17/223C and 17/0677C)); and the rear of 92 Macclesfield Road for 3 dwellings (17/5488C).</p>	<p>This boundary excludes a residential development (13/5273C). However, the site is relatively large with low levels of previously developed land and built form. There are also buildings adjacent, and further south along Macclesfield Road, which are set back and well screened from the main road.</p> <p>The boundary excludes an area of land containing a railway line, between the rear of properties along Elm Drive,</p>	<p>This boundary excludes a residential development (13/5273C). However the site contains relatively extensive domestic gardens, and appears to better relate to the countryside, rather than the built form of the settlement. There are also buildings adjacent, and further south along Macclesfield Road that are set back and well screened from the main road.</p> <p>The boundary excludes an area of land containing a</p>	<p>This boundary partially follows a clear boundary using roads (Macclesfield Road, Manor Lane, Marsh Lane, and Mill Lane), a river, and field boundaries.</p> <p>The new boundary proposed between 85 Elm Drive and a site under construction for residential development (16/0796C) does not relate to any physical features; but there is not a more practicable or appropriate boundary.</p>	<p>The settlement boundary should be amended to include the area between the railway line and 16/0396C (2A). The new boundary would run directly from the north west corner of the rear curtilage boundary of 85 Elm Drive, crossing the railway line, to where it meets the existing settlement boundary at the northern most tip of 16/0396C.</p> <p>The settlement boundary should be amended to exclude the area of landscape buffering that forms</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>Beech Close, Maple Close and Chestnut Drive, and a site under construction for housing (16/0396C). The area of land will be well contained once 16/0396C is completed.</p> <p>The boundary excludes residential developments (17/223C and 17/0677C), however these are considered to be physically and visually detached from the built form of the settlement. It also excludes a residential development (17/5488C) that is considered to be physically and visually detached from the built form of the settlement.</p>	<p>railway line, between the rear of properties along Elm Drive, Beech Close, Maple Close and Chestnut Drive, and a site under construction for housing (16/0396C), which relates well to the built-up area.</p> <p>The boundary excludes completed residential developments (17/223C and 17/0677C), which are fairly well screened from the main road. It also excludes a completed residential development (17/5488C) that is set back and well screened from the main road.</p> <p>The boundary includes an area of open space adjacent</p>	<p>Landscaping features/boundary treatments are due to be provided as part of a planning consent for residential development (14/4130C).</p> <p>The new boundary proposed around the northern section of proposed SADPD site allocation CFS 423a does not relate to any physical features; but there is not a more practicable or appropriate boundary, therefore a landscape strip should be provided as part of any planning application.</p>	<p>part of 14/4130C (2B) and include part of Marsh Lane (2C). The new boundary would run between the eastern curtilage boundary and cross Marsh Lane to re-join the existing boundary.</p> <p>The settlement boundary should also be amended to include the recommended SADPD site allocation Land East of London Road (CFS 423a) (2D) and the two properties contained by it (The Oaks and Oakwood Cottage). The new boundary would continue along Mill Lane and then follow a field boundary to the south west, running along the northern boundary of</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>The boundary excludes a well contained part of Marsh Lane between two sections of the existing settlement boundary.</p> <p>The boundary excludes a group of buildings along Marsh Lane, however these display low levels of containment, with weak functional relationship with the existing built form.</p> <p>The boundary excludes The Oaks and Oakwood Cottage and London Road, which will be well contained once the recommended site allocation CFS 423a is developed.</p>	<p>to a completed residential development (14/4130C), which does not have a functional requirement to be located in the settlement boundary.</p> <p>The boundary excludes The Oaks and Oakwood Cottage and part of London Road, which will relate well to the built up area once the recommended site allocation CFS 423a and 14/5921C (incorporating 19/3855C and 18/2611C) (under construction) are developed.</p>		<p>CFS 423a in a clockwise direction until it meets the River Croco. From there it follows the River to the south east and then a further field boundary to the south and then north west until it meets London Road.</p>
3	This boundary is	The boundary	This boundary	This boundary	The boundary partially	The boundary should

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Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
	not impacted by any LPS strategic site allocations, proposed SADPD site allocations or Neighbourhood Plan site allocations.	excludes completed housing developments off Dunkirk Farm for 20 dwellings (12/0036C and 14/1941C). The boundary excludes two planning consents: 190 dwellings and commercial off London Road (14/5921C incorporating 19/3855C and 18/2611C), which is under construction; and 10 dwellings at Dunkirk Farm Paddock (14/5834C).	excludes completed housing developments (12/0036C and 14/1941C) and two planning consents – one for residential (14/5834C and one for residential and commercial (14/5921C (incorporating 19/3855C and 18/2611C) – under construction). These consents appear to mainly have fairly high proposed levels of built form, although 19/3855C includes areas of open space around the proposed development including woodland, a wildflower meadow and play areas, and there is open space to the southern part of 12/0036C and 14/5834C. The containment of	excludes completed housing developments (12/0036C and 14/1941C) and two planning consents – one for residential (14/5834C), and one for residential and commercial (14/5921C (incorporating 19/3855C and 18/2611C) – under construction. These consents appear to have a mainly strong functional relationship with the existing urban area, although 19/3855C includes areas of open space around the proposed development including woodland, a wildflower meadow and play areas, and there are areas of open space to the south of 12/0036C and 14/58/34C, neither of	follows a clear boundary using roads (London Road and Broad Lane), the River Croco, an un-named watercourse, field boundaries, existing development with established boundaries, and prominent trees. The boundary to the south of a new residential development at Dunkirk Farm Paddock (14/5834C) involves the planting of trees, which should create a fairly prominent tree belt. Parts of the boundary are considered to be soft to the south west of a new residential development at Dunkirk Farm Paddock	be amended to include 14/1941C, 14/5921C (incorporating 19/3855C and 18/2611C (excluding the retained woodland/wildflower meadow, surrounding areas of open space and children’s play area), 12/0036C, and 14/5834C (excluding the area of open space) (3A). The new boundary would cross London Road and run south east, travelling west along a field boundary once opposite the access road to Oakwood Park Buildings. It then runs along the southern boundary of 18/2611C and then continues to follow the boundary between the proposed open space and built

