



# Hankelow Neighbourhood Plan

## Site Options and Assessment

Hankelow Parish Council

June 2019

## Quality information

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## Abbreviations

### Abbreviation

DPD	Development Plan Document
HELAA	Housing Economic Land Availability Assessment
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. The purpose of the 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 housing designed specifically for older people.

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.

The adopted and emerging development plan does not define a settlement boundary for the village of Hankelow, and outside of defined settlement boundaries development is resisted. However, the development plan allows for Neighbourhood Plans to define their own settlement boundaries. This site assessment has, therefore, 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, the current local plan policy context would no longer be applicable to development that would fall within the defined boundary. 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 discounted early within the assessment (Sites 3 and 8).

Ten sites were identified by Hankelow Parish Council. Eight sites have been assessed to consider whether they would be appropriate to include as housing allocations in the Hankelow Neighbourhood Plan to deliver smaller dwellings and/or elderly accommodation. These sites were derived from a Call for Sites exercise undertaken by the Hankelow Neighbourhood Plan Steering Group.

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 five sites are considered inappropriate for allocation in the Neighbourhood Plan.

# 1. Introduction

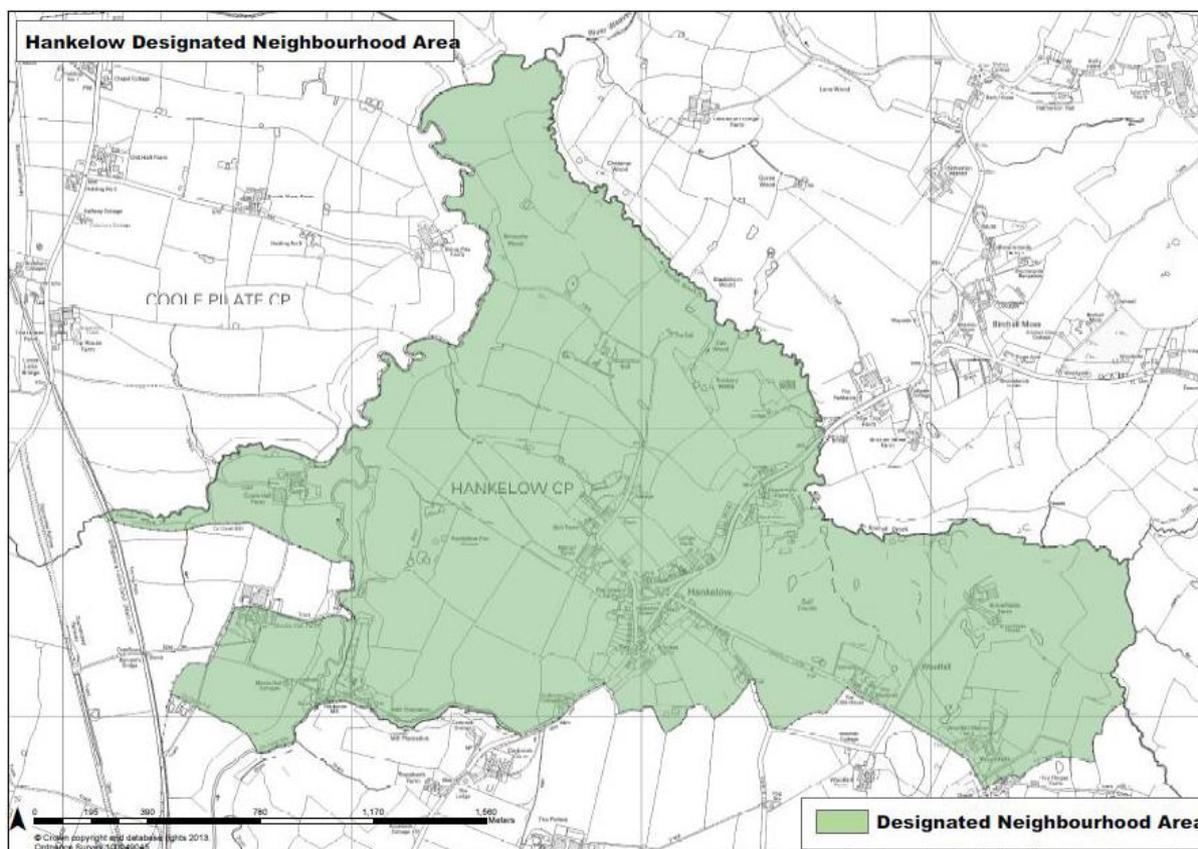
## 1.1 Background

- 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. The scope of the work to be undertaken was agreed with Hankelow Parish Council and the Ministry for Housing, Communities and Local Government (MHCLG) in February 2019.
- 1.1.2 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 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 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 to meet the needs of the aging population with an aim to also attract young people, thus rebalancing in 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 Local Plan and are suited for the development of smaller housing for older people.
- 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, the current local plan policy context would no longer be applicable to development that would fall within the defined boundary. 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 (2018); and
- Draft Minerals and Waste Development Plan Document.

### Adopted Cheshire East Local Plan Strategy (2017)

1.2.4 The Local Plan Strategy 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.

## Draft Site Allocations and Development Policies Document (2018)

1.2.8 The Site Allocations and Development Policies Document (SADPD) contains detailed planning policies and site allocations and once adopted, 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 in the open countryside* - defines infill villages and Hankelow is not included. The policy further states that outside of the village infill boundaries, development proposals will not be considered to be 'limited infilling in villages' when applying Local Plan policies PG 3 and PG 6.

*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. The relevant sections are Housing and Economic Land Availability Assessment (March 2015)<sup>1</sup>, Neighbourhood Planning (updated Feb 2018)<sup>2</sup> and also the Locality Neighbourhood Planning Site Assessment Toolkit<sup>3</sup>. 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 SHLAA or HELAA, 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 has been included in the assessment.

2.2.4 All sites included in this assessment are shown in **Figure 3-1** and **Table 3-1**.

### 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, 2015) 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;
  - Method of identification;
- Context:
  - Type of site (greenfield, brownfield etc.);
  - Planning history.

<sup>1</sup> MHCLG (2018) Housing and economic land availability assessment [online] available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>2</sup> MHCLG (2018) Neighbourhood Planning [online] available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>3</sup> MHCLG (2017) Site assessment and allocation for Neighbourhood Plans [online] available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- Suitability:
  - Site characteristics;
  - Environmental considerations;
  - Heritage considerations;
  - Community facilities and services;
  - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders);
- Availability; and
- Summary.

## 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 site visits.
- 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 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.

## 2.5 Task 4: Consolidation of Results

- 2.5.1 Following the site visit, the desktop assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.
- 2.5.2 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.
- 2.5.3 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 favourable for allocation.

## 2.6 Indicative Housing Capacity

- 2.6.1 Housing capacity 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 exercise<sup>4</sup> and are shown in **Figure 3-1** and **Table 3-1**.
- 3.1.2 **Table 3-1** sets out a summary of the site assessments and indicates whether a site is appropriate for allocation. The final column of the table provides 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 of this consideration 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.

