Holmes Chapel Neighbourhood Plan
Pre-submission version
Contents

Section 1: Introduction

1.1 Purpose
1.2 What is a Neighbourhood Plan?
1.3 How does the Neighbourhood plan fit into the planning system?
1.4 Sustainability appraisal
1.5 Neighbourhood plan boundary
1.6 The planning process
1.7 Community engagement and consultation

Section 2: Our Village – Past, Present and Future

2.1 About Holmes Chapel
2.2 Summary of key issues
2.2 The vision for Holmes Chapel

Section 3: Neighbourhood Plan Policies

3.1 Housing
3.2 Community & wellbeing
3.3 Countryside & environment
3.4 Employment & skills
3.5 Traffic & transport

Section 4: Supporting Information

4.1 Glossary of terms
4.2 Acknowledgements
4.3 List of reference documents

Section 5: Appendices

Appendix 1: Figure 1 - Map of Designated Neighbourhood Plan Area
Figure 2 – Map of Holmes Chapel Settlement Boundary
Figure 3 - Map of Holmes Chapel Proposed Revised Settlement Boundary

Appendix 2: Figure 4 - Local Service Centre Housing Analysis
Figure 5 - CEC LSC Housing Numbers since 2010

Appendix 3: Figure 6 - Holmes Chapel Existing and Proposed Footpaths

Appendix 4: Figure 7 - Holmes Chapel primary schools catchment areas and pupil numbers

Appendix 5: Figure 8 - Holmes Chapel Traffic Area
Figure 9 - Holmes Chapel Traffic Area – 7.5T weight Restriction
Figure 10 - Holmes Chapel Traffic Flows March 2012

Appendix 6: Figure 11 - Car Parking Spaces in the Village Centre and Holmes Chapel Community Centre

Appendix 7: Figure 12 – Holmes Chapel Health Centre Catchment Area

Appendix 8: Figure 13 - Holmes Chapel Village Centre Map

Figures in [] within the text refer to reports listed in the document reference section 4.3 commencing on page 73
Section 1: Introduction

1.1 Purpose

The Holmes Chapel Neighbourhood Plan (‘the Plan’) has been produced by the Holmes Chapel Neighbourhood Plan Steering Group led by the Holmes Chapel Parish Council, with support from a team of over 100 village volunteers and in full consultation with the local community.

The production of the Plan has enabled local people to contribute towards determining how land in the parish should be used in the future in a way which benefits the whole community. The Plan will ensure that new development is coordinated and appropriate to Holmes Chapel.

Neighbourhood Plans are part of the Government’s approach to planning which is to give local people more say in what goes on in their area. This approach is set out in the Localism Act 2012.

The Holmes Chapel Plan provides a vision for the future of the village and a set of policies to support this vision from now until 2030.

The policies in this Plan are in line with higher level planning policy, as required by the Localism Act 2012. The Plan has been developed through extensive consultation with the residents of Holmes Chapel and others with an interest in the village such as businesses, schools, health services and community groups. Cheshire East Council (CEC) Planning department and Cheshire Community Action have also been consulted throughout the process and have provided information and advice.

1.2 What is a Neighbourhood Plan?

The Localism Act 2012 introduced new rights and powers to allow local communities to shape the future development of their community by preparing a Neighbourhood Plan, which can establish planning policies for the use of land in the neighbourhood. The types of land use covered by the Plan include housing, shops and businesses, education, health services, leisure facilities, countryside and the environment and traffic management.

This document is a Neighbourhood Plan (NP) as defined in the Localism Act 2012.
1.3 How does the Neighbourhood Plan fit into the planning system?

Although the intention of a Neighbourhood Plan (NP) is to allow local people to make decisions about the future development in their neighbourhood, the Localism Act 2012 stipulates that all such Plans must be in general conformity with higher level planning policies. These include European Union regulations on strategic environmental assessment and habitat regulations, the National Planning Policy Framework [1] and local planning policy. Discussions have taken place with CEC to ensure that the Plan has considered the policies of the draft Cheshire East Council Local Plan (CEC Local Plan) [34] and the Saved Policies from Congleton Borough Local Plan First Review 2005 [4].

Whilst decisions to approve or reject planning applications are still taken by CEC, the production of a NP gives local people the power to set the policy framework and design of future developments for the location.

The NP must meet each of the basic conditions set out in the Town and Country Planning Act 1990 [2] and applied to neighbourhood plans by more recent legislation and guidance. These conditions say that the NP must:

- not breach and must be compatible with EU obligations;
- have regard for UK national polices and advice issued by the Secretary of State. This includes the National Planning Policy Framework [1] and National Planning Practice Guidance [3]; be in general conformity with the strategic policies contained in the development plan for the area i.e. local planning policy;
- contribute to the achievement of sustainable development.

