

This page is not extracted from the Cheshire East's material but is our "rough & ready" overlay of the sites and Link Road on a Google map.

The following table shows the phasing and total house building proposed for each of the sites in the Local Plan, as well as the amount (hectares) of employment land per site. The first entries (in brown text) are for the four Strategic Sites and the following entries (in blue text) are for other sites:

“Completion 2010-12”: The number of house completions during 2010 to 2012.

“Commitments”: Is assumed to be the number of houses that have already been granted planning permission and have yet to finish (start in some cases) development.

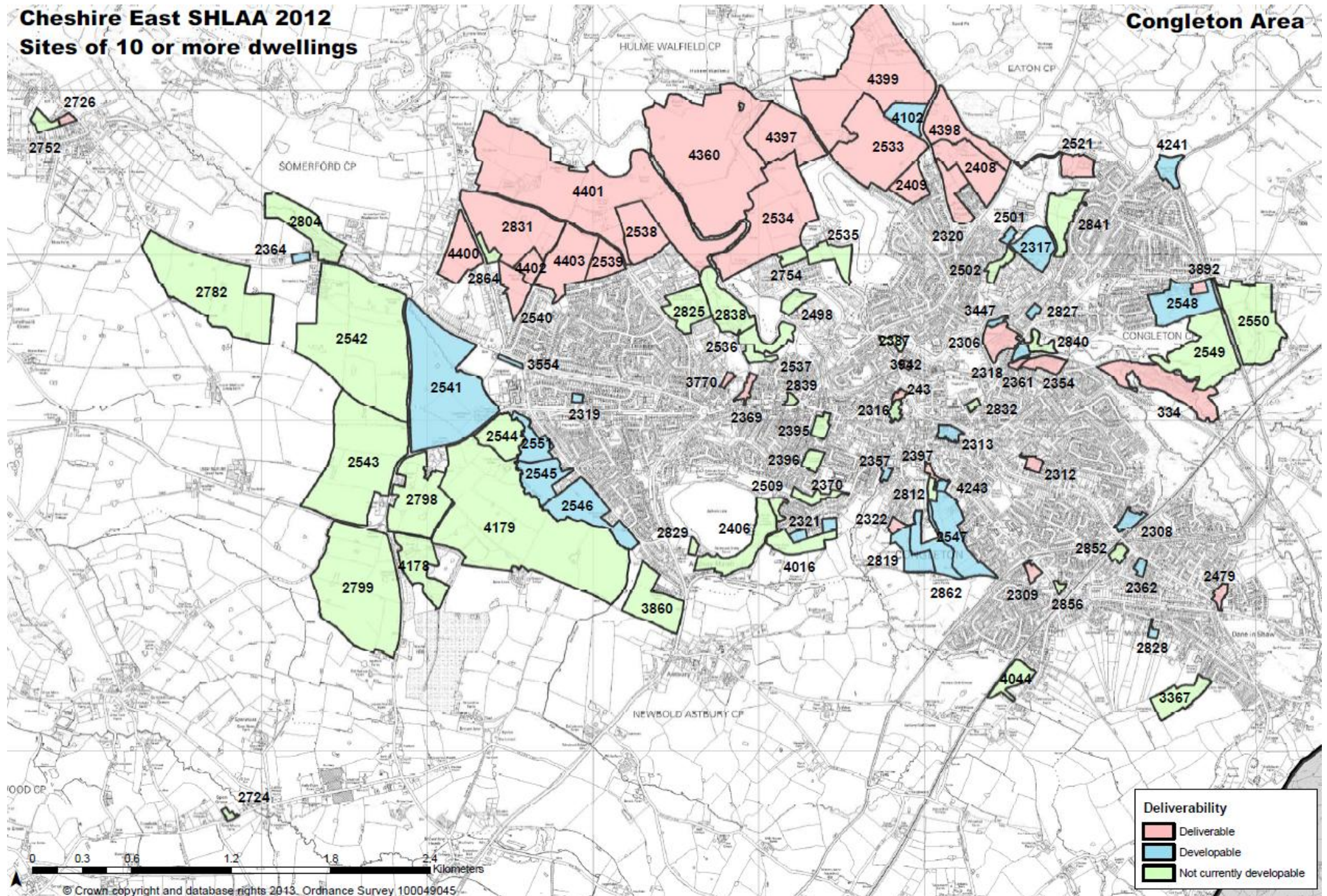
“Other Site Allocations”: This is the more worrying figure as these houses are to be built on any other site in Congleton that we assume is shown in Congletons SHLLA. A copy of the SHLLA for Congleton is shown on the next page and you will see the many sites that could be potentially developed. **It is in all our interests to identify sites that we do NOT want dwellings to be built.**