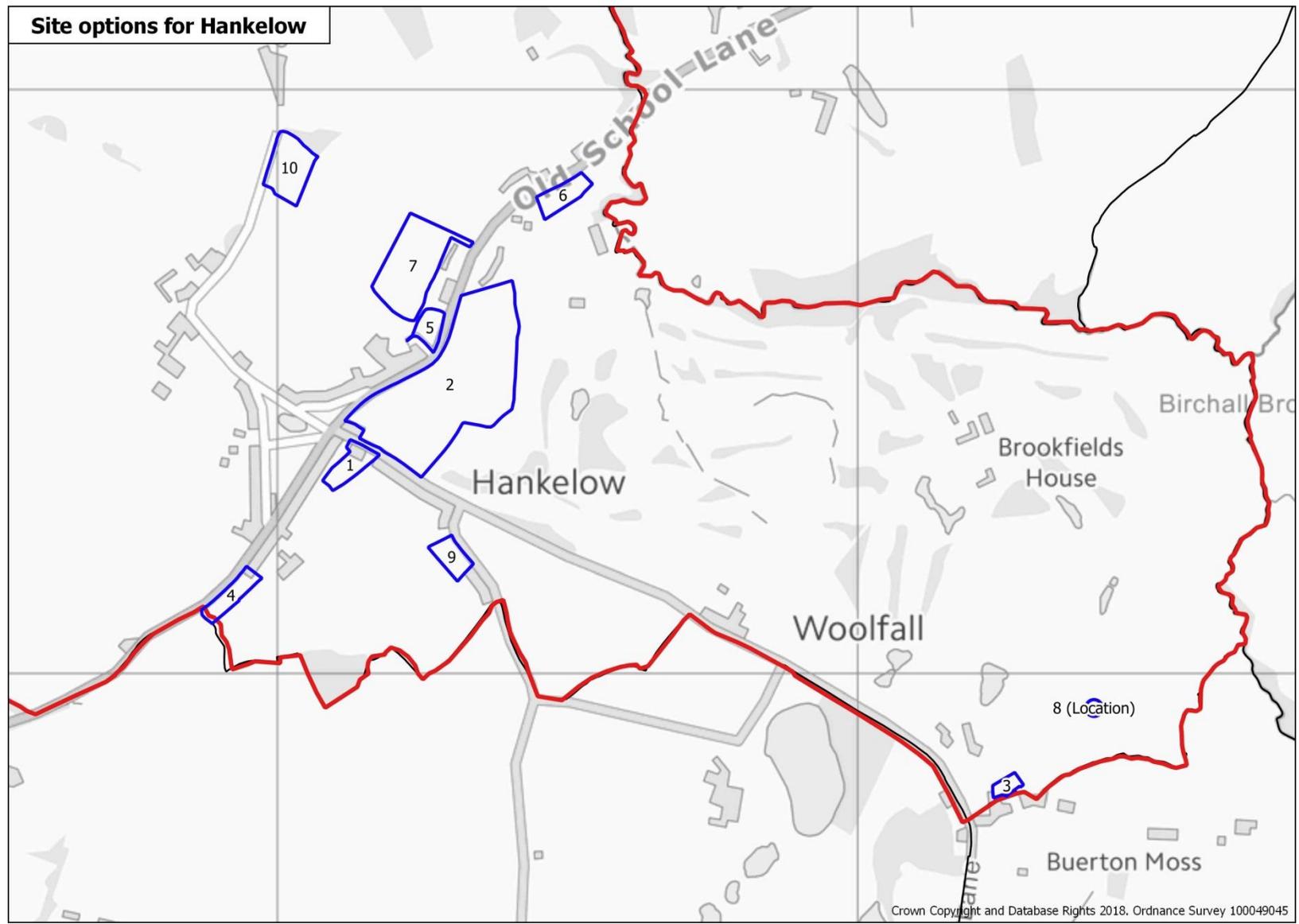
### 3.2 Site assessment findings

- 3.2.1 The summary table shows that of the eight sites assessed, four sites are considered to be appropriate for allocation in the Neighbourhood Plan<sup>5</sup>. Two of these sites are considered less favourable for allocation, as they have poorer access to the village bus stops and public open spaces compared to other suitable sites.
- 3.2.2 One site is considered to be potentially appropriate for allocation in the Neighbourhood Plan, subject to concerns in relation to access and ecology being resolved/mitigated.
- 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). On the basis of the submitted site boundary, Site 2 is considered inappropriate for allocation. Should a smaller portion of the site, that has been drawn to take account of landscape and access concerns, be promoted this could be considered potentially appropriate for allocation subject to the mitigation of constraints. 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 suitable sites for housing for older people; they have an indicative capacity of 6.
- 3.2.5 **Table 3-1** should be read alongside the completed pro-formas presented in **Appendix A**.

<sup>4</sup> This includes the SHLAA Site 2908, which resembles the area and boundary of Site 2.

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

Figure 3-1. Map showing sites included in the site assessment / derived through the Call for Sites process (Source: Cheshire East Council)



**Table 3-1. Site Assessment Summary Table**

Site Ref	Site Size (Hectares)	Origin	Site Type	Indicative Number of Homes <sup>6</sup>	Site Assessment Findings	Appropriate for allocation?	RAG Rating
1	0.35ha	Call for Sites	Brownfield	5	<p>Site is not currently available and is not, therefore, appropriate for allocation 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>Site not available.</p> <p>Should availability be confirmed, site is considered to be appropriate for allocation subject to the mitigation of constraints</p>	Red
2	4.73ha	Call for Sites	Greenfield	15 - 42	<p>The site is within the existing built up area of Hankelow but development of the site will result in the loss of greenfield land. The site is considered to be unsuitable in the SHLAA and development proposals on site have recently been refused planning permission, but this is subject to the current planning context and requirements for development to be in the form of infilling within a built up area. The Neighbourhood Plan proposes to define a settlement or infill boundary and therefore, if the site was to fall within this boundary, this policy context would no longer be applicable to development on the site. Part of the site is adjacent to the village bus stops and open space and most of the site falls within a 400m distance. Development on the site is likely to cause substantial harm to the landscape character and the character of the main urban area of Hankelow, and will appear as an intrusion into the countryside. Therefore, the site is considered to be unsuitable. This can be substantially offset by reducing the overall site area and confining it in relation to the built area of the settlement. Development on the site will also result in the loss of Grade 3 agricultural land.</p>	<p>On the basis of the submitted site boundary the site is considered to be unsuitable for allocation.</p> <p>Should a smaller portion of the site, that has been drawn to take account of landscape and access concerns, be promoted this could be considered potentially appropriate for allocation subject to the mitigation of constraints.</p>	
4	0.34ha	Call for Sites	Mixture	2	<p>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.</p>	Suitable	Green

<sup>6</sup> 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.

Site Ref	Site Size (Hectares)	Origin	Site Type	Indicative Number of Homes <sup>6</sup>	Site Assessment Findings	Appropriate for allocation?	RAG Rating
5	0.25ha	Call for Sites	Greenfield	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.	Suitable	
6	0.34ha	Call for Sites	Greenfield	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.	Suitable but less favourable for allocation.	
7	1.44ha	Call for Sites	Greenfield	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.	Unsuitable for allocation.	
9	0.30ha	Call for Sites	Greenfield	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.	Suitable	
10	0.7ha	Call for Sites	Greenfield	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.	Suitable subject to suitable access.	

## 4. Conclusions

### 4.1 Site Assessment Conclusions

- 4.1.1 Ten sites were assessed to consider whether they would be appropriate to put forward as housing allocations in the Hankelow Neighbourhood Plan to deliver housing for older people. 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 4 sites that are suitable for allocation with a capacity to deliver 11 homes and an additional site is suitable if identified issues are resolved. The remaining five sites are unsuitable for allocation in the Neighbourhood Plan.

### 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-Formas**

Hankelow Neighbourhood Plan

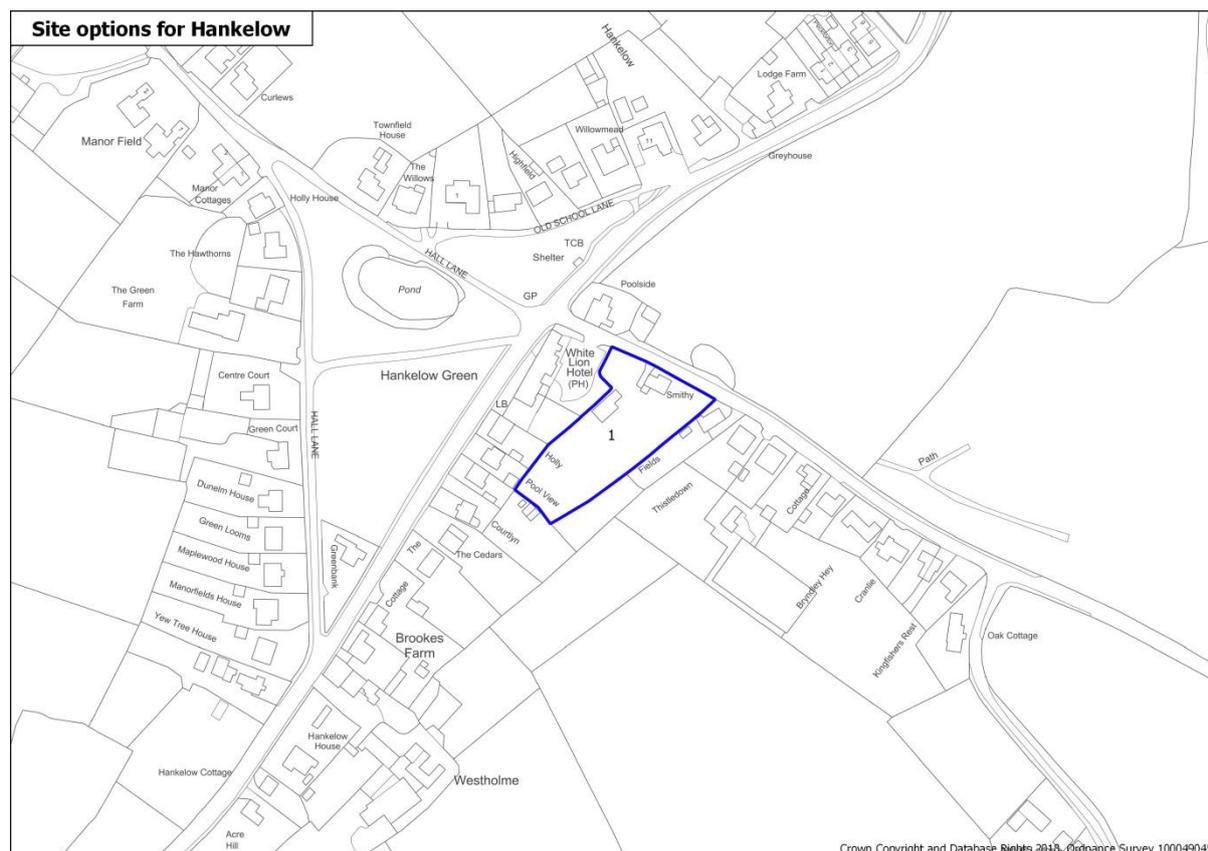
Site Options and Assessment



<i>General information</i>	
<b>Site Reference / name</b>	1
<b>Site Address (or brief description of broad location)</b>	Land at Smithy House off Longhill Lane.
<b>Current use</b>	Orchard
<b>Proposed use (in Neighbourhood Plan)</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	0.35ha
<b>SHLAA site reference</b>	Not applicable
<b>Method of site identification</b>	Call for Sites (undertaken by the Parish Council)
<b>Is the site being actively promoted for development by a landowner/developer/agent?</b>	The site has come forward for development through the call for sites exercise undertaken by the Parish Council.

