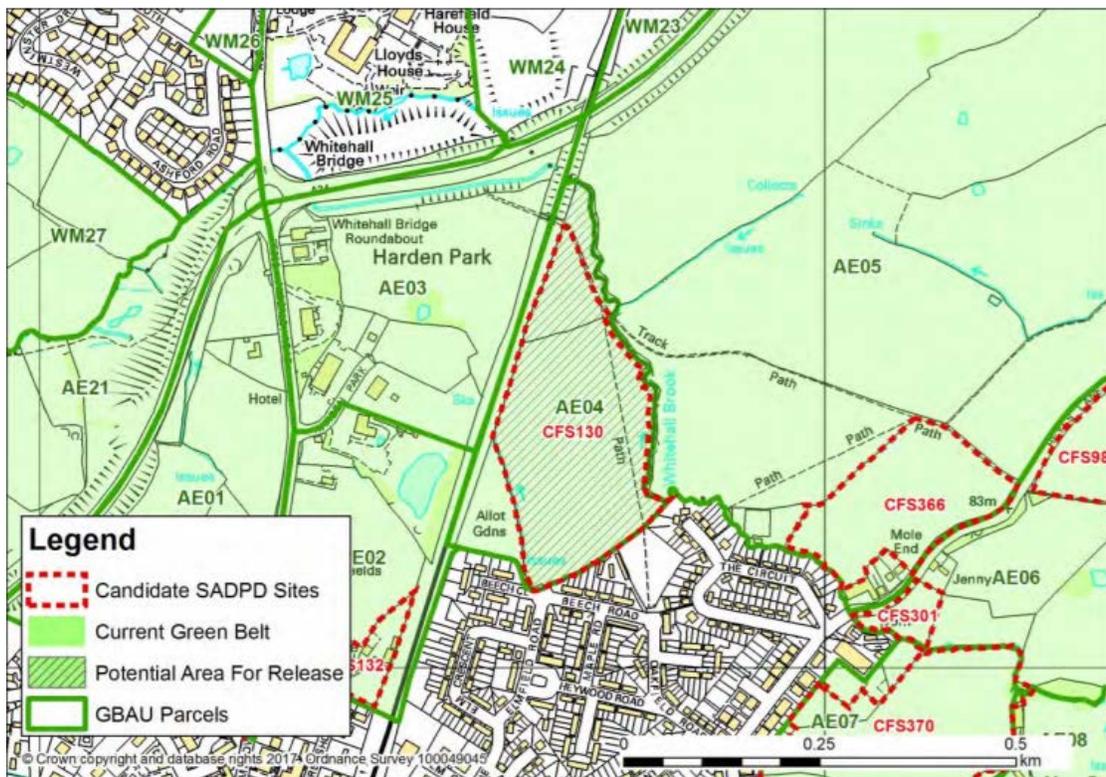


### 130: Land east of railway and west of Whitehall Brook



**Table 4.1 130 appraisal**

Consideration	Comment
Site Type	Greenfield
Site Area (Ha)	3.80
Capacity (no. dwellings)	100
Alderley Edge Settlement report conclusions	<p>CFS130a and CFS130b (alternative parcel of CFS130a)</p> <p>The majority of criteria are green or amber in the traffic light assessments, with some red. Those that are amber are considered to be matters that can be dealt with using appropriate mitigation measures:</p> <ul style="list-style-type: none"> <li>o Landscape impact;</li> <li>o Neighbouring uses;</li> <li>o Highways impact;</li> <li>o Ecology impact;</li> <li>o Minerals interest;</li> <li>o Agricultural land; and</li> <li>o Distance to existing employment areas.</li> </ul> <p>There are three red criteria, which are:</p> <ul style="list-style-type: none"> <li>o Settlement character and urban form;</li> <li>o Flooding / drainage issues; and</li> <li>o Brownfield / greenfield.</li> </ul> <p>Only part development (western or northern aspect of site) is recommended in order to avoid disproportionate development to the existing settlement.</p> <p>Conclusions:</p> <p>In some areas the site performs well through the site selection process, but there are a number of factors that would require mitigation measures and there are other issues that may preclude the site from being developed.</p> <p>Overall, the site performs reasonably well in some aspects, but there are significant issues to be overcome. It is in an accessible location and although in the Green Belt, there are no other sites that make a lower contribution to Green Belt purposes that could be released instead. However, there are sites that make an equal contribution to Green Belt that could be released as an alternative. The main issue with the site relates to flooding and drainage, with large parts of the site within Flood Zones 2 and 3, with parts forming the functional floodplain. There are also surface water flooding risks to address and it is considered that flooding and drainage issues would be challenging to overcome. The site also extends outwards from the settlement into the open countryside and only adjoins the settlement on one side. The GBSA has identified that readily recognisable and permanent Green Belt boundary to the north and east of the site would need to be created.</p>
Environmental and heritage designations	<p>Part of the site falls within flood zone 2 and 3, which has been known to form part of the functional floodplain.</p> <p>No heritage assets are located within or near the site.</p>
Planning history	None relevant.
Access	<p>Access to the site is unknown but could potentially be created off the roundabout on Beech road, however this would require a number of mature trees to be felled.</p> <p>The site is located poorly in terms of access to the main village centre., being more than 400m to a convenience store (Granthams wine food and wine) and 800m+ to a Tesco express.</p>
Landscape	<p>The site falls within landscape character LCA 7: Lower Wooded Farmland (2018 Cheshire East landscape character assessment<sup>1</sup>)</p> <ul style="list-style-type: none"> <li>- Mostly low lying, gently rolling topography although steep slopes are found occasionally throughout the landscape, often associated with watercourses.</li> <li>- Medium settlement density with a mix of dispersed farms and nucleated hamlets/villages, including a number of Conservation Areas. Some settlements have grown due to their proximity to large urban areas. Typically built vernacular is of red brick or white render.</li> <li>- Where woodland cover allows, there are views to prominent features including the wooded ridgeline of Alderley Edge and the uplands of the Pennines.</li> </ul>