Sites 30 houses per hectare	Site Capacity	Houses in Plan Period	Phasing for House Builds				Employment Land (ha)
			2010 - 2015	2015 - 2020	2020 - 2025	2025 - 2030	
Back Lane and Radnor Park	1,000	500	0	0	150	350	10
Congleton Business Park Extension	900	450	0	50	150	250	10
Giantswood Lane - Manchester Road	850	700	0	150	300	250	0
Manchester Road - Macclesfield Road	550	550	150	400	0	0	0
Strategic Sites Totals	3,300	2,200	150	600	600	850	20
Completions 2010- 2012	n/a	148	n/a	n/a	n/a	n/a	0
Commitments	n/a	552	unknown	unknown	unknown	unknown	0
Other Site Allocations	n/a	600	unknown	unknown	unknown	unknown	0
Totals		3,500	150	600	600	850	20

We have constructed this page from the Local Plan * supporting material. The information below is taken directly from the Local Plan.

Cheshire East SHLAA 2012 Sites of 10 or more dwellings

Congleton Area



Congleton

8.29 The Congleton Town Strategy states that Congleton will deliver in the order of 3,500 new homes by 2030 as part of a balanced and integrated portfolio of development that includes new jobs, a prosperous town centre, improved infrastructure and, subject to appraisal, a northern link road.

8.30 The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns. Figure 8.4 identifies a number of strategic sites in and around Congleton that may offer opportunities for growth in the future. Further information about each of the identified strategic sites can be found below:

Summary of Development Requirements:

As shown in Table 5.2, it is proposed that Congleton will deliver:

- 3,500 new homes between 2010 and 2030 (175 per year)
- 20 hectares of employment land between 2010 and 2030 (1 hectare per year)

This development would provide new road infrastructure, contribute to the town centre redevelopment, provide other transport improvements and appropriate infrastructure.

