

Hankelow Neighbourhood Plan

Site Options and Assessment

Hankelow Parish Council

June 2020 Update

Quality information

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Revision	Revision date	Details	Authorised	Position
V1	May 2020	Draft report	Tim Fearn	Senior Planner
V2	May 2020	QB Review	John Durrant	QB Steering Group lead
V3	July 2020	Locality Review	Annabel Osborne	Locality
V4	July 2020	Final Report	Tim Fearn	Senior Planner
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Abbreviations

Abbreviation

DPD	Development Plan Document
HELAA	Housing Economic Land Availability Assessment
LPS	Local Plan Strategy
MHCLG	Ministry of Housing, Communities and Local Government
NPPF	National Planning Policy Framework
SHLAA	Strategic Housing Land Availability Assessment
SADPD	Site Allocations and Development Policies Document

Executive Summary

This independent Site Assessment for the Hankelow Neighbourhood Plan has been carried out by AECOM on behalf of Hankelow Parish Council. This report provides an update to an assessment undertaken in June 2019. This includes an assessment of nine sites that have previously been assessed to consider new information and changes in the local policy context. This also includes the assessment of four site options that form part of Site 2. The purpose of this Site Assessment is to identify which sites, if any, are appropriate for allocation in the Neighbourhood Plan. There is no unmet objectively assessed housing need in the parish but Hankelow Parish Council intends to allocate sites in the Neighbourhood Plan to deliver smaller housing of 3 bedroom or less.

The Neighbourhood Plan is being prepared in the context of the adopted Local Plan for Cheshire East Borough, which consists of the Cheshire East Local Plan Strategy Document Plan Document (DPD) and saved policies from previous Local Plans. There are also emerging documents including Site Allocations and Development Policies document and Minerals and Waste Development Plan document.

This Site Assessment has been undertaken under an assumption that the Neighbourhood Plan will define a settlement or infill boundary, as currently proposed by the Parish Council. In such a case, policies in the Local Plan which relate to development within settlement or infill boundaries would apply rather than policies relating to development in the countryside.

Ten sites were identified by Hankelow Parish Council through a Call for Sites exercise undertaken by the Neighbourhood Plan Steering Group, one of which (Site 2) was promoted with four different options for development. Although the wider site boundary is the same for all four options, each proposal involves residential development on different parts of the site, and they have therefore been assessed treated as separate sites for the purpose of this assessment, resulting in 13 sites to be assessed.

11 sites (including the different options for Site 2) were assessed in detail to consider whether they would be appropriate to include as housing allocations in the Hankelow Neighbourhood Plan to deliver smaller dwellings of 3 bedrooms or less.

The site assessment has found that there are four sites that are appropriate for allocation within the Hankelow Neighbourhood Plan with a capacity to deliver 11 homes and one site is potentially appropriate if identified issues are resolved (as explained in Table 3-1).

On the basis of the currently available information, the remaining eight sites (including the four site options for Site 2) are considered inappropriate for allocation in the Neighbourhood Plan.

1. Introduction

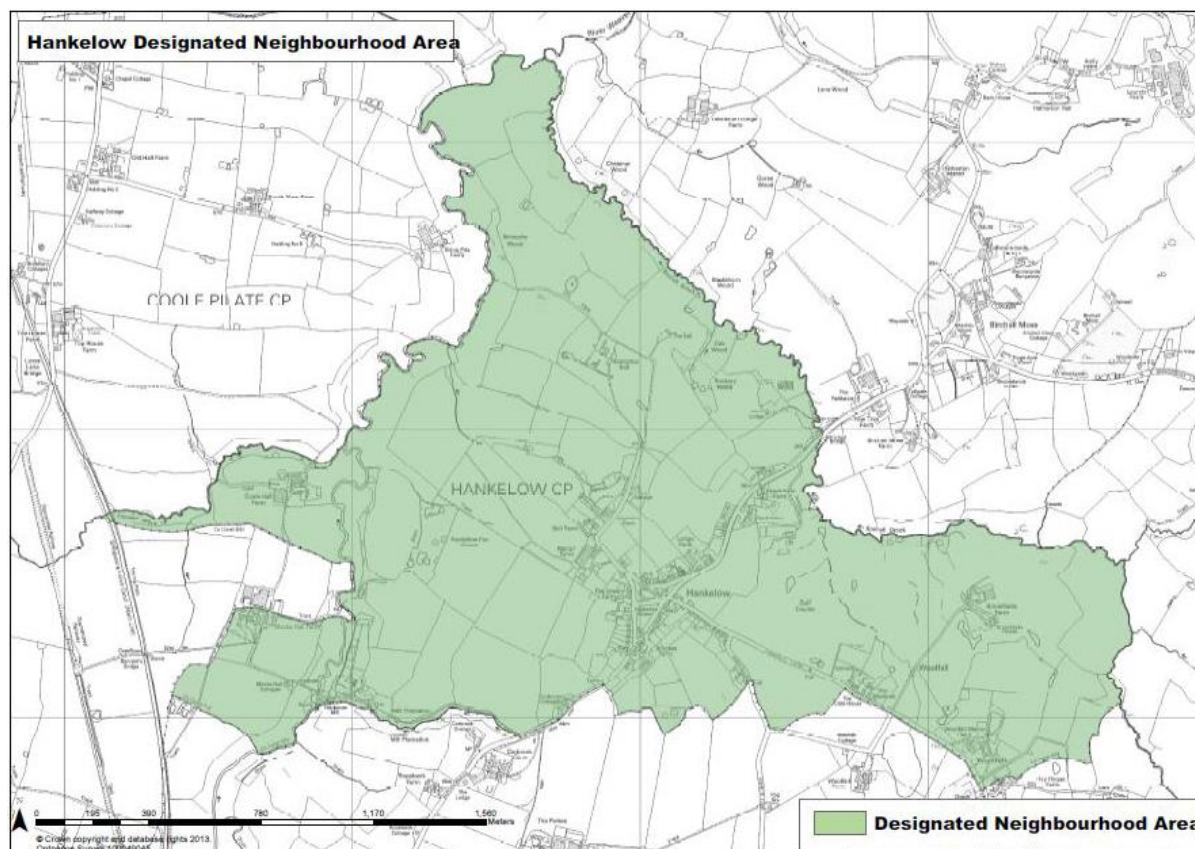
1.1 Background

- 1.1.1 Hankelow Parish Council is in the process of preparing a Neighbourhood Plan for the sustainable future growth of the village. AECOM was commissioned to undertake an independent Site Assessment for the Hankelow Neighbourhood Plan on behalf of the Parish Council in June 2019. This report provides an update to this assessment by re-assessing all sites previously assessed, as well as assessing four separate proposals for development on Site 2. This site assessment (May 2020 update) supersedes the previous site assessment (June 2019) as it reflects changes in Local Plan policy and other new information which has become available since the earlier report.
- 1.1.2 The Neighbourhood Plan is being prepared in the context of the Local Plan for Cheshire East Borough, which consists of the Cheshire East Local Plan Strategy Development Plan Document (DPD) and saved policies from previous Local Plans. There are also emerging documents including Site Allocations and Development Policies DPD and Minerals and Waste DPD.
- 1.1.3 The adopted Local Plan and the draft Local Plan focuses on strategic issues and priorities including Cheshire East Council's overall strategy for where development should be located. It will also tackle issues that are of particular importance locally, such as affordable housing, and the preservation of a healthy, natural and attractive environment.
- 1.1.4 The Local Plan is also important in setting the framework for the development of neighbourhood plans. Neighbourhood plans are required to be in general conformity with the strategic policies of the Local Plan, and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Hankelow, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.
- 1.1.5 The adopted Cheshire East Local Plan Strategy (2017) Policy PG2 defines Hankelow as 'Other Settlements and Rural Areas' and supports some growth at 'a scale commensurate with the function and character of the settlement'. A Housing Need Advice Report prepared by Cheshire East Council has identified that there is no unmet objectively assessed housing need in the parish. However, there is limited provision of smaller properties to meet the needs of the existing and growing elderly population.
- 1.1.6 Hankelow Parish Council intends to allocate sites in the Neighbourhood Plan to deliver smaller dwellings of 3 bedrooms or less to rebalance to some measure the stock profile of properties in the village. The purpose of this report is, therefore, to produce a clear assessment of the identified sites to advise which ones might be appropriate for allocation in the Plan; in particular whether they comply with both National Planning Policy Framework and the strategic policies of Cheshire East Council's adopted and draft Local Plan and are suited for the development of smaller housing of 3 bedrooms or less.
- 1.1.7 This site assessment has been undertaken under an assumption that the Neighbourhood Plan will define a settlement or infill boundary, as currently proposed by the Parish Council. In such a case, policies in the Local Plan which relate to development within settlement or infill boundaries would apply rather than policies relating to development in the countryside. As the settlement or infill boundary can be adjusted to include and exclude potential sites, all sites have been included in the assessment, although sites not within or contiguous with the built-up area of Hankelow village have been considered unsuitable early within the assessment.

1.1.8 It is anticipated that this site assessment will help the Parish Council to ensure that that the Neighbourhood Planning site selection process is robust and transparent and will meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

1.1.9 The Neighbourhood Plan area is shown in **Figure 1-1**.

Figure 1-1. Map of the Hankelow Neighbourhood Plan area (Source: Cheshire East Council)



1.2 Planning Policy and Evidence Base

- 1.2.1 The Neighbourhood Plan policies and allocations must be in accordance with the strategic policies of the adopted development plan, and should have due regard to the strategic policies of the emerging development plan.
- 1.2.2 The key documents for Cheshire East Borough planning framework relevant to the Neighbourhood Plan area include:
- Cheshire East Local Plan Strategy (July 2017); and
 - Saved Policies from previous Local Plans (Crewe and Nantwich Replacement Local Plan 2011).
- 1.2.3 The key emerging documents for Cheshire East Borough planning framework relevant to the Neighbourhood Plan area include:
- Draft Site Allocations and Development Policies Document (2019); and
 - Draft Minerals and Waste Development Plan Document.

Adopted Cheshire East Local Plan Strategy (2017)

- 1.2.4 The Local Plan Strategy (LPS) sets out the vision and strategy for development in the district up to 2030. Within this document, Hankelow is considered to fall in 'Other Settlements and Rural Areas' in the settlement hierarchy. In these areas, it is advised that growth is confined to proportionate development at a scale commensurate with the function and character of the settlement.
- 1.2.5 The key policies relevant to development in Hankelow include:

Policy PG 1 Overall Development Strategy - sets out that sufficient land will be provided to accommodate the full, objectively assessed needs for the borough of a minimum of 36,000 homes between 2010 and 2030. This will be delivered at an average of 1,800 net additional dwellings per year.

Policy PG 2 Settlement Hierarchy Other Settlements and Rural Areas - defines Hankelow as 'Other Settlements and Rural Areas' and states that growth and investment should be confined to proportionate development at a scale commensurate with the function and character of the settlement and confined to locations well related to the existing built-up extent of the settlement.

Policy PG 6 Open Countryside - defines the area outside of any settlement with a defined settlement boundary as the 'Open Countryside'. Within the Open Countryside only development that is essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted. Exceptions include where there is the opportunity for limited infilling in villages; the infill of a small gap with one or two dwellings in an otherwise built up frontage elsewhere; affordable housing and other exceptions.

Policy SE 4 The Landscape - requires all development to conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes.

Policy SE 7 The Historic Environment - sets out that harm to heritage assets should be avoided and development should make a positive contribution to the character of Cheshire

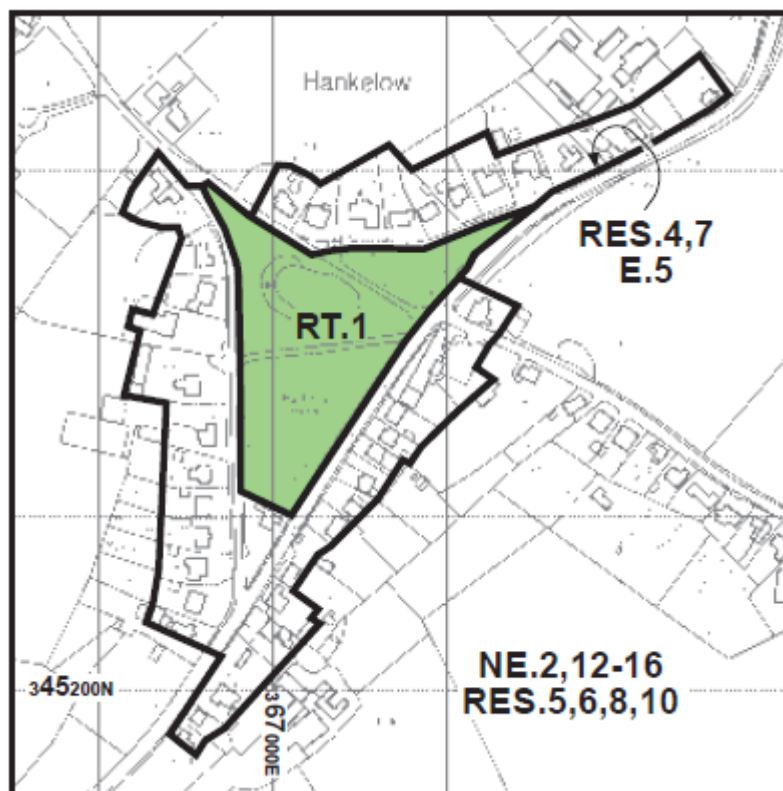
East's historic and built environment, including the setting of assets and where appropriate, the wider historic environment.

Policy SC 4 Residential Mix - outlines that development proposals for accommodation designed specifically for the elderly will be supported where there is a proven need and they are located within settlements, accessible by public transport and within reasonable walking distance of community facilities.

Crewe and Nantwich Replacement Local Plan (2011)

- 1.2.6 A number of saved policies from the Crewe and Nantwich Replacement Local Plan form part of the development plan for Cheshire East until they are superseded by the emerging SADPD and Minerals and Waste DPD.
- 1.2.7 *RES.4 Housing in villages with settlement boundaries* - defines villages including Hankelow where development of land or re-use of buildings for housing on a scale commensurate with the character of that village will be permitted, subject to this being within the defined settlement boundary. The settlement boundary is illustrated in Figure 1-2 below.

Figure 1-2. Map of the Hankelow settlement boundary (Source: Crewe and Nantwich Replacement Local Plan Proposals Map)



Draft Site Allocations and Development Policies Document (2019)

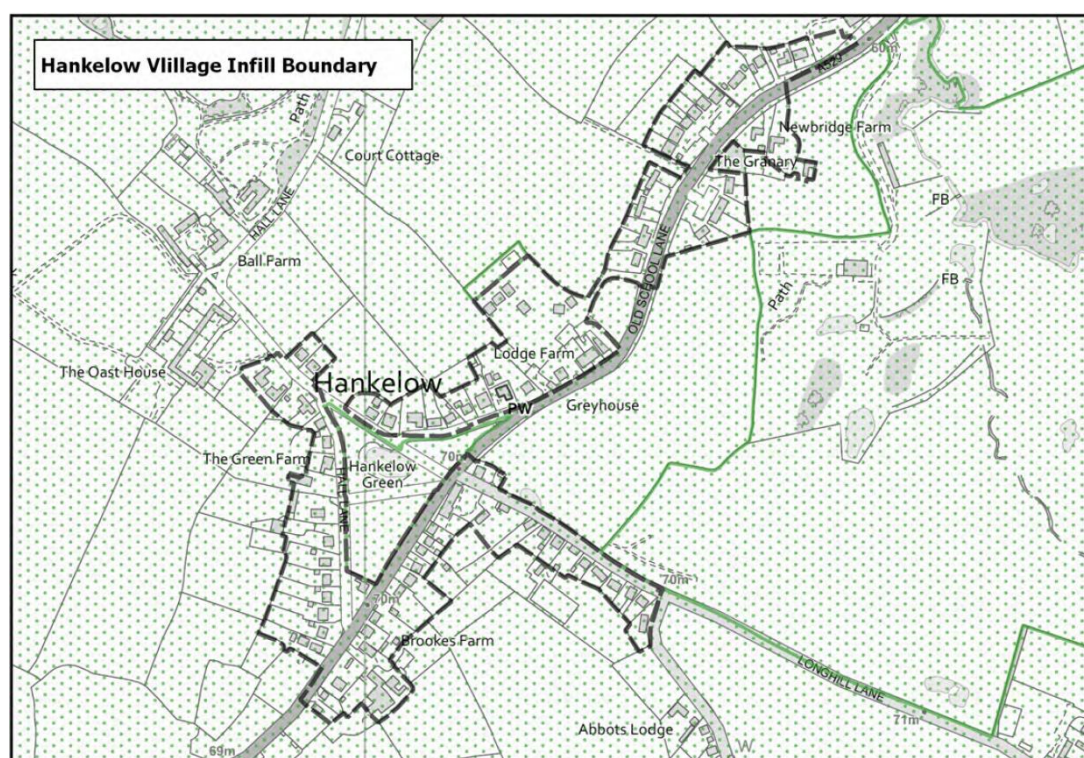
1.2.8 The Site Allocations and Development Policies Document (SADPD) contains detailed planning policies, settlement/ infill boundaries and site allocations. Once adopted, the SADPD will replace the detailed policies from the local plans from the former districts (including Crewe and Nantwich).

1.2.9 The key policies relevant to development in Hankelow include:

Policy PG 9 Settlement boundaries - states that settlement boundaries are defined on the adopted policies map and within settlement boundaries, development proposals will be supported where they are in keeping with the scale, role and function of that centre.

Policy PG 10 Infill villages - defines Hankelow as an infill village. The policy further states that except where defined through a neighbourhood plan, infill villages do not have settlement boundaries, have no allocated development sites and are within open countryside. Limited infilling is defined as the development of a relatively small gap between existing buildings and is supported within the infill boundaries. Outside of the infill boundaries, development proposals will not be considered to be 'limited infilling in villages' when applying LPS policies PG3 and PG6. The Hankelow village infill boundary is illustrated in Figure 1-3 below.

Figure 1-3. Map of the Hankelow infill boundary (Source: Publication Draft Site Allocations and Development Policies Document)



Policy ENV 3 Landscape character - requires development proposals to respect the qualities, features and characteristics that contribute to the distinctiveness of the local area as described in the Cheshire East Landscape Character Assessment (2018), taking into account any cumulative effects alongside any existing, planned or committed development.

1.3 Strategic Housing Land Availability Assessment (SHLAA)

- 1.3.1 The Strategic Housing Land Availability Assessment (SHLAA) is a technical background document to identify potential housing sites. It sets out total deliverable and developable capacity within each settlement but also the nature of that supply including the split between undeveloped and previously developed land and the policy constraints on sites, including Green Belt. The SHLAA is one of the major means of identifying sites and broad locations, and forms part of the evidence base for an emerging Local Plan.
- 1.3.2 The SHLAA for Cheshire East Borough was initially published in March 2012 and updated in February 2013. The study identifies and assesses several sites for housing in Hankelow.

1.4 Hankelow Housing Needs Advice Report

- 1.4.1 The Housing Needs Advice Report has been produced by Cheshire East Council in January 2018 to assess and advise on the housing requirements in Hankelow Parish for the period up to 2030. The key findings include:
- There is no unmet objectively assessed housing need in the parish.
 - The population profile of the parish suggests a predominantly ageing and elderly population across the plan period.
 - In general, the housing stock is limited to larger family size dwellings with limited provision of smaller properties.