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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>12/0036C and 14/1941C will increase once the adjacent consents for a mixed use development (14/5921C incorporating 19/3855C) and residential development 14/5834C are completed or implemented respectively.</p> <p>The boundary excludes Primrose Hall to the west of Broad Lane. However, this is visually detached from the built form of the settlement.</p>	<p>which have a functional requirement to be located in the settlement boundary.</p> <p>The boundary also includes an area of open space to the east of 8 Cavendish Way (RHC539 in the Open Spaces Assessment 2012), which does not have a functional requirement to be located in the settlement boundary.</p>	<p>(14/5834C) with intermittent trees as well as the boundary of intermittent walls between the proposed residential area and areas of open space on a consented mixed use development off London Road (19/3855C and 18/2611C). Another section of the boundary (around Holmes Chapel Comprehensive School) does not follow any physical features. It is not considered practicable or reasonable to amend these boundaries as they exclude areas of open space.</p> <p>The new boundary proposed between an un-named watercourse and the curtilage boundary of 8</p>	<p>development of 19/3855C until it reaches London Road. The boundary then follows London Road to the north-west until it reaches the boundary of 12/0036C and 14/1941C), where it runs south west to the proposed boundary of 14/5834C. It then follows this boundary clockwise (excluding the area of open space) until it meets the existing settlement boundary.</p> <p>The boundary should also be amended to exclude part of an area of open space to the east of 8 Cavendish Way (3B). The new boundary would continue to follow the un-named</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)	
					Cavendish Way does not relate to any physical features; but there is not a more practicable or appropriate boundary.	watercourse and then travel south along the eastern curtilage boundary of 8 Cavendish Way until it joins the existing settlement boundary.
4	This boundary is not impacted by any LPS strategic site allocations, proposed SADPD site allocations or Neighbourhood Plan site allocations.	The boundary excludes barn conversions to 5 homes at Cotton Hall (34665/3).	The boundary excludes barn conversions to 5 homes (34665/3) and Cotton Lodge. It also includes a proposed area of open space on the western edge, which forms part of a residential development that is under construction (15/0553C). In effect this would mean that the barn conversions would not be well contained, with a relatively weak functional relationship with the built form (existing and	The boundary excludes barn conversions to 5 homes (34665/3) and Cotton Lodge. It also includes a proposed area of open space on the western edge, which forms part of a residential development that is under construction (15/0553C). All relate more to the open countryside, with barn conversions being common in the open countryside and consistent with planning policies in rural areas, and the	The boundary mainly follows a clear boundary using a road (Middlewich Road) and existing development with established boundaries. Landscaping features/boundary treatments are due to be provided as part of a planning consent for residential development (15/0553C), with fencing provided to the northern boundary.	The boundary should be amended to exclude the area of open space that forms part of 15/0553C (4A). The new boundary would travel north from Middlewich Road along the boundary between the proposed open space and built development of 15/0553C until it meets the existing settlement boundary.

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Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
			proposed).	open space does not have a functional requirement to be located in the settlement boundary.		
5	This boundary is not impacted by any LPS strategic site allocations, proposed SADPD 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 boundary follows a clear boundary using existing development with established boundaries.	No change to existing boundary.
6	This boundary is not impacted by any LPS strategic site allocations, proposed SADPD site allocations or Neighbourhood Plan site allocations.	This boundary is not impacted by any extant planning consents	The area no longer functions as part of Holmes Chapel, being separated by several fields and a river. It has a weak relationship with the built form of Holmes Chapel.	The area no longer functions as part of Holmes Chapel, being separated by several fields and a river. Its relationship is more with the open countryside.	The boundary mainly follows a clear boundary using existing development with established boundaries. Part of the boundary does not follow any physical features to the north and west of Cranage Hall, however it is not practicable or	The area no longer functions as part of Holmes Chapel and should be removed from its boundary (6A) .

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Ref	Stage 1	Stage 2			Stage 3	Boundary recommendations
	Criteria A, B, C (allocated sites)	Criteria D (planning consents)	Criteria E (relation to physical built up area)	Criteria F (relation to use of built up area)	Criteria G (physical features)	
					appropriate to amend the boundary at this point as the whole area no longer functions as part of Holmes Chapel.	