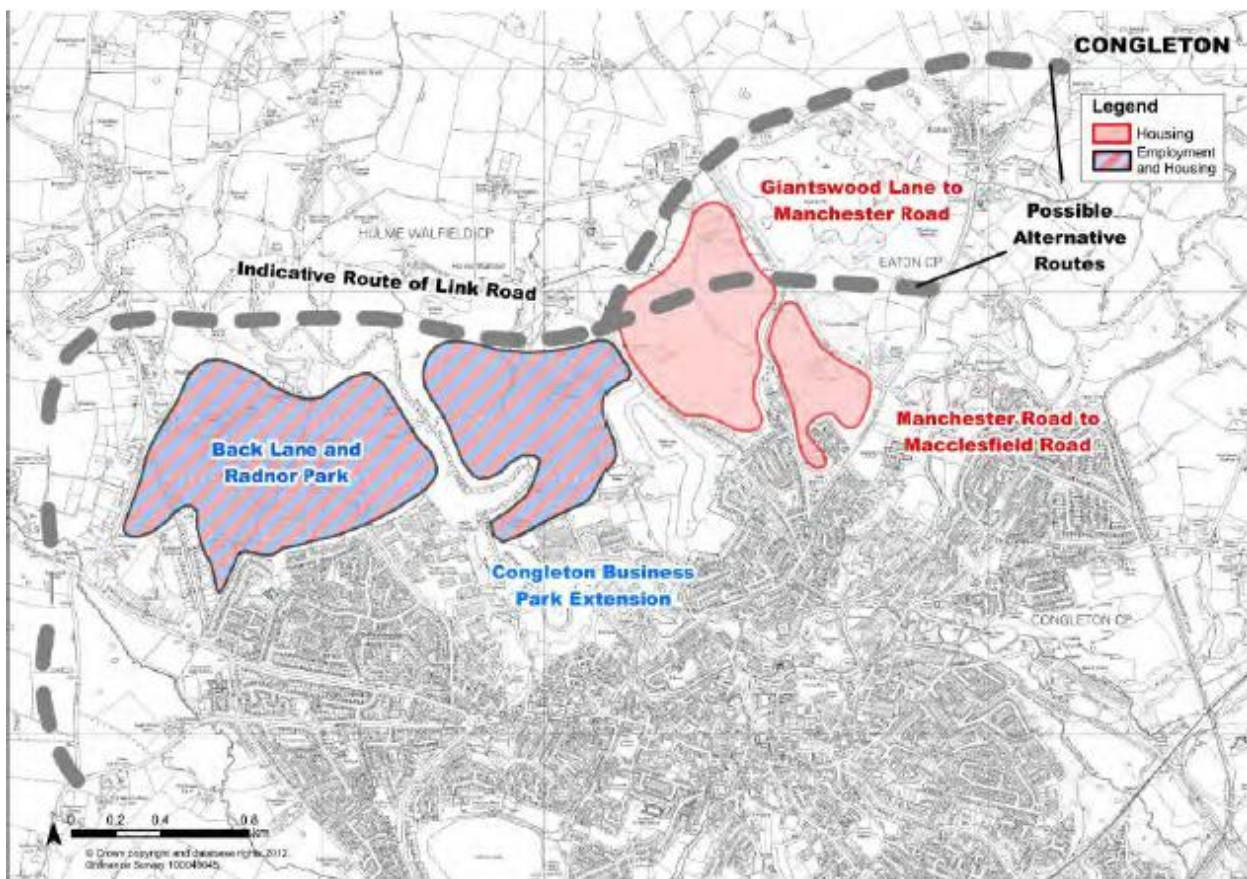


Figure 8.4 Preferred Strategic Sites around Congleton

Site Congleton 1

Back Lane and Radnor Park

1. Provision of, or a contribution to, the Congleton Link Road;
2. Provision of 1,000 new homes (at approximately 30 dwellings per hectare) with delivery expected to continue beyond the plan period (approximately 500 homes expected within the plan period);
3. Including 'housing to meet local needs', in line with Policy SC4 in the Emerging Policy Principles document;
4. 10 hectares of employment land;
5. Small scale local retail development in the region of 200-300 sqm;
6. Incorporation of Green Infrastructure
7. Provision of:
 - i. 1 new primary school
 - ii. Community facility / place of worship;
 - iii. Public house / take away / restaurant;
 - iv. Sports and leisure facilities
8. Pedestrian and cycle links to new and existing residential areas, shops, schools and health facilities;
9. On site provision, or where appropriate, relevant contributions towards transport and highways, education, health, open space and community facilities; and
10. Retention of playing fields and provision of new facilities.

Site description	The Back Lane and Radnor Park site is a greenfield area located to the north of the west of Congleton, and stretches from Black Firs Lane and Chelford Road to the River Dane.
Surrounding Uses	Surrounding uses include the Radnor Park Trading Estate, residential, playing fields, open countryside, agricultural land, woodland and the River Dane.
Constraints	<ul style="list-style-type: none">● Potential for flood risk in the area adjacent to the River Dane.● Adjacent to the River Dane SBI.● Access to the site.● Trees and hedges on site.● Tree Preservation Orders on site:<ul style="list-style-type: none">● Congleton Borough Council (Blackfirs Lane, Somerford No.2) TPO 1985● Congleton Borough Council (Blackfirs Lane, Congleton) TPO 1980.● Public Rights of Way, PROW: Congleton FP1.● Cultural heritage desk-based assessment and evaluation is advised.● Records show that there is the potential for some areas of infill associated with former ponds, and there may be areas of localised contamination associated with a current farm on site.● The development should be supported by an appropriate Travel Plan including measures to monitor its implementation.
Other Information	This site was known as Areas A and B in the Congleton Town Strategy.
Phasing	<ul style="list-style-type: none">● 2020-2025 - 150● 2025-2030 - 350