<sup>1</sup> <http://cheshireeast-consult.limehouse.co.uk/file/5042144>

Consideration	Comment
	<p>The landscape guidance that relates to this site and landscape character area is:</p> <ul style="list-style-type: none"> <li>- Protect the overall wooded character of the area through appropriate management of the area as of deciduous woodland (including ancient woodland) and mature in-field and hedgerow trees.</li> <li>- Retain historic field patterns and restore the hedgerows and walls forming field and estate boundaries where they have been lost, degraded or replaced with fences. Conserve the existing hedgerow network which provides valued linkages between other habitats.</li> <li>- Protect and manage the valued wetland habitats of the meres and mosses for the benefit of flood alleviation, biodiversity and recreation purposes. Management of adjacent agricultural land should aim to reduce nutrient run off to these habitats.</li> <li>- Retain the character of the narrow rural lanes and avoid the over-engineering of roads which could create an urbanising influence within the strongly rural landscape.</li> <li>- Ensure new and changing land uses do not degrade from the traditional rural character of the area.</li> </ul> <p>The site currently lies outside the settlement boundary. The site resides in the open countryside, with a small section of the southerly edge adjoining existing residential development. To the north the site extends into the countryside with views.</p>
Conclusion	<p>The site is considered potentially suitable for allocation subject to identified constraints being resolved and developable area of site being redefined.</p> <ul style="list-style-type: none"> <li>- The assessment of the potential area of land to be released shows that it makes a 'significant contribution' to Green Belt purposes and although in the Green Belt, there are no other sites that make a lower contribution to Green Belt purposes that could be released instead. However, there are sites that make an equal contribution to Green Belt that could be released as an alternative</li> <li>- Site has no suitable access, but it is likely that access could be created, if a number of trees were to be removed.</li> <li>- Part of the site falls within flood zone 2 and 3.</li> <li>- The site is of high landscape sensitivity, some mitigation could be possible.</li> <li>- Site would not relate well to existing village.</li> </ul> <p>Amber rating – suitable and available but significant constraints.</p> <p>Overall, a parcel of this site could be potentially suitable if the constraints are mitigated and a clear boundary could be identified.</p>
Rating	

### 301: Land adjacent to Jenny Heyes



**Table 4.1 301 appraisal**

Consideration	Comment
Site Type	Greenfield (green belt)
Site Area (Ha)	0.47
Capacity (no. dwellings) Density <sup>1</sup>	10-14 dwellings
Alderley Edge Settlement report conclusions	<p>The majority of traffic light criteria are green. Those that are amber are considered to be matters that could be dealt with using appropriate mitigation measures:</p> <ul style="list-style-type: none"> <li>o Highways access;</li> <li>o Flooding / drainage issues;</li> <li>o Ecology impact;</li> <li>o Minerals interest;</li> <li>o Agricultural land; and</li> <li>o Distance to existing employment areas.</li> </ul> <p>There is one red criterion, which is:</p> <ul style="list-style-type: none"> <li>o Brownfield / greenfield</li> </ul> <p>Around 40% of the site is within Flood Zones 2 and 3. Within these areas, the sequential test for development would apply, the Environment Agency would need to be consulted and a stage 2 flood risk assessment would be required. In addition, there needs to be an 8m undeveloped buffer to Whitehall Brook which is classed as a main river.</p> <p>The site area in Flood Zone 1 is around 0.28ha and in the absence of evidence to show that development in Flood Zones 2 &amp; 3 would be appropriate, the number of dwellings would need to be reduced to restrict development to the area in Flood Zone 1. The site could still accommodate around 10 dwellings (at 35 dwellings per hectare) on the 0.28 ha within Flood Zone 1. The 8m undeveloped buffer could be provided within the undeveloped part of the site in Flood Zones 2 and 3. A surface water management plan would be required at the planning application stage.</p> <p>In terms of ecology, any future planning application would require a habitats survey and mitigation measures may be required, particularly the provision of a buffer of semi-natural habitat to Whitehall Brook. As with the Environment Agency's required 8m undeveloped buffer, this ecology buffer could be provided outside of the site area in Flood Zone 1, so would not necessarily reduce the number of dwellings further.</p> <p>The traffic light form assessments do not reveal any significant issues in relation to landscape; settlement character and urban form; neighbouring uses; highways impact; heritage assets; TPO trees; air quality; public transport frequency; contamination issues; or employment land loss.</p> <p>The footpath along Heyes Lane crosses Whitehall Brook but then ends immediately afterwards. Heyes Lane is relatively narrow from this point on and provision of an extended footpath as far as the site's vehicular access point may prove difficult, in which case a pedestrian access point at the far western tip of the site would be required in order to connect with the existing footpath</p>
Environmental and heritage designations	The site falls partially in the flood zone 2 and 3.
Planning history	None relevant.
Access	There is no existing highways access to the site, but an access point could be created to Heyes Lane but careful consideration would need to be given to visibility.
Landscape	<p>The site falls within landscape character LCA 7: Lower Wooded Farmland (2018 Cheshire East landscape character assessment<sup>2</sup>)</p> <ul style="list-style-type: none"> <li>- Mostly low lying, gently rolling topography although steep slopes are found occasionally throughout the landscape, often associated with watercourses.</li> <li>- Medium settlement density with a mix of dispersed farms and nucleated hamlets/villages, including a number of Conservation Areas. Some settlements have grown due to their proximity to large urban areas. Typically built vernacular is of red brick or white render.</li> <li>- Where woodland cover allows, there are views to prominent features including the wooded</li> </ul>

<sup>1</sup> CEC 2018 Density Multiplier <https://modern.gov.cheshireeast.gov.uk/ecminutes/mqConvert2PDF.aspx?ID=17052>

<sup>2</sup> <http://cheshireeast-consult.limehouse.co.uk/file/5042144>

Consideration

Comment

ridgeline of Alderley Edge and the uplands of the Pennines.