Throughout the preparation of the Plan these basic conditions have been kept firmly in mind.

The CEC Local Plan, which will be the new Development Plan for Cheshire East and will be the basis for determining planning applications, is currently being examined by an appointed Inspector. It will guide development across the whole borough until 2030.

The CEC Local Plan will cover a range of matters including the number of new homes that are needed and where they should be located, the amount and location of new employment land, the protection and improvement of important open areas and provision of new ones and the provision of new infrastructure and improvement of town centres and community facilities in Cheshire East. The policies in the Holmes Chapel Neighbourhood Plan cover the same range of matters applied at the local level.

However, until examination of the Local Plan has been completed and it has been adopted, it is possible that elements of the current draft Local Plan could change and this has been taken into account in this Plan.

Once established, an NP has statutory weight and must be taken into account, together with the Local Plan, when planning applications are being considered.

An NP can be in place without the CEC Local Plan being formally adopted. As long as it is in general conformity with the proposed Local Plan policies and is not inconsistent with the overall approach, then an agreed NP does carry legal weight in deciding planning applications.
The Localism Act 2012 allows the NP to provide more dwellings than the number specified in the Local Plan but it does not allow the NP to provide for less. So, the role of the NP is not to stop all future building projects but it can influence them.

The policies in the Plan have been prepared to reflect the needs, aspirations and requirements of the Holmes Chapel community and its visitors.

An analysis was undertaken of the community aspirations for the future development of the parish until 2030. This analysis took into account:

• the National Planning Policy Framework [1] and draft National Planning Practice Guidance [3];
• the existing Saved Policies from the Congleton Borough Local Plan First Review [4];
• draft CEC LOCAL PLAN, [34] draft policy and evidence base;
• aspects of current National Planning Practice Guidance, [3] which required some form of local interpretation;
• emerging areas of local concern to the community of Holmes Chapel in its engagement with the neighbourhood planning process.

(Ref: Village Questionnaire Survey Results [5]).

1.4 Sustainability appraisal

Sustainability in the context of Neighbourhood Plan is defined as a plan that meets the needs of the present without compromising the ability of future generations to meet their own needs.

NPs are not subject to sustainability appraisal provided they conform to the Local Plan in terms of the scale and distribution of planned growth.

However, the land use planning process provides an important means by which sustainable development can be achieved. The Holmes Chapel Neighbourhood Plan conforms to the Cheshire East Councils Strategic Policy relating to Holmes Chapel and is a formal part of the Cheshire East Council Local Plan [34].

The Plan will help to achieve sustainable development by ensuring that its policies will meet the needs of people living and working in the village.
1.5 Neighbourhood Plan boundary

Figure 1 in Appendix 1 shows the Holmes Chapel Parish boundary and this has been formally designated as a Neighbourhood Plan Area through an application made by Holmes Chapel Parish Council (a relevant body for the purpose of Section 61G of the Town and Country Planning Act 1990) in accordance with the Neighbourhood Planning Regulations 2012 Part 2 S6 and approved by Cheshire East Council. The Parish Council was notified of this approval on 24th April 2015.

Figure 2 in Appendix 1 shows the current housing settlement boundary within the parish boundary as defined in the Congleton Local Plan policies of 2008 as adopted by CEC. There are already housing applications approved, one on appeal, outside this housing settlement boundary. It is understood that in the next few years CEC will be conducting a review of all housing settlement boundaries. This Plan has been prepared based on the existing agreed housing settlement boundary and taking into account the already approved applications outside the boundary line.

Figure 3 in Appendix 1 shows proposed revisions to the settlement boundary. These revisions are to extend the boundary over those areas where housing has already been approved.

1.6 The planning process

In creating the process for developing the Plan, the Parish Council obtained information and guidance from Cheshire East Council and Cheshire Community Action.

Open Public Meetings were held in January 2015 and were attended by over 150 residents. These were followed in February 2015 by a questionnaire delivered to every household. From both of these there was very clear support for the establishment of policy working groups (PWG) of volunteers to research information and develop policies to support an NP.

A Steering Group was established, which initially comprised five Parish Councillors. Later, three of the many volunteers who had offered assistance with the project were invited to join the Steering Group.

Terms of reference and a timetable for the project were drawn up, based on best practice guidance and templates provided by Cheshire East Council.

The Steering Group members attended neighbourhood planning workshops and studied completed Neighbourhood Plans from around the country in order to learn from other communities’ experiences. This group has met every fortnight throughout the process to review progress and plan all actions required.