Site Congleton 2

Congleton Business Park Extension

1. Provision of, or contribution to, the Congleton Link Road;
2. 10 hectares of land for employment and commercial uses;
3. Provision of 900 new homes (at approximately 30 dwellings per hectare) with delivery expected to continue beyond the plan period (approximately 450 homes expected within the plan period);
4. Including 'housing to meet local needs', in line with Policy SC4 in the Emerging Policy Principles document;
5. Small scale local retail development in the region of 200-300 sqm;
6. Provision of:
 - i. 1 new primary school (expected to be provided in line with new housing provision);
 - ii. Community facility / place of worship;
 - iii. Public house / take away / restaurant;
 - iv. Sports and leisure facilities
7. Incorporation of Green Infrastructure;
8. Pedestrian and cycle links to new and existing residential areas, shops, schools and health facilities; and
9. On site provision, or where appropriate, relevant contributions towards transport and highways, education, health, open space and community facilities.

Site description The site has an area of around 40 hectares and is located on the north western edge of Congleton. It is a greenfield site within the valley of the River Dane that is bounded to the south east by the existing Congleton Business Park. The Dane Valley is characterised by pastureland in small fields through which the river meanders with mature trees along its banks. To the east the land rises sharply and there are views across the valley from public vantage points. The attractive river valley makes an important contribution to the landscape setting of the town.

Surrounding Uses Surrounding land uses include Congleton Business Park, open countryside, Westlow Mere and the River Dane.

Constraints

- Potential for flood risk in the area adjacent to the River Dane.
- Adjacent to the River Dane SBI. No development should be undertaken within the boundary of the SBI and the SBI will require a suitable buffer zone of semi-natural habitat to safeguard it from the influence of nearby development.
- Access to the site.
- Trees and hedges on site.
- Public Right of Way on site, PROW: Hulme Walfield FP7.
- Cultural heritage desk-based assessment and evaluation is advised.
- The development should be supported by an appropriate Travel Plan including measures to monitor its implementation.

Other Information This site was known as Area C in the Congleton Town Strategy.

Phasing

- 2015-2020 - 50 homes and employment land
- 2020-2025 - 150 homes and employment land
- 2025-2030 - 250 homes and continuation of employment land

Site Congleton 3

Giantswood Lane to Manchester Road

1. Provision of, or contribution to, the Congleton Link Road;
2. Provision of 850 new homes (at approximately 30 dwellings per hectare) with delivery expected to continue beyond the plan period (approximately 700 homes expected within the plan period);
3. Including 'housing to meet local needs', in line with Policy SC4 in the Emerging Policy Principles document;
4. Small scale local retail development in the region of 200-300 sqm
5. Provision of:
 - i. 1 new primary school;
 - ii. Community facility / place of worship;
 - iii. Public house / take away / restaurant;
 - iv. Sports and leisure facilities
6. Incorporation of Green Infrastructure;
7. Pedestrian and cycle links to new and existing residential areas, shops, schools and health facilities; and
8. On site provision, or where appropriate, relevant contributions towards transport and highways, education, health, open space and community facilities.

Site description This site is located to the north of Congleton, covering an area from Giantswood Lane to Manchester Road.

Surrounding Uses Surrounding land uses include open countryside, Cranberry Moss and a Sand Quarry.

Constraints

- There are a number of ponds on this site.
- Great crested newts are likely to be present. A substantial area of compensatory habitat is therefore likely to be required to address any adverse impacts on this species.
- Trees and hedges on site.
- Tree Preservation Order: MBC (Eaton - Manchester Road) TPO 1996.
- Cultural heritage desk-based assessment and evaluation is advised.
- Records show that there is potential for some areas of infill associated with former ponds, and there may be areas of localised contamination associated with a current farm on site.
- The development should be supported by an appropriate Travel Plan including measures to monitor its implementation.