**Context**

<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p><b>Greenfield</b></p> <p><input type="checkbox"/></p>	<p><b>Brownfield</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>Mixture</b></p> <p><input type="checkbox"/></p>	<p><b>Unknown</b></p> <p><input type="checkbox"/></p>
<p><b>Site planning history</b></p>	<p>No relevant planning history.</p>			



**Suitability**

**Suitability**

<p><b>Is the site:</b></p> <ul style="list-style-type: none"> <li>- <b>Within the existing built up area</b></li> <li>- <b>Adjacent to and connected with the existing built up area</b></li> <li>- <b>Outside the existing built up area</b></li> </ul>	<p><b>Within</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>Adjacent</b></p> <p><input type="checkbox"/></p>	<p><b>Outside</b></p> <p><input type="checkbox"/></p>	<p><b>Unknown</b></p> <p><input type="checkbox"/></p>
<p><b>Does the site have suitable access or could a suitable access be provided?</b></p>	<p><b>Yes</b></p> <p>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.</p>			

Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan?	<b>No</b>
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### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• <b>Greenbelt</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> <li>• <b>Ancient Woodland</b></li> </ul>	<b>No</b>	The site is not within or adjacent to any of these policy or environmental designations.
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<b>Low sensitivity to development</b>	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.
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<b>No loss</b>	The site is <b>urban</b> .

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p>Limited or no impact or no requirement for mitigation</p>	<p>There are no known heritage assets / designations located on or adjacent to the site.</p>

**Community facilities and services**

Distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p>&lt;400m 400-800m &gt;800m</p>	<p>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.</p>
Bus Stop	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is within 400m of the village bus stops with services every two hours to Audlem, Whitchurch and Nantwich.</p>
Primary School	<p>&lt;400m 400-800m &gt;800m</p>	<p>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.</p>
Secondary School	<p>&lt;1600m 1600-3900m &gt;3900m</p>	<p>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.</p>
Open Space / recreation facilities	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is within 400m of open space (Hankelow Green).</p>
GP / Hospital / Pharmacy	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is over 800m from the nearest medical centre and pharmacy (Audlem Medical Centre).</p>
Cycle route	<p>&lt;400m 400-800m &gt;800m</p>	<p>There are no designated or signed cycle routes within 800m of the site.</p>
Footpath	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is within 100m of a footpath along Longhill Lane.</p>
Key employment site	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is over 800m from key employment sites. The nearest sites are in Nantwich and south of Crewe.</p>

**Other key considerations**

<b>Are there any known Tree Preservation Orders on the site?</b>	<b>None</b>	There are no Tree Preservation Orders on the site or in its immediate vicinity.	
<b>Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?</b>	<b>Unknown</b>	The site contains mature trees, hedgerows and an orchard that have potential to support protected species.  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.	
<b>Public Right of Way</b>	<b>No</b>	There are no Public Right of Ways within the site.	
<b>Existing social or community value (provide details)</b>	<b>No</b>	The site is privately owned and there is no evidence to suggest public use.	
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No known ground contamination.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.

**Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b>	<b>Flat</b>
<b>Coalescence Development would result in neighbouring settlements merging into one another.</b>	<b>No</b>
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>No</b>
<b>Other</b>	The site is within and well integrated into the townscape. Dense hedges and trees screen the likely developable area of the site from the open countryside.

## Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site has come forward as part of a call for sites process undertaken by the Parish Council. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

## Summary

<i>Conclusions</i>	
The site is suitable and available for development	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability	<input checked="" type="checkbox"/>
Potential housing development capacity	5 (Identified in the call for sites)
Key evidence to explain why the site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Site is not currently available and is not, therefore, appropriate for allocation 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>



<i>General information</i>	
<b>Site Reference / name</b>	2
<b>Site Address (or brief description of broad location)</b>	Field off Audlem Road.
<b>Current use</b>	Agricultural Land
<b>Proposed use (in Neighbourhood Plan)</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	4.73ha
<b>SHLAA site reference</b>	Not applicable.
<b>Method of site identification</b>	Call for Sites (undertaken by the Parish Council)
<b>Is the site being actively promoted for development by a landowner/developer/agent?</b>	The site has come forward for development through the call for sites exercise undertaken by the Parish Council.



## Suitability

<b>Suitability</b>				
<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input checked="" type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access or could a suitable access be provided?</b>	<b>Yes</b> The site is currently accessed via Audlem Road. Dependent on the ultimate site boundary, and scale of development proposed, an acceptable access to the site from Audlem Road is likely to be achievable. A review of access and highways is required. Alternative access can potentially be provided via Audlem Road or Longhill Lane.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan?</b>	<b>No</b>			

## Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<b>Is the site within or adjacent to the following policy or environmental designations:</b> <ul style="list-style-type: none"> <li>• Greenbelt</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• National Park</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> <li>• Ancient Woodland</li> </ul>	<b>No</b>	The site is not within or adjacent to any of these policy or environmental designations.
<b>Landscape</b>  <b>Is the site low, medium or high sensitivity in terms of landscape?</b>  Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained  Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);	<b>High sensitivity to development</b>	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.  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

High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness without the possibility of mitigation.		the dilution of such patterns.  The site is open in nature and prominent within the landscape. If developed, it would represent a significant extension to Hankelow, visible from surrounding hills. 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.
<b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	<b>Some loss</b>	The site consists of <b>Grade 3a</b> and 3b agricultural land.

### Heritage considerations

Question	Assessment guidelines	Comments
<p><b>Is the site within or adjacent to one or more of the following heritage designations or assets?</b></p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<b>Limited or no impact or no requirement for mitigation</b>	There are no known heritage assets / designations located on or adjacent to the site.

### Community facilities and services

Distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
<b>Town / local centre / shop</b>	<400m 400-800m >800m	There are <b>no local shops or convenience stores within 800m</b> of the site. The closest local centre is Audlem, the closest town centre is Nantwich.
<b>Bus Stop</b>	<400m 400-800m >800m	The site is <b>adjacent and predominantly within 400m</b> of the village bus stops with services every two hours to Audlem, Whitchurch and Nantwich.
<b>Primary School</b>	<400m 400-800m >800m	The site is <b>over 800m</b> from the nearest primary school (Audlem St James CE Primary School). However, local bus services provide good public transport access to the school.
<b>Secondary School</b>	<1600m 1600-3900m >3900m	The site is <b>over 3.9km</b> from the nearest secondary school (Brine Lees School, Nantwich). However, local bus services provide good public transport access to the school.
<b>Open Space / recreation facilities</b>	<400m 400-800m >800m	The site is <b>adjacent and predominantly within 400m</b> of open space (Hankelow Green).

<b>GP / Hospital / Pharmacy</b>	<400m 400-800m >800m	The site is <b>over 800m</b> from the nearest medical centre and pharmacy (Audlem Medical Centre).
<b>Cycle route</b>	<400m 400-800m >800m	There are <b>no designated or signed cycle routes within 800m</b> of the site.
<b>Footpath</b>	<400m 400-800m >800m	The site is <b>adjacent</b> to a footpath.
<b>Key employment site</b>	<400m 400-800m >800m	The site is <b>over 800m</b> from key employment sites. The nearest sites are in Nantwich and south of Crewe.

**Other key considerations**

<b>Are there any known Tree Preservation Orders on the site?</b>	<b>None</b>	There are no Tree Preservation Orders on the site.	
<b>Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?</b>	<b>Medium</b>	<p>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>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>	
<b>Public Right of Way</b>	<b>No</b>	There are no Public Right of Ways within the site.	
<b>Existing social or community value (provide details)</b>	<b>No</b>	The site does not have public access and is not available for public use.	
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No known ground contamination.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site contains electricity pylons and overhead power lines but this should not undermine the delivery of the site.

**Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b>	<b>Sloping</b>
<b>Coalescence Development would result in neighbouring settlements merging into one another.</b>	<b>No</b>

<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>Yes</b>
<b>Other</b>	The site is prominently located. Its development will significantly extend the main urban area of Hankelow.

## Availability

<i>Availability</i>			
	Yes	No	Comments
<b>Is the site available for sale or development?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.
<b>Is there a known time frame for availability?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available now.