From an analysis of the residents who responded to an initial questionnaire distributed in February 2015 to every household in the parish, it was decided to set up five Policy Working Groups (PWG) comprised of these volunteer residents to carry out research/consultations and to propose policies focusing on the key issues raised in the initial and planned questionnaire responses. The five PWGs were:

- Housing
- Community & Wellbeing
- Countryside & Environment
- Employment & Skills
- Traffic & Transport
Each group was led by a Facilitator (in most cases a Parish Councillor) and comprised local volunteers who had expressed an interest or who had relevant experience in that policy area.

An additional team of over 100 volunteers was set up in August 2015 to distribute and collect a second more detailed questionnaire to properties in the village and to talk to residents about the Plan.

Using the results from the second questionnaire and the research documents, each PWG met to consider and develop the policies in the Plan.

Throughout this part of the process, the Steering Group met to review progress and advise the PWGs in order to ensure consistency in the development of policies. Other volunteers were used as a ‘peer group’ to consider the policies and supporting justifications and suggest amendments.

On conclusion of the development, the draft Plan was presented to Cheshire Community Action for review and at the same time an assessment was sought from the Planning Department of Cheshire East Council.

The Steering Group considered and agreed amendments prior to submitting the draft Plan to Holmes Chapel Parish Council for approval. It was then submitted to CEC for Regulation 14.
1.7 Community engagement and consultation

This Plan reflects the needs, concerns and aspirations of the people of Holmes Chapel and takes into account the anticipated future growth of the village which will have an impact on the community.

Throughout the process, the neighbourhood planning teams – the Steering Group and PWGs – engaged in extensive consultations with the community, using a variety of methods in order to gain as many views as possible. These are listed below.

- open meetings to which all residents were invited;
- meetings with local businesses, community organisations, landowners, property developers and representatives from adjacent parishes;
- dedicated section for the Plan on the Parish Council website;
- regular updates in press releases, village magazine and social media;
- display boards in the village library;
- the main Plan questionnaire distributed to all residences and available online. Questionnaires were delivered to 2,640 houses. There were 1,968 responses received, a 75% return;
- attendance and a display at the Village Fair;
- presentations and discussions with a number of the organisations in the village, including U3A, Probus, 41 Club and Rotary;
- a full list of all organisations in the village who were informed of the preparation of the Plan can be viewed on the Holmes Chapel Partnership website at http://www.hcpartnership.org.uk/organisations.html.

A full report on all of the community engagement and consultation initiatives is provided in document SG61 [7]. The document library [available online] also includes detailed reports on the findings of each consultation.

Reference Documents for Section 1:
SG76 National Planning Policy Framework [1]
Congleton BC Local Plan First Review [4]
SG33 CEC Draft Local Plan [34]
SG66 Village Questionnaire Survey Results [5]
SG68 Sustainability Statement [33]
SG83 / 84 Congleton BC Local Plan ‘Saved Policies’ [35] [37]
SG61 Community Engagement & Consultation [7]
Section 2: Our village - past present and future

2.1 About Holmes Chapel

Growth of the Village
Holmes Chapel developed at a cross roads on the main route north from London to Lancashire, catering for travellers at its inns and serving the surrounding farming community.

Holmes Chapel is now a large village of approximately 5,800 residents; the village centre is about a mile east from Junction 18 on the M6, 20 miles north of Stoke on Trent and 25 miles south of Manchester. Originally on a drovers’ route and then coaching routes it was a farming community, which had good transport links with surrounding towns. These links were enhanced by the coming of the railways and more recently, the M6 motorway. The impact on Holmes Chapel has been a growth from about 400 residents in the 1800’s to 5,800 today and most of that growth in population has occurred since the 1960’s.

UK Census results for 1951, 1961 and 1971 for the chapelry of Chapel Hulme, which consisted of the ‘townships’ of Cotton, Cranage and Holmes Chapel, were as follows:

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1951</td>
<td>1,460</td>
<td></td>
</tr>
<tr>
<td>1961</td>
<td>1,816 (an increase of 356 in 10 years)</td>
<td></td>
</tr>
<tr>
<td>1971</td>
<td>approx. 2865</td>
<td>(stated in the Holmes Chapel Development Plan)</td>
</tr>
</tbody>
</table>

From the 1981 Census, records show just the Holmes Chapel Parish, which includes the former area known as Cotton.