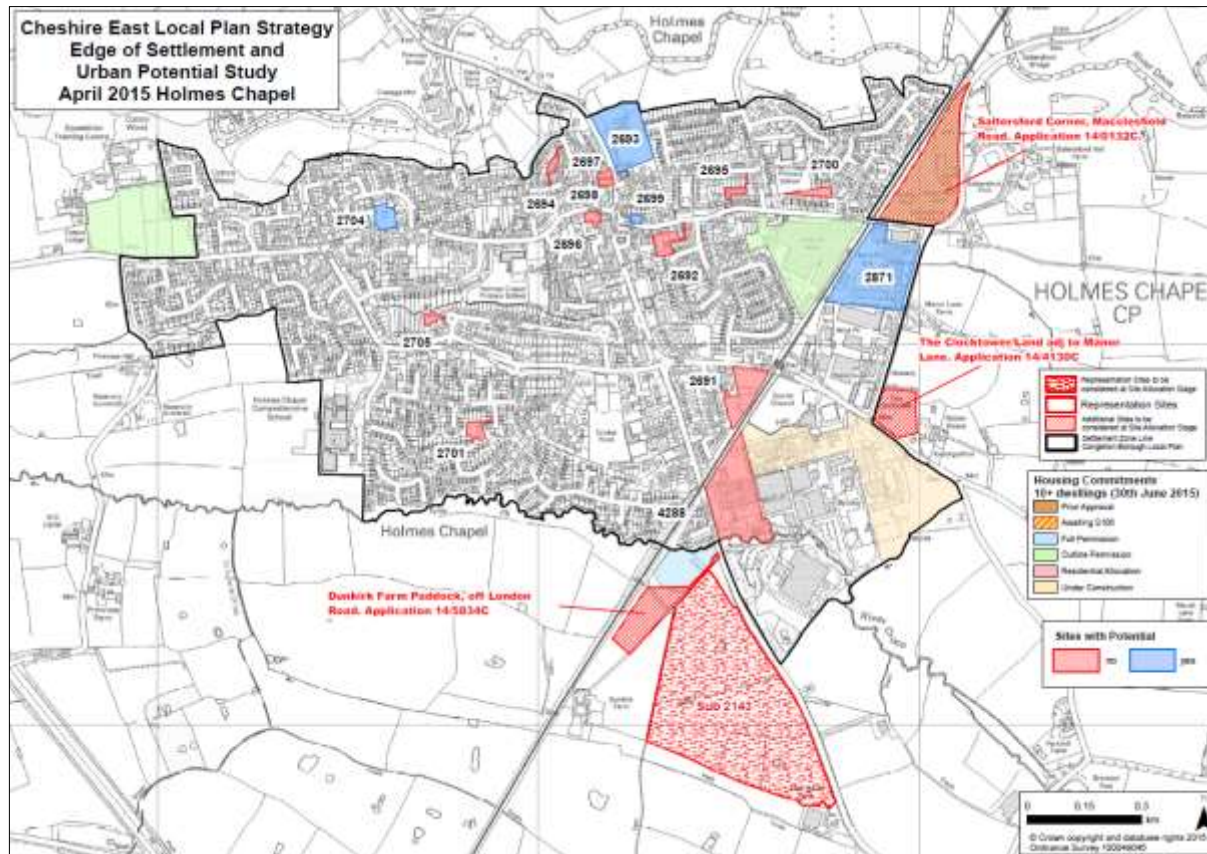
Table Holmes Chapel 7: Boundary review and recommendations

- 6.7 The recommended boundary is shown on Map Holmes Chapel 6, in Appendix 5.
- 6.8 As stated in ¶6.3 of this HCSR, the settlement boundary has been amended by the Holmes Chapel NDP to take into account where housing has been approved outside of the settlement boundary (planning references 15/0553C, 16/0396C and 14/4130C). It is proposed to amend this boundary in line with the recommendations in this HCSR to take into account areas of land that function more as part of the open countryside, rather than the urban area (for example areas of open space included on the edge of consented schemes), and vice versa. The boundary should also be amended to include proposed SADPD Site Allocation ‘Land East of London Road’ (CFS 423a) as this will have a strong functional relationship with the existing urban area.

7. Appendices

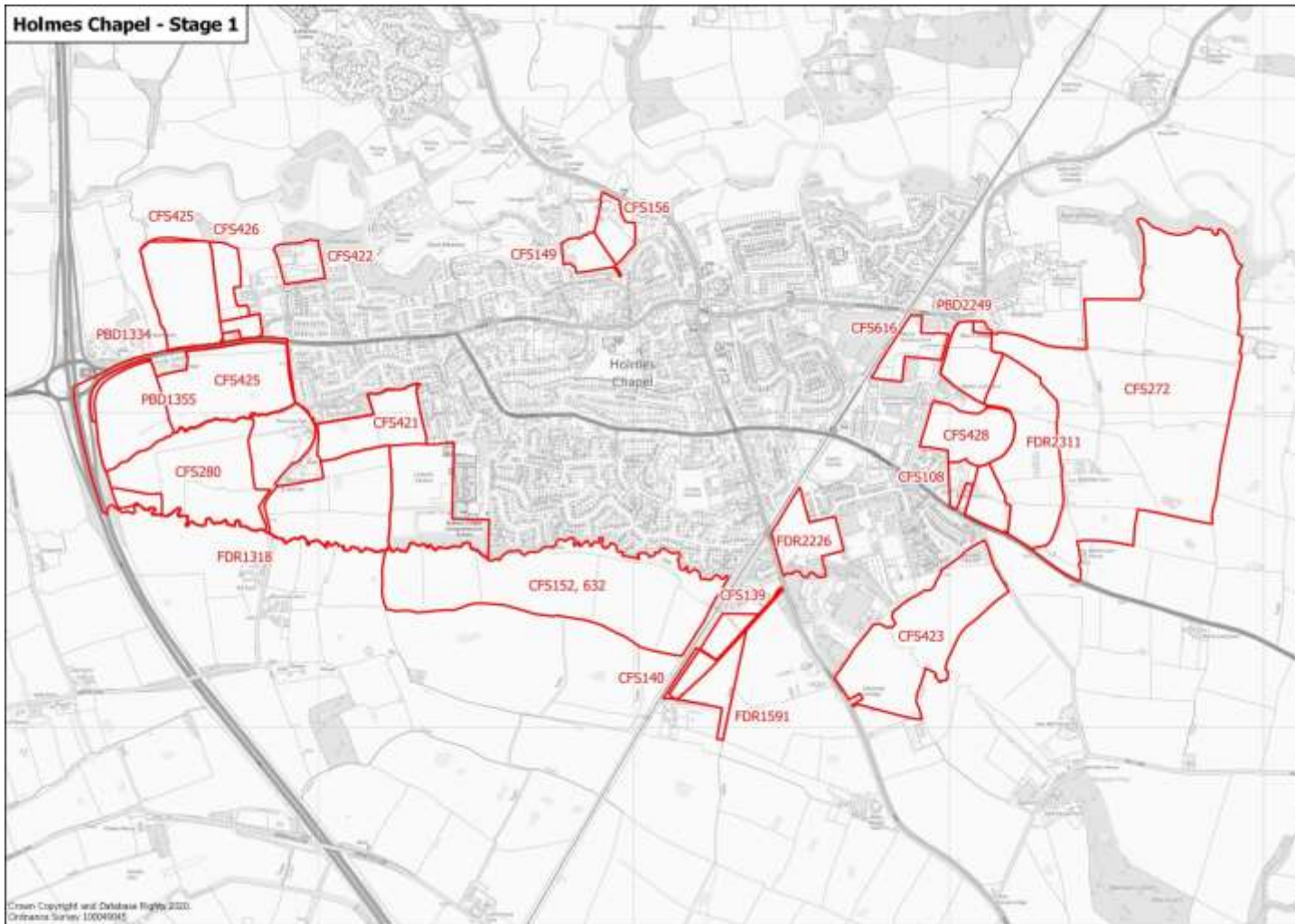
Appendix 1: Holmes Chapel site selection maps and table