The landscape guidance that relates to this site and landscape character area is:

- Protect the overall wooded character of the area through appropriate management of the areas of deciduous woodland (including ancient woodland) and mature in-field and hedgerow trees.
- Retain historic field patterns and restore the hedgerows and walls forming field and estate boundaries where they have been lost, degraded or replaced with fences. Conserve the existing hedgerow network which provides valued linkages between other habitats.
- Protect and manage the valued wetland habitats of the meres and mosses for the benefit of flood alleviation, biodiversity and recreation purposes. Management of adjacent agricultural land should aim to reduce nutrient run off to these habitats.
- Retain the character of the narrow rural lanes and avoid the over-engineering of roads which could create an urbanising influence within the strongly rural landscape.
- Ensure new and changing land uses do not degrade from the traditional rural character of the area

The site currently lies outside the settlement boundary. To the south of the site there is offices and residential development and to the north there is a one residential dwellings, beyond which stretches into the open countryside. To the East lies open countryside and to the west lies a highway and residential dwellings.

The north western site boundary is in line with residential development on the opposite of the road, therefore would not go boundary the current built up form along Jenny Heyes Road.

Conclusion

- Site lies within the greenbelt and is classified as making a 'contribution' to the Greenbelt. Although in the Green Belt, there are no other sites that make a lower or equal contribution to Green Belt purposes that could be released as an alternative.
- Site has no suitable access at present but is likely that the single entry point access to Heyes Lane could be widened, however would have to consider visibility.
- The southern part of the site falls within the flood zone 2.
- The site is of medium landscape sensitivity, mitigation is likely to be possible, utilising existing trees and hedges and adding new planting.
- Site would not impact any heritage assets.
- Site would relate well to existing village with existing development on the opposite side of Heyes Lane and development to the south-west.

The site is considered potentially suitable for allocation subject to identified constraints being resolved and developable area of site being redefined.

Amber rating – suitable and available but significant constraints.

Rating



### 370: Land east of Heyes Lane





**Table 4.1 370 appraisal**

Consideration	Comment
Site Type	Greenfield
Site Area (Ha)	4.87
Capacity (no. dwellings)	135
Alderley Edge Settlement report conclusions	<p>The traffic light assessment criteria are mainly a mix of green and amber. Those are amber are considered to be matters that can be dealt with using appropriate mitigation measures:</p> <ul style="list-style-type: none"> <li>o Landscape impact;</li> <li>o Settlement character and urban form;</li> <li>o Neighbouring uses;</li> <li>o Highways impact;</li> <li>o Heritage assets;</li> <li>o Flooding / drainage issues</li> <li>o Ecology;</li> <li>o TPO trees;</li> <li>o Minerals interest; and</li> <li>o Agricultural land.</li> </ul> <p>There are two red criteria, which are:</p> <ul style="list-style-type: none"> <li>o Brownfield / greenfield; and</li> <li>o Distance to existing employment areas.</li> </ul> <p>Overall, the site performs reasonably well in some aspects but there are significant issues to overcome. It is in an accessible location and although in the Green Belt, there are no other sites that make a lower contribution to Green Belt purposes that could be released instead. However, there are sites that make an equal contribution to Green Belt that could be released as an alternative. The lack of a suitable access to the site would preclude development from coming forwards.</p>
Environmental and heritage designations	<p>The site is entirely within Flood Zone 1</p> <p>The site lies adjacent to the Alderley Edge conservation area.</p> <p>Heritage Asset<sup>1</sup>s near the site are:</p> <ul style="list-style-type: none"> <li>• (Converted) Bams at Ryleys Farm (Grade II Listed Building)</li> <li>• Chorley Old Hall (Grade I Listed Building)</li> <li>• Bridge over Moat at Chorley Old Hall (Grade II Listed Building)</li> <li>• Scheduled monument (Chorley Old Hall)</li> </ul> <p>There are a couple of TPOs adjacent to the site boundary but these could be readily accommodated within a site layout.</p>
Planning history	None relevant.
Access	<p>There is an existing single track farm access point between existing properties on Heyes Lane but this would not be sufficient to serve the development site, therefore there is therefore no identified access point to serve this site and the level of development proposed.</p> <p>The site promoter states that access can be created but it is clear that land acquisition and potentially property demolition would be required to create a satisfactory access point.</p>
Landscape	The site resides in the open countryside, however is bounded to the north and south by highway and residential development to the east.