<table>
<thead>
<tr>
<th>UK CENSUS results for Holmes Chapel Parish</th>
<th>1981</th>
<th>1991</th>
<th>Increase in the last 10 years</th>
<th>2001</th>
<th>Increase in the last 10 years</th>
<th>2011</th>
<th>Increase in the last 10 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>All people</td>
<td>4,151</td>
<td>5,465</td>
<td>1,314</td>
<td>5,669</td>
<td>204</td>
<td>5,605</td>
<td>-64</td>
</tr>
<tr>
<td>Males</td>
<td>2,682</td>
<td>2,788</td>
<td>106</td>
<td>2,699</td>
<td>-89</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Females</td>
<td>2,783</td>
<td>2,881</td>
<td>98</td>
<td>2,906</td>
<td>25</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Density (number of people per hectare)</td>
<td></td>
<td>11</td>
<td>10.9</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All households</td>
<td>2,035</td>
<td>2,294</td>
<td>259</td>
<td>2,419</td>
<td>125</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

It can be seen that significant population growth occurred between 1971 and 1991 when there was some major ‘migration’ of people into the area as a result of relocation exercises of some large companies.

Holmes Chapel is still quite compact and green fields can be reached within a mile of the centre in any direction. Furthermore it has retained its character as a village with a central parish church, several pubs and a range of retail outlets.

Although the village is in a rural/farming area, there have been manufacturing industries in Holmes Chapel for a long time. There is evidence of early iron manufacturing in the area and more recent industries included wallpaper and pharmaceuticals production.
2.1 Holmes Chapel past and present continued

In the 1930’s Benger’s Food Company moved to Holmes Chapel from Manchester. Over time, these premises and land were bought and developed by Fisons, a major pharmaceuticals company. Following several further mergers and acquisitions, Sanofi Aventis, a leading global pharmaceutical company, now owns the site. Part of this site is now earmarked for the construction of a supermarket and petrol station and planning applications for housing are already approved for another part. Sanofi Aventis is still operating pharmaceuticals production from this site and expects to expand its operation over the next 5 years.

Given its good transport links it is not surprising that Holmes Chapel has grown, particularly from 1960 to 1990. Several modern housing estates have been developed around the village centre. Other facilities, including a secondary school, (now Holmes Chapel Comprehensive School), two primary schools, a central health centre providing a range of medical facilities, a shopping precinct, an extended public library and a Fire Station have also been developed.

A large number of societies and clubs are active in the village. Details of these can be found in the document on the Holmes Chapel Partnership website at: http://www.hcpartnership.org.uk/organisations.html

History of village buildings/architecture

A chapel has been a feature of the village since earliest times with a church present on the site from at least the 13th century when it was a chapel of ease to the mother church in Sandbach. The Parish Registers date from 1613 and some Bishops’ Transcripts from 1597.

The cross roads and the church formed ‘The Square’ which was a focal point of the village with many social functions including fairs and a cattle market. That is how it remained for many years with gradual development along the four roads leading to the crossroads.

The Square is now part of a conservation area, which reaches from the mini roundabouts on the north side of the village to approximately Parkway and the Fire Station. The northern boundary was originally formed by the old George and Dragon and the Bulls Head (demolished in 1948), which were either side of Knutsford Road. The old George and Dragon was demolished and rebuilt in its current location in 1970 to make way for the widening of Middlewich and Knutsford Roads.

In 1753 the village consisted of nineteen buildings but in July of that year, fifteen were destroyed by fire; the Church, the Old Red Lion and two cottages survived. Hence, most of the current village buildings are no older than the 18th century.

Of the buildings that survived, the current church is the oldest. Originally of timber frame construction, an extensive 18th century enlargement added the brick and stone facing which can be seen today but the original church including its timber frames and roof are still intact and can be seen inside the current church.
The Old Red Lion dates from at least the 17th century, the earliest documentary evidence found being the will and inventory of Thomas Gandie dated 1625. Many travellers rested here with stagecoaches calling daily. In 1738 John Wesley (the founder of the Wesleyan Methodist Church) paid his first visit to Holmes Chapel whilst on route from Oxford to Manchester. He rested and preached a sermon at the Red Lion Inn.

Much of the development after the fire was paid for by the principal landowners, the Hall family, who lived at The Hermitage. Several buildings around Holmes Chapel can be seen with a stone showing TBH and a date. T.B.H. were the initials of Thomas Bayley Hall, the last member of the Hall family at The Hermitage. Thomas Bayley Hall's estates were sold to various people after his death in 1828.

A forge was established by 1840 near the village centre and the site is now run by the Dale family as an agricultural engineers and farm supplier’s store. Other family businesses which have existed for many generations include Mandeville’s bakery (est. 1900), Williams’ grocers (1875) (now sold and currently empty) and Morrey’s general hardware store (1850). Morrey’s relocated to Manor Lane in 2014 and a Sainsbury’s Local and Costa Coffee shops now occupy the site.