2. Site Assessment Method

2.1 Introduction

- 2.1.1 The approach to the site assessment is based primarily on the Government's Planning Practice Guidance (PPG). The relevant sections are Housing and Economic Land Availability Assessment (July 2019)¹, Neighbourhood Planning (updated May 2019)² and also the Locality Neighbourhood Planning Site Assessment Toolkit³. These all encompass an approach to assessing whether a site is appropriate for allocation in a Development Plan based on whether it is suitable, available and achievable (or viable).
- 2.1.2 In this context, the methodology for carrying out the site appraisal is presented below.

2.2 Task 1: Identify Sites to be included in the Assessment

- 2.2.1 The initial task was to identify which sites should be considered as part of the assessment. This can include sites that come forward through a Call for Sites exercise undertaken by a Neighbourhood Plan Steering Group, sites included in the Local Planning Authority's Strategic Housing and Land Availability Assessment (SHLAA) or Housing and Economic Land Availability Assessment (HELAA) (in the case of Cheshire East, the Cheshire East SHLAA), current planning applications or any other known potential development sites.
- 2.2.2 The sites included in the assessment include all sites that have come forward through the Call for Sites exercise undertaken by the Neighbourhood Plan Steering Group.
- 2.2.3 Three sites identified through the SHLAA fall within the Neighbourhood Plan area. Two of these sites have been delivered and thus not considered in the site assessment (Sites 2953 and 4005). The remaining site, Site 2908, which resembles the area and boundary of Site 2 from the Call for Sites exercise undertaken by the Neighbourhood Plan Steering Group, is considered to be unsuitable, unachievable and undevelopable in the SHLAA. As the Neighbourhood Plan proposes to define a settlement or infill boundary which would subsequently change the strategic policy context, this site was assessed in the June 2019 assessment and considered unsuitable for allocation. Since then, the site promoter has put forward four site options for Site 2. These site options have been assessed in this site assessment report.
- 2.2.4 All sites included in this assessment are shown in **Figure 3-1**, **Table 3-1** and **Table 3-2**.

2.3 Task 2: Development of Site Appraisal Pro-Forma

- 2.3.1 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It is based on the Government's Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2020) and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.3.2 The pro-forma contains the following criteria:

- General information:
 - Site location and use;

¹ MHCLG (2019) Housing and economic land availability assessment [online] available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

² MHCLG (2019) Neighbourhood Planning [online] available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

³ MHCLG (2020) Site assessment and allocation for Neighbourhood Plans [online] available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Site context and planning history;
- Suitability:
 - Environmental considerations;
 - Physical considerations;
 - Accessibility;
 - Landscape and visual considerations;
 - Heritage considerations;
 - Planning policy considerations;
- Availability; and
- Summary / Conclusions.

2.4 Task 3: Assessment of Sites

- 2.4.1 The sites were objectively reviewed using the criteria in the pro-forma through a combination of desktop assessment and details recorded during the site visit undertaken in January 2019. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the parish.
- 2.4.2 The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including google maps/ streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. All sites included in this assessment are proposed for housing.
- 2.4.3 The sites that have been assessed in the June 2019 assessment have been reassessed and new proformas have been produced with new information. The previous conclusions have been reviewed considering the new information, changes in planning policy and latest planning guidance and a planning judgement has been made on if these sites are suitable and appropriate for allocation under the existing and draft development plan.
- 2.4.4 The site options submitted for Site 2 include numerous land uses, including a significant proportion set aside for market gardening. As the neighbourhood plan intends to only allocate sites for housing, the area proposed for development (all land uses other than the market garden area) has been collated and assessed to understand if a smaller portion of the wider site would be suitable for housing and allocation in the neighbourhood plan.
- 2.4.5 The site options submitted for Site 2 including the land uses are illustrated in respective proformas in Appendix A.

2.5 Task 4: Consolidation of Results

- 2.5.1 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no major constraints and are appropriate as site allocations, 'amber' for sites which are potentially appropriate if issues can be resolved and 'red' for sites which are not currently appropriate. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation - i.e. the site is suitable, available and achievable.
- 2.5.2 In accordance with Policy SC4 Residential Mix of the Cheshire East Local Plan Strategy, due consideration has been given to the location of sites in relation to public transport (village bus stops) and community facilities (notably, public open space, as the village has limited community facilities and other facilities such as shops and medical services are available in other settlements that are accessible by bus). Where sites score poorly

compared to other sites in this regard but are considered suitable for housing, these have been classified as suitable but less sustainable for allocation.

2.6 Indicative Housing Capacity

- 2.6.1 Housing capacities shown on the summary table have been taken from information provided by the Parish Council, Call for Sites and precedents set by planning approvals in the local area.

3. Site Assessment

3.1 Sites included in the Assessment

- 3.1.1 A number of sites were assessed to consider whether they would be appropriate for allocation in the Hankelow Neighbourhood Plan. All sites included in this assessment are derived from the Call for Sites exercise⁴ and are shown in **Figure 3-1**, **Table 3-1** and **Table 3-2**.
- 3.1.2 **Table 3-1** and **Table 3-2** set out a summary of the site assessments and indicate whether a site is appropriate for allocation. Table 3-1 includes the conclusions of the earlier assessment and sets out the new information that has been considered in this assessment. Table 3-2 includes an assessment of the four options for Site 2 which have not been previously assessed. The tables provide a 'traffic light' rating for each site. Red indicates that the site is not appropriate for allocation through the Neighbourhood Plan. Green indicates that the site is appropriate for allocation through the Neighbourhood Plan. Amber indicates that the site is less suitable, or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.
- 3.1.3 An initial sift has been undertaken in accordance with Policy PG2 Settlement Hierarchy of the Cheshire East Local Plan Strategy. As a result, Sites 3 and 8 have been discounted from any further consideration, as these sites are not within or contiguous with the built up area of Hankelow village and therefore considered to be contrary to the policy.

3.2 Site assessment findings

- 3.2.1 The summary tables show that of the eleven sites assessed (including the different options for Site 2), four sites are considered to be appropriate for allocation in the Neighbourhood Plan⁵. Site 6 is considered less sustainable for allocation, as it has poorer access to the village bus stops and public open spaces compared to other suitable sites.
- 3.2.2 Site 10 is considered to be potentially appropriate for allocation in the Neighbourhood Plan, subject to concerns in relation to access and ecology being resolved/mitigated. The site is also outside the infill boundary set out in the Draft SADPD. Therefore, in comparison to other sites, a significant alteration from the infill boundary in the Draft SADPD would be required through the creation of a settlement or infill boundary in the Neighbourhood Plan to accommodate the site allocation.
- 3.2.3 Three sites are considered to be inappropriate for allocation in the Neighbourhood Plan. Site 1 is not currently available and therefore cannot be considered for allocation in the Neighbourhood Plan (should availability be confirmed in the future, the site is considered to be potentially appropriate for allocation subject to the mitigation of constraints). All site options for Site 2 are considered to be unsuitable due to the substantial harm that would be caused to the landscape character, the development of the site appearing as an intrusion into the countryside and the development of a section of land currently free of development. It is likely that development on any part of Site 2 would result in similar effects, and therefore the entire site, and any smaller portion thereof, is considered unsuitable for residential development. Site 7 is considered inappropriate for allocation due to constraints relating to access, landscape and impact on the character of the village.
- 3.2.4 The outcome of the Site Assessment suggests that there are sufficient appropriate sites to deliver 11 homes. Of the appropriate sites, sites 4, 5 and 9 are considered to be the most

⁴ This includes the site options for Site 2 which cover the site area of SHLAA Site 2908.

⁵ This is subject to the Neighbourhood Plan defining a settlement or infill boundary and any allocations falling within the defined boundary.

suitable sites for smaller housing of 3 bedrooms or less; they have an indicative capacity of 6.

- 3.2.5 **Table 3-1** and **Table 3-2** should be read alongside the completed pro-formas presented in **Appendix A**.

Figure 3-1. Map showing sites assessed and outcomes under the existing and draft Development Plan

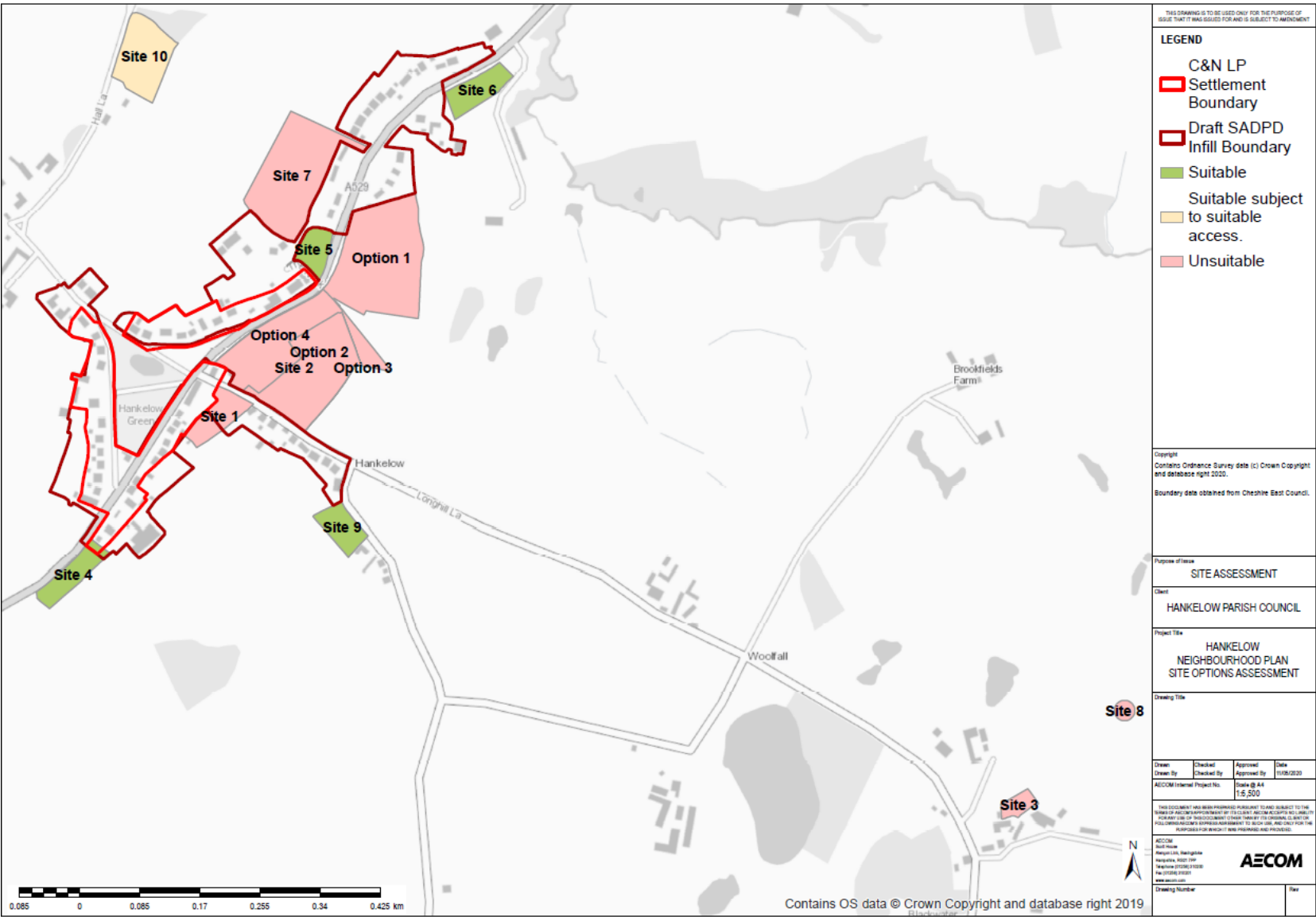


Table 3-1. Site Assessment Summary Table

Site Ref	Site Size (Hectares)	Indicative Number of Homes ⁶	June 2019 Site Assessment Conclusions	RAG Rating	Site Assessment Update May 2020 findings	Appropriate for allocation under existing Development Plan ⁷	RAG Rating	Appropriate for allocation under Draft Development Plan ⁸	RAG Rating
1	0.35ha	5	<p>Site is not currently available and is not, therefore, appropriate for allocation for housing within the Neighbourhood Plan at the current time. Should availability be confirmed the following conclusions are applicable:</p> <p>The site consists of previously development land and is within and well-integrated into the existing built up area of Hankelow. The site contains an orchard, mature trees and hedgerows that have potential to support protected species, but there is potential for the developable area of the site to avoid this. The site is flat and has good access to the village bus stops and open space. Existing access may need to be upgraded for the intended use and acceptable arrangements should be demonstrated prior to allocation.</p>		<p>The site is in close proximity to a known breeding area for Great Crested Newts. However, there is no evidence of any protected species present on the site and an appropriate ecological assessment and mitigation measures could potentially safeguard any protected species.</p> <p>The site partly falls within the infill boundary set out in the Draft SADPD.</p>	<p>The site is not available. Should availability be confirmed, the site is considered to be appropriate for allocation subject to the mitigation of constraints.</p> <p>The site is adjacent to the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The LPS sets out that boundaries within the SADPD or Neighbourhood Plans will supersede this. It is intended that the Neighbourhood Plan would define a settlement or infill boundary and therefore this does not affect the appropriateness of the site for allocation.</p>		<p>The site is not available. Should availability be confirmed, the site is considered to be appropriate for allocation subject to the mitigation of constraints.</p> <p>The Draft SADPD allows Neighbourhood Plans to define a new or revised settlement or infill boundary to accommodate site allocations. The site partly falls within the infill boundary set out in the Draft SADPD and therefore is considered sustainable for allocation in this regard.</p>	

⁶ The indicative housing capacity has been derived from information provided by the Call for Sites. The exception includes Site 7 where this has been calculated by the precedent set by the planning approval adjacent to the site.

⁷ Cheshire East Local Plan Strategy (2017) and Crewe and Nantwich Replacement Local Plan (2011).

⁸ Cheshire East Local Plan Strategy (2017) and Draft Site Allocations and Development Policies Document (2019).

Site Ref	Site Size (Hectares)	Indicative Number of Homes ⁶	June 2019 Site Assessment Conclusions	RAG Rating	Site Assessment Update May 2020 findings	Appropriate for allocation under existing Development Plan ⁷	RAG Rating	Appropriate for allocation under Draft Development Plan ⁸	RAG Rating
4	0.34ha	2	The site consists of a mixture of previously developed land and greenfield land and falls adjacent to the main built up area of Hankelow. Development on this site will result in a linear extension to the built area of Hankelow and is likely to appear as minor intrusion into the countryside. Otherwise, site is flat and has good access to the village bus stops and open space. The existing access may need to be upgraded for the intended use and acceptable arrangements should be demonstrated prior to allocation. Therefore, the site is considered to be suitable for allocation.		The site partly falls within the infill boundary set out in the Draft SADPD.	<p>The site is considered to be suitable. It is appropriate for allocation subject to demonstrating suitable access.</p> <p>The site partly falls within the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The LPS sets out that boundaries within the SADPD or Neighbourhood Plans will supersede this. It is intended that the Neighbourhood Plan would define a settlement or infill boundary and therefore this does not affect the appropriateness of the site for allocation.</p>		<p>The site is considered to be suitable. It is appropriate for allocation subject to demonstrating suitable access.</p> <p>The Draft SADPD allows Neighbourhood Plans to define a new or revised settlement or infill boundary to accommodate site allocations. The site partly falls within the infill boundary set out in the Draft SADPD. However, the site will form an extension to the built area and does not represent limited infilling, as defined by Policy PG10. Therefore, the site is considered less sustainable for allocation in this regard.</p>	
5	0.25ha	2	The site is within and well-integrated into the existing built up area of Hankelow, but its development will result in the loss of greenfield land. The site has good access to the village bus stops and open space. The site also contains electricity pylons which may reduce the developable area of the site. This could cause viability issues, and this would need to be assessed. The existing access may need to be upgraded for the intended use and acceptable arrangements should be demonstrated prior to allocation. Therefore, the site is considered to be suitable for allocation.		The site is adjacent to the infill boundary set out in the Draft SADPD.	<p>The site is considered to be suitable. It is appropriate for allocation subject to demonstrating viability and suitable access.</p> <p>The site is adjacent to the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The LPS sets out that boundaries within the SADPD or Neighbourhood Plans will supersede this. It is intended that the Neighbourhood Plan would define a settlement or infill boundary and therefore this does not affect the appropriateness of the site for allocation.</p>		<p>The site is considered to be suitable. It is appropriate for allocation subject to demonstrating viability and suitable access.</p> <p>The Draft SADPD allows Neighbourhood Plans to define a new or revised settlement or infill boundary to accommodate site allocations. The site is part encircled the infill boundary set out in the Draft SADPD and would represent a minor and rational alteration to the infill boundary. It is also well-located for local services, and therefore is considered a sustainable option for allocation in this regard.</p>	

Site Ref	Site Size (Hectares)	Indicative Number of Homes ⁶	June 2019 Site Assessment Conclusions	RAG Rating	Site Assessment Update May 2020 findings	Appropriate for allocation under existing Development Plan ⁷	RAG Rating	Appropriate for allocation under Draft Development Plan ⁸	RAG Rating
6	0.34ha	5	The site is adjacent to the main built up area of Hankelow and its development will result in the loss of greenfield land and Grade 3 agricultural land. Development proposals have previously been refused planning permission but this is subject to the current planning context and requirements for development to fall within settlement boundaries, which the Neighbourhood Plan will seek to amend. The site has good existing access from Audlem Road but has less favourable accessibility to the village bus stops and open space. The number of units allocated at the site should reflect the edge of settlement location, to ensure that the site is commensurate with the transition between the countryside and the village. The existing access may need to be upgraded for the intended use and acceptable arrangements should be demonstrated prior to allocation. Overall, the site is considered suitable but less favourable to other suitable site options.		The site is adjacent to the infill boundary set out in the Draft SADPD.	<p>The site is considered to be suitable but less favourable to other site options due to its distance from local amenities. It is appropriate for allocation subject to demonstrating suitable access.</p> <p>The site is outside of the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The LPS sets out that boundaries within the SADPD or Neighbourhood Plans will supersede this. It is intended that the Neighbourhood Plan would define a settlement or infill boundary and therefore this does not affect the appropriateness of the site for allocation.</p>		<p>The site is considered to be suitable but less favourable to other site options due to its distance from local amenities. It is appropriate for allocation subject to demonstrating suitable access.</p> <p>The Draft SADPD allows Neighbourhood Plans to define a new or revised settlement or infill boundary to accommodate site allocations. The site is adjacent to the infill boundary set out in the Draft SADPD. However, the site will form an extension to the built area and does not represent limited infilling, as defined by Policy PG10. Therefore, is considered less sustainable for allocation in this regard.</p>	
7	1.44ha	38	The site is adjacent to the main built up area of Hankelow and its development will result in the loss of greenfield land and Grade 3 agricultural land. The site has inadequate existing access from Audlem Road and has less favourable access to the village bus stops and open space (although this could be improved). The site includes a Public Right of Way and the access would need to be safeguarded. The scale and nature of development on the site would likely significantly change the character and size of Hankelow village and adversely affect landscape character. The site is unsuitable for allocation.		The site is adjacent to the infill boundary set out in the Draft SADPD.	<p>The site is unsuitable for allocation.</p> <p>The site is outside of the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The LPS sets out that boundaries within the SADPD or Neighbourhood Plans will supersede this. It is intended that the Neighbourhood Plan would define a settlement or infill boundary and therefore this does not affect the appropriateness of the site for allocation.</p>		<p>The site is unsuitable for allocation.</p> <p>The Draft SADPD allows Neighbourhood Plans to define a new or revised settlement or infill boundary to accommodate site allocations. The site is adjacent to the infill boundary set out in the Draft SADPD. However, the site will form an uncharacteristic extension to the built area and does not represent limited infilling, as defined by Policy PG10. Therefore, is considered less sustainable for allocation in this regard.</p>	