<sup>1</sup> <http://cheshireeast-consult.limehouse.co.uk/file/5042196>

Consideration	Comment
	<p>The site has a reasonable boundary to the wider countryside but there are views in and out including some long range views of the site, linking to the wider landscape to the east and north. There are significant views from 'the edge' looking across to Alderley Edge village centre, as shown in the photos above. However, the site is not visible from the local highways network, nor is it prominent from any public rights of way. Overall, there is potential to mitigate the impact through sensitive layout and design.</p> <p>with a small section of the southerly edge adjoining existing residential development. To the north the site extends into the countryside with views.</p>
Conclusion	<p>The site is considered unsuitable for allocation due to significant constraints identified on the site.</p> <ul style="list-style-type: none"> <li>- The assessment of the potential area of land to be released shows that it makes a 'significant contribution' to Green Belt purposes and although in the Green Belt, there are no other sites that make a lower contribution to Green Belt purposes that could be released instead. However, there are sites that make an equal contribution to Green Belt that could be released as an alternative</li> <li>- Site has no suitable access.</li> <li>- Small strip of the site falls within flood zone 2 and 3.</li> <li>- The site is of high landscape sensitivity, some mitigation could be possible.</li> <li>- Site would not relate well to existing village due to the scale of the site.</li> </ul> <p>RED rating – unsuitable.</p>
Rating	

## 400: Land off Lydiat Lane



**Table 4.8 400 appraisal**

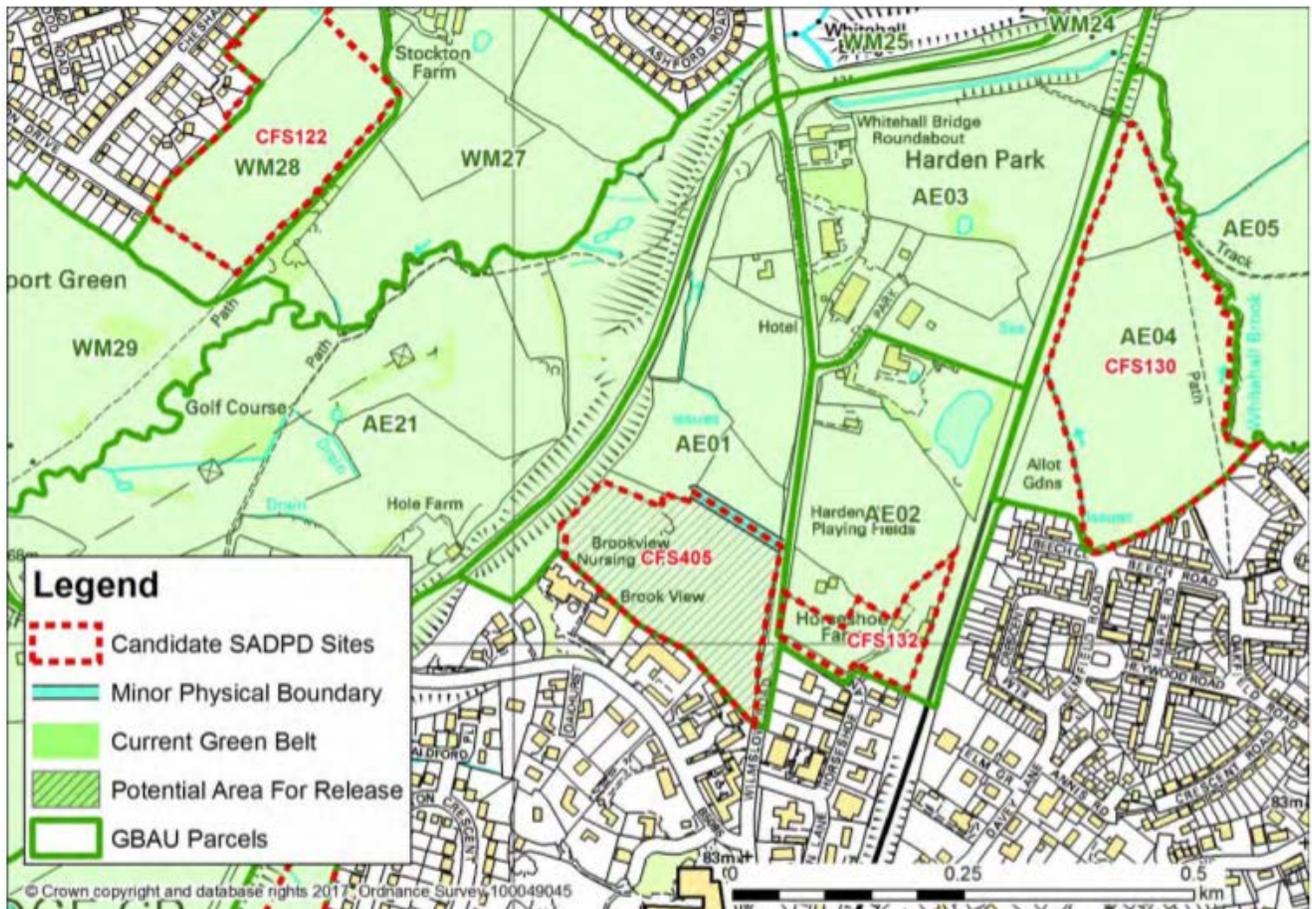
Consideration	Comment
Site Type	Greenfield (green belt)
Site Area (Ha)	0.43 (1.94)
Capacity (no. dwellings) Density <sup>1</sup>	38 dwellings
Alderley Edge Settlement report conclusions	<p>• The majority of criteria are green in the traffic light assessments, with some amber and also some red. Those that are amber are considered to be matters that can be dealt with using appropriate mitigation measures:</p> <ul style="list-style-type: none"> <li>o Landscape impact;</li> <li>o Settlement character and urban form;</li> <li>o Heritage assets impact;</li> <li>o TPO trees; and</li> <li>o Agricultural land.</li> </ul> <p>There are three red criteria, which are:</p> <ul style="list-style-type: none"> <li>o Highways impact;</li> <li>o Brownfield / greenfield; and</li> <li>o Distance to existing employment areas.</li> </ul> <p>Historic England – the site is immediately adjacent to Alderley Edge conservation area and will require a heritage impact assessment.</p> <p>Overall, the site performs reasonably well in some aspects but there are significant issues to overcome. It is in an accessible location and although in the Green Belt, there are no other sites that make a lower contribution to Green Belt purposes that could be released instead. However, there are sites that make an equal contribution to Green Belt that could be released as an alternative. The main issue with the site relates to the impact on the local highway network, with Lydiat Lane being unsuitable to serve major development proposals. Whilst the new Green Belt boundary would be defined using physical features, further consideration would need to be given as to whether these could be considered to be permanent.</p>
Environmental and heritage designations	<p>Flood zone 1.</p> <p>No Major environment considerations.</p> <p>Historic England – the site is immediately adjacent to Alderley Edge conservation area and will require a heritage impact assessment.</p>
Planning history	None relevant.
Access	Site has no suitable access, but is likely that access could be widened; however there are issues on the local highway network, with Lydiat Lane being unsuitable to serve major development proposals.
Landscape	<p>The site falls within landscape character LCA 7: Lower Wooded Farmland (2018 Cheshire East landscape character assessment<sup>2</sup>)</p> <ul style="list-style-type: none"> <li>- Mostly low lying, gently rolling topography although steep slopes are found occasionally throughout the landscape, often associated with watercourses.</li> <li>- Medium settlement density with a mix of dispersed farms and nucleated hamlets/villages, including a number of Conservation Areas. Some settlements have grown due to their proximity to large urban areas. Typically built vernacular is of red brick or white render.</li> <li>- Where woodland cover allows, there are views to prominent features including the wooded ridgeline of Alderley Edge and the uplands of the Pennines.</li> </ul> <p>The landscape guidance that relates to this site and landscape character area is:</p> <ul style="list-style-type: none"> <li>- Protect the overall wooded character of the area through appropriate management of the areas of deciduous woodland (including ancient woodland) and mature in-field and hedgerow trees.</li> <li>- Retain historic field patterns and restore the hedgerows and walls forming field and estate boundaries where they have been lost, degraded or replaced with fences. Conserve the existing hedgerow network which provides valued linkages between other habitats.</li> <li>- Protect and manage the valued wetland habitats of the meres and mosses for the benefit of flood</li> </ul>