A: Stage 1 site maps



Map Holmes Chapel 2: Urban Potential Assessment and Edge of Settlement Assessment (2015)

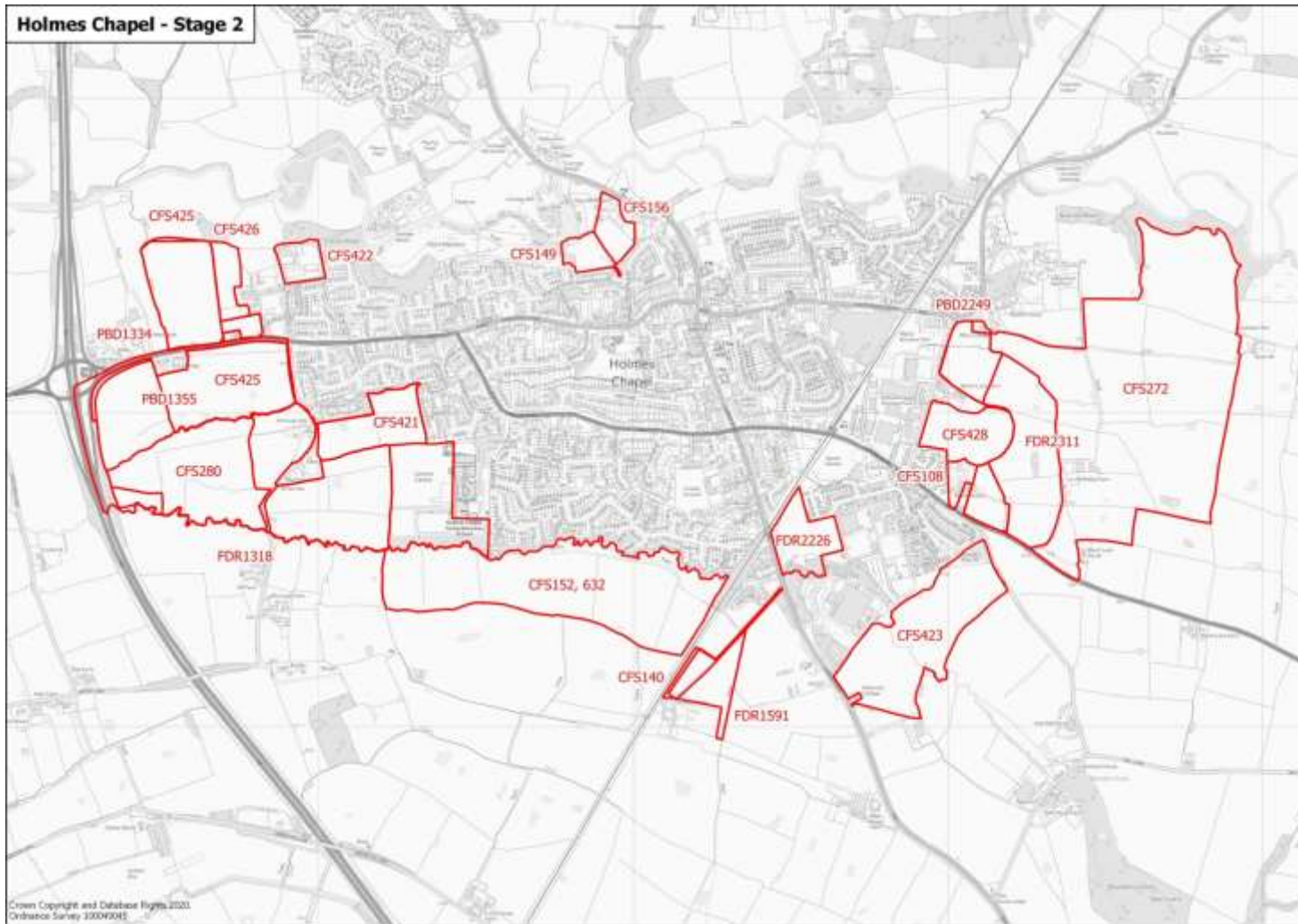
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Map Holmes Chapel 3: Call for sites (2017), First Draft SADPD consultation (2018) and initial Publication Draft SADPD consultation (2019)

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B: Stage 2 site map



Map Holmes Chapel 4: Stage 2 sites

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C: Stage 1 and Stage 2 sites table

Source ¹⁶	Ref	Site name and address	Size (ha) ¹⁷	No. of dwgs ¹⁸	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹⁹ (Y/N)	Comments
B	2871	Former Business Park, Manor Lane	2.4	73	0	0	No	Y	The site is not being actively promoted with the same boundary. It includes all of CFS 616 (see below), which has planning permission (granted 7/2/19) for a mix of uses, including employment and is under construction –planning ref: 18/4283C.
B	2704	Bank House Farm, Middlewich Road	0.32	10	0	0	No	Y	Site is not being actively promoted. 18/0925C – full permission for residential (1/6/18).
B	2699	Land off Macclesfield Road	0.06	2	0	0	No	Y	Site is not being actively promoted, and it can't accommodate 10 dwellings or more.
B	2693	Land off Knutsford Road	1.88	57	0	0	No	Y	Site is not being actively promoted.