## Summary

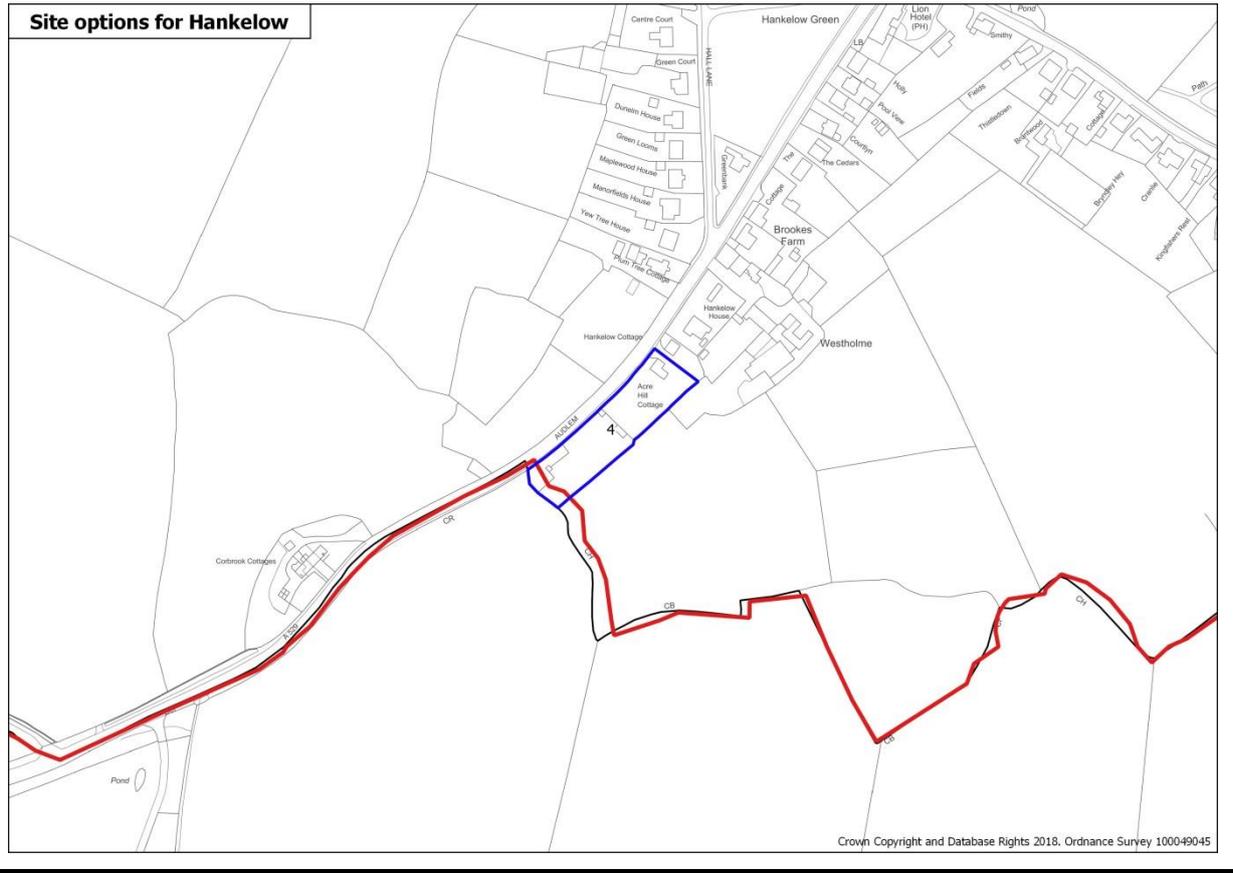
<i>Conclusions</i>	
<b>The site is suitable and available for development</b>	<input type="checkbox"/>
<b>This site has minor constraints</b>	<input type="checkbox"/>
<b>The site has significant constraints</b>	<input checked="" type="checkbox"/>
<b>The site is unsuitable for development / no evidence of availability</b>	<input checked="" type="checkbox"/>
<b>Potential housing development capacity</b>	15 - 42 (identified through the call for sites, number of homes subject to development area and options).
<b>Key evidence to explain why the site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	On the basis of the current red line boundary the site is considered unsuitable for allocation. Should the site boundary be reduced to be of a scale commensurate with the village, to overcome the landscape concerns and demonstrate acceptable access arrangements the site may be considered as suitable for allocation subject to the mitigation of constraints.



<i>General information</i>	
<b>Site Reference / name</b>	4
<b>Site Address (or brief description of broad location)</b>	Land at Acre Hill Cottage, Audlem Road
<b>Current use</b>	Garden land and paddock
<b>Proposed use (in Neighbourhood Plan)</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	0.34ha
<b>SHLAA site reference</b>	Not applicable
<b>Method of site identification</b>	Call for Sites (undertaken by the Parish Council)
<b>Is the site being actively promoted for development by a landowner/developer/agent?</b>	The site has come forward for development through the call for sites exercise undertaken by the Parish Council.

**Context**

<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p><b>Greenfield</b></p> <p><input type="checkbox"/></p>	<p><b>Brownfield</b></p> <p><input type="checkbox"/></p>	<p><b>Mixture</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>Unknown</b></p> <p><input type="checkbox"/></p>
<p><b>Site planning history</b></p>	<p>No relevant planning history.</p>			



**Suitability**

<p><b>Suitability</b></p>				
<p><b>Is the site:</b></p> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<p><b>Within</b></p> <p><input type="checkbox"/></p>	<p><b>Adjacent</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>Outside</b></p> <p><input type="checkbox"/></p>	<p><b>Unknown</b></p> <p><input type="checkbox"/></p>
<p><b>Does the site have suitable access or could a suitable access be provided?</b></p>	<p><b>Yes</b></p> <p>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.</p>			

<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan?</b></p>	<p><b>No</b></p>
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**Environmental Considerations**

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• <b>Greenbelt</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> <li>• <b>Ancient Woodland</b></li> </ul>	<p><b>No</b></p>	<p>The site is not within or adjacent to any of these policy or environmental designations.</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Low sensitivity to development</b></p>	<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, 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 size and location of the site is such that its development is unlikely to undermine the townscape and landscape character of the area.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>No loss</b></p>	<p>The site is <b>urban</b>.</p>

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p>Limited or no impact or no requirement for mitigation</p>	<p>There are no known heritage assets / designations located on or adjacent to the site.</p>

**Community facilities and services**

Distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p>&lt;400m 400-800m &gt;800m</p>	<p>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.</p>
Bus Stop	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is within 400m of the village bus stops with services every two hours to Audlem, Whitchurch and Nantwich.</p>
Primary School	<p>&lt;400m 400-800m &gt;800m</p>	<p>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.</p>
Secondary School	<p>&lt;1600m 1600-3900m &gt;3900m</p>	<p>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.</p>
Open Space / recreation facilities	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is within 400m of open space (Hankelow Green).</p>
GP / Hospital / Pharmacy	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is over 800m from the nearest medical centre and pharmacy (Audlem Medical Centre).</p>
Cycle route	<p>&lt;400m 400-800m &gt;800m</p>	<p>There are no designated or signed cycle routes within 800m of the site.</p>
Footpath	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is adjacent to a footpath.</p>
Key employment site	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is over 800m from key employment sites. The nearest sites are in Nantwich and south of Crewe.</p>

**Other key considerations**

<b>Are there any known Tree Preservation Orders on the site?</b>	<b>None</b>	There are no Tree Preservation Orders on the site or in its immediate vicinity.	
<b>Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?</b>	<b>Low</b>	The site contains several mature trees and boundary hedges of some biodiversity value.	
<b>Public Right of Way</b>	<b>No</b>	There are no Public Right of Ways within the site.	
<b>Existing social or community value (provide details)</b>	<b>No</b>	The site does not have public access and is not available for public use.	
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No known ground contamination.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.

**Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b>	<b>Flat</b>
<b>Coalescence Development would result in neighbouring settlements merging into one another.</b>	<b>No</b>
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>No</b>
<b>Other</b>	Development on this site will result in a linear extension to the built area of Hankelow and subject to the scale of development, would appear as an intrusion into the countryside.

## Availability

<b>Availability</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.
<b>Is there a known time frame for availability?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available in the long term (5-10 years).

## Summary

<b>Conclusions</b>	
<b>The site is suitable and available for development</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input checked="" type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for development / no evidence of availability</b>	<input type="checkbox"/>
<b>Potential housing development capacity</b>	2 (identified through the call for sites)
<b>Key evidence to explain why the site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	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.