<sup>1</sup> CEC 2018 Density Multiplier <https://modern.gov.cheshireeast.gov.uk/ecminutes/mgConvert2PDF.aspx?ID=17052>

<sup>2</sup> <http://cheshireeast-consult.limehouse.co.uk/file/5042144>

Consideration	Comment
	<p>alleviation, biodiversity and recreation purposes. Management of adjacent agricultural land should aim to reduce nutrient run off to these habitats.</p> <ul style="list-style-type: none"> <li>- Retain the character of the narrow rural lanes and avoid the over-engineering of roads which could create an urbanising influence within the strongly rural landscape.</li> <li>- Ensure new and changing land uses do not degrade from the traditional rural character of the area</li> </ul> <p>The site currently lies outside the settlement boundary. Residential development surrounds the site on three sides and there is open countryside to the South.</p> <p>Medium landscape sensitivity that could be mitigated.</p>
Conclusion	<p>The site is considered potentially suitable for allocation subject to identified constraints being resolved and developable area of site being redefined.</p> <ul style="list-style-type: none"> <li>- The site lies within the green belt and is classified as making a 'contribution' to the Green belt.</li> <li>- Site has no suitable access, but is likely that access could be widened; however there are issues on the local highway network, with Lydiat Lane being unsuitable to serve major development proposals.</li> <li>- The site is of medium landscape sensitivity, mitigation is likely to be possible.</li> <li>- Site has potential to impact on the adjacent conservation area, mitigation likely.</li> <li>- Site would relate well to existing village.</li> </ul> <p>Amber rating – suitable and available but significant constraints.</p> <p>Overall, a parcel of this site could be potentially suitable if the constraints are mitigated.</p> <p>The site is considered suitable for allocation due to no significant constraints on the site. Although in the Green Belt, there are no other sites that make a lower or equal contribution to Green Belt purposes that could be released as an alternative.</p>
Rating	