¹⁶ A – Local Plan Strategy Settlement Final Site Selection Report (July 2016), B – Urban Potential Assessment (August 2015), C – Edge of Settlement Assessment (August 2015), D – Call for sites (June 2017), E – LPS Examination Hearings (October 2016), F – First Draft SADPD consultation (October 2018), G – Initial Publication Draft SADPD consultation (September 2019).

¹⁷ Numbers in brackets are the developable areas, when stated in the call for sites/First Draft SADPD representation/Initial Publication Draft SADPD representation.

¹⁸ Figure as stated in call for sites/First Draft SADPD representation/Initial Publication Draft SADPD representation or estimated at 30 dwellings per hectare.

¹⁹ Exclude sites that: can't accommodate 10 dwellings or more, unless they are in the Green Belt or Open Countryside (as defined in the LPS) and are not currently compliant with those policies; are not being actively promoted; have planning permission as at 31/3/20; are in use (unless there is clear indication that this will cease); contain showstoppers (i.e. SPA, SAC, Ramsar, SSSI, functional floodplain (flood zone 3b), historic battlefield); are LPS Safeguarded Land; are allocated in the LPS.

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Source ¹⁶	Ref	Site name and address	Size (ha) ¹⁷	No. of dwgs ¹⁸	Empl land (ha)	Retail (ha)	Other uses?	Sifted out? ¹⁹ (Y/N)	Comments
C	SUB2143	Land off London Road	16.02	190	0	0	No	Y	Site is not being actively promoted, and has outline planning permission for a mixed use development (14/5921C, allowed 31/10/16), and is now under construction.
C	2710	Saltersford Corner, Macclesfield Road	3.6	100	0	0	No	Y	Site is not being actively promoted, and has planning permission for a residential development (16/0396C, approved 12/08/16), which is under construction.
C	2713	The Clocktower, Manor Lane	1.15	24	0	0	No	Y	Site is not being actively promoted, and has planning permission for a residential development (14/4130C, approved 11/03/16), which is now completed.
C	4121	Dunkirk Farm Paddock, London Road	1.69	10	0	0	No	Y	Site is not being actively promoted with this boundary. See CFS 139, CFS 140, and CFS 257. 14/5834C – full permission for residential allowed on appeal (22/8/17) for majority of site.
D	CFS 108	Bayley House, Manor Lane	2.86 ²⁰	86	0	0	No	N	
D	CFS 139	Dunkirk Farm Paddock, London Road	1.44	10	0	0	No	Y	14/5834C – full permission for residential allowed on appeal (22/8/17) for majority of site.
D	CFS 140	Land at Dunkirk Farm	1.07	5	0	0	No	N	Although it is considered that

²⁰ Rep stated an area of 16ha; however the site is only 2.86ha.

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Source ¹⁶	Ref	Site name and address	Size (ha) ¹⁷	No. of dwgs ¹⁸	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹⁹ (Y/N)	Comments
		Paddock, London Road							the site can't accommodate 10 dwellings or more it is in Open Countryside and would not be currently compliant with that policy. The site is included in CFS 257.
D	CFS 149	Land at 2b Sadlers Close	1.46	44	0	0	No	N	A small part of the site to the north is in flood zone 3b, but this is not considered a showstopper for the whole site.
D	CFS 152	Land S of Holmes Chapel, London Road	23.32	510	0	0	6ha community/ sports/ leisure	N	The northern boundary is in flood zone 3b, but this is not considered a showstopper for the whole site. Same site has been put forward as CFS 632 see below).
D	CFS 156	Land to rear of Dane Bank Bungalow, Knutsford Road	1.80 (1.25)	50	0	0	No	N	
D/F	CFS 257/ FDR1591	Land at London Road (north of Dunkirk Farm)	3.55 (2.26)	70	0	0	0.56ha open space	N	Includes all of CFS 140 and access forms part of CFS 139. Slight boundary amendment.
D	CFS 272	Land east of Manor Lane	60.62 (20.00) ²¹	Up to 600	Up to 20.00	Up to 20.00	Up to 20.00	N	
D	CFS 280	Land south of Middlewich Road	31.70	532	5.5	0	Community facilities, start of relief road for Holmes Chapel, open space, expansion of the school	N	The southern boundary is in flood zone 3b, but this is not considered a showstopper for the whole site. Part of the site to the north is included in CFS 425 (see below).

²¹ Rep stated an area of 30ha; however the site is 60.62ha.

Source ¹⁶	Ref	Site name and address	Size (ha) ¹⁷	No. of dwgs ¹⁸	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹⁹ (Y/N)	Comments
							could be potentially accommodated.		
D	CFS 421	Land at Broad Lane	4.79 (3.6)	146	0	0	No	N	
D	CFS 422	Cotton Equestrian Centre	1.70 (1.25)	40	0	0	No	N	
D	CFS 423	Land E of London Road	12.92	0	12.92	0	No	N	Flood zone 3b runs through the site north-west to south-east, but this is not considered a showstopper for the whole site.
D/F	CFS 425/ FDR2654	Land N and S of Middlewich Road	22.73 (15)	204	10.9	0	1ha Public house and hotel	N	Part of the site to the west is included in CFS 280 (see above). Part of the site to the north east is included in CFS 426 (see below). If considered for sole employment use, the sites would be in OSRA (according to the submitted 'Concept Masterplan'). See FDR2654a and FDR2654b of [ED 46] Other Settlements and Rural Areas Report.
D	CFS 426	Land N of Middlewich Road	2.58 (1.8)	65	0	0	No	N	Part of the site to the south is included in CFS 425 (see above).
D/F	CFS 428/ FDR1427	Land to the E of Manor Lane	4.37 (2.84)	114	0	0	No	N	
D	CFS 616	Manor Lane Business Park, Manor Lane	2.26 (2)	145	0	0	No	Y	See also 2871 above. Site has planning permission (granted 7/2/19) for a mix of uses, including employment and is under construction – planning ref: 18/4283C.