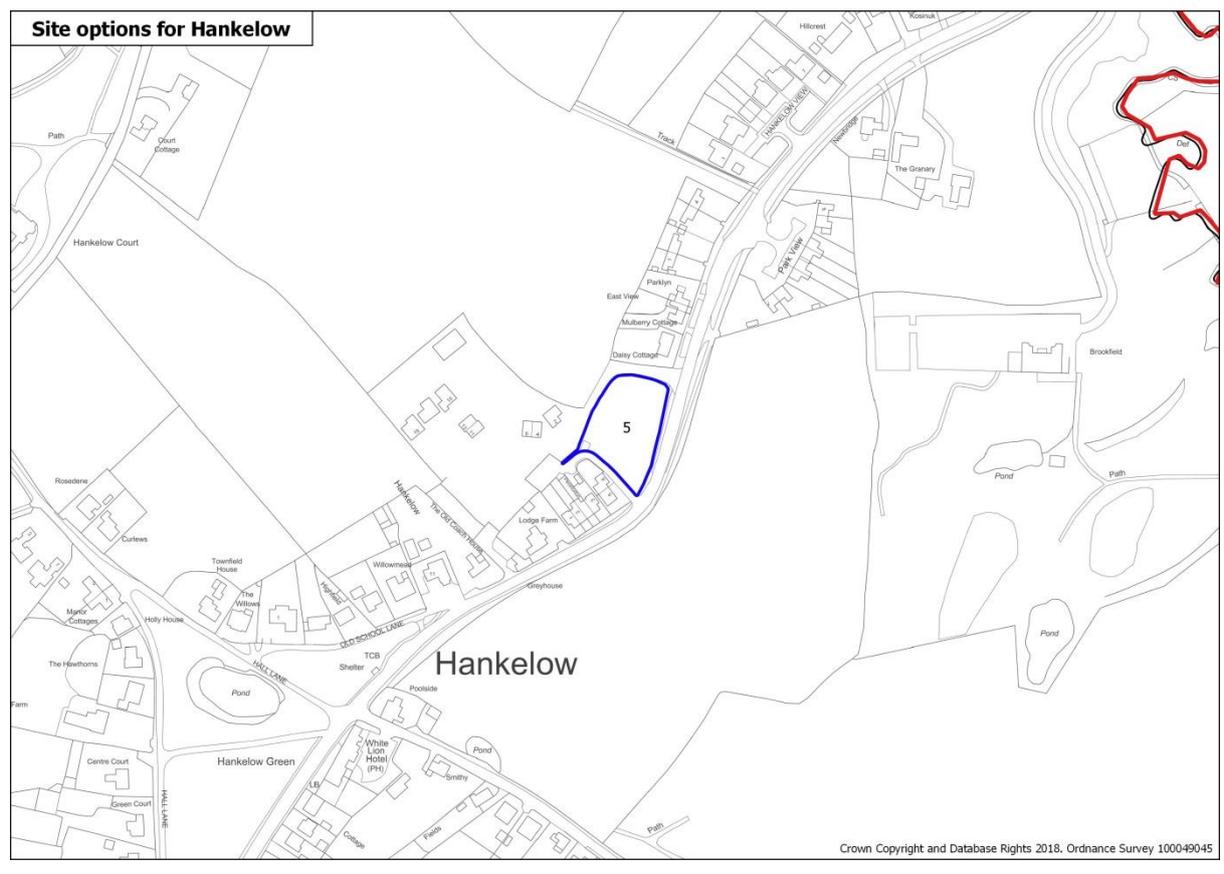


**General information**

<b>Site Reference / name</b>	5
<b>Site Address (or brief description of broad location)</b>	5 The Nook, Audlem Road.
<b>Current use</b>	Green space
<b>Proposed use (in Neighbourhood Plan)</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	0.25ha
<b>SHLAA site reference</b>	Not applicable.
<b>Method of site identification</b>	Call for Sites (undertaken by the Parish Council)
<b>Is the site being actively promoted for development by a landowner/developer/agent?</b>	The site has come forward for development through the call for sites exercise undertaken by the Parish Council.

**Context**

<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p><b>Greenfield</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>Brownfield</b></p> <p><input type="checkbox"/></p>	<p><b>Mixture</b></p> <p><input type="checkbox"/></p>	<p><b>Unknown</b></p> <p><input type="checkbox"/></p>
<p><b>Site planning history</b></p>	<p>No relevant planning history.</p>			



**Suitability**

**Suitability**

<p><b>Is the site:</b></p> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<p><b>Within</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>Adjacent</b></p> <p><input type="checkbox"/></p>	<p><b>Outside</b></p> <p><input type="checkbox"/></p>	<p><b>Unknown</b></p> <p><input type="checkbox"/></p>
<p><b>Does the site have suitable access or could a suitable access be provided?</b></p>	<p><b>Yes</b></p> <p>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.</p>			

<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan?</b></p>	<p><b>No</b></p>
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**Environmental Considerations**

<p><b>Questions</b></p>	<p><b>Assessment guidelines</b></p>	<p><b>Observations and comments</b></p>
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• <b>Greenbelt</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> <li>• <b>Ancient Woodland</b></li> </ul>	<p><b>No</b></p>	<p>The site is not within or adjacent to any of these policy or environmental designations.</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Low sensitivity to development</b></p>	<p>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.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>No loss</b></p>	<p>The site is <b>urban</b>.</p>

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p>Limited or no impact or no requirement for mitigation</p>	<p>There are no known heritage assets / designations located on or adjacent to the site.</p>

**Community facilities and services**

Distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p>&lt;400m 400-800m &gt;800m</p>	<p>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.</p>
Bus Stop	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is within 400m of the village bus stops with services every two hours to Audlem, Whitchurch and Nantwich.</p>
Primary School	<p>&lt;400m 400-800m &gt;800m</p>	<p>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.</p>
Secondary School	<p>&lt;1600m 1600-3900m &gt;3900m</p>	<p>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.</p>
Open Space / recreation facilities	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is within 400m of open space (Hankelow Green).</p>
GP / Hospital / Pharmacy	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is over 800m from the nearest medical centre and pharmacy (Audlem Medical Centre).</p>
Cycle route	<p>&lt;400m 400-800m &gt;800m</p>	<p>There are no designated or signed cycle routes within 800m of the site.</p>
Footpath	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is adjacent to a footpath.</p>
Key employment site	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is over 800m from key employment sites. The nearest sites are in Nantwich and south of Crewe.</p>

**Other key considerations**

<b>Are there any known Tree Preservation Orders on the site?</b>	<b>None</b>	There are no Tree Preservation Orders on the site or in its immediate vicinity.	
<b>Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?</b>	<b>Low</b>	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.	
<b>Public Right of Way</b>	<b>No</b>	There are no Public Right of Ways within the site.	
<b>Existing social or community value (provide details)</b>	<b>No</b>	The site does not have public access and is not available for public use.	
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No known ground contamination.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site contains electricity pylons and overhead power lines; this may reduce the developable area.

**Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b>	<b>Predominantly Flat</b>
<b>Coalescence Development would result in neighbouring settlements merging into one another.</b>	<b>No</b>
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>No</b>
<b>Other</b>	The site is flat and within and well integrated into the townscape. The immediate townscape consists of a dense built form with a variety of character styles.

## Availability

<b>Availability</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site has come forward as part of a call for sites process undertaken by the Parish Council.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The site is in multiple ownership (2 owners). The promoter of the site owns a linear parcel of land along the Audlem Road boundary.
<b>Is there a known time frame for availability?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available now.

## Summary

<b>Conclusions</b>	
<b>The site is suitable and available for development</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input checked="" type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for development / no evidence of availability</b>	<input type="checkbox"/>
<b>Potential housing development capacity</b>	2 (identified through the call for sites)
<b>Key evidence to explain why the site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	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.

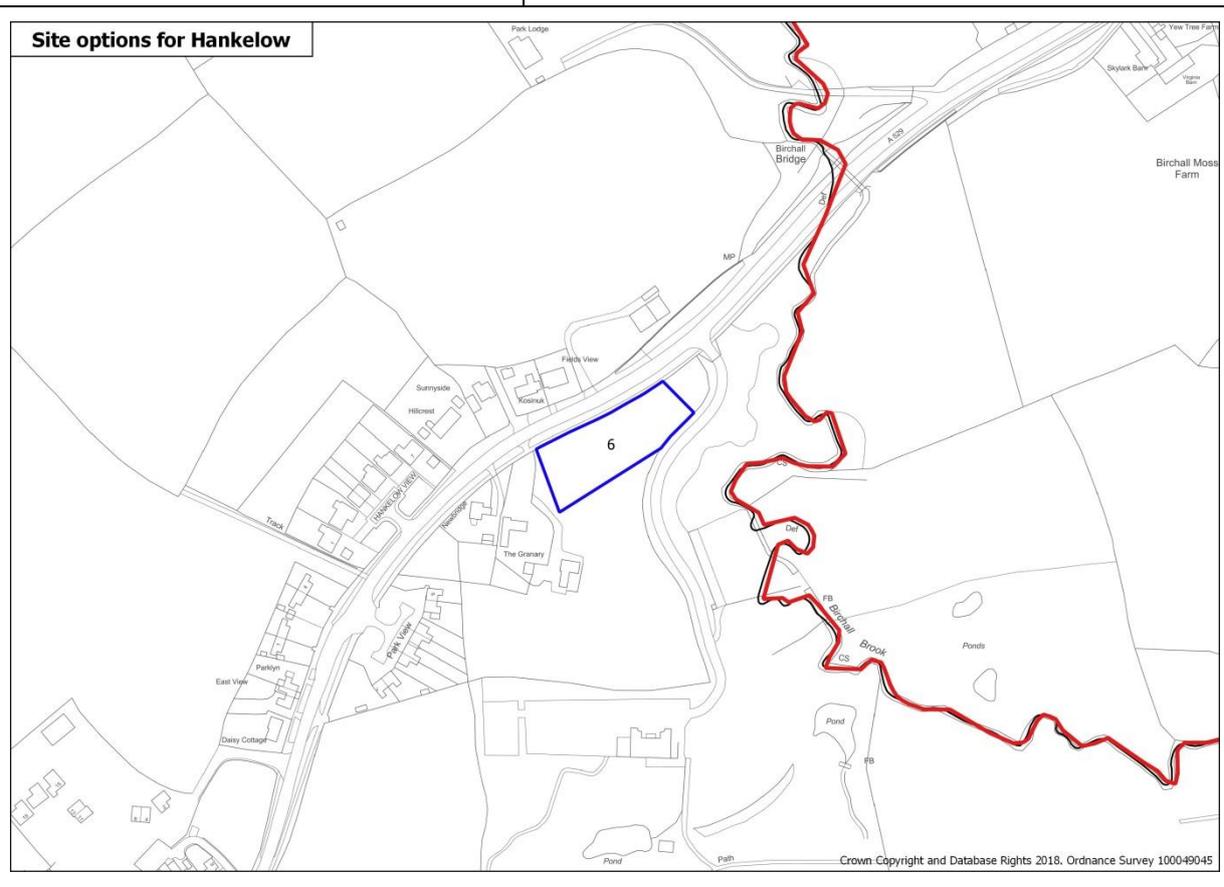


<i>General information</i>	
<b>Site Reference / name</b>	6
<b>Site Address (or brief description of broad location)</b>	Land at the Granary, Audlem Road.
<b>Current use</b>	Agricultural
<b>Proposed use (in Neighbourhood Plan)</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	0.34ha
<b>SHLAA site reference</b>	Not applicable
<b>Method of site identification</b>	Call for Sites (undertaken by the Parish Council)
<b>Is the site being actively promoted for development by a landowner/developer/agent?</b>	The site has come forward for development through the call for sites exercise undertaken by the Parish Council.