## 405: Land at Whitehall Meadow



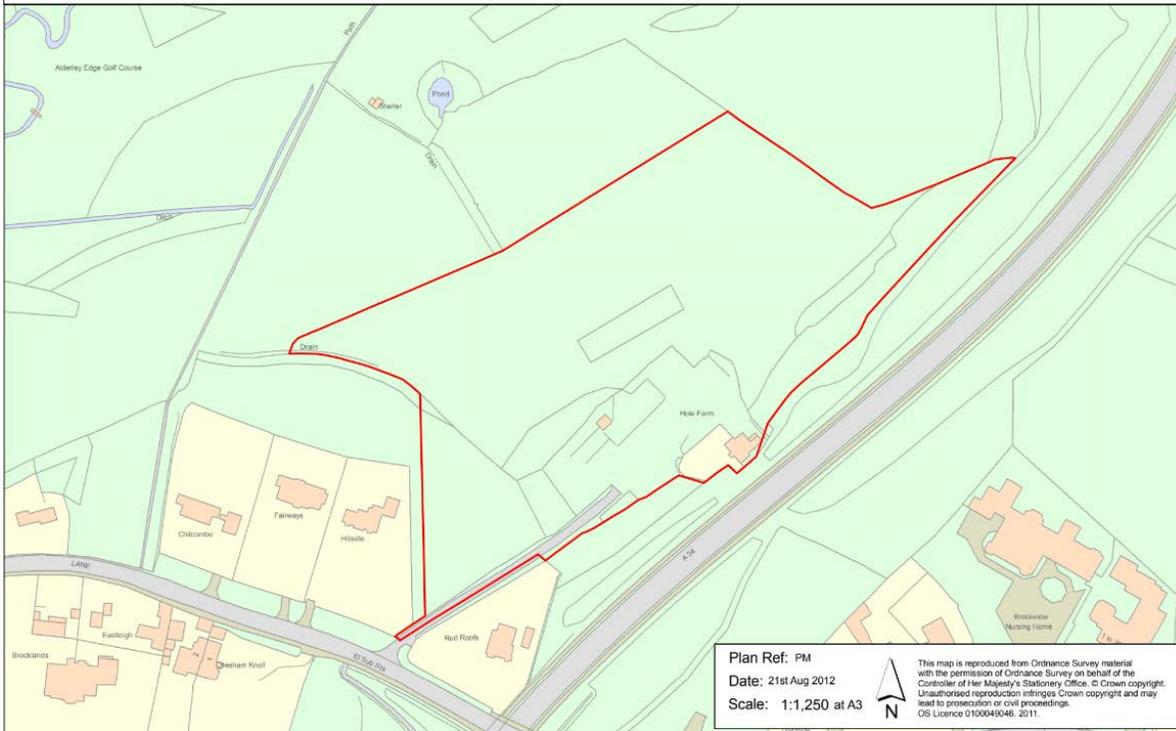
**Table 4.1 405 appraisal**

Consideration	Comment
Site Type	Greenfield
Site Area (Ha)	4.87
Capacity (no. dwellings)	135
Alderley Edge Settlement report conclusions	<p>Significant contribution to the green belt</p> <p>Conclusion:</p> <p>The traffic light assessment criteria are mainly a mix of green and amber. Those are amber are considered to be matters that can be dealt with using appropriate mitigation measures:</p> <ul style="list-style-type: none"> <li>o Landscape impact;</li> <li>o Settlement character and urban form;</li> <li>o Highways impact; o Ecology impact;</li> <li>o TPO trees;</li> <li>o Agricultural land; and</li> <li>o Distance to existing employment areas.</li> </ul> <p>There are two red criteria, which are:</p> <ul style="list-style-type: none"> <li>o Highways access; and</li> <li>o Brownfield / greenfield</li> </ul> <p>If the southern part of the site were removed from the site boundary, the remaining site area is 4.2 hectares. There is a need to provide both new dwellings and safeguarded land and it is considered that this site could provide 2 hectares of safeguarded land in addition to around 75 dwellings. This equates to a density of approximately 34 dwellings per hectare and in addition, much of the landscaping buffers could be provided on land outside of the site boundary (remaining in the Green Belt) which is in the same ownership. In addition, the area to the north of the site (also remaining in the Green Belt and in the same ownership) could be utilised to provide open space. Given the orientation of the site, the likely main vehicular access point would be to Chelford Road / Ryleys Lane. Therefore, it would seem most appropriate to consider the southern part of the site for a residential allocation and the northern part of the site as safeguarded land.</p>
Environmental and heritage designations	<p>Heritage Asset<sup>1</sup>s near the site are:</p> <ul style="list-style-type: none"> <li>• (Converted) Barns at Ryleys Farm (Grade II Listed Building)</li> <li>• Chorley Old Hall (Grade I Listed Building)</li> <li>• Bridge over Moat at Chorley Old Hall (Grade II Listed Building)</li> <li>• Scheduled monument (Chorley Old Hall)</li> </ul> <p>There is the potential for protected species such as badgers and great crested newts to occur on site but any potential impacts could be mitigated and compensated for. There are a couple of TPOs adjacent to the site boundary but these could be readily accommodated within a site layout.</p> <p>There are significant key views from the Scheduled monument outwards across to the north west, which add to the setting of the historic asset. These views could be mitigated by the southern part of the site being developed at a lower density and incorporating green space.</p> <p>There are a number of TPOs along the eastern boundary. Elmsett Park Wood SSSI is less than 400m to the south-east of the site, which may result in an EIA being needed to establish if development does not have an adverse impact on this ecologically protected site.</p> <p>There are a number of Grade II Listed Buildings to the west of the site. However there is existing screening of the site to these Listed Buildings.</p>
Planning history	None relevant.
Access	There is an existing single track farm access point between existing properties on Heyes Lane but this

<sup>1</sup> <http://cheshireeast-consult.limehouse.co.uk/file/5042196>

Consideration	Comment
	would not be sufficient to serve the development site. The site promoter states that access can be created but it is clear that land acquisition and potentially property demolition would be required to create a satisfactory access point. There is therefore no identified access point to serve this site and the level of development proposed.
Landscape	<p>The site resides in the open countryside, however is bounded to the north and south by highway and residential development to the east.</p> <p>with a small section of the southerly edge adjoining existing residential development. To the north the site extends into the countryside with views.</p>
Conclusion	<ul style="list-style-type: none"> <li>- The assessment of the potential area of land to be released shows that it makes a 'major contribution'. The exceptional circumstances set out in the GBAU (Green Belt Assessment Update 2015) are applicable to this site provided there are no other suitable alternatives that make "no contribution", a "contribution" or a "significant contribution" to Green Belt purposes</li> <li>- Site has a suitable existing access point along Wilmslow Road.</li> <li>- Site lies in flood zone 1.</li> <li>- The site is of medium/low landscape sensitivity, some mitigation could be possible.</li> <li>- Site relates well to existing village, however due to scale of the site is likely to result in an impact. Therefore, a smaller parcel of this site could be considered.</li> </ul> <p>The site is considered unsuitable for allocation (red) due to a combination of minor constraints and being a major contribution to the green belt; however a smaller parcel close to Wilmslow Road could be considered for allocation.</p>
Rating	