Site Ref	Site Size (Hectares)	Indicative Number of Homes ⁶	June 2019 Site Assessment Conclusions	RAG Rating	Site Assessment Update May 2020 findings	Appropriate for allocation under existing Development Plan ⁷	RAG Rating	Appropriate for allocation under Draft Development Plan ⁸	RAG Rating
9	0.30ha	2	The site is within and well-integrated into the existing built up area of Hankelow, but its development will result in the loss of greenfield land and Grade 3 agricultural land. The site is flat and has good access to the village bus stops and open space. The existing access may need to be upgraded for the intended use and acceptable arrangements should be demonstrated prior to allocation. The site is considered suitable for allocation in the Neighbourhood Plan.		The site is adjacent to the infill boundary set out in the Draft SADPD.	<p>The site is considered to be suitable. It is appropriate for allocation subject to demonstrating suitable access.</p> <p>The site is outside of the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The LPS sets out that boundaries within the SADPD or Neighbourhood Plans will supersede this. It is intended that the Neighbourhood Plan would define a settlement or infill boundary and therefore this does not affect the appropriateness of the site for allocation.</p>		<p>The site is considered to be suitable. It is appropriate for allocation subject to demonstrating suitable access.</p> <p>The Draft SADPD allows Neighbourhood Plans to define a new or revised settlement or infill boundary to accommodate site allocations. The site is adjacent to the infill boundary set out in the Draft SADPD. The site is bounded by development to the north and south and thus would represent a suitable site for inclusion within an amended infill boundary. Therefore, is considered more sustainable for allocation in this regard.</p>	
10	0.7ha	6	The site is adjacent to the main built up area of Hankelow and its development will result in the loss of greenfield land and Grade 3 agricultural land. The site is accessible from Hall Lane, a single-track narrow road without a footpath. A review of access and highways is required to assess if the existing access is suitable for the number of housing deliverable on the site. The site has less favourable access to the village bus stops and open space, when compared to other available sites. The site also contains several key biodiversity habitats that have potential to support protected species. Overall, the site is considered suitable subject to suitable access, but less favourable to other suitable site options.		The site is outside of the infill boundary set out in the Draft SADPD.	<p>The site is considered suitable subject to suitable access. Hall Lane is considered to be unsuitable to support the amount of development deliverable on site. The site is also considered to be less favourable to other suitable site options due to its distance from local amenities. The site is not considered to be appropriate for allocation unless suitable access can be established.</p> <p>The site is outside of the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The LPS sets out that boundaries within the SADPD or Neighbourhood Plans will supersede this. It is intended that the Neighbourhood Plan would define a settlement or infill boundary and therefore this does not affect the appropriateness of the site for allocation.</p>		<p>The site is considered suitable subject to suitable access. Hall Lane is considered to be unsuitable to support the amount of development deliverable on site. The site is also considered to be less favourable to other suitable site options due to its distance from local amenities. The site is not considered to be appropriate for allocation unless if suitable access can be established.</p> <p>The Draft SADPD allows Neighbourhood Plans to define a new or revised settlement or infill boundary to accommodate site allocations. The site is considerably outside of the infill boundary set out in the Draft SADPD. Therefore, is considered less sustainable for allocation in this regard.</p>	

Table 3-2. Site Assessment Summary Table for Site 2 options

Site Ref	Site Size (Hectares)	Indicative Number of Homes ⁹	Site Assessment Conclusions	Appropriate for allocation under existing Development Plan ¹⁰	RAG Rating	Appropriate for allocation under Draft Development Plan ¹¹	RAG Rating
Site 2 Option 1	1.48ha	26	The site consists of greenfield land and is bounded by development to the north, west and agricultural land (former golf course) to the east. The area proposed for development forms part of a large site considered to be unsuitable in the SHLAA due to its prominence (visual impact) and the scale of development achievable on the site. The site parcel is adjacent to the adopted settlement boundary and the proposed infill boundary in the SADPD. The site parcel will form an extension to the built area and does not represent limited infilling. However, the Neighbourhood Plan proposes to define a settlement or infill boundary and therefore, if the site falls within this boundary then it would be compliant with the local plan context in this regard. Most of the site parcel falls within 400m of the village bus stops and open space. Development on the site parcel is likely to cause substantial harm to the landscape character and the character of the urban area of Hankelow, and will appear as an intrusion into the countryside. It would further result in the development of a section of land currently free of development. Development on the site parcel will also result in the loss of Grade 3 agricultural land. Therefore, the site option is considered to be unsuitable.	The site is unsuitable for allocation.		The site is unsuitable for allocation.	
Site 2 Option 2	2.09ha	42	The site consists of greenfield land and its development will result in the loss of Grade 3a agricultural land. The area proposed for development forms part of a large site considered to be unsuitable in the SHLAA due to its prominence (visual impact) and the scale of development achievable on the site. The site parcel is adjacent to the adopted settlement boundary and the proposed infill boundary in the SADPD. The site parcel will form an extension to the built area and does not represent limited infilling. However, the Neighbourhood Plan proposes to define a settlement or infill boundary and therefore, if the site falls within this boundary then it would be compliant with the local plan context in this regard. Development proposals covering part of the site parcel have been refused planning permission on several occasions due to the site being within open countryside, impact on landscape character and density. The site parcel falls within 400m of the village bus stops and open space. The site parcel includes several habitats suitable to support protected species and Great Crested Newts are likely to be present, although suitable mitigation measures could minimise any potential adverse effects. Development on the site parcel is likely to cause substantial harm to the landscape character and the character of the urban area of Hankelow, and will appear as an intrusion into the countryside. It would further result in the development of a section of land currently free of development. Therefore, the site option is considered to be unsuitable.	The site is unsuitable for allocation.		The site is unsuitable for allocation.	

⁹ The indicative housing capacity has been derived from information provided by the Call for Sites.

¹⁰ Cheshire East Local Plan Strategy (2017) and Crewe and Nantwich Replacement Local Plan (2011).

¹¹ Cheshire East Local Plan Strategy (2017) and Draft Site Allocations and Development Policies Document (2019).

Site Ref	Site Size (Hectares)	Indicative Number of Homes ⁹	Site Assessment Conclusions	Appropriate for allocation under existing Development Plan ¹⁰	RAG Rating	Appropriate for allocation under Draft Development Plan ¹¹	RAG Rating
Site 2 Option 3	2.3ha	18	The site consists of greenfield land and its development will result in the loss of Grade 3a agricultural land. The area proposed for development forms part of a large site considered to be unsuitable in the SHLAA due to its prominence (visual impact) and the scale of development achievable on the site. The site parcel is adjacent to the adopted settlement boundary and the proposed infill boundary in the SADPD. The site parcel will form an extension to the built area and does not represent limited infilling. However, the Neighbourhood Plan proposes to define a settlement or infill boundary and therefore, if the site falls within this boundary then it would be compliant with the local plan context in this regard. Development proposals covering part of the site parcel have been refused planning permission on several occasions due to the site being within open countryside, impact on landscape character and density. The site parcel falls within 400m of the village bus stops and open space. The site parcel includes several habitats suitable to support protected species and Great Crested Newts are likely to be present, although suitable mitigation measures could minimise any potential adverse effects. Development on the site parcel is likely to cause substantial harm to the landscape character and the character of the urban area of Hankelow, and will appear as an intrusion into the countryside. It would further result in the development of a section of land currently free of development. Therefore, the site option is considered to be unsuitable.	The site is unsuitable for allocation.		The site is unsuitable for allocation.	
Site 2 Option 4	0.94ha	15	The site consists of greenfield land and its development will result in the loss of Grade 3a agricultural land. The area proposed for development forms part of a large site considered to be unsuitable in the SHLAA due to its prominence (visual impact) and the scale of development achievable on the site. The site parcel is adjacent to the adopted settlement boundary and the proposed infill boundary in the SADPD. The site parcel will form an extension to the built area and does not represent limited infilling. However, the Neighbourhood Plan proposes to define a settlement or infill boundary and therefore, if the site falls within this boundary then it would be compliant with the local plan context in this regard. Development proposals covering part of the site parcel have been refused planning permission recently due to the site being within open countryside and impact on landscape character. The site parcel falls within 400m of the village bus stops and open space. The site parcel includes several habitats suitable to support protected species and Great Crested Newts are likely to be present, although suitable mitigation measures could minimise any potential adverse effects. Although the site parcel stretches broadly along Audlem Road, development is likely to cause substantial harm to the landscape character and the character of the urban area of Hankelow, and will appear as an intrusion into the countryside. It would further result in the development of a section of land currently free of development. Therefore, the site option is considered to be unsuitable.	The site is unsuitable for allocation.		The site is unsuitable for allocation.	

4. Conclusions

4.1 Site Assessment Conclusions

- 4.1.1 13 sites were assessed to consider whether they would be appropriate to put forward as housing allocations in the Hankelow Neighbourhood Plan to deliver smaller housing of 3 bedrooms or less. These sites were derived from a Call for Sites exercise undertaken by the Hankelow Neighbourhood Plan Steering Group.
- 4.1.2 The site assessment has found that there are four sites that are suitable for allocation with a capacity to deliver 11 homes and an additional site is potentially suitable if identified issues are resolved.
- 4.1.3 The remaining eight sites (including site options for Site 2) are unsuitable for allocation in the Neighbourhood Plan.
- 4.1.4 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority to understand the specific requirements for the sites proposed for allocation.

4.2 Viability

- 4.2.1 As part of the site selection process, it is recommended that Hankelow Parish Council discusses site viability with Cheshire East Council as allocations should be supported by viability evidence. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence to test the viability of sites proposed for allocation in the Neighbourhood Plan. This can be done by 'matching' site typologies used in existing reports, with sites proposed by the Parish Council, to give an indication of whether a site is viable for development and therefore likely to be delivered. In addition, any landowner or developer promoting a site for development should be contacted to request evidence of viability.

4.3 Next Steps

- 4.3.1 This report can be used by Hankelow Parish Council to guide decision making on site selection and to use as evidence to support site allocations in the Neighbourhood Plan, if they choose to do so. It is strongly advised that the Parish Council discuss potential site allocations with Cheshire East Council and the Highways Authority in order to establish whether proposed site(s) would be acceptable.
- 4.3.2 This objective assessment, which can be read in conjunction with Housing Needs Assessment, offers the group the opportunity to allocate their preferred sites for selection within their Neighbourhood Plan.



Appendix A Completed Site Appraisal Pro-Forms

Hankelow Neighbourhood Plan

Site Options and Assessment

June 2020 Update



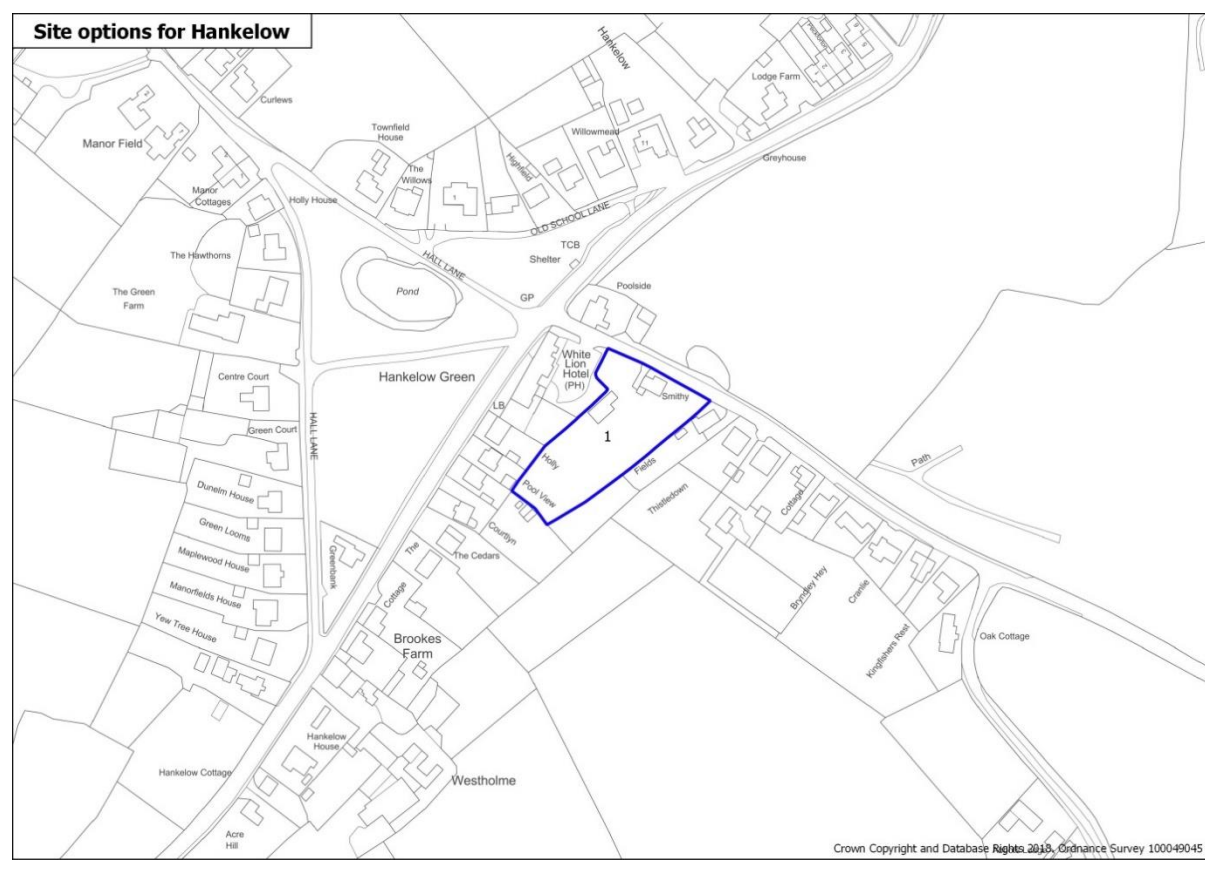
Site Details

Site Reference / Name	1
Site Address / Location	Land at Smithy House off Longhill Lane.
Site Identification Method / Source	Call for Sites (undertaken by the Parish Council)
SHLAA Site Reference	Not applicable

Site Context

Current Land use	Orchard
Neighbouring Land uses	Housing
Proposed Land use (in the Neighbourhood Plan)	Housing
Gross Site Area (Hectares)	0.35ha
Development Capacity	5 (Identified in the call for sites)
Planning History	No relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>The site is not within or adjacent to any of these policy or environmental designations.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations:</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>The site is not within or adjacent to any of these environmental designations.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>Flood Zone 1 (Low Risk)</p>
<p>Site is at risk of surface water flooding?</p>	<p>Small area of medium and low risk of surface water flooding along the south eastern boundary of the site (Low Risk).</p>
<p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No (the site is urban).</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p>	<p>Not within an AQMA.</p>

<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? 	<p>The site does not fall within a designated ecological or wildlife area. The site contains mature trees, hedgerows and an orchard that have potential to support protected species. The site is also in close proximity to a known breeding area for Great Crested Newts.</p> <p>A detailed ecological assessment should be carried out before the submission of any planning application to determine if development would affect or result in the loss of key biodiversity habitats.</p>
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Flat
Is there existing vehicular, pedestrian and cycle access to the site? Or could access be provided?	Yes. The site is currently accessed via Longhill Lane. A review of access and highways is required to assess if the existing access is suitable for the number of houses being considered for this site.
Are there any known Tree Preservation Orders on the site?	There are no Tree Preservation Orders on the site or in its immediate vicinity.
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	Yes. The site contains several mature trees.
Are there any Public Rights of Way (PRoW) crossing the site?	There are no Public Right of Ways within the site.
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	There are no local shops or convenience stores within 800m of the site. The closest local centre is Audlem, the closest town centre is Nantwich.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 400m of the village bus stops with services every two hours to Audlem, Whitchurch and Nantwich.
Train station	<400m 400-1200m >1200m	The site is over 8km from the nearest train station at Nantwich. However, local bus services provide good public transport access to Nantwich train station.
Primary School	<400m 400-1200m >1200m	The site is over 800m from the nearest primary school (Audlem St James CE Primary School). However, local bus services provide good public transport access to the school.
Secondary School	<1600m 1600-3900m >3900m	The site is over 3.9km from the nearest secondary school (Brine Lees School, Nantwich). However, local bus services provide good public transport access to the school.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 400m of open space (Hankelow Green).
Cycle Route	<400m 400-800m >800m	There are no designated or signed cycle routes within 800m of the site.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape or visual amenity?	The site is within and well integrated into the townscape of Hankelow and does not adjoin any areas of high quality townscape of conservation value (Low sensitivity to development). The site is visually enclosed and has low intervisibility with the surrounding landscape.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated or non-designated heritage asset or its setting?	There are no known heritage assets / designations located on or adjacent to the site.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Previously developed land
Is the site within, adjacent to or outside the existing built up area?	Within the existing built up area.
Is the site within, adjacent to or outside the existing settlement boundary?	<p>The site is adjacent to the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The Cheshire East Local Plan Strategy sets out that this boundary will remain unchanged until detailed boundaries are established through the Site Allocations and Development Policies Document and/or Neighbourhood Plans.</p> <p>The site partly falls within the infill boundary set out in the Publication Draft Site Allocations and Development Policies Document. The plan empowers Neighbourhood Plans to revise infill boundaries in their plans.</p>
Is the site in the Green Belt?	Not within the Green Belt.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	The site has come forward as part of a call for sites process undertaken by the Parish Council. The landowner has confirmed that the site is not currently available for sale or available for development.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	None known.

Viability

Indicator of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	The delivery of the site may require the part demolition of the existing dwelling to provide a suitable access. Other existing buildings may also need to be cleared. This is not likely to significantly undermine the viability of the site.

Conclusions

Conclusions	Assessment
June 2019 Site Assessment conclusion	<p>Site is not currently available and is not, therefore, appropriate for allocation for housing within the Neighbourhood Plan at the current time. Should availability be confirmed the following conclusions are applicable:</p> <p>The site consists of previously development land and is within and well-integrated into the existing built up area of Hankelow. The site contains an orchard, mature trees and hedgerows that have potential to support protected species, but there is potential for the developable area of the site to avoid this. The site is flat and has good access to the village bus stops and open space. Existing access may need to be upgraded for the intended use and acceptable arrangements should be demonstrated prior to allocation.</p>
Site Assessment Update May 2020 findings	The site is in close proximity to a known breeding area for Great Crested Newts. However, there is no evidence of any protected species present on the site and an appropriate ecological assessment and mitigation measures could potentially safeguard any protected species.