Up to the 20th century, the village was mainly self-sufficient, serving the local population, surrounding farms (which in turn provided employment) and passing trade.

Most housing developments have taken place since 1960. This is demonstrated by the increase in population [10] [11] [12]. There has also been a significant growth in some of the infrastructure. A second primary school opened in Hermitage Lane in 1969 and the comprehensive school opened in 1979. In the centre of the village, the shopping precinct was developed in the late 60’s along with the Fire Station. The current Health Centre was also built in the early 70’s with some additions in recent years.

The population of Holmes Chapel was 2,865 in 1971 and the estimated population today is 5,900, an increase of over 3,000. The only areas of infrastructure that have expanded since then are the schools. The road system, where many of today’s issues for residents and pass through traffic occur, and central car parking have not been addressed. Future planning for the village has to include a more coordinated approach to the development of the infrastructure and not treated piecemeal – application by application.
2.1.1 Cheshire East Council Local Plan Settlement Hierarchy

The draft CEC Local Plan Settlement Hierarchy defines Holmes Chapel as a Local Service Centre. Although the Inspector, in suspending the CEC Local Plan (CEC Local Plan) examination in late 2014, was concerned about the level of planned growth in the CEC Local Plan, in his interim views he indicated that he was satisfied that the settlement hierarchy was largely justified in the Plan’s supporting evidence.

<table>
<thead>
<tr>
<th>CECLP Proposed Settlement Hierarchy Classification</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal Towns (i.e. settlements of Regional Significance)</td>
<td>The largest towns with a wide range of services and opportunities for employment, retail and education. Serving a large catchment area with high levels of accessibility and public transport provision.</td>
</tr>
<tr>
<td>Key Service Centres (KSC)</td>
<td>Settlements with a range of services and opportunities for employment, retail and education. They serve a wide catchment area and contain good public transport links.</td>
</tr>
<tr>
<td>Local Service Centres (LSC)</td>
<td>Smaller settlements with a limited range of services and opportunities for employment, retail and education. They serve a limited local catchment and contain a lower level of access to public transport.</td>
</tr>
<tr>
<td>Other Settlements</td>
<td>Settlements containing few or no services and facilities, with limited or no access to public transport, very limited or no employment opportunities.</td>
</tr>
</tbody>
</table>

(Ref: SG41 LDF-Settlement Hierarchy [8])

As well as servicing the needs of its own residents and businesses, the residents and businesses in the surrounding parishes of Brereton, Cranage, Goostrey, Twemlow, Swettenham, Allostock, Lower Peover, Upper Peover, Somerford and Chelford also use the shops, library, medical and educational services.

Holmes Chapel’s status as a Local Service Centre providing these needs has been taken into account in developing this Plan.
2.2 Summary of key issues

The key issues identified by the Neighbourhood Plan team are summarised as follows:

- The size and scope of housing developments in relation to population growth and changing demographics and the requirements in the draft CEC Local Plan;

- The impact of changes and growth of housing and other developments, both in Holmes Chapel and nearby parishes, on the village infrastructure;

- The failure to provide improvements to infrastructure facilities for services – education, health, retail and roads for example, to keep pace with population growth in Holmes Chapel and the surrounding areas it serves as a Local Service Centre;

- The need to provide and preserve sufficient open space in the Plan area for recreation, sufficient public footpaths, and to protect the local environment;

- The impact of traffic congestion on the road network in the Plan area and its effect on the safety and well-being of residents, visitors and businesses.

More detailed descriptions of the issues are given in Section 3 under each policy area heading.

There is a strong view expressed by most residents in the response to the Village Questionnaire that further housing development is unwelcome. At the same time an understanding is shared that there is a need to ensure that the future of the village as a place to live retains its charm while moving forward to meet the needs of the future. So there must be a balance between a growing and changing population affecting housing demand, a need to provide employment opportunities and an infrastructure that will support all of this.

Part of the research into the preparation of this Plan has posed some searching questions about the geographic locations for future housing, commercial and industrial development areas in years to come. It is not just about numbers as the NPPF paragraph 7 explains.

So the Teams with the assistance of Cheshire East have looked at the land in and around Holmes Chapel and considered a range of options for the future. It is possible that if there is clear evidence, then further housing and commercial and industrial development will be necessary. But this needs to be considered within an overall strategic plan and not allow unrestrained housing development to ignore the infrastructure issues of servicing the residents of Holmes Chapel and surrounding areas.
2.3 The vision for Holmes Chapel

The future vision and strategic focus for Holmes Chapel was developed by the Parish Council working in conjunction with Holmes Chapel Partnership - an independent voluntary organisation whose purpose is to facilitate projects that benefit the whole community in and around Holmes Chapel.