Other Information This site was known as Area D in the Congleton Town Strategy.

Phasing

- 2015-2020 - 150 homes
- 2020-2025 - 300 homes
- 2025-2030 - 250 homes

Site Congleton 4

Manchester Road to Macclesfield Road

1. Provision of, or contribution to, the Congleton Link Road;
2. Provision of 550 new homes (at approximately 30 dwellings per hectare);
3. Including 'housing to meet local needs', in line with Policy SC4 in the Emerging Policy Principles document;
4. Small scale local retail development in the region of 200-300 sqm;
5. Provision of:
 - i. Community facility / place of worship;
 - ii. Public house / take away / restaurant;
 - iii. Sports and leisure facilities
6. Incorporation of green infrastructure;
7. Pedestrian and cycle links to new and existing residential areas, shops, schools and health facilities; and
8. On site provision, or where appropriate, relevant contributions towards transport and highways, education, health, open space and community facilities.

Site description	This site is located to the north of Congleton, covering an area from Manchester Road to Macclesfield Road.
Surrounding Uses	Surrounding land uses include residential, open countryside, Cranberry Moss and a Sand Quarry.
Constraints	<ul style="list-style-type: none">• There are a number of ponds on this site.• Great crested newts are likely to be present. A substantial area of compensatory habitat is therefore likely to be required to address any adverse impacts on this species.• Trees and hedges on site.• Cultural heritage desk-based assessment and evaluation is advised.• Records show that there is potential for some areas of infill associated with former ponds, and there may be areas of localised contamination associated with a current farm on site.• The development should be supported by an appropriate Travel Plan including measures to monitor its implementation.
Other Information	This site was known as Area D in the Congleton Town Strategy.
Phasing	<ul style="list-style-type: none">• 2010-2015 - 150 homes• 2015-2020 - 400 homes

Appendix D: Options for the Spatial Distribution of Development

Growth Options: Alternatives Considered

Growth Options: Alternatives Considered

D.1 During the preparation of the Development Strategy a series of alternative options were considered for the overall level of development across Cheshire East between 2010 and 2030. These options represent the three options put forward within the Core Strategy Issues and Options. These options were:

Growth Strategy	Average Housing Each Year	Total Housing Over the Plan Period
Option 1: Low Level Growth	1,150 homes	23,000 homes
Option 2: Medium Level Growth	1,350 homes	27,000 homes
Option 3: High Level Growth	1,600 homes	32,000 homes

Table D.1 Growth Strategy Options

D.2 The Preferred Option was selected as: Option 2: Medium Growth, as set out in Policy CS1, this will allow for growth whilst balancing the considerations highlighted in Figure 5.1.

D.3 Following the identification of the preferred option for the overall level of development, a series of options were considered for the phasing of the total level of development, these phasing options were:

Phasing Option	Phasing
Option 1: Consistent level of delivering	2010 to 2030: at least 1,350 homes each year (27,000 homes total)
Option 2: Two phase increasing level of delivery	2010 to 2020: at least 1,150 homes each year (11,500 homes total) 2021 to 2030: at least 1,550 homes each year (15,500 homes total)
Option 3: Three phase increasing level of delivery	2010 to 2015: at least 1,150 homes each year (5,750 homes total) 2016 to 2020: at least 1,250 homes each year (6,250 homes total) 2021 to 2030: at least 1,500 homes each year (15,000 homes total)

Table D.2 Phasing Options

D.4 The Preferred Option was selected as: Option 3: Three phase increasing level of delivery, as set out in Policy CS1. It was felt that this option best reflects the Council's plan for growth, with the levels of development increasing as infrastructure is put in place to support it.