	The site partly falls within the infill boundary set out in the Draft SADPD.
Appropriate for allocation under existing Development Plan	<p>The site is not available. Should availability be confirmed, the site is considered to be appropriate for allocation subject to the mitigation of constraints.</p> <p>The site is adjacent to the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The LPS sets out that boundaries within the SADPD or Neighbourhood Plans will supersede this. It is intended that the Neighbourhood Plan would define a settlement or infill boundary and therefore this does not affect the appropriateness of the site for allocation.</p>
Appropriate for allocation under Draft Development Plan	<p>The site is not available. Should availability be confirmed, the site is considered to be appropriate for allocation subject to the mitigation of constraints.</p> <p>The Draft SADPD allows Neighbourhood Plans to define a new or revised settlement or infill boundary to accommodate site allocations. The site partly falls within the infill boundary set out in the Draft SADPD and therefore is considered sustainable for allocation in this regard.</p>



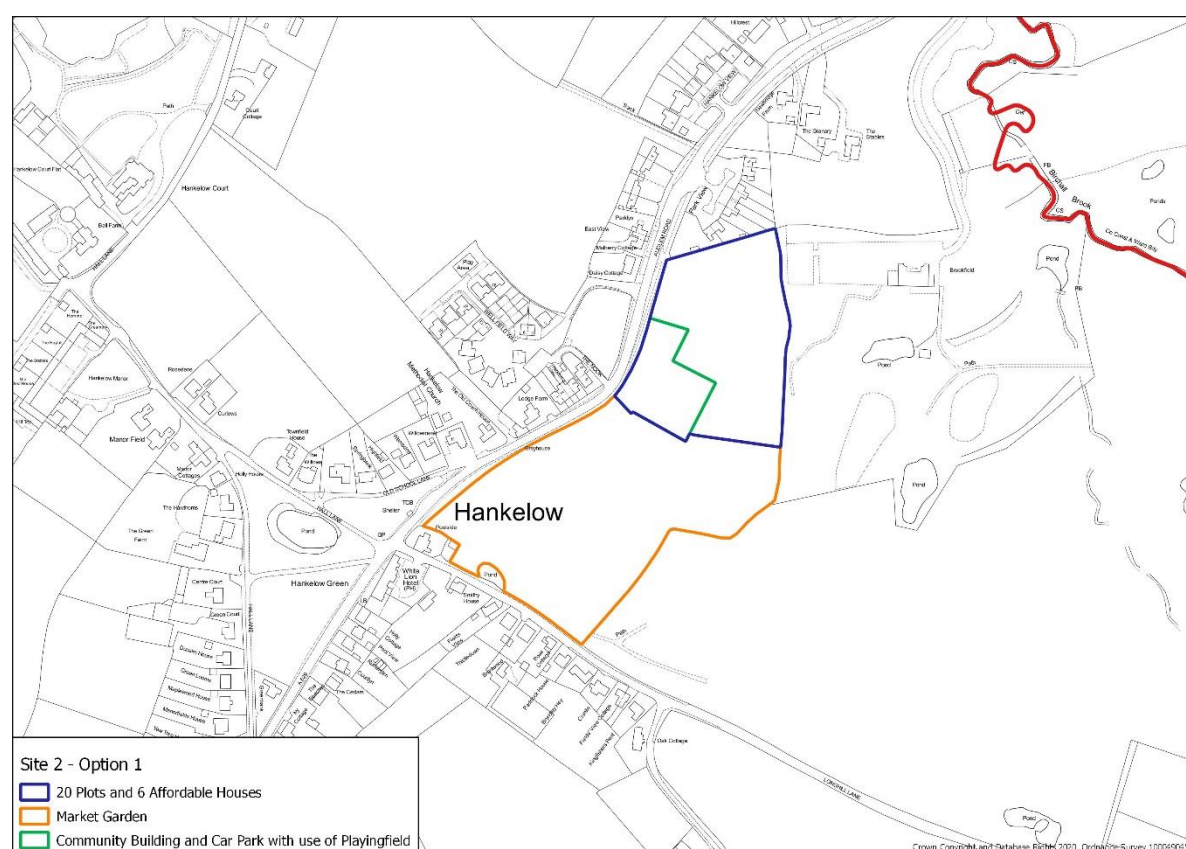
Site Details

Site Reference / Name	2a
Site Address / Location	Field off Audlem Road.
Site Identification Method / Source	Call for Sites (undertaken by the Parish Council)
SHLAA Site Reference	Not applicable

Site Context

Current Land use	Agricultural Land
Neighbouring Land uses	Housing and Agricultural Land
Proposed Land use (in the Neighbourhood Plan)	Housing
Gross Site Area (Hectares)	1.48ha
Development Capacity	26 (Identified in the call for sites)
Planning History	No relevant planning history.

Site Map



As the neighbourhood plan intends to only allocate sites for housing, the area proposed for development (all land uses other than the market garden area) has been assessed.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>The site is not within or adjacent to any of these policy or environmental designations.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations:</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>The site is not within or adjacent to any of these environmental designations.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>Flood Zone 1 (Low Risk)</p>
<p>Site is at risk of surface water flooding?</p>	<p>Small cluster of medium and high risk of surface water flooding along the eastern boundary of the site and a small linear area of low risk of flooding (Low Risk).</p>
<p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>The site consists of Grade 3a and 3b agricultural land.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p>	<p>Not within an AQMA.</p>

<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? 	<p>The site does not fall within a designated ecological or wildlife area. The site contains several mature trees, hedges and scrubs along its boundary which has potential to support protected species. However, any potential impacts could likely be minimised or avoided through sensitive design.</p> <p>There is evidence of a small population of Badger sett and Common Toad within the locality of the site.</p> <p>A detailed ecological assessment should be carried out before the submission of any planning application to determine if development would affect or result in the loss of key biodiversity habitats or affect protected species.</p>
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Sloping
Is there existing vehicular, pedestrian and cycle access to the site? Or could access be provided?	The site is currently accessed via Audlem Road. An acceptable access to the site from Audlem Road is likely to be achievable. A review of access and highways is required.
Are there any known Tree Preservation Orders on the site?	There are no Tree Preservation Orders on the site.
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	Yes. The site contains several mature trees.
Are there any Public Rights of Way (PRoW) crossing the site?	There are no Public Right of Ways within the site.
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	The site contains electricity pylons and overhead power lines but this should not undermine the delivery of the site.
Would development of the site result in a loss of social, amenity or community value?	The site does not have public access and is not available for public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	There are no local shops or convenience stores within 800m of the site. The closest local centre is Audlem, the closest town centre is Nantwich.
Bus /Tram Stop	<400m 400-800m >800m	Most of the site is within 400m of the village bus stops with services every two hours to Audlem, Whitchurch and Nantwich.
Train station	<400m 400-1200m >1200m	The site is over 8km from the nearest train station at Nantwich. However, local bus services provide good public transport access to Nantwich train station.
Primary School	<400m 400-1200m >1200m	The site is over 800m from the nearest primary school (Audlem St James CE Primary School). However, local bus services provide good public transport access to the school.
Secondary School	<1600m 1600-3900m >3900m	The site is over 3.9km from the nearest secondary school (Brine Lees School, Nantwich). However, local bus services provide good public transport access to the school.
Open Space / recreation facilities	<400m 400-800m >800m	Most of the site is within 400m of open space (Hankelow Green).
Cycle Route	<400m 400-800m >800m	There are no designated or signed cycle routes within 800m of the site.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape or visual amenity?	<p>The site is within the Landscape Character Type 7: Lower Wooded Farmland area of the Cheshire East Landscape Character Assessment (2018). This is described to be consisting of gentle rolling landscape with concentration of coniferous, mixed and deciduous woodland found in blocks, coverts and along streams and rivers.</p> <p>The landscape is further defined by higher density settlements and a mix of arable and pasture land use. Whilst some fields maintain medieval patterns, intensive</p>

	<p>reorganisation since the medieval-period has seen the dilution of such patterns.</p> <p>The site is open in nature and prominent within the landscape. If developed, it would represent a significant extension to Hankelow through the development of a section of land currently free of development. The development of the site will also appear as an intrusion into the countryside. However, these effects can be reduced or avoided through a smaller development area and through sensitive design.</p>
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Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated or non-designated heritage asset or its setting?	There are no known heritage assets / designations located on or adjacent to the site.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	The site is adjacent to and connected with the existing built up area.
Is the site within, adjacent to or outside the existing settlement boundary?	<p>The site is adjacent to the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The Cheshire East Local Plan Strategy sets out that this boundary will remain unchanged until detailed boundaries are established through the Site Allocations and Development Policies Document and/or Neighbourhood Plans.</p> <p>The site is also adjacent to the infill boundary set out in the Publication Draft Site Allocations and Development Policies Document. The plan empowers Neighbourhood Plans to revise infill boundaries in their plans.</p>
Is the site in the Green Belt?	Not within the Green Belt.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes. The site forms part of a larger section of land that is currently free of development. Its development will represent an extension of the built area of Hankelow into the open countryside which will significantly change the character of the village.

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	The site has come forward as part of a call for sites process undertaken by the Parish Council. The owner is actively promoting the site for development.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Available now.

Viability

Indicator of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	The site contains electricity pylons and overhead power lines. This could reduce the developable area of the site. Alternatively, the infrastructure could be moved to accommodate development. This may undermine the viability of the site. A detailed assessment is required.

Conclusions

Conclusions	Assessment
Site Assessment conclusion	<p>The site consists of greenfield land and is bounded by development to the north, west and agricultural land (former golf course) to the east. The area proposed for development forms part of a large site considered to be unsuitable in the SHLAA due to its prominence (visual impact) and the scale of development achievable on the site. The site parcel is adjacent to the adopted settlement boundary and the proposed infill boundary in the SADPD. The site parcel will form an extension to the built area and does not represent limited infilling. However, the Neighbourhood Plan proposes to define a settlement or infill boundary and therefore, if the site falls within this boundary then it would be compliant with the local plan context in this regard. Most of the site parcel falls within 400m of the village bus stops and open space. Development on the site parcel is likely to cause substantial harm to the landscape character and the character of the urban area of Hankelow, and will appear as an intrusion into the countryside. It would further result in the development of a section of land currently free of development. Development on the site parcel will also result in the loss of Grade 3 agricultural land. Therefore, the site option is considered to be unsuitable.</p>

Appropriate for allocation under existing Development Plan	The site is unsuitable for allocation.
Appropriate for allocation under Draft Development Plan	The site is unsuitable for allocation.



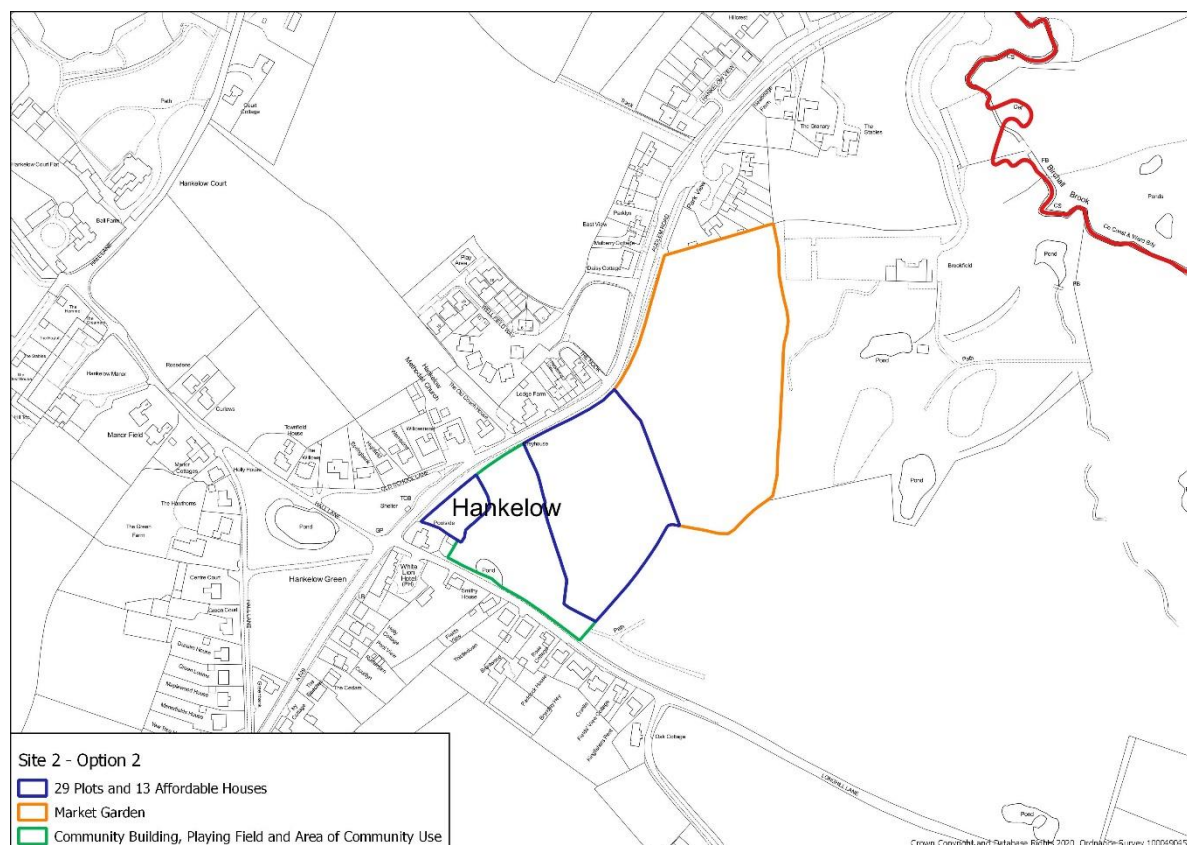
Site Details

Site Reference / Name	2b
Site Address / Location	Field off Audlem Road.
Site Identification Method / Source	Call for Sites (undertaken by the Parish Council)
SHLAA Site Reference	Not applicable

Site Context

Current Land use	Agricultural Land
Neighbouring Land uses	Housing and Agricultural Land
Proposed Land use (in the Neighbourhood Plan)	Housing
Gross Site Area (Hectares)	2.09ha
Development Capacity	42 (Identified in the call for sites)
Planning History	<p>19/4360N - Outline planning application for entry-level exception site for affordable housing. Withdrawn (21.11.19).</p> <p>18/4858N - Outline application for rural exception site for 10 dwellings and access from main road. Refused (30.05.19).</p> <p>15/3563N - Erection of 5 dwellings and creation of new vehicular access off Longhill Lane. Refused (26.11.15). Appeal dismissed (APP/R0660/W/15/3141371).</p> <p>14/4164N - Outline planning application for erection of five dwellings, installation of package treatment plant and creation of access road. Withdrawn (07.11.14).</p>

Site Map



As the neighbourhood plan intends to only allocate sites for housing, the area proposed for development (all land uses other than the market garden area) has been assessed.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>The site is not within or adjacent to any of these policy or environmental designations.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations:</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>The site is not within or adjacent to any of these environmental designations.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>Flood Zone 1 (Low Risk)</p>
<p>Site is at risk of surface water flooding?</p>	<p>Small linear area of medium and high surface water flooding along the southern boundary of the site (this should not preclude the development potential of the site) and small clusters of medium and low risk surface water flooding to the west of the site (Low Risk).</p>
<p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>The site consists of Grade 3a agricultural land.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p>	<p>Not within an AQMA.</p>

<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? 	<p>The site does not fall within a designated ecological or wildlife area. The site contains several mature trees, hedges and scrubs along its boundary which has potential to support protected species. However, any potential impacts could likely be minimised or avoided through sensitive design.</p> <p>Studies produced to support previous planning applications on the site have identified a small population of Great Crested Newts (GCN) to have been recorded breeding at the pond along Longhill Lane in 2014. Follow on surveys in recent years have found the pond to be drying out and therefore the pond is unlikely to have offered suitable conditions for breeding in recent years. However, a small population of GCN in the terrestrial habitats surrounding the pond are likely to persist. There is further evidence of a Badger sett and Common Toad within the locality of the site.</p> <p>A detailed ecological assessment should be carried out before the submission of any planning application to determine if development would affect or result in the loss of key biodiversity habitats or affect protected species.</p>
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Sloping
Is there existing vehicular, pedestrian and cycle access to the site? Or could access be provided?	Yes. An acceptable access to the site from Audlem Road is likely to be achievable. An access from Longhill Lane is not suitable for the amount of development proposed without significant improvements to Longhill Lane. A review of access and highways is required.
Are there any known Tree Preservation Orders on the site?	There are no Tree Preservation Orders on the site.
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	Yes. The site contains several mature trees along its boundary.
Are there any Public Rights of Way (PRoW) crossing the site?	There are no Public Right of Ways within the site.
Is the site likely to be affected by ground contamination?	No known ground contamination.

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	The site contains electricity pylons and overhead power lines but this should not undermine the delivery of the site.
Would development of the site result in a loss of social, amenity or community value?	The site does not have public access and is not available for public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	There are no local shops or convenience stores within 800m of the site. The closest local centre is Audlem, the closest town centre is Nantwich.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 400m of the village bus stops with services every two hours to Audlem, Whitchurch and Nantwich.
Train station	<400m 400-1200m >1200m	The site is over 8km from the nearest train station at Nantwich. However, local bus services provide good public transport access to Nantwich train station.
Primary School	<400m 400-1200m >1200m	The site is over 800m from the nearest primary school (Audlem St James CE Primary School). However, local bus services provide good public transport access to the school.
Secondary School	<1600m 1600-3900m >3900m	The site is over 3.9km from the nearest secondary school (Brine Lees School, Nantwich). However, local bus services provide good public transport access to the school.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 400m of open space (Hankelow Green).
Cycle Route	<400m 400-800m >800m	There are no designated or signed cycle routes within 800m of the site.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape or visual amenity?	<p>The site is within the Landscape Character Type 7: Lower Wooded Farmland area of the Cheshire East Landscape Character Assessment (2018). This is described to be consisting of gentle rolling landscape with concentration of coniferous, mixed and deciduous woodland found in blocks, coverts and along streams and rivers.</p> <p>The landscape is further defined by higher density settlements and a mix of arable and pasture land use. Whilst some fields maintain medieval patterns, intensive reorganisation since the medieval-period has seen the dilution of such patterns.</p> <p>The site is open in nature and prominent within the landscape. If developed, it would represent a significant extension to Hankelow through the development of a section of land currently free of development. The development of the site will also appear as an intrusion into the countryside. However, these effects can be reduced or avoided through a smaller development area and through sensitive design.</p>

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated or non-designated heritage asset or its setting?	There are no known heritage assets / designations located on or adjacent to the site.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	The site is adjacent to and connected with the existing built up area.
Is the site within, adjacent to or outside the existing settlement boundary?	<p>The site is adjacent to the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The Cheshire East Local Plan Strategy sets out that this boundary will remain unchanged until detailed boundaries are established through the Site Allocations and Development Policies Document and/or Neighbourhood Plans.</p> <p>The site is also adjacent to the infill boundary set out in the Publication Draft Site Allocations and Development Policies Document. The plan empowers Neighbourhood Plans to revise infill boundaries in their plans.</p>

Is the site in the Green Belt?	Not within the Green Belt.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes. The site forms part of a larger section of land that is currently free of development. Its development will represent an extension of the built area of Hankelow into the open countryside which will significantly change the character of the village.

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	The site has come forward as part of a call for sites process undertaken by the Parish Council. The owner is actively promoting the site for development.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Available now.

Viability

Indicator of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	The site contains electricity pylons and overhead power lines. This could reduce the developable area of the site. Alternatively, the infrastructure could be moved to accommodate development. This may undermine the viability of the site. A detailed assessment is required.