Our Vision has been used throughout our consultation process to guide and lead the development of this Plan.

**Vision**

Holmes Chapel will be a vibrant and prosperous hub of the local rural community, offering an attractive place to live, work and play for people of all ages.

**Strategic Focus**

The strategic focus to deliver and achieve our Vision will be:

- To provide a sustainable living environment which embraces the local infrastructure and surrounding countryside
- To promote a prosperous local economy
- To encourage culture, recreation and sport
- To maintain a healthy and safe environment
- To encourage community spirit and community participation

**Objective of the Neighbourhood Plan**

The objective of the Plan is to set out policies which:

- address the key issues identified by the community;
- will aid the delivery of the vision for the future of the village;
- aim to make the strategic focus for the village a reality.

*Reference Documents for Section 2:*

- HO46 CEC Local Plan SD019 Population Report 2014 [10]
- HO16 Housing Stock Report 2016 [12]
- SG89 Holmes Chapel Site Assessment Report [73]
- SG89 Appendix A - Holmes Chapel Areas of Search Map [74]
- SG89 Appendix B - Holmes Chapel NDP Natural Environment Constraints Map [75]
- SG89 Appendix C - Holmes Chapel NDP Policy and Built Environment Constraints Map [76]
- SG89 Appendix D - Holmes Chapel NDP Sites Map [77]

See [http://holmeschapelparishcouncil.gov.uk/neighbourhood_plan/supporting_documents for online links to all NP reports](http://holmeschapelparishcouncil.gov.uk/neighbourhood_plan/supporting_documents)
Section 3: Neighbourhood Plan Policies

3.1 Housing

Key Issues:

1. Holmes Chapel has a settlement classification of a Local Service Centre (LSC) in the draft CEC Local Plan [34].

   Holmes Chapel is one of 13 LSC’s in Cheshire East, the others being Alderley Edge, Audlem, Bollington, Bunbury, Chelford, Disley, Goostrey, Haslington, Mobberley, Prestbury, Shavington and Wrenbury.

   The draft CEC Local Plan indicates that these 13 LSC’s jointly will be expected to develop at least 3,500 of the Housing total of 36,000 for the period 2010 to 2030. Planning applications in Holmes Chapel since 2010 have already been approved for 599 houses.

   In addition, twenty houses directly outside the Holmes Chapel border in Brereton Parish have also been approved. The application decision for these clearly states that the residents will use the facilities of Holmes Chapel.

   Figure 3 in Appendix 2 shows a proposed method that may be used in the draft CEC Local Plan to allocate the number of houses to be developed in each LSC (listed above) over the period 2010 to 2030. This shows that Holmes Chapel has housing applications approved since 2010 that already substantially exceed the proposed allocation for the Plan period of 382 homes by 236 (61%). Figure 4 in Appendix 2 shows a summary of applications and completions for all CEC LSCs.

   This proposed method of allocation for Holmes Chapel as an LSC is referred to in the Housing Advice Note [42] prepared by CEC – see also section 9 draft CEC LOCAL PLAN Strategy [34].

   Other factors that CEC may take into account in determining the target house totals for LSC’s include, but are not limited to the following, and consideration of all these characteristics has been included in the preparation of this Plan for Holmes Chapel:

   - Green Belt spaces and open countryside in relation to the site settlement profile of each community;
   - the landscape;
   - heritage characteristics; and
   - local highways.

The draft CEC Local Plan [34] states in para 8.34:

“The Local Plan Strategy approach is to support an appropriate level of small scale infill development that reflects the function and character of individual villages. Small scale growth may be appropriate where it supports the creation of stronger local communities and where a clear local need exists, which is not more appropriately met in a larger nearby settlement.

Development will be restricted to locations well related to the built-up extent of these settlements. The identification of such sites will be achieved through the allocation of suitable sites and/or the designation of settlement boundaries. This is addressed as part of the Site Allocations and Development Policies Development Plan Document and/or in Neighbourhood Plans, where these come forward. Elsewhere, in order to reduce unsustainable sporadic development, new housing will be strictly controlled. In the case of Goostrey which adjoins Holmes Chapel, a larger Local Service Centre, it is anticipated that development needs will largely be provided for in Holmes Chapel.”
2. For the purposes of this Plan, it is assumed that the already agreed housing applications more than meet the target required of Holmes Chapel in the plan period of 2010 to 2030. This takes into account the possibility of satisfying the housing development requirement for Goostrey Parish.

3. It is accepted that Holmes Chapel may need to consider further development in the period 2020 to 2030, depending on social and economic circumstances. This includes any further needs approved under the draft CEC Local Plan for Holmes Chapel as an LSC, to take a greater number of the Local Plan total for Local Service Centres than stated in Appendix 2.