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Source ¹⁶	Ref	Site name and address	Size (ha) ¹⁷	No. of dwgs ¹⁸	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹⁹ (Y/N)	Comments
D	CFS 632	Land S of the River Croco	23.32	700	0	0	No	N	The northern boundary is in flood zone 3b, but this is not considered a showstopper for the whole site. Same site has been put forward as CFS 152 (see above).
F	FDR1318	Land S of Middlewich Road	49.3	940	5.5	0	No	N	The site includes all of CFS 280 and CFS 421 and part of CFS 425. If considered for sole employment use, the sites would be in OSRA (according to the submitted 'Indicative Development Areas' plan). See FDR2654b of [ED 46] Other Settlements and Rural Areas Report.
F	FDR2226	Land at London Road (north of Recipharm)	3.65	110	0	0	No	N	
F	FDR2311	Land east of Manor Lane	14.98	Up to 449	Up to 14.98	0	D1, D2	N	The site includes part of CFS 108 and CFS 272.
G	PBD1334	Land north and south of Middlewich Road	43.02	225	0	0	38ha mixed use on southern part of site	N	The site includes CFS 425, FDR2654A, FDR2654B and PBD1344 and parts of CFS 280, CFS 426 and FDR1318.
G	PBD1355	Land south of Middlewich Road	15.08	192	3.7	0	0.55ha residential care home	N	The site includes parts of CFS 425, CFS 280, FDR1318 and PBD1334, and FDR2654B. If considered for sole employment use, the sites would be in OSRA (according to the submitted 'Indicative Development Areas' plan). See FDR2654b of [ED 46] Other Settlements and Rural Areas Report.

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Source ¹⁶	Ref	Site name and address	Size (ha) ¹⁷	No. of dwgs ¹⁸	Emplo land (ha)	Retail (ha)	Other uses?	Sifted out? ¹⁹ (Y/N)	Comments
G	PBD2249	Land off Manor Lane	3.15	60	0	0	Plus residential care home	N	The site includes part of CFS 272 and FDR2311.

Table Holmes Chapel 8: Stage 1 and Stage 2 sites

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Appendix 2: Traffic light form

CFS 423a Land east of London Road, Holmes Chapel

- Gross site area 5.99ha, 5.99ha employment land

Criteria	Category	CFS 423a commentary
1. Economically viable?	G	As there are issues generally with regards to commercial development, the site would not justify a Community Infrastructure Levy (“CIL”) charge in the CIL Charging Schedule. The site is greenfield and is being considered for employment to include the expansion of the adjacent Recipharm pharmaceutical business enterprise.
2. Landscape impact?	A	The site is not thought to have any negative impacts on Local Landscape Designations. The site is visible from the highway. Boundary treatments include trees and hedges. Roadside mitigation, as well as mitigation to development to the north would be required.
3. Settlement character and urban form impact?	A	The site is adjacent to the settlement and is substantially enclosed on two sides, one of which is a large site that is under construction for a mix of uses.
4. Strategic Green Gap?	G	The site is not located in a Strategic Green Gap.
5. Compatible neighbouring uses?	A	Surrounding land uses include residential and employment. They may be an impact on residential amenity from the proposed employment site, which has the potential to be mitigated. A noise assessment would be required (BS 4142/BS 8233) due to close by residential. Mitigation could look at barriers and site layout.
6. Highways access?	G	Principal access to be provided from London Road to serve the site; Mill Lane is unsuitable to provide access to the site (emergency access only).
7. Highways impact?	A	Transport Assessment required. Congestion problems in Holmes Chapel at the major junctions A54/A50 Junction Middlewich Road/Macclesfield Road, double mini roundabout. Mitigation measures likely to be required.
8. Heritage assets impact?	G	No known heritage assets on or adjacent to the site.
9. Flooding/drainage issues?	G	Flood zones 3a and 3b run through the site north-west to south-east along the River Croco but this covers a relatively small area. The River Croco is a designated main river – an 8m wide undeveloped buffer zone, measured from bank top (point at which the bank meets normal land levels), should be provided for the whole extent of the watercourse. There are no known drainage issues.

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Criteria	Category	CFS 423a commentary
10. Ecology impact?	A	<p>Midland Meres and Mosses Phase 1 Ramsar (Bagmere SSSI) is located more than 4.6km from the potential site allocation. No increased recreational pressure is foreseen as a result of the new employment site and there is no downstream hydrological connectivity to the Ramsar. There are hedges and trees along the site boundary, and on site. The River Croco flows through the site, with potential for ecological impact; the River should be retained with a buffer of semi-natural habitat. There are ponds nearby, but no history of great crested newts being present. Any mature trees should be retained. An ecological assessment would be required in support of any future planning application as there is potential for the commonly encountered protected species to be present, but nothing that could not be addressed through good site design and mitigation and compensation. The high level HRA screening assessment identifies that the site falls within the Natural England SSSI Impact Risk Zone for Bagmere SSSI (Midland Meres and Mosses Phase 1 Ramsar), so this site is considered in the screening assessment for air quality impacts. No increased recreational pressure is foreseen as a result of an employment site and there is no downstream hydrological connectivity to the Ramsar. The HRA assessment of likely significant effects for air quality identifies that the site is approximately 2.7km from Bagmere SSSI, a component of Midland Meres and Mosses Phase 1 Ramsar. The proposed development could be for an expansion of the adjacent pharmaceutical business, which mainly functions to manufacture inhalation products. The new site could provide pharmaceutical facilities including manufacture and product innovation including formulation, filling and packing activities. The site does not and would not engage in the manufacture of chemicals or biological agents, so emissions are low. Furthermore, Cheshire East Council has consulted with Natural England regarding potential air quality impacts of this proposed site and no concerns have been raised regarding Bagmere SSSI.</p>
11. TPO's on/immediately adjacent?	G	No TPOs on site.
12. In an AQMA?	G	The site is not located in an AQMA.