Conclusions

Conclusions	Assessment
Site Assessment conclusion	The site consists of greenfield land and its development will result in the loss of Grade 3a agricultural land. The area proposed for development forms part of a large site considered to be unsuitable in the SHLAA due to its prominence (visual impact) and the scale of development achievable on the site. The site parcel is adjacent to the adopted settlement boundary and the proposed infill boundary in the SADPD. The site parcel will form an extension to the built area and does not represent limited infilling. However, the Neighbourhood Plan proposes to define a

	<p>settlement or infill boundary and therefore, if the site falls within this boundary then it would be compliant with the local plan context in this regard. Development proposals covering part of the site parcel have been refused planning permission on several occasions due to the site being within open countryside, impact on landscape character and density. The site parcel falls within 400m of the village bus stops and open space. The site parcel includes several habitats suitable to support protected species and Great Crested Newts are likely to be present, although suitable mitigation measures could minimise any potential adverse effects. Development on the site parcel is likely to cause substantial harm to the landscape character and the character of the urban area of Hankelow, and will appear as an intrusion into the countryside. It would further result in the development of a section of land currently free of development. Therefore, the site option is considered to be unsuitable.</p>
Appropriate for allocation under existing Development Plan	The site is unsuitable for allocation.
Appropriate for allocation under Draft Development Plan	The site is unsuitable for allocation.



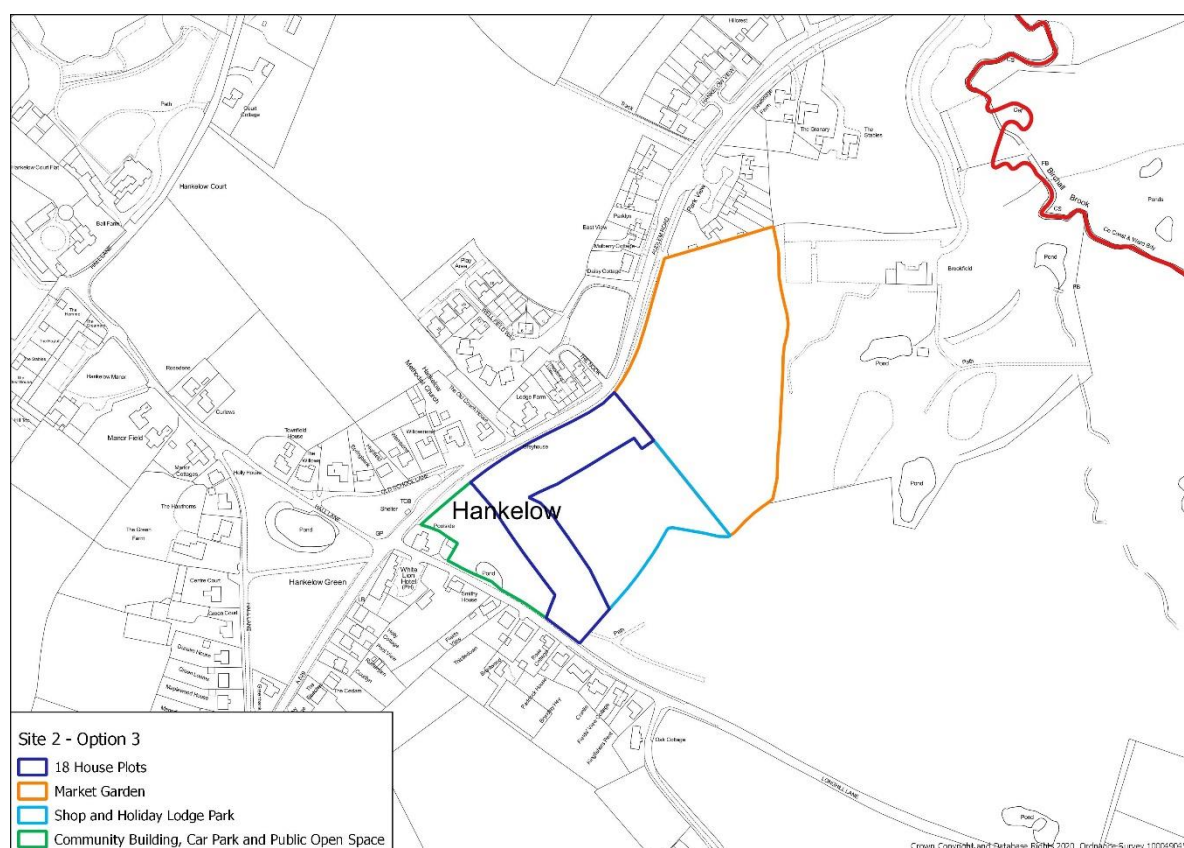
Site Details

Site Reference / Name	2c
Site Address / Location	Field off Audlem Road.
Site Identification Method / Source	Call for Sites (undertaken by the Parish Council)
SHLAA Site Reference	Not applicable

Site Context

Current Land use	Agricultural Land
Neighbouring Land uses	Housing and Agricultural Land
Proposed Land use (in the Neighbourhood Plan)	Housing
Gross Site Area (Hectares)	2.3ha
Development Capacity	18 (Identified in the call for sites)
Planning History	<p>19/4360N - Outline planning application for entry-level exception site for affordable housing. Withdrawn (21.11.19).</p> <p>18/4858N - Outline application for rural exception site for 10 dwellings and access from main road. Refused (30.05.19).</p> <p>15/3563N - Erection of 5 dwellings and creation of new vehicular access off Longhill Lane. Refused (26.11.15). Appeal dismissed (APP/R0660/W/15/3141371).</p> <p>14/4164N - Outline planning application for erection of five dwellings, installation of package treatment plant and creation of access road. Withdrawn (07.11.14).</p>

Site Map



As the neighbourhood plan intends to only allocate sites for housing, the area proposed for development (all land uses other than the market garden area) has been assessed.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>The site is not within or adjacent to any of these policy or environmental designations.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations:</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>The site is not within or adjacent to any of these environmental designations.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>Flood Zone 1 (Low Risk)</p>
<p>Site is at risk of surface water flooding?</p>	<p>Small linear area of medium and high surface water flooding along the southern boundary of the site (this should not preclude the development potential of the site) and small clusters of medium and low risk surface water flooding to the west of the site (Low Risk).</p>
<p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>The site consists of Grade 3a agricultural land.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p>	<p>Not within an AQMA.</p>

<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? 	<p>The site does not fall within a designated ecological or wildlife area. The site contains several mature trees, hedges and scrubs along its boundary which has potential to support protected species. However, any potential impacts could likely be minimised or avoided through sensitive design.</p> <p>Studies produced to support previous planning applications on the site have identified a small population of Great Crested Newts (GCN) to have been recorded breeding at the pond along Longhill Lane in 2014. Follow on surveys in recent years have found the pond to be drying out and therefore the pond is unlikely to have offered suitable conditions for breeding in recent years. However, a small population of GCN in the terrestrial habitats surrounding the pond are likely to persist. There is further evidence of a Badger sett and Common Toad within the locality of the site.</p> <p>A detailed ecological assessment should be carried out before the submission of any planning application to determine if development would affect or result in the loss of key biodiversity habitats or affect protected species.</p>
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Sloping
Is there existing vehicular, pedestrian and cycle access to the site? Or could access be provided?	Yes. An acceptable access to the site from Audlem Road is likely to be achievable. An access from Longhill Lane is not suitable for the amount of development proposed without significant improvements to Longhill Lane. A review of access and highways is required.
Are there any known Tree Preservation Orders on the site?	There are no Tree Preservation Orders on the site.
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	Yes. The site contains several mature trees along its boundary.
Are there any Public Rights of Way (PRoW) crossing the site?	There are no Public Right of Ways within the site.
Is the site likely to be affected by ground contamination?	No known ground contamination.

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	The site contains overhead power lines but this should not undermine the delivery of the site.
Would development of the site result in a loss of social, amenity or community value?	The site does not have public access and is not available for public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	There are no local shops or convenience stores within 800m of the site. The closest local centre is Audlem, the closest town centre is Nantwich.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 400m of the village bus stops with services every two hours to Audlem, Whitchurch and Nantwich.
Train station	<400m 400-1200m >1200m	The site is over 8km from the nearest train station at Nantwich. However, local bus services provide good public transport access to Nantwich train station.
Primary School	<400m 400-1200m >1200m	The site is over 800m from the nearest primary school (Audlem St James CE Primary School). However, local bus services provide good public transport access to the school.
Secondary School	<1600m 1600-3900m >3900m	The site is over 3.9km from the nearest secondary school (Brine Lees School, Nantwich). However, local bus services provide good public transport access to the school.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 400m of open space (Hankelow Green).
Cycle Route	<400m 400-800m >800m	There are no designated or signed cycle routes within 800m of the site.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape or visual amenity?	<p>The site is within the Landscape Character Type 7: Lower Wooded Farmland area of the Cheshire East Landscape Character Assessment (2018). This is described to be consisting of gentle rolling landscape with concentration of coniferous, mixed and deciduous woodland found in blocks, coverts and along streams and rivers.</p> <p>The landscape is further defined by higher density settlements and a mix of arable and pasture land use. Whilst some fields maintain medieval patterns, intensive reorganisation since the medieval-period has seen the dilution of such patterns.</p> <p>The site is open in nature and prominent within the landscape. If developed, it would represent a significant extension to Hankelow through the development of a section of land currently free of development. The development of the site will also appear as an intrusion into the countryside. However, these effects can be reduced or avoided through a smaller development area and through sensitive design.</p>

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated or non-designated heritage asset or its setting?	There are no known heritage assets / designations located on or adjacent to the site.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	The site is adjacent to and connected with the existing built up area.
Is the site within, adjacent to or outside the existing settlement boundary?	<p>The site is adjacent to the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The Cheshire East Local Plan Strategy sets out that this boundary will remain unchanged until detailed boundaries are established through the Site Allocations and Development Policies Document and/or Neighbourhood Plans.</p> <p>The site is also adjacent to the infill boundary set out in the Publication Draft Site Allocations and Development Policies Document. The plan empowers Neighbourhood Plans to revise infill boundaries in their plans.</p>

Is the site in the Green Belt?	Not within the Green Belt.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes. The site forms part of a larger section of land that is currently free of development. Its development will represent an extension of the built area of Hankelow into the open countryside which will significantly change the character of the village.

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	The site has come forward as part of a call for sites process undertaken by the Parish Council. The owner is actively promoting the site for development.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Available now.

Viability

Indicator of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	The site contains electricity pylons and overhead power lines. This could reduce the developable area of the site. Alternatively, the infrastructure could be moved to accommodate development. This may undermine the viability of the site. A detailed assessment is required.

Conclusions

Conclusions	Assessment
Site Assessment conclusion	The site consists of greenfield land and its development will result in the loss of Grade 3a agricultural land. The area proposed for development forms part of a large site considered to be unsuitable in the SHLAA due to its prominence (visual impact) and the scale of development achievable on the site. The site parcel is adjacent to the adopted settlement boundary and the proposed infill boundary in the SADPD. The site parcel will form an extension to the built area and does not represent limited infilling. However, the Neighbourhood Plan proposes to define a

	<p>settlement or infill boundary and therefore, if the site falls within this boundary then it would be compliant with the local plan context in this regard. Development proposals covering part of the site parcel have been refused planning permission on several occasions due to the site being within open countryside, impact on landscape character and density. The site parcel falls within 400m of the village bus stops and open space. The site parcel includes several habitats suitable to support protected species and Great Crested Newts are likely to be present, although suitable mitigation measures could minimise any potential adverse effects. Development on the site parcel is likely to cause substantial harm to the landscape character and the character of the urban area of Hankelow, and will appear as an intrusion into the countryside. It would further result in the development of a section of land currently free of development. Therefore, the site option is considered to be unsuitable.</p>
Appropriate for allocation under existing Development Plan	The site is unsuitable for allocation.
Appropriate for allocation under Draft Development Plan	The site is unsuitable for allocation.



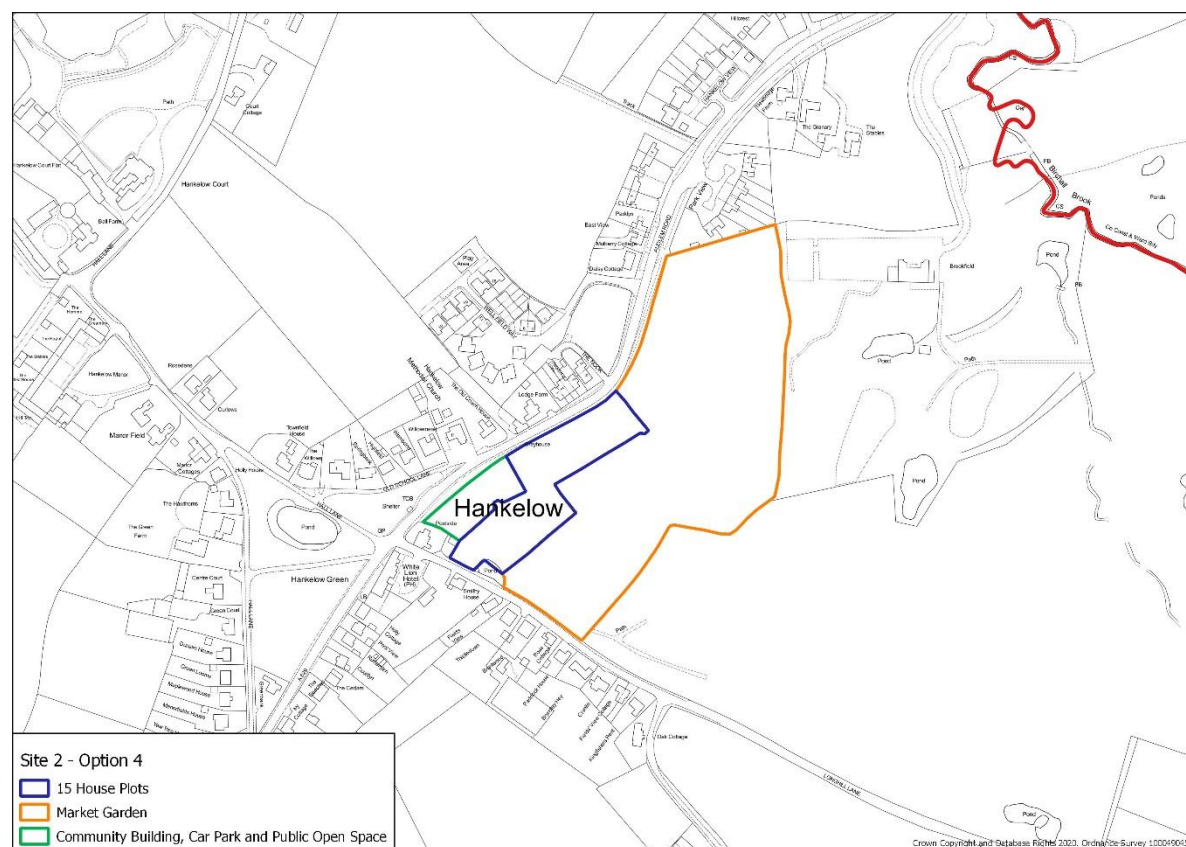
Site Details

Site Reference / Name	2d
Site Address / Location	Field off Audlem Road.
Site Identification Method / Source	Call for Sites (undertaken by the Parish Council)
SHLAA Site Reference	Not applicable

Site Context

Current Land use	Agricultural Land
Neighbouring Land uses	Housing and Agricultural Land
Proposed Land use (in the Neighbourhood Plan)	Housing
Gross Site Area (Hectares)	0.94ha
Development Capacity	15 (Identified in the call for sites)
Planning History	19/4360N - Outline planning application for entry-level exception site for affordable housing. Withdrawn (21.11.19). 18/4858N - Outline application for rural exception site for 10 dwellings and access from main road. Refused (30.05.19).

Site Map



As the neighbourhood plan intends to only allocate sites for housing, the area proposed for development (all land uses other than the market garden area) has been assessed.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>The site is not within or adjacent to any of these policy or environmental designations.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations:</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>The site is not within or adjacent to any of these environmental designations.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>Flood Zone 1 (Low Risk)</p>
<p>Site is at risk of surface water flooding?</p>	<p>Small area of medium and low risk of surface water flooding (Low Risk).</p>
<p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>The site consists of Grade 3a agricultural land.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p>	<p>Not within an AQMA.</p>

<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? 	<p>The site does not fall within a designated ecological or wildlife area. The site contains several mature trees, hedges and scrubs along its boundary which has potential to support protected species. However, any potential impacts could likely be minimised or avoided through sensitive design.</p> <p>Studies produced to support previous planning applications on the site have identified a small population of Great Crested Newts (GCN) to have been recorded breeding at the pond along Longhill Lane in 2014. Follow on surveys in recent years have found the pond to be drying out and therefore the pond is unlikely to have offered suitable conditions for breeding in recent years. However, a small population of GCN in the terrestrial habitats surrounding the pond are likely to persist. There is further evidence of a Badger sett and Common Toad within the locality of the site.</p> <p>A detailed ecological assessment should be carried out before the submission of any planning application to determine if development would affect or result in the loss of key biodiversity habitats or affect protected species.</p>
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Sloping
Is there existing vehicular, pedestrian and cycle access to the site? Or could access be provided?	Yes. An acceptable access to the site from Audlem Road is likely to be achievable. An access from Longhill Lane is not suitable for the amount of development proposed without significant improvements to Longhill Lane. A review of access and highways is required.
Are there any known Tree Preservation Orders on the site?	There are no Tree Preservation Orders on the site.
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	Yes. The site contains several mature trees along its boundary.
Are there any Public Rights of Way (PRoW) crossing the site?	There are no Public Right of Ways within the site.
Is the site likely to be affected by ground contamination?	No known ground contamination.

Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None known other than power lines that run along the boundary of the site.
Would development of the site result in a loss of social, amenity or community value?	The site does not have public access and is not available for public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	There are no local shops or convenience stores within 800m of the site. The closest local centre is Audlem, the closest town centre is Nantwich.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 400m of the village bus stops with services every two hours to Audlem, Whitchurch and Nantwich.
Train station	<400m 400-1200m >1200m	The site is over 8km from the nearest train station at Nantwich. However, local bus services provide good public transport access to Nantwich train station.
Primary School	<400m 400-1200m >1200m	The site is over 800m from the nearest primary school (Audlem St James CE Primary School). However, local bus services provide good public transport access to the school.
Secondary School	<1600m 1600-3900m >3900m	The site is over 3.9km from the nearest secondary school (Brine Lees School, Nantwich). However, local bus services provide good public transport access to the school.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 400m of open space (Hankelow Green).
Cycle Route	<400m 400-800m >800m	There are no designated or signed cycle routes within 800m of the site.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape or visual amenity?	<p>The site is within the Landscape Character Type 7: Lower Wooded Farmland area of the Cheshire East Landscape Character Assessment (2018). This is described to be consisting of gentle rolling landscape with concentration of coniferous, mixed and deciduous woodland found in blocks, coverts and along streams and rivers.</p> <p>The landscape is further defined by higher density settlements and a mix of arable and pasture land use. Whilst some fields maintain medieval patterns, intensive reorganisation since the medieval-period has seen the dilution of such patterns.</p> <p>The site is open in nature and prominent within the landscape. If developed, it would represent a significant extension to Hankelow through the development of a section of land currently free of development. The development of the site will also appear as an intrusion into the countryside. However, these effects can be reduced or avoided through a smaller development area and through sensitive design.</p>

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated or non-designated heritage asset or its setting?	There are no known heritage assets / designations located on or adjacent to the site.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	The site is adjacent to and connected with the existing built up area.
Is the site within, adjacent to or outside the existing settlement boundary?	<p>The site is adjacent to the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The Cheshire East Local Plan Strategy sets out that this boundary will remain unchanged until detailed boundaries are established through the Site Allocations and Development Policies Document and/or Neighbourhood Plans.</p> <p>The site is also adjacent to the infill boundary set out in the Publication Draft Site Allocations and Development Policies Document. The plan empowers Neighbourhood Plans to revise infill boundaries in their plans.</p>

Is the site in the Green Belt?	Not within the Green Belt.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes. The site forms part of a larger section of land that is currently free of development. Its development will represent an extension of the built area of Hankelow into the open countryside which will significantly change the character of the village.