4. For the purposes of this Plan, consideration has been given to possible future areas within the Parish boundary where housing and other development could be considered. This would be dependent on substantial contributions towards infrastructure improvements, such as roads, education, health services and open spaces as these are already severely stretched. Location of any further development must also be driven by the need to ensure that all existing services and infrastructure are not degraded in any way. This favours consideration of any development being on the west side of the village towards the M6 motorway junction 18. The access routes on the east side of the village are restricted by two narrow bridges over the railway and narrow village streets; there are already issues of traffic congestion along these routes especially for HGVs.

This Plan makes no specific provision or site allocation for development in the area west of the Parish as any such development would have to be justified on the basis of NPPF sustainable grounds and specifically to meet housing requirements of the draft CEC Local Plan, changes in demographics and employment needs. Report SG89 [73] provides details of the site assessment and scoring which has led to the conclusion that the area west of the village is the most appropriate land for consideration for future use.

5. Other areas in this Plan cover the need for substantial improvements of many areas of the local infrastructure to support the already committed housing applications before any further housing requirements should be considered.

6. The age range of the population of Holmes Chapel, like many other areas, has radically changed in the past 20 years and latest reports on population and age projections prepared to support the draft CEC Local Plan show this trend is likely to continue. In 1991 the over 65’s in Holmes Chapel were 12% of the population, by 2011 they were over 23%. Indications show this trend has continued and in 2015, is projected to be over 25%.

Population growth is also more limited as reflected in the draft CEC Local Plan research reports. These changes in age range of residents and population growth will be reflected in the need for specific house types in any future applications and provision of other services that may be covered by the policies in the Plan.

These age range and population trends also apply to the neighbouring parishes and have been taken into account when considering the range of services and infrastructure needs for Holmes Chapel in its role as a Local Service Centre.

The Housing Advice Note HO51, prepared by CEC for this Plan [42], assesses the need for further housing, based on a number of factors all of which satisfy the NPPF Basic Conditions requirements. These include population growth and the significant change in demographics.
Conclusion

Proposing a cap on housing development is not an acceptable proposition, but neither is an acceptance of housing development without the ability to provide a sustainable environment in which residents can live. The NPPF is clear on this point in many different paragraphs.

Holmes Chapel is a rural village already providing for an additional 620 houses in the 2010 to 2030 period, an increase of 25%. Such growth in housing and population cannot be sustained without addressing the planning complexity of providing sufficient infrastructure for education, health, retail, commercial and industrial businesses and roads for Holmes Chapel and its catchment area as a Local Service Centre.

It is accepted that further housing development may be required, at some point in the future, but this should only be approved consistent with a demonstrable need and with sufficient infrastructure support.

Supporting Action to be taken:

Holmes Chapel Parish Council to raise the issue of being a Local Service Centre to the surrounding community yet receives no contribution from these areas towards any infrastructure improvements.

References Documents for Section 3.1

HO15 Analysis of Holmes Chapel Demographics [9],
HO46 CEC LOCAL PLAN SD019 Population report 2014 [10],
SG33 CEC Draft Local Plan [34]
HO51 Holmes Chapel Housing Advice Note [42]
SG89 Site Assessment Report & appendices [73]
Policy HO1: Housing Type and Mix

Objective

To provide for possible development for the period 2020 to 2030 to meet the requirements of the CEC Local Plan, changing demographics and demand for different housing types.

Policies

A. Only where there is a clear justification of changing demographics or employment needs or a higher number of houses for Holmes Chapel within the final CEC Local Plan, further housing development for the period 2020 to 2030 beyond the housing number already approved will be supported.
B. All housing development will be expected to deliver a range of housing from smaller starter units of one to two bedrooms to larger, three or more bedroom properties.
C. New homes on developments of ten or more should be limited to one-third detached two or three storey properties, the remainder being flats, bungalows, terraced or semi-detached. This mix of house types must support a sustainable neighbourhood and meet the needs of a diverse range of household types and incomes and foster community cohesion.
D. Proposals which specifically include housing, such as bungalows or smaller terraced homes, suitable for individual living by older people to meet the needs of the growing aging population, will be supported.

Justification

There is already an above average proportion of 3 to 5 bedroom detached two storey houses in Holmes Chapel, (compared to both Cheshire East and wider UK) with limited numbers of smaller homes for younger residents and for older people who want to downsize and not move away from the area.