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Criteria	Category	CFS 423a commentary
13. In/adjacent to an area of mineral interest?	R	In a known mineral resource area for salt, sand & gravel and silica sand. The site is promoted as an Area of Search for mineral extraction in the Council's 2014 Call for Sites exercise. 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. Surface development at this location is not considered to have an impact on below ground salt mining.
14. Accessibility?	G	The site meets the minimum standards for access to nearly all of the services and facilities identified in the Accessibility Assessment.
15. Public transport frequency?	G	Holmes Chapel is served by both rail and bus services, which are considered to be commutable. The site is in walking distance of the Railway Station.
16. Brownfield/greenfield?	R	The site is greenfield.
17. Agricultural land?	A	The agricultural land quality of the site is Grade 3. It is unknown if this is Subgrade 3a or 3b.
18. Contamination issues?	G	Field. 150m landfill buffer (inert). Adjacent to works.
19. Employment land loss?	G	The site is not currently used for employment purposes.
20. Distance to existing employment areas?	n/a	The site is being considered for employment use.

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Appendix 3: Infrastructure providers/statutory consultees responses

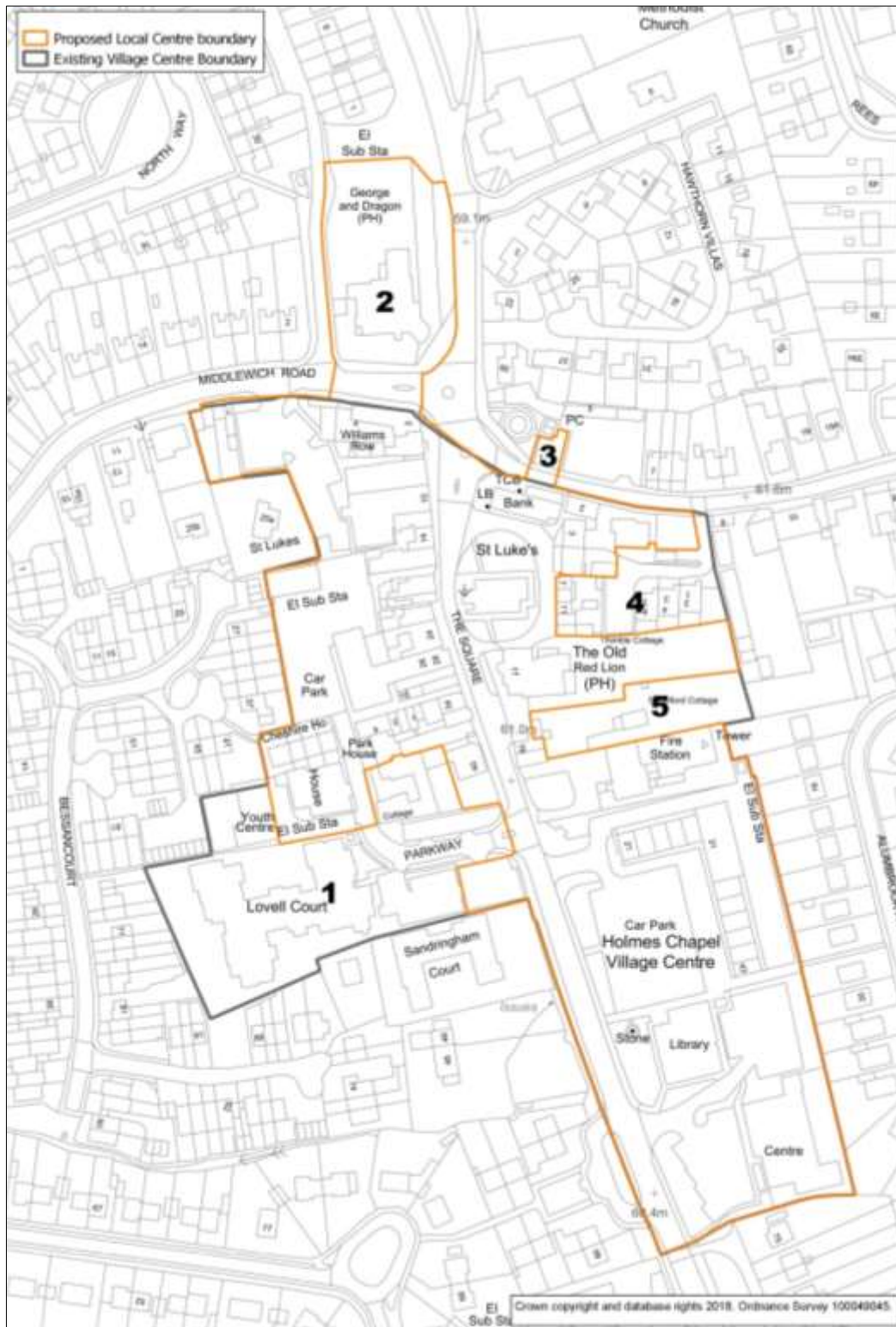
Consultee	CFS 423a: Land east of London Road
CEC Public Rights of Way	Provision of cycling route (cycle lane or shared use footway/cycleway) on A50 between site and village centre.
Environment Agency	An area of this site is located in Flood Zone 2 and 3, considered to be medium and high risk of fluvial flooding from the River Croco, designated 'main river'. Our flood maps at this location are indicative only and any proposed allocation should investigate these further through the production of a Level 2 Strategic Flood Risk Assessment. It is possible detailed modelling will be required. We require unobstructed access to the watercourse at all times and a minimum of 8m undeveloped buffer zone from top of bank/toe of any flood defence for maintenance and emergency purposes. Potential for renaturalisation of watercourse.
Natural England	<p><u>Designated Sites</u> The proposed site allocation is located 3,000m from Bagmere SSSI, which forms part of the Midland Meres and Mosses Ramsar, which is a nationally important series of open water and peatland sites. It has triggered the Impact Risk Zone ("IRZ") for - Air Pollution - 4. Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons > 750m² & manure stores > 3,500t).</p> <p>The proposed site allocation is located 2,000m from the River Dane SSSI, which is notified for fluvial geomorphology. It has triggered the IRZ for - Water Supply - 2. Large infrastructure such as warehousing/industry where total net additional gross internal floorspace following development is 1,000m² or more.</p> <p><u>Priority Habitat</u> There is no Priority Habitat in the allocation site.</p> <p><u>Best and Most Versatile Land</u> Provisional ALC Grade 3</p>
Highways England	The site expansion in isolation is not of a significant scale that it would result in an impact to the operation and safety of the SRN (namely M6 Junction 18). Notwithstanding, it would be expected that Highways England is consulted at the preapplication scoping stage should the site be progressed in the future, with appropriate assessment determined at this time. 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 monitor the performance of the Local Plan in its entirety on individual strategic road network junctions as the development sites come forward.