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	The site has come forward as part of a call for sites process undertaken by the Parish Council. The owner is actively promoting the site for development.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Available now.

Viability

Indicator of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	Assessment
Site Assessment conclusion	The site consists of greenfield land and its development will result in the loss of Grade 3a agricultural land. The area proposed for development forms part of a large site considered to be unsuitable in the SHLAA due to its prominence (visual impact) and the scale of development achievable on the site. The site parcel is adjacent to the adopted settlement boundary and the proposed infill boundary in the SADPD. The site parcel will form an extension to the built area and does not represent limited infilling. However, the Neighbourhood Plan proposes to define a settlement or infill boundary and therefore, if the site falls within

	<p>this boundary then it would be compliant with the local plan context in this regard. Development proposals covering part of the site parcel have been refused planning permission recently due to the site being within open countryside and impact on landscape character. The site parcel falls within 400m of the village bus stops and open space. The site parcel includes several habitats suitable to support protected species and Great Crested Newts are likely to be present, although suitable mitigation measures could minimise any potential adverse effects. Although the site parcel stretches broadly along Audlem Road, development is likely to cause substantial harm to the landscape character and the character of the urban area of Hankelow, and will appear as an intrusion into the countryside. It would further result in the development of a section of land currently free of development. Therefore, the site option is considered to be unsuitable.</p>
Appropriate for allocation under existing Development Plan	The site is unsuitable for allocation.
Appropriate for allocation under Draft Development Plan	The site is unsuitable for allocation.



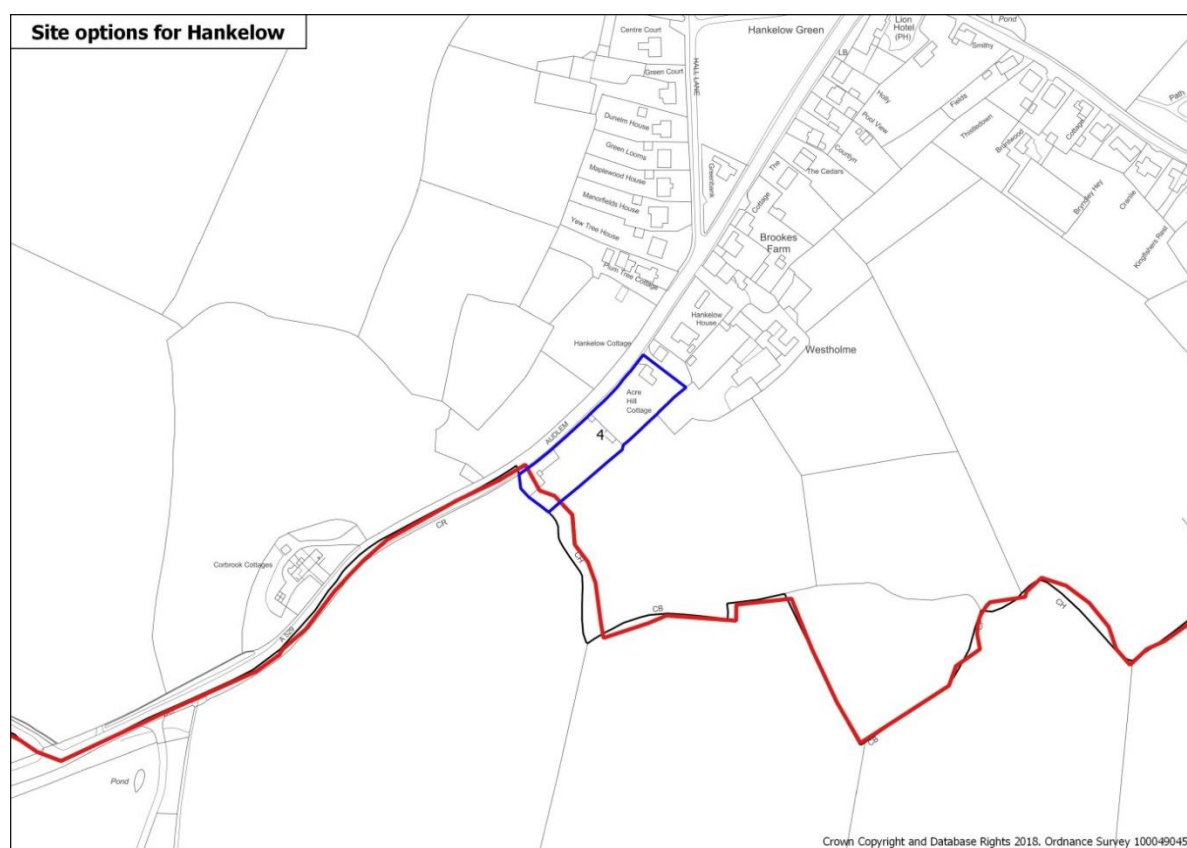
Site Details

Site Reference / Name	4
Site Address / Location	Land at Acre Hill Cottage, Audlem Road.
Site Identification Method / Source	Call for Sites (undertaken by the Parish Council)
SHLAA Site Reference	Not applicable

Site Context

Current Land use	Garden land and paddock
Neighbouring Land uses	Housing and Agricultural Land
Proposed Land use (in the Neighbourhood Plan)	Housing
Gross Site Area (Hectares)	0.34ha
Development Capacity	2 (identified through the call for sites)
Planning History	No relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>The site is not within or adjacent to any of these policy or environmental designations.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations:</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>The site is not within or adjacent to any of these environmental designations.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>Flood Zone 1 (Low Risk)</p>
<p>Site is at risk of surface water flooding?</p>	<p>Very low risk of surface water flooding.</p>
<p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No (the site is urban).</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p>	<p>Not within an AQMA.</p>

Site contains habitats with the potential to support priority species?	The site does not fall within a designated ecological or wildlife area. The site contains several mature trees and boundary hedges of some biodiversity value.
Does the site contain local wildlife-rich habitats?	
Is the site part of: <ul style="list-style-type: none"> • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? 	

Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Flat
Is there existing vehicular, pedestrian and cycle access to the site? Or could access be provided?	Yes. The site is currently accessed via Audlem Road. A review of access and highways is required to assess if the existing access is suitable for the number of houses being considered for this site.
Are there any known Tree Preservation Orders on the site?	There are no Tree Preservation Orders on the site or in its immediate vicinity.
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	Yes. The site contains several mature trees.
Are there any Public Rights of Way (PRoW) crossing the site?	There are no Public Right of Ways within the site.
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None known.
Would development of the site result in a loss of social, amenity or community value?	The site does not have public access and is not available for public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	There are no local shops or convenience stores within 800m of the site. The closest local centre is Audlem, the closest town centre is Nantwich.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 400m of the village bus stops with services every two hours to Audlem, Whitchurch and Nantwich.
Train station	<400m 400-1200m >1200m	The site is over 8km from the nearest train station at Nantwich. However, local bus services provide good public transport access to Nantwich train station.
Primary School	<400m 400-1200m >1200m	The site is over 800m from the nearest primary school (Audlem St James CE Primary School). However, local bus services provide good public transport access to the school.
Secondary School	<1600m 1600-3900m >3900m	The site is over 3.9km from the nearest secondary school (Brine Lees School, Nantwich). However, local bus services provide good public transport access to the school.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 400m of open space (Hankelow Green).
Cycle Route	<400m 400-800m >800m	There are no designated or signed cycle routes within 800m of the site.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape or visual amenity?	<p>The site is within the Landscape Character Type 7: Lower Wooded Farmland area of the Cheshire East Landscape Character Assessment (2018). This is described to be consisting of gentle rolling landscape with concentration of coniferous, mixed and deciduous woodland found in blocks, coverts and along streams and rivers.</p> <p>The landscape is further defined by higher density settlements and a mix of arable and pasture land use. Whilst some fields maintain their medieval patterns,</p>

	<p>intensive reorganisation since the medieval-period has seen the dilution of such patterns.</p> <p>The site is enclosed to the north east by the main urban area of Hankelow and although it is visible from some distant viewpoints, its exposure is limited. The site has limited valued landscape features. The size and location of the site is such that its development is unlikely to undermine the townscape and landscape character of the area (Low sensitivity to development).</p>
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Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated or non-designated heritage asset or its setting?	There are no known heritage assets / designations located on or adjacent to the site.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	A mix of greenfield and previously developed land.
Is the site within, adjacent to or outside the existing built up area?	The site is adjacent to and connected with the existing built up area.
Is the site within, adjacent to or outside the existing settlement boundary?	<p>The site partly falls within the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The Cheshire East Local Plan Strategy sets out that this boundary will remain unchanged until detailed boundaries are established through the Site Allocations and Development Policies Document and/or Neighbourhood Plans.</p> <p>The site also partly falls within the infill boundary set out in the Publication Draft Site Allocations and Development Policies Document. The plan empowers Neighbourhood Plans to revise infill boundaries in their plans.</p>
Is the site in the Green Belt?	Not within the Green Belt.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	The site has come forward as part of a call for sites process undertaken by the Parish Council. The site owner intends to develop the site.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Available in the long term (5-10 years).

Viability

Indicator of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	Assessment
June 2019 Site Assessment conclusion	The site consists of a mixture of previously developed land and greenfield land and falls adjacent to the main built up area of Hankelow. Development on this site will result in a linear extension to the built area of Hankelow and is likely to appear as minor intrusion into the countryside. Otherwise, site is flat and has good access to the village bus stops and open space. The existing access may need to be upgraded for the intended use and acceptable arrangements should be demonstrated prior to allocation. Therefore, the site is considered to be suitable for allocation.
Site Assessment Update May 2020 findings	The site partly falls within the infill boundary set out in the Draft SADPD.
Appropriate for allocation under existing Development Plan	<p>The site is considered to be suitable. It is appropriate for allocation subject to demonstrating suitable access.</p> <p>The site partly falls within the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The LPS sets out that boundaries within the SADPD or Neighbourhood Plans will supersede this. It is intended that the Neighbourhood Plan would define a settlement or infill boundary and therefore this does not affect the appropriateness of the site for allocation.</p>

Appropriate for allocation under
Draft Development Plan

The site is considered to be suitable. It is appropriate for allocation subject to demonstrating suitable access.

The Draft SADPD allows Neighbourhood Plans to define a new or revised settlement or infill boundary to accommodate site allocations. The site partly falls within the infill boundary set out in the Draft SADPD. However, the site will form an extension to the built area and does not represent limited infilling, as defined by Policy PG10. Therefore, the site is considered less sustainable for allocation in this regard.



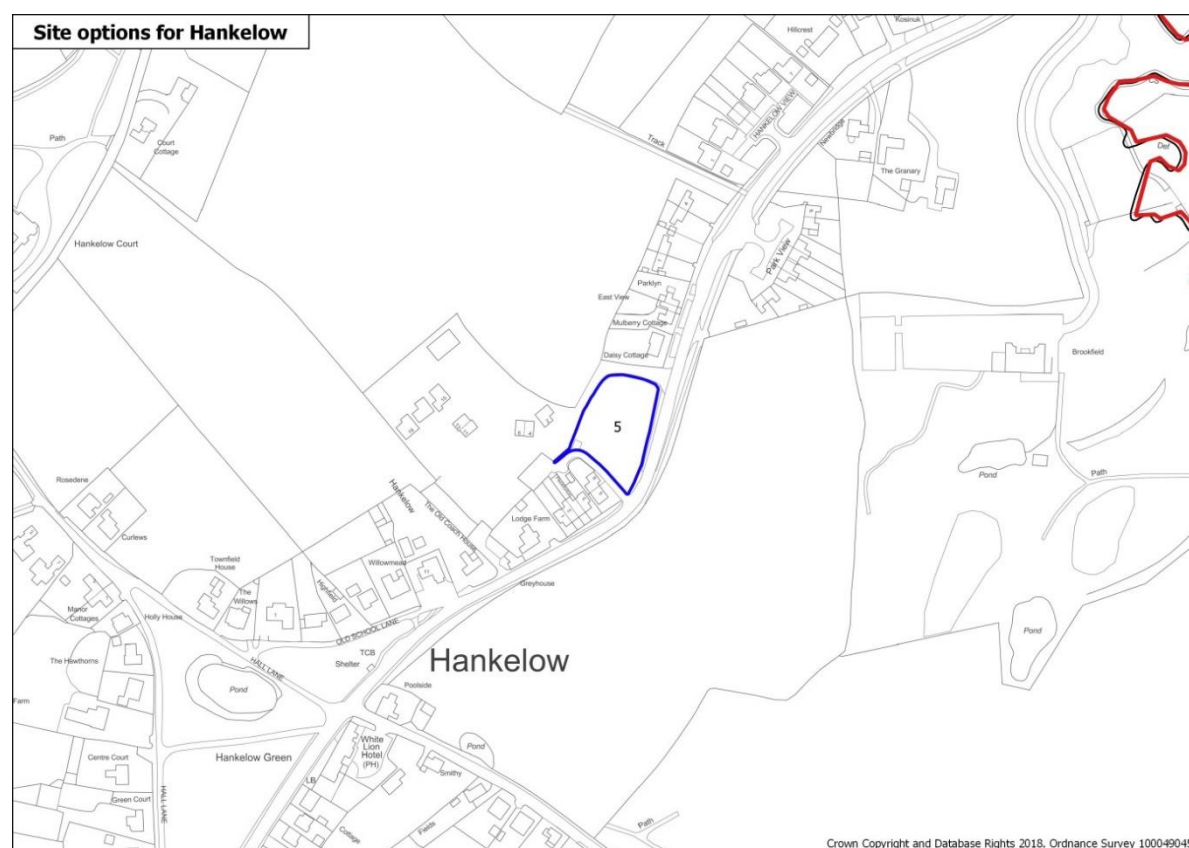
Site Details

Site Reference / Name	5
Site Address / Location	5 The Nook, Audlem Road.
Site Identification Method / Source	Call for Sites (undertaken by the Parish Council)
SHLAA Site Reference	Not applicable

Site Context

Current Land use	Green space
Neighbouring Land uses	Housing and Agricultural Land
Proposed Land use (in the Neighbourhood Plan)	Housing
Gross Site Area (Hectares)	0.25ha
Development Capacity	2 (identified through the call for sites)
Planning History	No relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>The site is not within or adjacent to any of these policy or environmental designations.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations:</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>The site is not within or adjacent to any of these environmental designations.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>Flood Zone 1 (Low Risk)</p>
<p>Site is at risk of surface water flooding?</p>	<p>Very low risk of surface water flooding.</p>
<p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No (the site is urban).</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p>	<p>Not within an AQMA.</p>

Site contains habitats with the potential to support priority species?	The site does not fall within a designated ecological or wildlife area. The site contains tall grasses, shrubs and trees that have potential to support protected species. However, any affects can be mitigated. An ecological assessment should be undertaken as part of the planning process to fully understand and mitigate any potential impacts.
Does the site contain local wildlife-rich habitats?	
Is the site part of: <ul style="list-style-type: none"> • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? 	

Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Predominantly Flat
Is there existing vehicular, pedestrian and cycle access to the site? Or could access be provided?	Yes. No existing vehicular access to site. Review of access and highways is required. Access may be created from The Nook, the adjacent road to the north and west (potentially subject to adoption) or from Audlem Road.
Are there any known Tree Preservation Orders on the site?	There are no Tree Preservation Orders on the site or in its immediate vicinity.
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No.
Are there any Public Rights of Way (PRoW) crossing the site?	There are no Public Right of Ways within the site.
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	The site contains electricity pylons and overhead power lines.
Would development of the site result in a loss of social, amenity or community value?	The site does not have public access and is not available for public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	There are no local shops or convenience stores within 800m of the site. The closest local centre is Audlem, the closest town centre is Nantwich.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 400m of the village bus stops with services every two hours to Audlem, Whitchurch and Nantwich.
Train station	<400m 400-1200m >1200m	The site is over 8km from the nearest train station at Nantwich. However, local bus services provide good public transport access to Nantwich train station.
Primary School	<400m 400-1200m >1200m	The site is over 800m from the nearest primary school (Audlem St James CE Primary School). However, local bus services provide good public transport access to the school.
Secondary School	<1600m 1600-3900m >3900m	The site is over 3.9km from the nearest secondary school (Brine Lees School, Nantwich). However, local bus services provide good public transport access to the school.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 400m of open space (Hankelow Green).
Cycle Route	<400m 400-800m >800m	There are no designated or signed cycle routes within 800m of the site.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape or visual amenity?	The site is within and well integrated into the townscape of Hankelow and does not adjoin any areas of high quality townscape of conservation value (Low sensitivity to development). The site is visually enclosed and has low intervisibility with the surrounding landscape.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated or non-designated heritage asset or its setting?	There are no known heritage assets / designations located on or adjacent to the site.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	Within the existing built up area.
Is the site within, adjacent to or outside the existing settlement boundary?	The site is adjacent to the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The Cheshire East Local Plan Strategy sets out that this boundary will remain unchanged until detailed boundaries are established through the Site Allocations and Development Policies Document and/or Neighbourhood Plans. The site is also adjacent to the infill boundary set out in the Publication Draft Site Allocations and Development Policies Document. The plan empowers Neighbourhood Plans to revise infill boundaries in their plans.
Is the site in the Green Belt?	Not within the Green Belt.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	The site has come forward as part of a call for sites process undertaken by the Parish Council. The site is available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	The site is in multiple ownership (2 owners). The promoter of the site owns a linear parcel of land along the Audlem Road boundary.