Appendix E: Strategic Sites - Alternatives

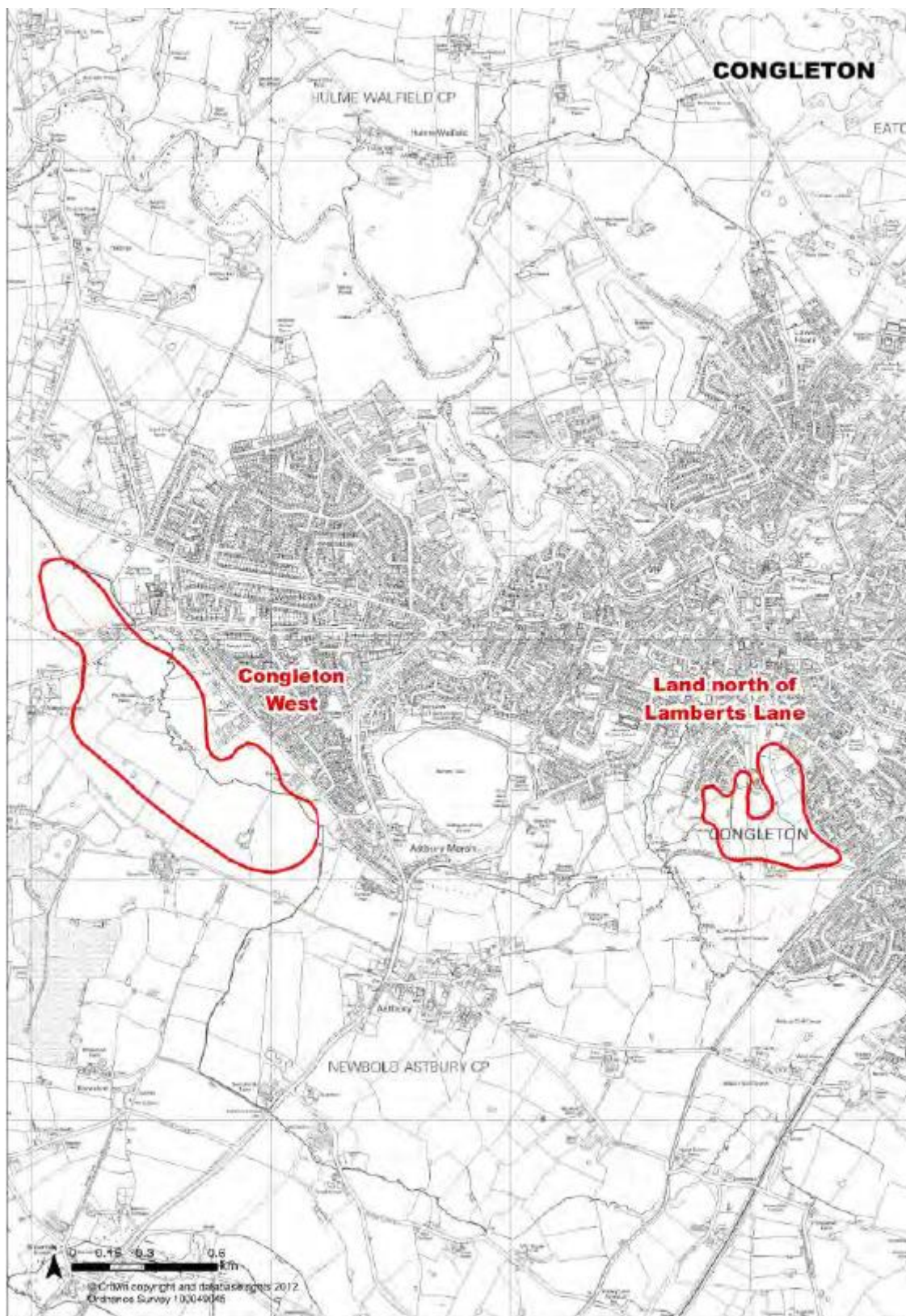


Figure E.4 Alternative Strategic Sites around Congleton

Site Congleton 5 (Alternative)