## Hole Farm



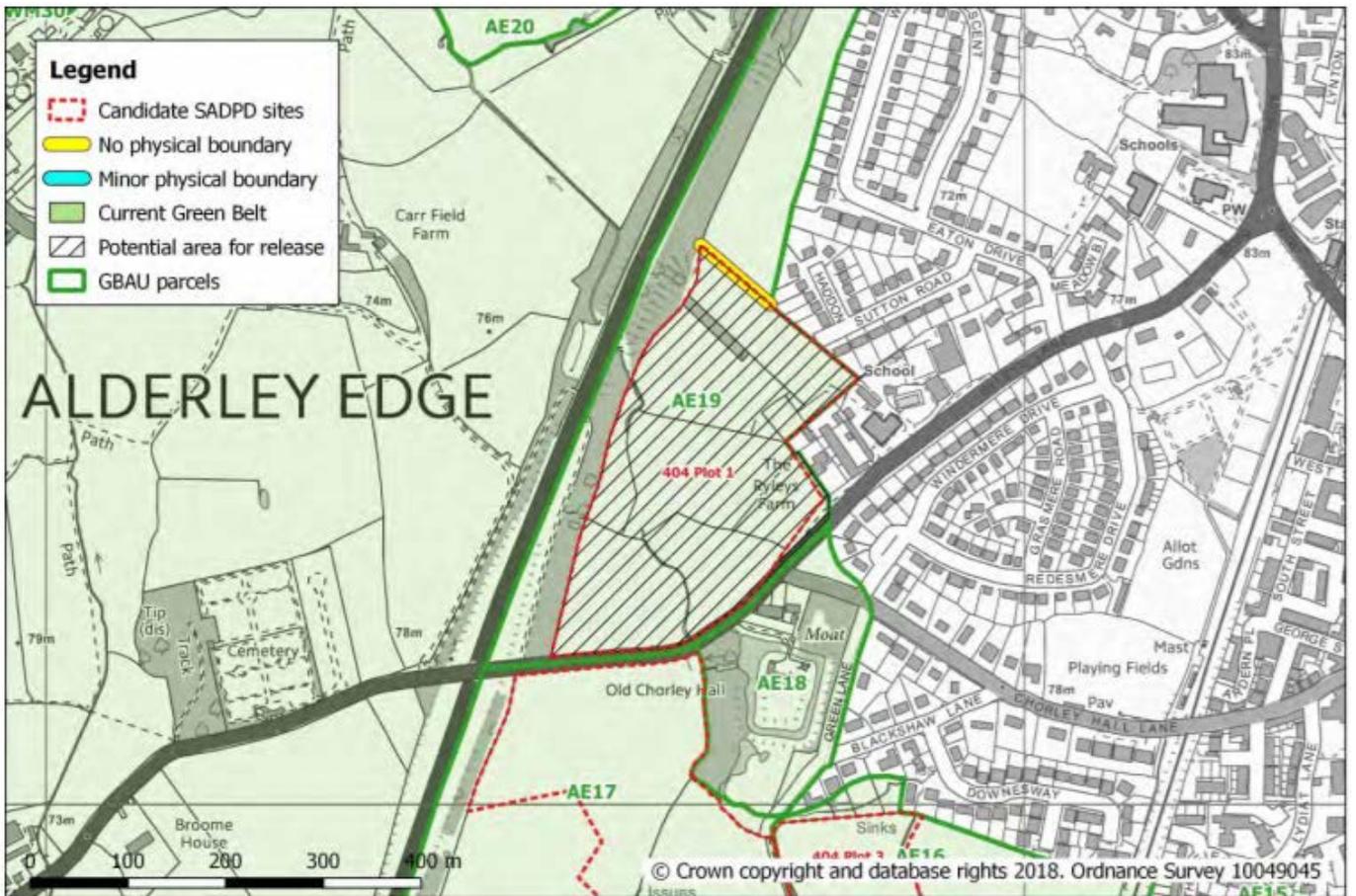
**Table 4.1 Hole Farm appraisal**

Consideration	Comment
Site Type	Greenfield
Site Area (Ha)	2.42
Capacity (no. dwellings)	100+ dwellings
Alderley Edge Settlement report conclusions	NA
Environmental and heritage designations	<p>Heritage Asset<sup>1</sup>'s near the site are:</p> <ul style="list-style-type: none"> <li>• Willow Cottage (Grade II Listed Building)</li> </ul> <p><b>Green belt assessment 2015<sup>2</sup> AE21 – Major Contribution</b></p> <p>The parcel makes a major contribution to Green Belt purposes. Land located between Brook Lane, Alderley Edge Bypass and Brook Lane. The majority of the area is part of the Alderley Edge Golf Course, with some established properties fronting Brook Lane, although still feeling detached from the main urban area. Parcel has an essential role in preventing further development which would lead to the merger of Alderley Edge and the Davenport Green area of Wilmslow.</p> <p>Major Contribution: Ribbon development along Brook Lane already links Alderley Edge with Wilmslow. Any additional development here would lead to the 2 settlements merging.</p>
Planning history	None relevant.
Access	There is an existing access to the farm that could accommodate development.
Landscape	<p>The site resides in the open countryside, however is bounded to the north by a golf course, east by highway and some residential development to the south,</p> <p>This site plays a significant role to preserving the open countryside within the green belt.</p>
Conclusion	<p>The site is considered unsuitable for allocation due to significant constraints identified on the site.</p> <ul style="list-style-type: none"> <li>- The assessment of the potential area of land to be released shows that it makes a 'major contribution' to Green Belt purposes and therefore not considered suitable for development.</li> <li>- Site has suitable access along Brook Lane, which is currently used as a farm access.</li> <li>- Site lies in flood zone 1.</li> <li>- The site is of high landscape sensitivity, mitigation unlikely to mitigate sensitivity.</li> <li>- Site would not relate well to existing village due to being separated from Alderley Edge by A34.</li> </ul> <p>Red rating – unsuitable.</p>
Rating	Red rating – unsuitable.