Is there a known time frame for availability?	Available now.
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Viability

Indicator of Viability

Assessment

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	The site contains electricity pylons and overhead power lines. This could reduce the developable area of the site. Alternatively, the infrastructure could be moved to accommodate development. This may undermine the viability of the site. A detailed assessment is required.
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Conclusions

Conclusions

Assessment

June 2019 Site Assessment conclusion	The site is within and well-integrated into the existing built up area of Hankelow, but its development will result in the loss of greenfield land. The site has good access to the village bus stops and open space. The site also contains electricity pylons which may reduce the developable area of the site. This could cause viability issues, and this would need to be assessed. The existing access may need to be upgraded for the intended use and acceptable arrangements should be demonstrated prior to allocation. Therefore, the site is considered to be suitable for allocation.
Site Assessment Update May 2020 findings	The site is adjacent to the infill boundary set out in the Draft SADPD.
Appropriate for allocation under existing Development Plan	<p>The site is considered to be suitable. It is appropriate for allocation subject to demonstrating viability and suitable access.</p> <p>The site is adjacent to the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The LPS sets out that boundaries within the SADPD or Neighbourhood Plans will supersede this. It is intended that the Neighbourhood Plan would define a settlement or infill boundary and therefore this does not affect the appropriateness of the site for allocation.</p>
Appropriate for allocation under Draft Development Plan	<p>The site is considered to be suitable. It is appropriate for allocation subject to demonstrating viability and suitable access.</p> <p>The Draft SADPD allows Neighbourhood Plans to define a new or revised settlement or infill boundary to accommodate site allocations. The site is part encircled the infill boundary set out in the Draft SADPD and would represent a minor and rational alteration to the infill boundary. It is also well-located for local services, and therefore is considered a sustainable option for allocation in this regard.</p>



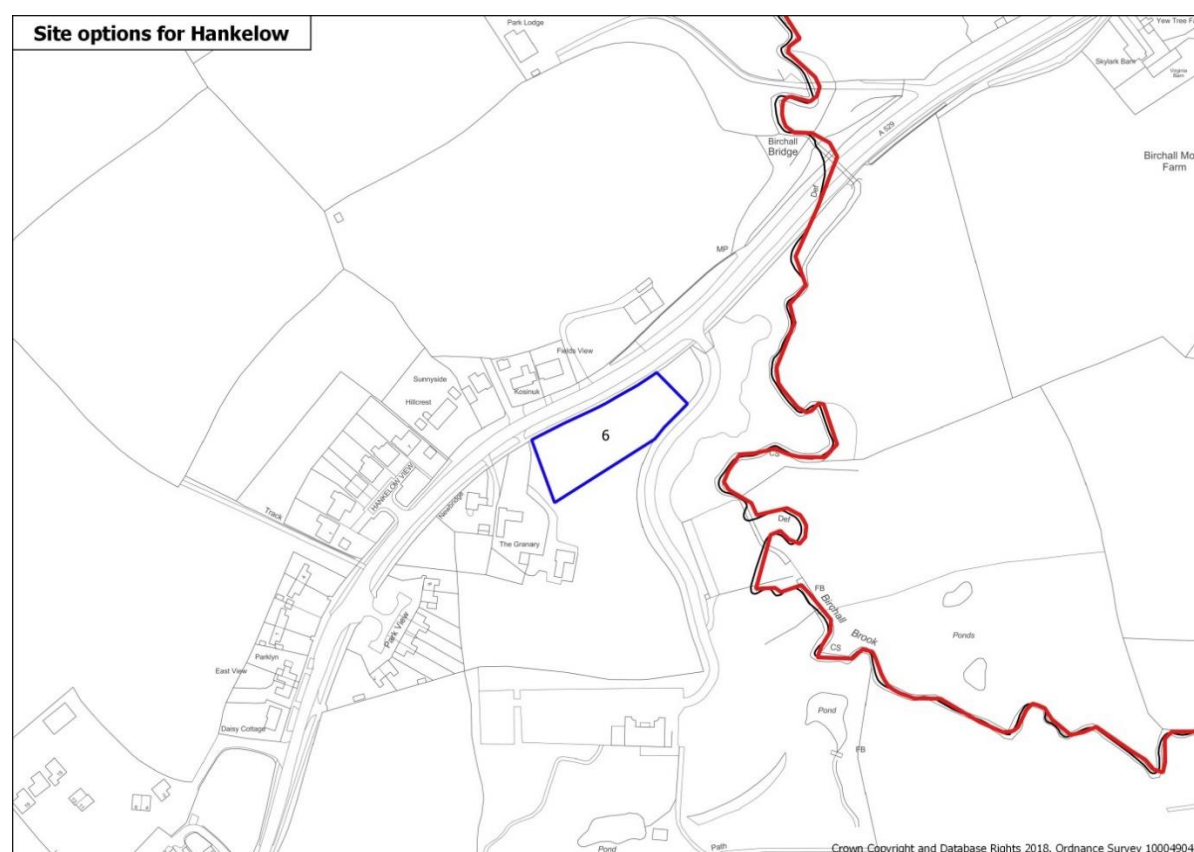
Site Details

Site Reference / Name	6
Site Address / Location	Land at the Granary, Audlem Road.
Site Identification Method / Source	Call for Sites (undertaken by the Parish Council)
SHLAA Site Reference	Not applicable

Site Context

Current Land use	Agricultural Land
Neighbouring Land uses	Housing and Agricultural Land
Proposed Land use (in the Neighbourhood Plan)	Housing
Gross Site Area (Hectares)	0.34ha
Development Capacity	5 (identified through the call for sites, the site can accommodate a higher number of housing)
Planning History	18/4858N - Outline planning application for the erection of four detached dwellings with garages and alteration of existing vehicular access. Refused (15.11.17).

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>The site is not within or adjacent to any of these policy or environmental designations.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations:</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>The site is not within or adjacent to any of these environmental designations.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>Flood Zone 1 (Low Risk)</p>
<p>Site is at risk of surface water flooding?</p>	<p>Very low risk of surface water flooding.</p>
<p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>The site consists of Grade 3 agricultural land.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p>	<p>Not within an AQMA.</p>

<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? 	<p>The site does not fall within a designated ecological or wildlife area. The site contains boundary hedges of some biodiversity value.</p>
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Sloping
Is there existing vehicular, pedestrian and cycle access to the site? Or could access be provided?	Yes. The site is accessible from Audlem road. A review of access and highways is required to assess if the existing access is suitable for the number of houses being considered for this site.
Are there any known Tree Preservation Orders on the site?	There are no Tree Preservation Orders on the site.
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No. Although there are mature trees along the site boundary outside the site area.
Are there any Public Rights of Way (PRoW) crossing the site?	There are no Public Right of Ways within the site.
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None known.
Would development of the site result in a loss of social, amenity or community value?	The site does not have public access and is not available for public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	There are no local shops or convenience stores within 800m of the site. The closest local centre is Audlem, the closest town centre is Nantwich.
Bus /Tram Stop	<400m 400-800m >800m	The site is between 400 - 800m of the village bus stops with services every two hours to Audlem, Whitchurch and Nantwich.
Train station	<400m 400-1200m >1200m	The site is over 7.5km from the nearest train station at Nantwich. However, local bus services provide good public transport access to Nantwich train station.
Primary School	<400m 400-1200m >1200m	The site is over 800m from the nearest primary school (Audlem St James CE Primary School). However, local bus services provide good public transport access to the school.
Secondary School	<1600m 1600-3900m >3900m	The site is over 3.9km from the nearest secondary school (Brine Lees School, Nantwich). However, local bus services provide good public transport access to the school.
Open Space / recreation facilities	<400m 400-800m >800m	The site is 400 - 800m from open space (Hankelow Green).
Cycle Route	<400m 400-800m >800m	There are no designated or signed cycle routes within 800m of the site.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape or visual amenity?	<p>The site is within the Landscape Character Type 7: Lower Wooded Farmland area of the Cheshire East Landscape Character Assessment (2018). This is described to be consisting of gentle rolling landscape with concentration of coniferous, mixed and deciduous woodland found in blocks, coverts and along streams and rivers.</p> <p>The landscape is further defined by higher density settlements and a mix of arable and pasture land use. Whilst some fields maintain their medieval patterns,</p>

	<p>intensive reorganisation since the medieval-period has seen the dilution of such patterns.</p> <p>The site is enclosed to the east by woodland and shares a boundary with the main urban area of Hankelow to the north and west. The site is reasonably enclosed (although prominent along Audlem Road) and the size and location of the site is such that its development is unlikely to undermine the townscape and landscape character. The site has limited valued landscape features and is considered to have Low sensitivity to development.</p>
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Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated or non-designated heritage asset or its setting?	There are no known heritage assets / designations located on or adjacent to the site.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	The site is adjacent to and connected with the existing built up area.
Is the site within, adjacent to or outside the existing settlement boundary?	<p>The site is outside and not collected to the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The Cheshire East Local Plan Strategy sets out that this boundary will remain unchanged until detailed boundaries are established through the Site Allocations and Development Policies Document and/or Neighbourhood Plans.</p> <p>The site is adjacent to the infill boundary set out in the Publication Draft Site Allocations and Development Policies Document. The plan empowers Neighbourhood Plans to revise infill boundaries in their plans.</p>
Is the site in the Green Belt?	Not within the Green Belt.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	The site has come forward as part of a call for sites process undertaken by the Parish Council. The site is available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Available now.

Viability

Indicator of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	Assessment
June 2019 Site Assessment conclusion	The site is adjacent to the main built up area of Hankelow and its development will result in the loss of greenfield land and Grade 3 agricultural land. Development proposals have previously been refused planning permission but this is subject to the current planning context and requirements for development to fall within settlement boundaries, which the Neighbourhood Plan will seek to amend. The site has good existing access from Audlem Road but has less favourable accessibility to the village bus stops and open space. The number of units allocated at the site should reflect the edge of settlement location, to ensure that the site is commensurate with the transition between the countryside and the village. The existing access may need to be upgraded for the intended use and acceptable arrangements should be demonstrated prior to allocation. Overall, the site is considered suitable but less favourable to other suitable site options.
Site Assessment Update May 2020 findings	The site is adjacent to the infill boundary set out in the Draft SADPD.
Appropriate for allocation under existing Development Plan	The site is considered to be suitable but less favourable to other site options due to its distance from local amenities. It is appropriate for allocation subject to demonstrating suitable access.

	<p>The site is outside of the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The LPS sets out that boundaries within the SADPD or Neighbourhood Plans will supersede this. It is intended that the Neighbourhood Plan would define a settlement or infill boundary and therefore this does not affect the appropriateness of the site for allocation.</p>
Appropriate for allocation under Draft Development Plan	<p>The site is considered to be suitable but less favourable to other site options due to its distance from local amenities. It is appropriate for allocation subject to demonstrating suitable access.</p> <p>The Draft SADPD allows Neighbourhood Plans to define a new or revised settlement or infill boundary to accommodate site allocations. The site is adjacent to the infill boundary set out in the Draft SADPD. However, the site will form an extension to the built area and does not represent limited infilling, as defined by Policy PG10. Therefore, is considered less sustainable for allocation in this regard.</p>



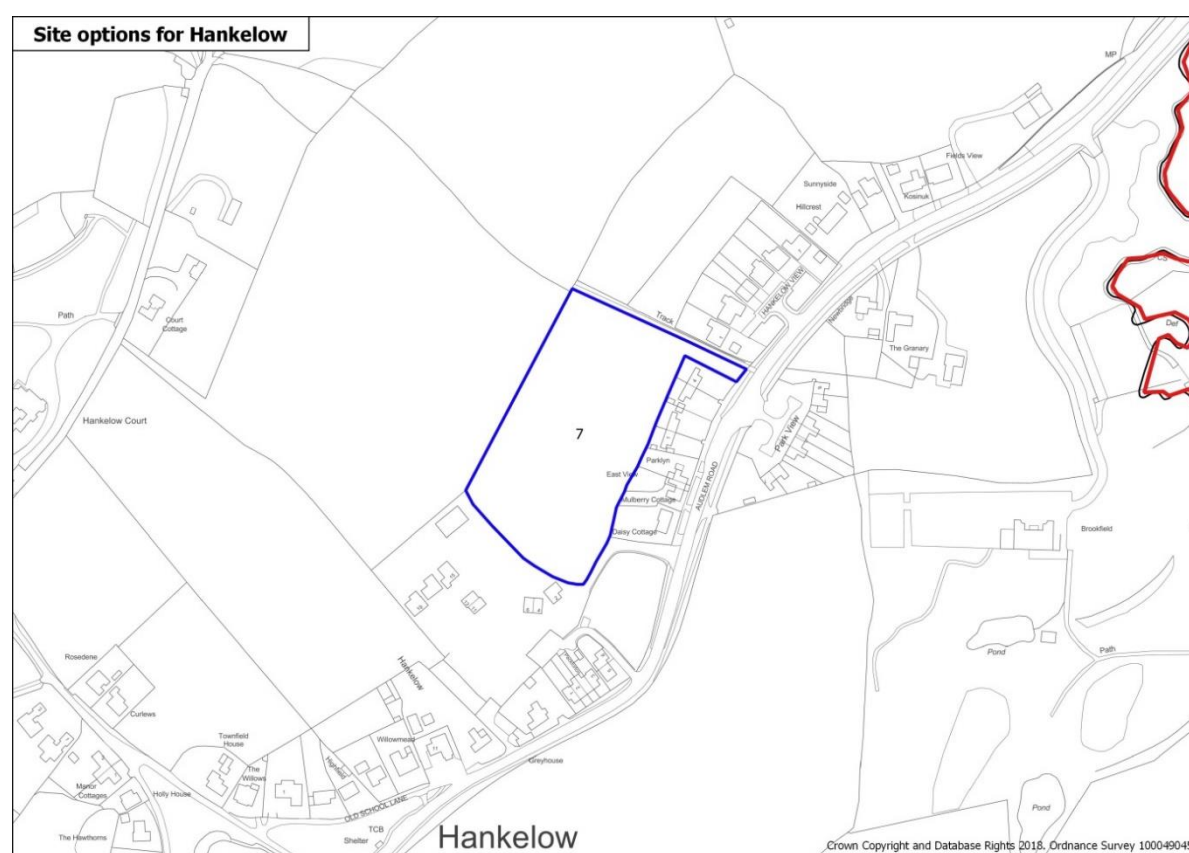
Site Details

Site Reference / Name	7
Site Address / Location	Land behind the Swiss Cottages on Audlem Road.
Site Identification Method / Source	Call for Sites (undertaken by the Parish Council)
SHLAA Site Reference	Not applicable

Site Context

Current Land use	Agricultural Land
Neighbouring Land uses	Housing and Agricultural Land
Proposed Land use (in the Neighbourhood Plan)	Housing
Gross Site Area (Hectares)	1.44ha
Development Capacity	38 (indicative number derived by applying the density of the new residential development to the west of the site)
Planning History	No relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>The site is not within or adjacent to any of these policy or environmental designations.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations:</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>The site is not within or adjacent to any of these environmental designations.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>Flood Zone 1 (Low Risk)</p>
<p>Site is at risk of surface water flooding?</p>	<p>Small area of high risk of surface water flooding along the eastern boundary of the site (Low Risk).</p>
<p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>The site consists of Grade 3 agricultural land.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p>	<p>Not within an AQMA.</p>

Site contains habitats with the potential to support priority species?	The site does not fall within a designated ecological or wildlife area. The site contains some boundary hedges and a mature tree of biodiversity value.
Does the site contain local wildlife-rich habitats?	
Is the site part of:	
<ul style="list-style-type: none"> • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? 	

Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Predominantly Flat
Is there existing vehicular, pedestrian and cycle access to the site? Or could access be provided?	Yes. The site is accessible from Audlem Road. A review of access and highways is required to assess if the existing access is suitable for the number of houses being considered for this site.
Are there any known Tree Preservation Orders on the site?	There are no Tree Preservation Orders on the site or in its immediate vicinity.
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	Yes. The site contains a mature tree.
Are there any Public Rights of Way (PRoW) crossing the site?	A Public Right of Way runs north east of the site.
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None known other than power lines that run along the boundary of the site.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use with the exception of the Public Right of Way.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	There are no local shops or convenience stores within 800m of the site. The closest local centre is Audlem, the closest town centre is Nantwich.
Bus /Tram Stop	<400m 400-800m >800m	The site is between 400 - 800m of the village bus stops with services every two hours to Audlem, Whitchurch and Nantwich. The site is within 400m if accessed via the unnamed unadopted road to the south of the site.
Train station	<400m 400-1200m >1200m	The site is over 8km from the nearest train station at Nantwich. However, local bus services provide good public transport access to Nantwich train station.
Primary School	<400m 400-1200m >1200m	The site is over 800m from the nearest primary school (Audlem St James CE Primary School). However, local bus services provide good public transport access to the school.
Secondary School	<1600m 1600-3900m >3900m	The site is over 3.9km from the nearest secondary school (Brine Lees School, Nantwich). However, local bus services provide good public transport access to the school.
Open Space / recreation facilities	<400m 400-800m >800m	The site is 400 - 800m from open space (Hankelow Green).
Cycle Route	<400m 400-800m >800m	There are no designated or signed cycle routes within 800m of the site.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape or visual amenity?	Hankelow is characterised by road-fronting linear development and this site has more of a backland relationship with the dwellings fronting Audlem Road. Development of the site would represent an incursion into the countryside, contrary to the adopted development plan (High sensitivity to development).

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated or non-designated heritage asset or its setting?	There are no known heritage assets / designations located on or adjacent to the site.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	The site is adjacent to and connected with the existing built up area.
Is the site within, adjacent to or outside the existing settlement boundary?	The site is outside and not collected to the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The Cheshire East Local Plan Strategy sets out that this boundary will remain unchanged until detailed boundaries are established through the Site Allocations and Development Policies Document and/or Neighbourhood Plans. The site is adjacent to the infill boundary set out in the Publication Draft Site Allocations and Development Policies Document. The plan empowers Neighbourhood Plans to revise infill boundaries in their plans.
Is the site in the Green Belt?	Not within the Green Belt.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	Yes. The existing built form of Hankelow extends along main roads in a linear pattern. Development on the site alongside existing development to the west risks changing this distinct pattern of development in the village.

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	The site has come forward as part of a call for sites process undertaken by the Parish Council.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.