**Context**

<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p><b>Greenfield</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>Brownfield</b></p> <p><input type="checkbox"/></p>	<p><b>Mixture</b></p> <p><input type="checkbox"/></p>	<p><b>Unknown</b></p> <p><input type="checkbox"/></p>
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<p><b>Site planning history</b></p>	<p>18/4858N - Outline planning application for the erection of four detached dwellings with garages and alteration of existing vehicular access. Refused (15.11.17).</p>
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**Suitability**

**Suitability**

<p><b>Is the site:</b></p> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<p><b>Within</b></p> <p><input type="checkbox"/></p>	<p><b>Adjacent</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>Outside</b></p> <p><input type="checkbox"/></p>	<p><b>Unknown</b></p> <p><input type="checkbox"/></p>
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<p><b>Does the site have suitable access or could a suitable access be provided?</b></p>	<p style="text-align: center;"><b>Yes</b></p> <p>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.</p>
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Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan?	<b>No</b>
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### Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• <b>Greenbelt</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> <li>• <b>Ancient Woodland</b></li> </ul>	<b>No</b>	The site is not within or adjacent to any of these policy or environmental designations.
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness-without the possibility of mitigation.</p>	<b>Low sensitivity to development</b>	<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, 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.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<b>Some loss</b>	The site consists of <b>Grade 3</b> agricultural land.

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p>Limited or no impact or no requirement for mitigation</p>	<p>There are no known heritage assets / designations located on or adjacent to the site.</p>

**Community facilities and services**

Distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p>&lt;400m 400-800m &gt;800m</p>	<p>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.</p>
Bus Stop	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is between 400 - 800m of the village bus stops with services every two hours to Audlem, Whitchurch and Nantwich.</p>
Primary School	<p>&lt;400m 400-800m &gt;800m</p>	<p>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.</p>
Secondary School	<p>&lt;1600m 1600-3900m &gt;3900m</p>	<p>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.</p>
Open Space / recreation facilities	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is between 400 - 800m of open space (Hankelow Green).</p>
GP / Hospital / Pharmacy	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is over 800m from the nearest medical centre and pharmacy (Audlem Medical Centre).</p>
Cycle route	<p>&lt;400m 400-800m &gt;800m</p>	<p>There are no designated or signed cycle routes within 800m of the site.</p>
Footpath	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is adjacent to a footpath.</p>
Key employment site	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is over 800m from key employment sites. The nearest sites are in Nantwich and south of Crewe.</p>

**Other key considerations**

<b>Are there any known Tree Preservation Orders on the site?</b>	<b>None</b>	There are no Tree Preservation Orders on the site.	
<b>Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?</b>	<b>Low</b>	The site contains boundary hedges of some biodiversity value.	
<b>Public Right of Way</b>	<b>No</b>	There are no Public Right of Ways within the site.	
<b>Existing social or community value (provide details)</b>	<b>No</b>	The site does not have public access and is not available for public use.	
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No known ground contamination.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None Known.

**Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b>	<b>Sloping</b>
<b>Coalescence Development would result in neighbouring settlements merging into one another.</b>	<b>No</b>
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>No</b>

## Availability

<b>Availability</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site has come forward as part of a call for sites process undertaken by the Parish Council.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.
<b>Is there a known time frame for availability?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available now.

## Summary

<b>Conclusions</b>	
<b>The site is suitable and available for development</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input checked="" type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for development / no evidence of availability</b>	<input type="checkbox"/>
<b>Potential housing development capacity</b>	5 (identified through the call for sites, the site can accommodate a higher number of housing)
<b>Key evidence to explain why the site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	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.

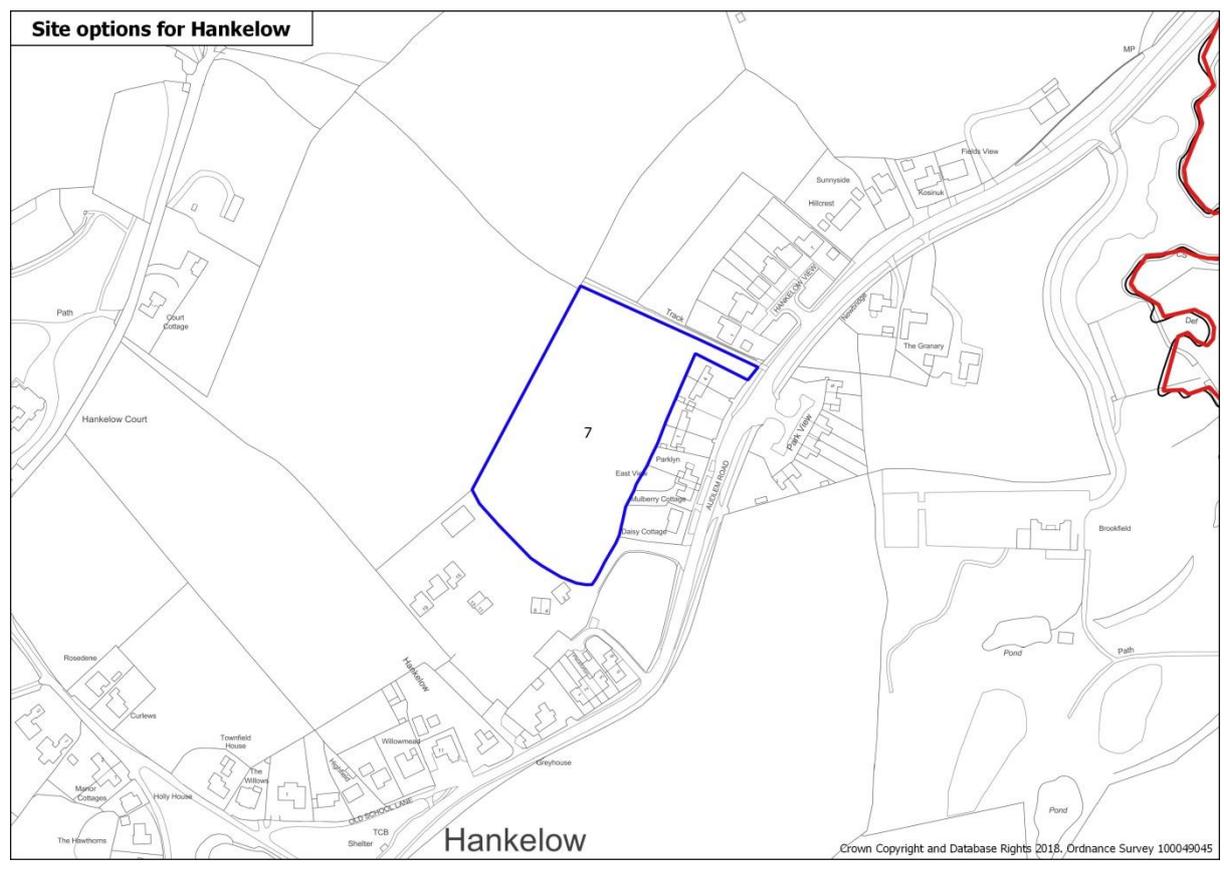


<i>General information</i>	
<b>Site Reference / name</b>	7
<b>Site Address (or brief description of broad location)</b>	Land behind the Swiss Cottages on Audlem Road.
<b>Current use</b>	Agricultural land
<b>Proposed use (in Neighbourhood Plan)</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	1.44ha
<b>SHLAA site reference</b>	Not applicable.
<b>Method of site identification</b>	Call for Sites (undertaken by the Parish Council)
<b>Is the site being actively promoted for development by a landowner/developer/agent?</b>	The site has come forward for development through the call for sites exercise undertaken by the Parish Council.

**Context**

<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<b>Greenfield</b>	<b>Brownfield</b>	<b>Mixture</b>	<b>Unknown</b>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Site planning history</b>	No relevant planning history.
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**Suitability**

**Suitability**

<p><b>Is the site:</b></p> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>	<b>Adjacent</b>	<b>Outside</b>	<b>Unknown</b>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Does the site have suitable access or could a suitable access be provided?</b>	<b>Yes</b>
	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.