<sup>1</sup> <http://cheshireeast-consult.limehouse.co.uk/file/5042196>

<sup>2</sup> <http://cheshireeast-consult.limehouse.co.uk/file/3478926>

**404: plot 1 Ryleys Farm, north of Chelford Road**





**Table 4.1 404a appraisal**

Consideration	Comment
Site Type	Greenfield
Site Area (Ha)	Gross site area 8.50ha
Capacity (no. dwellings)	104
Alderley Edge Settlement report conclusions	<p>Conclusion:</p> <p>The traffic light assessment criteria are mainly a mix of green and amber. Those are amber are considered to be matters that can be dealt with using appropriate mitigation measures:</p> <ul style="list-style-type: none"> <li>o Landscape impact;</li> <li>o Settlement character and urban form;</li> <li>o Neighbouring uses;</li> <li>o Highways impact;</li> <li>o Heritage assets;</li> <li>o Flooding / drainage issues</li> <li>o Ecology;</li> <li>o TPO trees;</li> <li>o Minerals interest; and</li> <li>o Agricultural land.</li> </ul> <p>There are two red criteria, which are:</p> <ul style="list-style-type: none"> <li>o Brownfield / greenfield; and</li> <li>o Distance to existing employment areas.</li> </ul> <p>If the southern part of the site were removed from the site boundary, the remaining site area is 4.2 hectares. There is a need to provide both new dwellings and safeguarded land and it is considered that this site could provide 2 hectares of safeguarded land in addition to around 75 dwellings. This equates to a density of approximately 34 dwellings per hectare and in addition, much of the landscaping buffers could be provided on land outside of the site boundary (remaining in the Green Belt) which is in the same ownership. In addition, the area to the north of the site (also remaining in the Green Belt and in the same ownership) could be utilised to provide open space. Given the orientation of the site, the likely main vehicular access point would be to Chelford Road / Ryleys Lane. Therefore, it would seem most appropriate to consider the southern part of the site for a residential allocation and the northern part of the site as safeguarded land.</p>
Environmental and heritage designations	<p>The site is entirely within Flood Zone 1. However, there is a main river tributary of Whitehall Brook running through the site which is partly in culvert</p> <p>Heritage Asset<sup>1</sup>s near the site are:</p> <ul style="list-style-type: none"> <li>• (Converted) Barns at Ryleys Farm (Grade II Listed Building)</li> <li>• Chorley Old Hall (Grade I Listed Building)</li> <li>• Bridge over Moat at Chorley Old Hall (Grade II Listed Building)</li> <li>• Scheduled monument (Chorley Old Hall)</li> </ul> <p>Heritage Impact Assessments of Sites in Cheshire East<sup>2</sup> 4. Heritage Impact Assessments Table 1. Site CFS404a. Ryleys Farm Plot 1, Alderley Edge SK9 7UX. RAG Assessment: Amber</p> <p>There is the potential for protected species such as badgers and great crested newts to occur on site but any potential impacts could be mitigated and compensated for. There are a couple of TPOs adjacent to the site boundary but these could be readily accommodated within a site layout.</p> <p>There are significant key views from the Scheduled monument outwards across to the north west, which add to the setting of the historic asset. These views could be mitigated by the southern part of the site</p>

<sup>1</sup> <http://cheshireeast-consult.limehouse.co.uk/file/5042196>

<sup>2</sup> <http://cheshireeast-consult.limehouse.co.uk/file/5042196>

Consideration	Comment
	being developed at a lower density and incorporating green space.
Planning history	None relevant.
Access	<p>The site is considered to be poorly located to existing employment areas but this is not unexpected given the nature of Alderley Edge and there are employment opportunities in reasonable proximity which are accessible by public transport.</p> <p>There is the potential for two different access points for this site. The first through Sutton Road housing estate which would enter into the northern part of the site and the second along B5359 (Chelford Close, Ryleys Lane) both of which are served by a footpath into the main town centre.</p>
Landscape	<p>The site resides in the open countryside, however is bounded to the north and south by highway and residential development to the east.</p> <p>Parts of the site are relatively self-contained but there are views in and out to the surrounding countryside, and the south west corner of the site is particularly sensitive in landscape terms. The site is well bounded by the A34 Melrose Way but as this runs in cutting for part of the boundary and there are clear views to the wider countryside and across the site to the village. There are clear views across the site from the public highway (Chelford Road) and the public footpath running through the site's south west corner. There is potential to mitigate any impacts through sensitive layout and design.</p>
Conclusion	<ul style="list-style-type: none"> <li>- The assessment of the potential area of land to be released shows that it makes a 'significant contribution' to Green Belt purposes and although in the Green Belt, there are no other sites that make a lower contribution to Green Belt purposes that could be released instead. However, there are sites that make an equal contribution to Green Belt that could be released as an alternative</li> <li>- The site is within close proximity to a number of heritage assets, such as Chorley Hall to the south east of the site; therefore mitigation is likely to be required.</li> <li>- Site has suitable existing access along Chelford road/Ryleys Lane.</li> <li>- The whole site lies in flood zone 1.</li> <li>- The Western part of the site is of high landscape sensitivity, some mitigation could be possible in this location, with the rest of the site being medium landscape sensitivity.</li> <li>- Site would not relate well to existing village due to the scale of the site but would have clear boundaries provided by the railway and Chelford Road to the east, south and west.</li> </ul> <p>The site is considered potentially suitable (amber) for allocation subject to identified constraints being resolved and developable area of site being redefined. A parcel of this site (the northern part) could be potentially suitable if the constraints are mitigated and a clear boundary could be identified.</p> <p>Amber rating – suitable and available but significant constraints.</p>
Rating	