Is there a known time frame for availability?	Unknown.
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Viability

Indicator of Viability

Assessment

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.
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Conclusions

Conclusions

Assessment

June 2019 Site Assessment conclusion	The site is adjacent to the main built up area of Hankelow and its development will result in the loss of greenfield land and Grade 3 agricultural land. The site has inadequate existing access from Audlem Road and has less favourable access to the village bus stops and open space (although this could be improved). The site includes a Public Right of Way and the access would need to be safeguarded. The scale and nature of development on the site would likely significantly change the character and size of Hankelow village and adversely affect landscape character. The site is unsuitable for allocation.
Site Assessment Update May 2020 findings	The site is adjacent to the infill boundary set out in the Draft SADPD.
Appropriate for allocation under existing Development Plan	<p>The site is unsuitable for allocation.</p> <p>The site is outside of the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The LPS sets out that boundaries within the SADPD or Neighbourhood Plans will supersede this. It is intended that the Neighbourhood Plan would define a settlement or infill boundary and therefore this does not affect the appropriateness of the site for allocation.</p>
Appropriate for allocation under Draft Development Plan	<p>The site is unsuitable for allocation.</p> <p>The Draft SADPD allows Neighbourhood Plans to define a new or revised settlement or infill boundary to accommodate site allocations. The site is adjacent to the infill boundary set out in the Draft SADPD. However, the site will form an uncharacteristic extension to the built area and does not represent limited infilling, as defined by Policy PG10. Therefore, is considered less sustainable for allocation in this regard.</p>



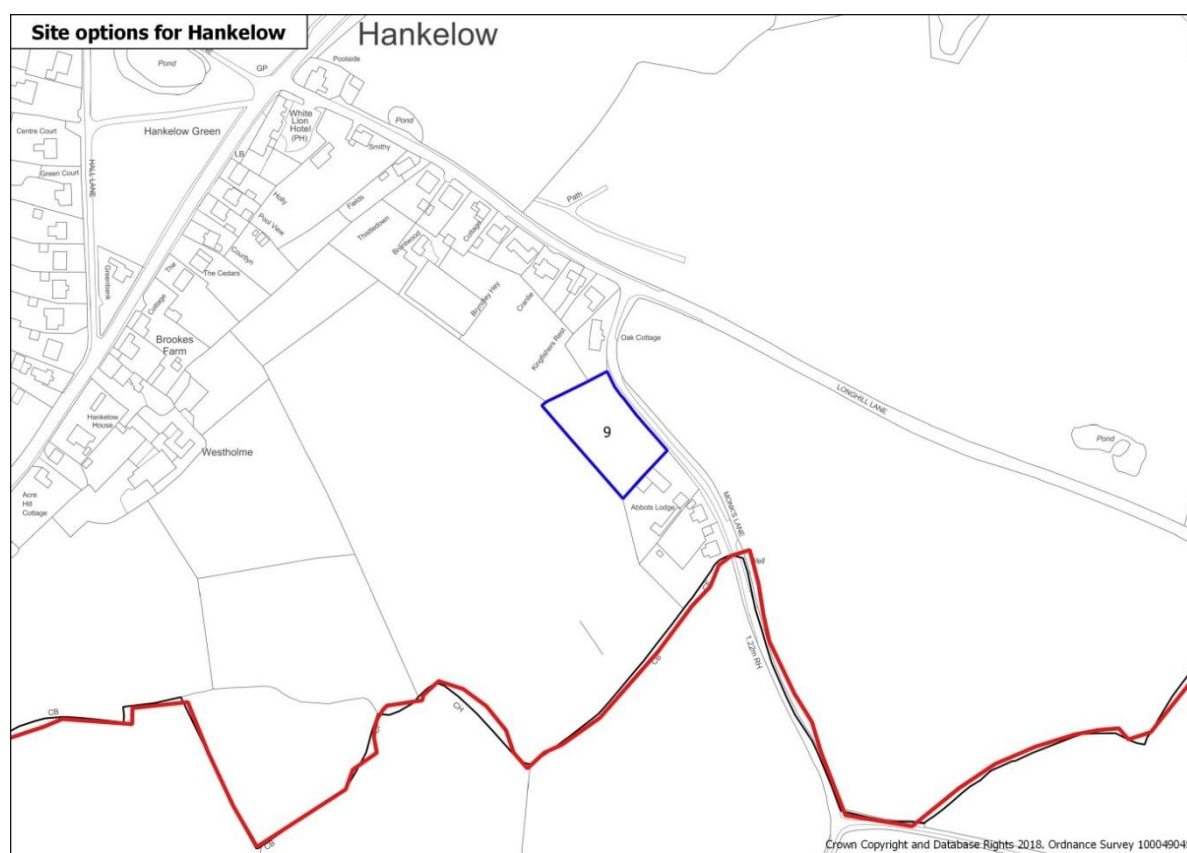
Site Details

Site Reference / Name	9
Site Address / Location	Land off Monks Lane.
Site Identification Method / Source	Call for Sites (undertaken by the Parish Council)
SHLAA Site Reference	Not applicable

Site Context

Current Land use	Paddock
Neighbouring Land uses	Housing and Agricultural Land
Proposed Land use (in the Neighbourhood Plan)	Housing
Gross Site Area (Hectares)	0.30ha
Development Capacity	2 (identified through the call for sites, the site can accommodate a higher number of housing)
Planning History	No relevant planning history.

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>The site is not within or adjacent to any of these policy or environmental designations.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations:</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>The site is not within or adjacent to any of these environmental designations.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>Flood Zone 1 (Low Risk)</p>
<p>Site is at risk of surface water flooding?</p>	<p>Very low risk of surface water flooding.</p>
<p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>The site consists of Grade 3 agricultural land.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p>	<p>Not within an AQMA.</p>

<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? 	<p>The site does not fall within a designated ecological or wildlife area. The site contains boundary hedgerows that have potential to support protected species. However, any affects can be mitigated.</p> <p>An ecological assessment should be undertaken as part of the planning process to fully understand and mitigate any potential impacts.</p>
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Flat
Is there existing vehicular, pedestrian and cycle access to the site? Or could access be provided?	Yes. The site is accessible from Monk's Lane. A review of access and highways is required to assess if the existing access is suitable for the number of houses being considered for this site.
Are there any known Tree Preservation Orders on the site?	There are no Tree Preservation Orders on the site or in its immediate vicinity.
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	No. Although there are mature trees along the site boundary outside the site area.
Are there any Public Rights of Way (PRoW) crossing the site?	There are no Public Right of Ways within the site.
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	There are no local shops or convenience stores within 800m of the site. The closest local centre is Audlem, the closest town centre is Nantwich.
Bus /Tram Stop	<400m 400-800m >800m	The site is within 400m of the village bus stops with services every two hours to Audlem, Whitchurch and Nantwich.
Train station	<400m 400-1200m >1200m	The site is over 8km from the nearest train station at Nantwich. However, local bus services provide good public transport access to Nantwich train station.
Primary School	<400m 400-1200m >1200m	The site is over 800m from the nearest primary school (Audlem St James CE Primary School). However, local bus services provide good public transport access to the school.
Secondary School	<1600m 1600-3900m >3900m	The site is over 3.9km from the nearest secondary school (Brine Lees School, Nantwich). However, local bus services provide good public transport access to the school.
Open Space / recreation facilities	<400m 400-800m >800m	The site is within 400m of open space (Hankelow Green).
Cycle Route	<400m 400-800m >800m	There are no designated or signed cycle routes within 800m of the site.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape or visual amenity?	<p>The site is broadly integrated into the townscape of Hankelow with built development on two sides of the site. The site is within the Landscape Character Type 7: Lower Wooded Farmland area of the Cheshire East Landscape Character Assessment (2018). This is described to be consisting of gentle rolling landscape with concentration of coniferous, mixed and deciduous woodland found in blocks, coverts and along streams and rivers.</p> <p>The landscape is further defined by higher density settlements and a mix of arable and pasture land use.</p>

	Whilst some fields maintain their medieval patterns, intensive reorganisation since the medieval-period has seen the dilution of such patterns. The site has limited valued landscape features and is considered to have Low sensitivity to development.
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Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated or non-designated heritage asset or its setting?	There are no known heritage assets / designations located on or adjacent to the site.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	Within the existing built up area.
Is the site within, adjacent to or outside the existing settlement boundary?	<p>The site is outside and not collected to the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The Cheshire East Local Plan Strategy sets out that this boundary will remain unchanged until detailed boundaries are established through the Site Allocations and Development Policies Document and/or Neighbourhood Plans.</p> <p>The site is adjacent to the infill boundary set out in the Publication Draft Site Allocations and Development Policies Document. The plan empowers Neighbourhood Plans to revise infill boundaries in their plans.</p>
Is the site in the Green Belt?	Not within the Green Belt.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	The site has come forward as part of a call for sites process undertaken by the Parish Council. The site is available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Available now.

Viability

Indicator of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	None known.

Conclusions

Conclusions	Assessment
June 2019 Site Assessment conclusion	The site is within and well-integrated into the existing built up area of Hankelow, but its development will result in the loss of greenfield land and Grade 3 agricultural land. The site is flat and has good access to the village bus stops and open space. The existing access may need to be upgraded for the intended use and acceptable arrangements should be demonstrated prior to allocation. The site is considered suitable for allocation in the Neighbourhood Plan.
Site Assessment Update May 2020 findings	The site is adjacent to the infill boundary set out in the Draft SADPD.
Appropriate for allocation under existing Development Plan	<p>The site is considered to be suitable. It is appropriate for allocation subject to demonstrating suitable access.</p> <p>The site is outside of the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The LPS sets out that boundaries within the SADPD or Neighbourhood Plans will supersede this. It is intended that the Neighbourhood Plan would define a settlement or infill boundary and therefore this does not affect the appropriateness of the site for allocation.</p>
Appropriate for allocation under Draft Development Plan	The site is considered to be suitable. It is appropriate for allocation subject to demonstrating suitable access.

The Draft SADPD allows Neighbourhood Plans to define a new or revised settlement or infill boundary to accommodate site allocations. The site is adjacent to the infill boundary set out in the Draft SADPD. The site is bounded by development to the north and south and thus would represent a suitable site for inclusion within an amended infill boundary. Therefore, is considered more sustainable for allocation in this regard.



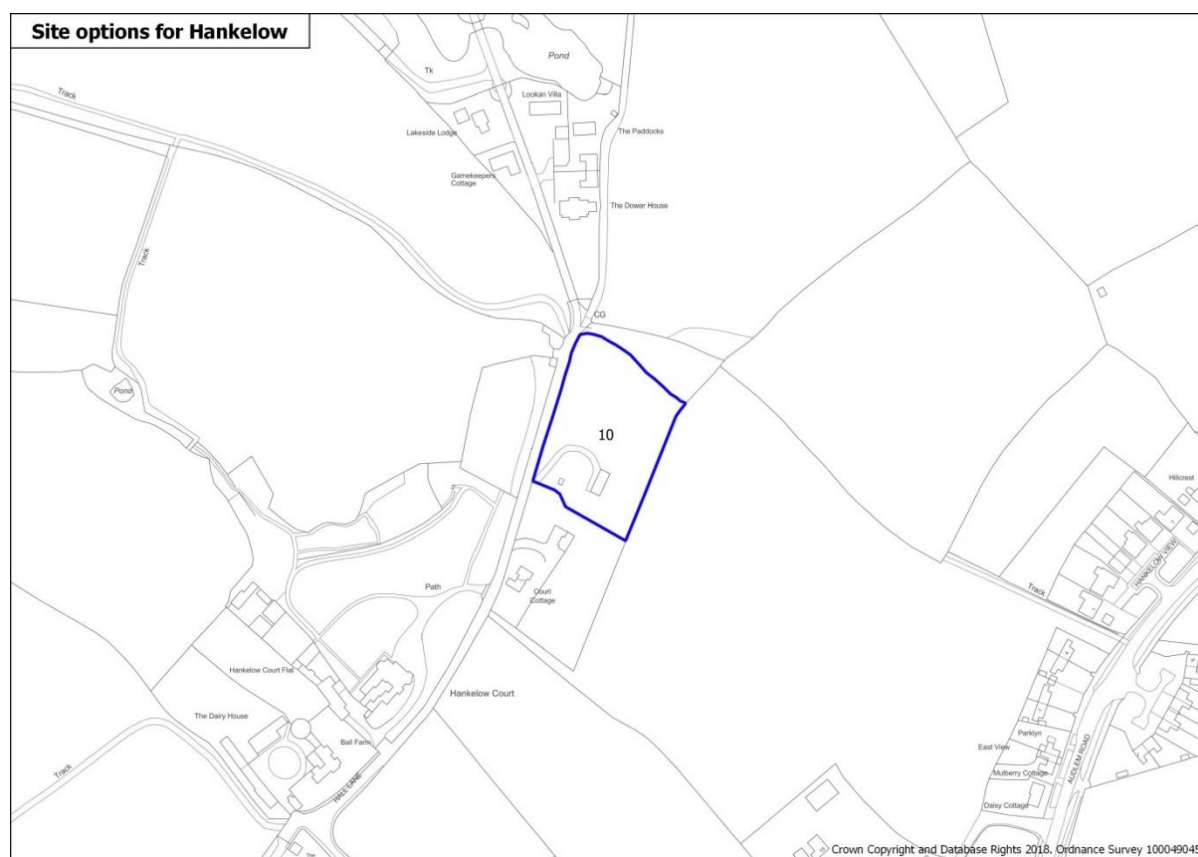
Site Details

Site Reference / Name	10
Site Address / Location	Land on Hall Lane, adjacent to Court Cottage.
Site Identification Method / Source	Call for Sites (undertaken by the Parish Council)
SHLAA Site Reference	Not applicable

Site Context

Current Land use	Agricultural Land
Neighbouring Land uses	Housing and Agricultural Land
Proposed Land use (in the Neighbourhood Plan)	Housing
Gross Site Area (Hectares)	0.7ha
Development Capacity	6 (identified through the call for sites)
Planning History	14/4137N - Construction of stables and associated tack room / store and creation of track to field entrance off Hall Lane (Retrospective). Approved with conditions (27.10.14).

Site Map



Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<p>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</p> <ul style="list-style-type: none"> • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • Biosphere Reserve • Local Nature Reserve (LNR) • National Nature Reserve (NNR) • National Park • Ramsar Site • Site of Special Scientific Interest (SSSI) • Special Area of Conservation (SAC) • Special Protection Area (SPA) <p>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</p>	<p>The site is not within or adjacent to any of these policy or environmental designations.</p>
<p>Site is predominantly, or wholly, within or adjacent to the following non-statutory environmental designations:</p> <ul style="list-style-type: none"> • Green Infrastructure Corridor • Local Wildlife Site (LWS) • Public Open Space • Site of Importance for Nature Conservation (SINC) • Nature Improvement Area • Regionally Important Geological Site • Other 	<p>The site is not within or adjacent to any of these environmental designations.</p>
<p>Site is predominantly, or wholly, within Flood Zones 2 or 3?</p>	<p>Flood Zone 1 (Low Risk)</p>
<p>Site is at risk of surface water flooding?</p>	<p>Very low risk of surface water flooding.</p>
<p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>The site consists of Grade 3 agricultural land.</p>
<p>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</p>	<p>Not within an AQMA.</p>

<p>Site contains habitats with the potential to support priority species?</p> <p>Does the site contain local wildlife-rich habitats?</p> <p>Is the site part of:</p> <ul style="list-style-type: none"> • A wider ecological network; • Wildlife corridors; and/or • An area identified by national and local partnerships for habitat management, enhancement, restoration or creation? 	<p>The site does not fall within a designated ecological or wildlife area. The site contains mature trees, boundary hedges and an area of dense woodland to the north of biodiversity value. A detailed ecological assessment should be carried out before the submission of a planning application.</p>
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Physical Constraints

Indicator of Suitability	Assessment
Is the site flat; gently sloping or uneven; or steeply sloping?	Sloping
Is there existing vehicular, pedestrian and cycle access to the site? Or could access be provided?	Yes. The site is accessed from Hall Lane, a single track, unlit and narrow road without a footpath. The road is potentially hazardous during winter months for pedestrians. A review of access and highways is required to assess if the existing access is suitable for the number of houses being considered for this site (including capacity on Hall Lane).
Are there any known Tree Preservation Orders on the site?	There are no Tree Preservation Orders on the site.
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?	Yes. The site contains several mature trees.
Are there any Public Rights of Way (PRoW) crossing the site?	There are no Public Right of Ways within the site.
Is the site likely to be affected by ground contamination?	No known ground contamination.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?	None known.
Would development of the site result in a loss of social, amenity or community value?	The site is privately owned and there is no evidence to suggest public use.

Accessibility

The distances in the table below have been measured using walking routes from the centre of each site to the nearest facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk.

Community facilities / services	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	There are no local shops or convenience stores within 800m of the site. The closest local centre is Audlem, the closest town centre is Nantwich.
Bus /Tram Stop	<400m 400-800m >800m	The site is between 400 - 800m of the village bus stops with services every two hours to Audlem, Whitchurch and Nantwich.
Train station	<400m 400-1200m >1200m	The site is over 8km from the nearest train station at Nantwich. However, local bus services provide good public transport access to Nantwich train station.
Primary School	<400m 400-1200m >1200m	The site is over 800m from the nearest primary school (Audlem St James CE Primary School). However, local bus services provide good public transport access to the school.
Secondary School	<1600m 1600-3900m >3900m	The site is over 3.9km from the nearest secondary school (Brine Lees School, Nantwich). However, local bus services provide good public transport access to the school.
Open Space / recreation facilities	<400m 400-800m >800m	The site is 400 - 800m from open space (Hankelow Green).
Cycle Route	<400m 400-800m >800m	There are no designated or signed cycle routes within 800m of the site.

Landscape and Visual Constraints

Indicator of Suitability	Assessment
Is the site low, medium or high sensitivity in terms of landscape or visual amenity?	<p>The site is within the Landscape Character Type 7: Lower Wooded Farmland area of the Cheshire East Landscape Character Assessment (2018). This is described to be consisting of gentle rolling landscape with concentration of coniferous, mixed and deciduous woodland found in blocks, coverts and along streams and rivers.</p> <p>The landscape is further defined by higher density settlements and a mix of arable and pasture land use. Whilst some fields maintain their medieval patterns,</p>

	<p>intensive reorganisation since the medieval-period has seen the dilution of such patterns.</p> <p>The site is enclosed to the north east by a linear stretch of woodland and falls within an area of disperse development between the main urban area of Hankelow and the cluster of development at Hankelow Hall. The site is reasonably enclosed and the size and location of the site is such that low density development is unlikely to undermine the townscape and landscape character.</p>
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Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated or non-designated heritage asset or its setting?	The site is on the approach to the Grade II* listed Hankelow Hall. An adverse effect of development on the setting of the listed building is unlikely and thus development as a whole is not precluded.

Planning Policy Constraints

Indicator of Suitability	Assessment
Is the site greenfield, previously developed land or a mixture of both?	Greenfield
Is the site within, adjacent to or outside the existing built up area?	The site is adjacent to and connected with the existing built up area.
Is the site within, adjacent to or outside the existing settlement boundary?	<p>The site is outside and not connected to the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The Cheshire East Local Plan Strategy sets out that this boundary will remain unchanged until detailed boundaries are established through the Site Allocations and Development Policies Document and/or Neighbourhood Plans.</p> <p>The site is also outside and not connected to the infill boundary set out in the Publication Draft Site Allocations and Development Policies Document. The plan empowers Neighbourhood Plans to revise infill boundaries in their plans.</p>
Is the site in the Green Belt?	Not within the Green Belt.
Would development of the site result in neighbouring settlements merging into one another?	No
Is the size of the site large enough to significantly change the size and character of the existing settlement?	No

Assessment of Availability

Indicator of Availability	Assessment
Is the site available for development?	The site has come forward as part of a call for sites process undertaken by the Parish Council. The site is available.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	None known.
Is there a known time frame for availability?	Available now.

Viability

Indicator of Viability	Assessment
Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?	Development on site may require improvements to Hall Lane which could undermine viability. A detailed assessment is required.

Conclusions

Conclusions	Assessment
June 2019 Site Assessment conclusion	The site is adjacent to the main built up area of Hankelow and its development will result in the loss of greenfield land and Grade 3 agricultural land. The site is accessible from Hall Lane, a single-track narrow road without a footpath. A review of access and highways is required to assess if the existing access is suitable for the number of housing deliverable on the site. The site has less favourable access to the village bus stops and open space, when compared to other available sites. The site also contains several key biodiversity habitats that have potential to support protected species. Overall, the site is considered suitable subject to suitable access, but less favourable to other suitable site options.
Site Assessment Update May 2020 findings	The site is outside of the infill boundary set out in the Draft SADPD.
Appropriate for allocation under existing Development Plan	<p>The site is considered suitable subject to suitable access. The site is also considered to be less favourable to other suitable site options due to its distance from local amenities. The site is not considered to be appropriate for allocation unless suitable access can be established.</p> <p>The site is outside of the settlement boundary set out in the Crewe and Nantwich Local Plan (Res 4). The LPS sets out that</p>

	boundaries within the SADPD or Neighbourhood Plans will supersede this. It is intended that the Neighbourhood Plan would define a settlement or infill boundary and therefore this does not affect the appropriateness of the site for allocation.
Appropriate for allocation under Draft Development Plan	<p>The site is considered suitable subject to suitable access. The site is also considered to be less favourable to other suitable site options due to its distance from local amenities. The site is not considered to be appropriate for allocation unless if suitable access can be established.</p> <p>The Draft SADPD allows Neighbourhood Plans to define a new or revised settlement or infill boundary to accommodate site allocations. The site is considerably outside of the infill boundary set out in the Draft SADPD. Therefore, is considered less sustainable for allocation in this regard.</p>