<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan?</b></p>	<p><b>No</b></p>
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**Environmental Considerations**

<p><b>Questions</b></p>	<p><b>Assessment guidelines</b></p>	<p><b>Observations and comments</b></p>
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• <b>Greenbelt</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> <li>• <b>Ancient Woodland</b></li> </ul>	<p><b>No</b></p>	<p>The site is not within or adjacent to any of these policy or environmental designations.</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>High sensitivity to development</b></p>	<p>Hankelow is characterised by road-fronting linear development and this site has more of a backland relationship with the dwellings fronting Audlem Road.</p> <p>Development of the site would represent an incursion into the countryside, contrary to the adopted development plan.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>Some loss</b></p>	<p>The site consists of <b>Grade 3</b> agricultural land.</p>

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p>Limited or no impact or no requirement for mitigation</p>	<p>There are no known heritage assets / designations located on or adjacent to the site.</p>

**Community facilities and services**

Distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p>&lt;400m 400-800m &gt;800m</p>	<p>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.</p>
Bus Stop	<p>&lt;400m 400-800m &gt;800m</p>	<p>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.</p>
Primary School	<p>&lt;400m 400-800m &gt;800m</p>	<p>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.</p>
Secondary School	<p>&lt;1600m 1600-3900m &gt;3900m</p>	<p>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.</p>
Open Space / recreation facilities	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is between 400 - 800m of open space (Hankelow Green).</p>
GP / Hospital / Pharmacy	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is over 800m from the nearest medical centre and pharmacy (Audlem Medical Centre).</p>
Cycle route	<p>&lt;400m 400-800m &gt;800m</p>	<p>There are no designated or signed cycle routes within 800m of the site.</p>
Footpath	<p>&lt;400m 400-800m &gt;800m</p>	<p>Part of the site is adjacent to a footpath.</p>
Key employment site	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is over 800m from key employment sites. The nearest sites are in Nantwich and south of Crewe.</p>

**Other key considerations**

<b>Are there any known Tree Preservation Orders on the site?</b>	<b>None</b>	There are no Tree Preservation Orders on the site or in its immediate vicinity.	
<b>Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?</b>	<b>Low</b>	The site contains some boundary hedges and a mature tree of biodiversity value.	
<b>Public Right of Way</b>	<b>Yes</b>	A Public Right of Way runs north east of the site.	
<b>Existing social or community value (provide details)</b>	<b>No</b>	The site is privately owned and there is no evidence to suggest public use with the exception of the Public Right of Way.	
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No known ground contamination.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known other than power lines that cross along the boundary of the site.

**Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b>	<b>Predominantly Flat</b>
<b>Coalescence Development would result in neighbouring settlements merging into one another.</b>	<b>No</b>
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>Yes</b>
<b>Other</b>	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.

## Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.
Is there a known time frame for availability?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown.

## Summary

### *Conclusions*

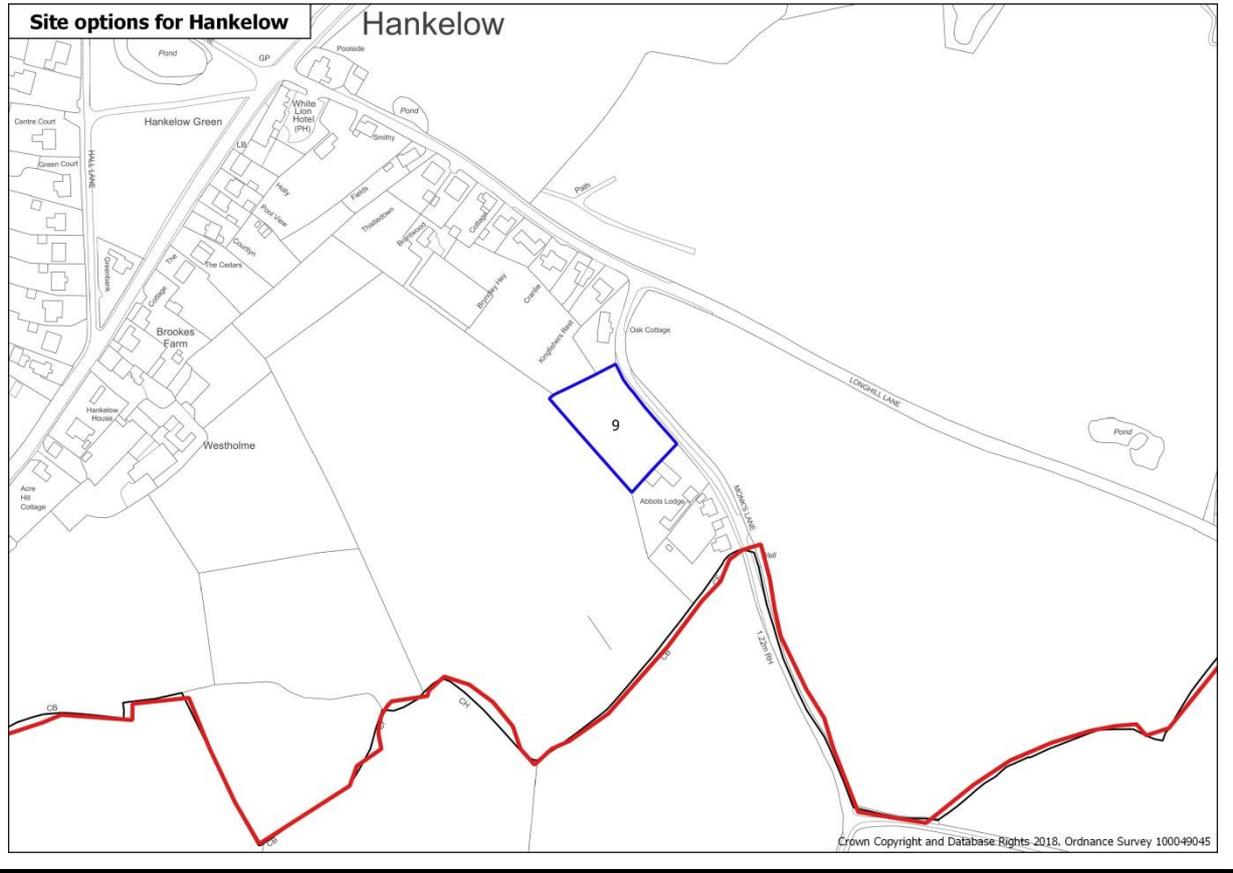
The site is suitable and available for development	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability	<input type="checkbox"/>
<b>Potential housing development capacity</b>	38 (indicative number derived by applying the density of the new residential development to the west of the site)
<b>Key evidence to explain why the site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	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.



<i>General information</i>	
<b>Site Reference / name</b>	9
<b>Site Address (or brief description of broad location)</b>	Land off Monks Lane
<b>Current use</b>	Paddock
<b>Proposed use (in Neighbourhood Plan)</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	0.30ha
<b>SHLAA site reference</b>	Not applicable.
<b>Method of site identification</b>	Call for Sites (undertaken by the Parish Council)
<b>Is the site being actively promoted for development by a landowner/developer/agent?</b>	The site has come forward for development through the call for sites exercise undertaken by the Parish Council.

**Context**

<p><b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p><b>Greenfield</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>Brownfield</b></p> <p><input type="checkbox"/></p>	<p><b>Mixture</b></p> <p><input type="checkbox"/></p>	<p><b>Unknown</b></p> <p><input type="checkbox"/></p>
<p><b>Site planning history</b></p>	<p>No relevant planning history.</p>			



**Suitability**

<p><b>Suitability</b></p>				
<p><b>Is the site:</b></p> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<p><b>Within</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>Adjacent</b></p> <p><input type="checkbox"/></p>	<p><b>Outside</b></p> <p><input type="checkbox"/></p>	<p><b>Unknown</b></p> <p><input type="checkbox"/></p>
<p><b>Does the site have suitable access or could a suitable access be provided?</b></p>	<p style="text-align: center;"><b>Yes</b></p> <p>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.</p>			

<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan?</b></p>	<p style="text-align: center;"><b>No</b></p>
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**Environmental Considerations**

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• <b>Greenbelt</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> <li>• <b>Ancient Woodland</b></li> </ul>	<p style="text-align: center;"><b>No</b></p>	<p>The site is not within or adjacent to any of these policy or environmental designations.</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p style="text-align: center;"><b>Low sensitivity to development</b></p>	<p>The site is broadly integrated into the townscape of Hankelow and does not adjoin any areas of high quality townscape of conservation value.</p>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p style="text-align: center;"><b>Some loss</b></p>	<p>The site consists of <b>Grade 3</b> agricultural land.</p>

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p>Limited or no impact or no requirement for mitigation</p>	<p>There are no known heritage assets / designations located on or adjacent to the site.</p>

**Community facilities and services**

Distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p>&lt;400m 400-800m &gt;800m</p>	<p>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.</p>
Bus Stop	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is within 400m of the village bus stops with services every two hours to Audlem, Whitchurch and Nantwich.</p>
Primary School	<p>&lt;400m 400-800m &gt;800m</p>	<p>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.</p>
Secondary School	<p>&lt;1600m 1600-3900m &gt;3900m</p>	<p>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.</p>
Open Space / recreation facilities	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is within 400m of open space (Hankelow Green).</p>
GP / Hospital / Pharmacy	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is over 800m from the nearest medical centre and pharmacy (Audlem Medical Centre).</p>
Cycle route	<p>&lt;400m 400-800m &gt;800m</p>	<p>There are no designated or signed cycle routes within 800m of the site.</p>
Footpath	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is within 400m of a footpath on Longhill Lane.</p>
Key employment site	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is over 800m from key employment sites. The nearest sites are in Nantwich and south of Crewe.</p>

**Other key considerations**

<b>Are there any known Tree Preservation Orders on the site?</b>	<b>None</b>	There are no Tree Preservation Orders on the site or in its immediate vicinity.	
<b>Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?</b>	<b>Low</b>	The site contains boundary hedgerows 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.	
<b>Public Right of Way</b>	<b>No</b>	There are no Public Right of Ways within the site.	
<b>Existing social or community value (provide details)</b>	<b>No</b>	The site is privately owned and there is no evidence to suggest public use.	
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No known ground contamination.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.

**Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b>	<b>Flat</b>
<b>Coalescence Development would result in neighbouring settlements merging into one another.</b>	<b>No</b>
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>No</b>
<b>Other</b>	The site is flat and within and well integrated into the townscape.

## Availability

<b>Availability</b>			
	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Is the site available for sale or development?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site has come forward as part of a call for sites process undertaken by the Parish Council.
<b>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.
<b>Is there a known time frame for availability?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available now.

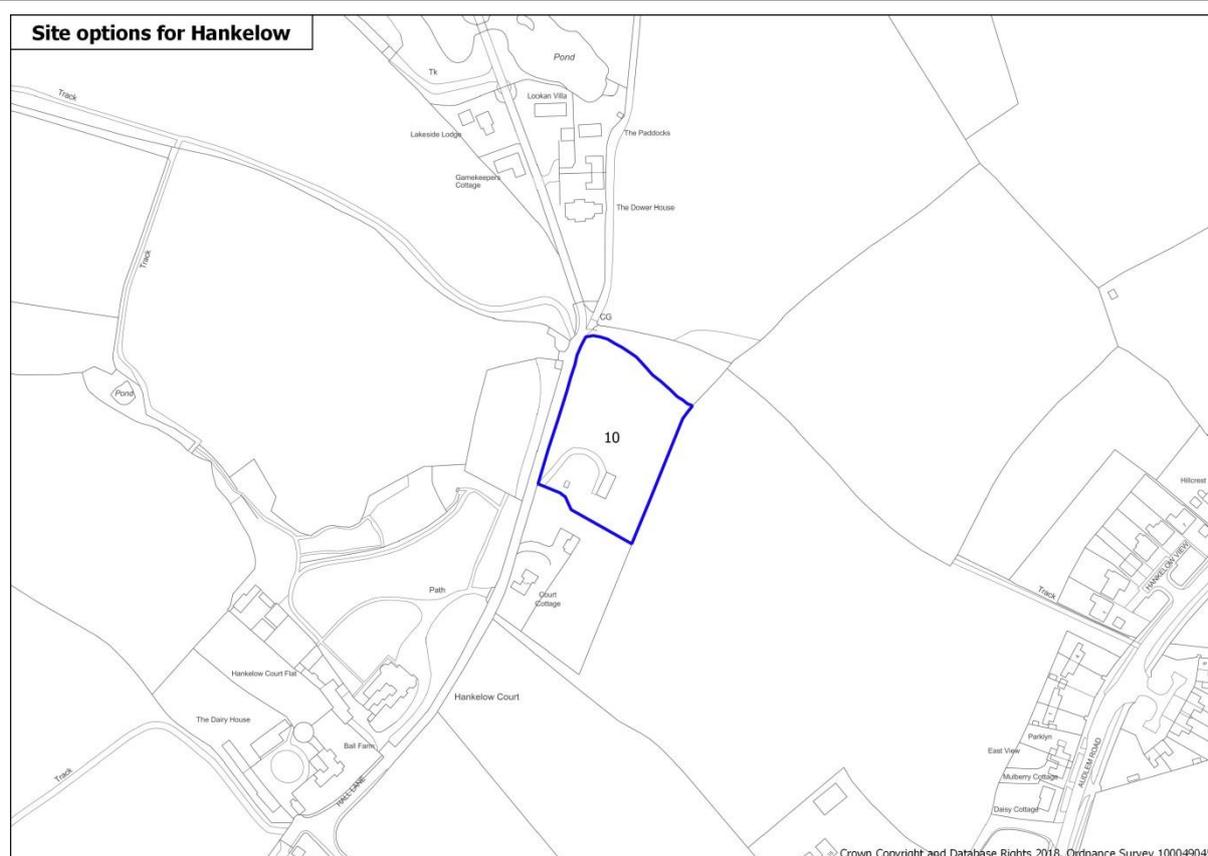
## Summary

<b>Conclusions</b>	
<b>The site is suitable and available for development</b>	<input checked="" type="checkbox"/>
<b>This site has minor constraints</b>	<input checked="" type="checkbox"/>
<b>The site has significant constraints</b>	<input type="checkbox"/>
<b>The site is unsuitable for development / no evidence of availability</b>	<input type="checkbox"/>
<b>Potential housing development capacity</b>	2 (identified through the call for sites, the site can accommodate a higher number of housing)
<b>Key evidence to explain why the site has been accepted or rejected as suitable/available or unsuitable/unavailable.</b>	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.



<b>General information</b>	
<b>Site Reference / name</b>	10
<b>Site Address (or brief description of broad location)</b>	Land on Hall Lane, adjacent to Court Cottage.
<b>Current use</b>	Agricultural
<b>Proposed use (in Neighbourhood Plan)</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	0.7ha
<b>SHLAA site reference</b>	Not applicable
<b>Method of site identification</b>	Call for Sites (undertaken by the Parish Council)
<b>Is the site being actively promoted for development by a landowner/developer/agent?</b>	The site has come forward for development through the call for sites exercise undertaken by the Parish Council.

<b>Context</b>				
<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b> <input checked="" type="checkbox"/>	<b>Brownfield</b> <input type="checkbox"/>	<b>Mixture</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
<b>Site planning history</b>	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).			



## Suitability

<b>Suitability</b>				
<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b> <input type="checkbox"/>	<b>Adjacent</b> <input checked="" type="checkbox"/>	<b>Outside</b> <input type="checkbox"/>	<b>Unknown</b> <input type="checkbox"/>
<b>Does the site have suitable access or could a suitable access be provided?</b>	<b>Yes</b> 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).			

<p><b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan?</b></p>	<p><b>No</b></p>
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**Environmental Considerations**

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• <b>Greenbelt</b></li> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>National Park</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> <li>• <b>Ancient Woodland</b></li> </ul>	<p><b>No</b></p>	<p>The site is not within or adjacent to any of these policy or environmental designations.</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness-without the possibility of mitigation.</p>	<p><b>Low sensitivity to development</b></p>	<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, 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>
<p><b>Agricultural Land</b> Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>Some loss</b></p>	<p>The site consists of <b>Grade 3</b> agricultural land.</p>

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	<p>Limited or no impact or no requirement for mitigation</p>	<p>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.</p>

**Community facilities and services**

Distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<p>&lt;400m 400-800m &gt;800m</p>	<p>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.</p>
Bus Stop	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is between 400 - 800m of the village bus stops with services every two hours to Audlem, Whitchurch and Nantwich.</p>
Primary School	<p>&lt;400m 400-800m &gt;800m</p>	<p>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.</p>
Secondary School	<p>&lt;1600m 1600-3900m &gt;3900m</p>	<p>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.</p>
Open Space / recreation facilities	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is between 400 - 800m of open space (Hankelow Green).</p>
GP / Hospital / Pharmacy	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is over 800m from the nearest medical centre and pharmacy (Audlem Medical Centre).</p>
Cycle route	<p>&lt;400m 400-800m &gt;800m</p>	<p>There are no designated or signed cycle routes within 800m of the site.</p>
Footpath	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is adjacent to a footpath.</p>
Key employment site	<p>&lt;400m 400-800m &gt;800m</p>	<p>The site is over 800m from key employment sites. The nearest sites are in Nantwich and south of Crewe.</p>

**Other key considerations**

<b>Are there any known Tree Preservation Orders on the site?</b>	<b>None</b>	There are no Tree Preservation Orders on the site.	
<b>Would development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?</b>	<b>Unknown</b>	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.	
<b>Public Right of Way</b>	<b>No</b>	There are no Public Right of Ways within the site.	
<b>Existing social or community value (provide details)</b>	<b>No</b>	The site is privately owned and there is no evidence to suggest public use.	
<b>Is the site likely to be affected by any of the following?</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
<b>Ground Contamination</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No known ground contamination.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.

**Characteristics**

<b>Characteristics which may affect development on the site:</b>	<b>Comments</b>
<b>Topography:</b>	<b>Sloping</b>
<b>Coalescence Development would result in neighbouring settlements merging into one another.</b>	<b>No</b>
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	<b>No</b>
<b>Other</b>	The site is within and well integrated into the townscape.

## Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None known.
Is there a known time frame for availability?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Available now.

## Summary

<i>Conclusions</i>	
The site is suitable and available for development	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability	
Potential housing development capacity	6 (identified through the call for sites)
Key evidence to explain why the site has been accepted or rejected as suitable/available or unsuitable/unavailable.	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.