Congleton West

1. Provision of, or contribution to, the Congleton Link Road;
2. Provision of about 1,700 new homes (at about 30 dwellings per hectare);
3. To include 'housing to meet local needs' in line with Policy SC4 in the Emerging Policy Principles document;
4. Creation of a new local centre including:
 - i. Up to 1,000 sq m of retail, for local needs only;
 - ii. 1 new primary school;
 - iii. Community facility / place of worship;
 - iv. Public house / take away / restaurant;
 - v. Sports and leisure facilities
 - vi. New health care facilities;
 - vii. Children's day nursery;
5. 5 hectares of employment land;
6. Incorporation of Green Infrastructure including:
 - i. A community park;
 - ii. Allotments;
 - iii. The retention, where possible, of important hedgerows that have a cumulative screening impact on development and contribute to the habitat value of the site;
 - iv. Open spaces including outdoor sports pitches and facilities, equipped children's play space and facilities for teenagers;
7. Pedestrian and cycle links to new and existing residential areas, shops, schools and health facilities, including new footpaths and cycleways along Sandbach Road, Holmes Chapel Road and Padgbury Lane; and
8. On site provision, or where appropriate, provision of appropriate contributions towards education, health, Green Infrastructure, open space and community facilities.

Site description The site is on the western edge of Congleton and adjoins the settlement. The land is generally in agricultural use.

Loach Brook runs through the site, providing the eastern boundary to the Loachbrook Farm residential development area and the southern and western boundary to the Padgbury Lane development boundary. Loach Brook is lined by hedgerows interspersed with trees. Parts of the site are within Flood Zones 2 and 3.

Surrounding Uses Congleton High School and community sports fields are to the east of the site.

Constraints

- A public right of way crosses the site from Sandy Lane to Sandbach Road.
- There is potential for a host of protected species to be present and affected by the development of this broader site.
- The brook corridor should be safeguarded and enhanced and a significant area of compensatory habitat may be required to address protected species issues.
- Public Right of Way on site, PROW: Newbold Astbury FP40 and FP10.
- Cultural heritage desk-based assessment and evaluation is advised, and targeted evaluation and mitigation is likely to be required.
- Records show that there is potential for some areas of infill associated with former ponds and there may be areas of localised contamination associated with current farms on site.
- The development should be supported by an appropriate Travel Plan including measures to monitor its implementation.
- Plant Noise assessment for Mixed Residential / commercial / employment.
- Fieldhouse Farm, locally listed on site.
- Adjacent to site: Padgbury House and Coach House are Grade II listed; Roman camp site at Bent Farm to south is a scheduled monument, may also include buildings considered to be non-designated heritage assets.

Other Information Part of this site has outline planning permission (Loachbrook Farm) for 200 dwellings. This site was known as Areas G and H in the Congleton Town Strategy.

Site Congleton 6 (Alternative)

Land north of Lamberts Lane

1. Provision of, or contribution to, the Congleton Link Road;
2. Provision of 300 new homes (at about 30 dwellings per hectare);
3. To include 'housing to meet local needs' in line with Policy SC4 in the Emerging Policy Principles document;
4. Provision of:
 - i. Community facility / place of worship;
 - ii. Public house / take away / restaurant;
 - iii. Sports and leisure facilities
5. Incorporation of Green Infrastructure, including:
 - i. The retention, where possible, of important hedgerows that have a cumulative screening impact on development and contribute to the habitat value of the site;
6. Pedestrian and cycle links to new and existing residential areas, shops, schools and health facilities; and
7. On site provision, or where appropriate, provision of appropriate contributions towards education, health, Green Infrastructure, open space and community facilities.

Site description This site is located to the south of Congleton and to the north of Lamberts Lane. It is a greenfield site.

Surrounding Uses Surrounding land uses include residential, cemetery and open countryside.

Constraints

- There are trees and hedges within the site.
- Badgers are known to occur on site.
- Great Crested Newts are known to occur on land to the south and may also be present on this site.
- Any impact on the adjacent wildlife corridor must be avoided.
- Desk based archaeological assessment likely to be required, for parts of site not already covered by desk based assessment. Mitigation, based on the conclusions of the existing desk-based assessments is advised.
- The development should be supported by an appropriate Travel Plan including measures to monitor its implementation.
- Potential Contaminated Land Constraint due to cemetery and some former ponds on site.
- Highfield House is a non-designated heritage asset which contains localised archaeological evidence.

Other Information This site was known as Area F in the Congleton Town Strategy.