Table Holmes Chapel 9: Infrastructure providers/statutory consultee responses

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Appendix 4: Retail boundary map

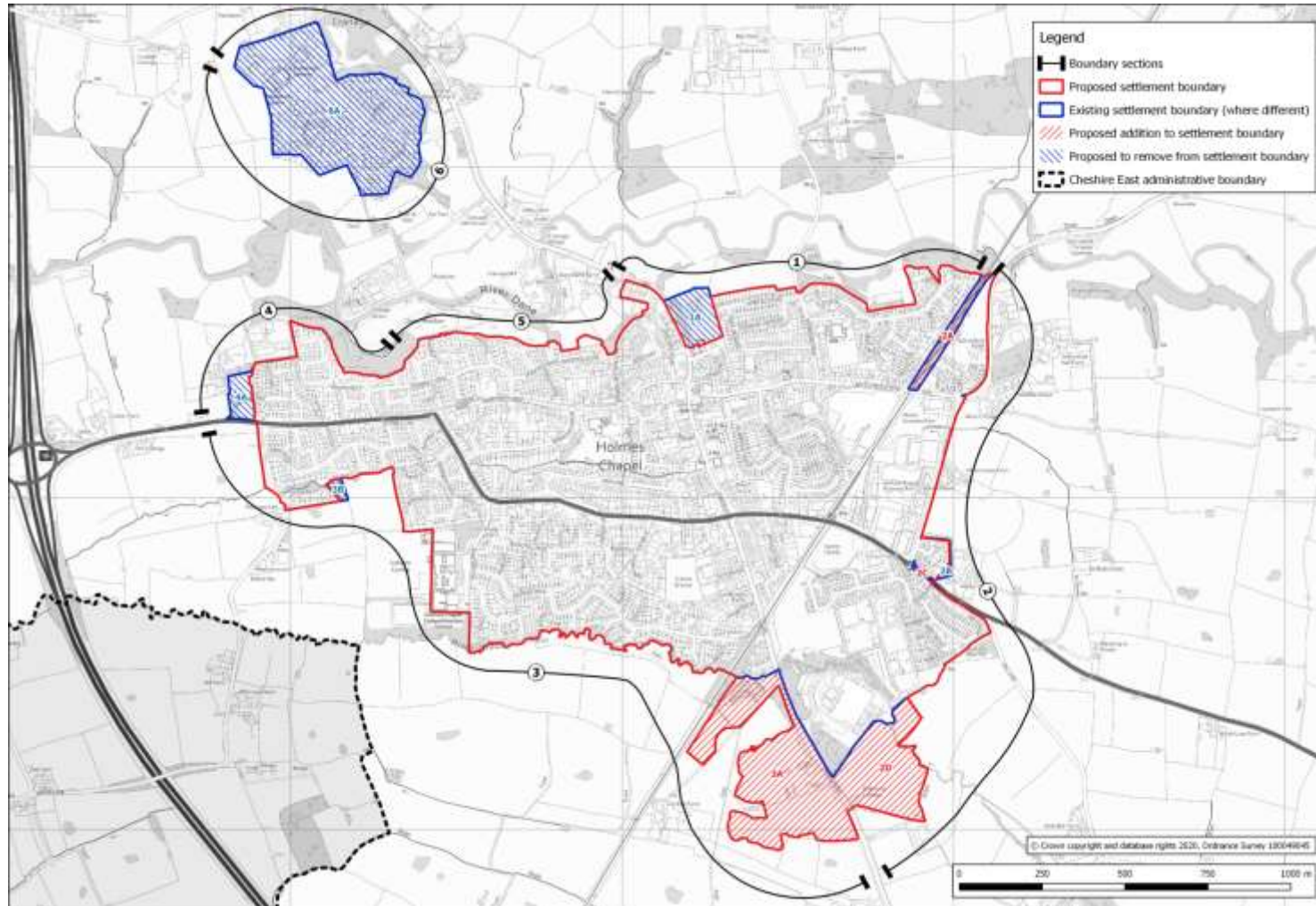
A: Existing village centre boundary and proposed local centre boundary



Map Holmes Chapel 5: Existing village centre boundary and proposed local centre boundary

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Appendix 5: Settlement boundary map



Map Holmes Chapel 6: Existing and proposed settlement boundary

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