It is seen as essential that a greater balance of house types is introduced to cater for a wider selection of the population. This is also illustrated in the results of Village Questionnaire SG66 [5] with a detailed assessment provided in the Housing Stock report HO16 [12] and the CEC Housing Advice Note HO51 [42] which makes specific reference to the provision of bungalows for the ageing population. See also the report concerning ‘bungalows’ HO48[61].
Holmes Chapel is facing many changes in its population and household structure, which will lead to a very different pattern of need for housing in the period to 2030. Significant falls are projected in the need and demand for family housing and very significant increases projected in the need and demand for housing suitable for older households. Without intervention to provide suitable alternatives for older people, tensions will grow between the housing required and the housing available.

The current village age profile is similar to that for Cheshire East with:

- a higher proportions of older households;
- couple households with no children;
- households with dependent children and
- a lower proportions of lone parent households.

See Housing Advice Note [42] prepared by CEC. These issues are also addressed in the draft CEC Local Plan policy SC4.

The NPPF section 6.Clauses 50 covers this justification.

Reference Documents for Policy HO1:
SG66 Village Questionnaire Survey Results [5]
HO16 Holmes Chapel Housing Stock Report [12]
HO48 Report on bungalow building in UK [61]
HO51 CEC Housing Advice Note [42]
Policy HO2: Low Energy Design Principles for Homes

**Objective**

To provide for suitably designed houses that will exploit current technology for saving energy and protecting scarce resources.

**Policies**

A. Subject to viability, new homes built to the highest possible sustainability standards in terms of energy and resource efficiency and which accord to other housing policies in the Plan will be supported.

**Justification**

In the last 20 years, solar panels in a variety of forms and styles for heating and power have been added to houses in Holmes Chapel. There will be opportunities for the consideration of renewable energy provision. These could include solar energy, wind turbines where developments have land available and are in areas away from housing and ground source heating where the geology of the area has been identified as suitable. This factor needs to be considered before any applications are made.

The inclusion of renewable schemes at the time of building is cheaper than post-build fitting and meets the general need to reduce non-renewable energy consumption. It also allows for building design not to be compromised.

**Reference Documents for Policy HO2:**

CEC Local Plan Library documents:
- BE014 Wind Energy [14];
- BE020/BE021 Climate Change and Sustainable Energy Planning Research: Technical Report [15], [16];
- BE023 Green Infrastructure Framework for North East Wales, Cheshire and the Wirral [17].

SG76 National Planning Policy Framework [1]
CE57,CE58, CE59 CEC draft Design Guides [27], [28], [24]
Policy HO3: Sustainable Development

Objective

To provide for sustainable development that meets the **social**, **economic** and **environmental** requirements of Holmes Chapel consistent with the definitions provided in the NPPF Para 7 noting that these should not be undertaken in isolation.

Policies

A. All planning applications for new residential developments must satisfy the sustainability requirement in relation to the whole Plan area and the impact the development will have on the whole community.

B. To mitigate the impact of a proposed residential development of new homes on the existing infrastructure and community, all developments of 10 dwellings or more, subject to viability, must make a contribution towards the village infrastructure.

Justification

The “Village Infrastructure” is defined as all the services and facilities that may be used by residents and visitors from surrounding communities and includes but is not limited to:

- education – pre-school, primary school, secondary school and sixth form;
- health services – a full service Health Centre and other social services as determined by local need;
- retail and employment – consistent with the availability of local businesses;
- road services – suitable for the range and volume of traffic into and through the Plan area.

This is in line with the ‘Saved Policy’ of Congleton BC Local Plan GR23. [4]

This policy is consistent with the National Planning Policy Framework clause 17 [1], which provides a structure for considering the combined requirements of social, economic and environmental roles.

The reports [10], [13], show the scale of current and planned housing in Holmes Chapel and the changing demographics of the area.

Reports referred to in all the Plan policies demonstrate the strain on current services and road infrastructure. This is also due to the role of Holmes Chapel as a Local Service Centre and as a main route for all types of transport, especially HGVs.

Community Infrastructure Levy (CIL), New Homes Bonus (NHB) and S106 agreements are defined in the Glossary and are set by either local or central government policy.

Reference Documents for Policy HO3:
HO16 Holmes Chapel Housing Stock Report 2016 [12]
SG76 National Planning Policy Framework [1]
SG78 CEC Saved Local Plan First Review [4]
HO46 CEC Local Plan SD019 Population Report 2014 [10]
BE014 CEC Local Plan Landscape Sensitivity to wind energy development
Policy HO4: Size, Scale and Density of New Developments

Objective

Within the Plan area ensure the size, scale and density of any new development is proportional to the established need as defined in the policies in this Plan.

Policies

Proposals for developments greater than 10 dwellings outside the current Settlement Boundary but within the boundary of the Holmes Chapel NP will only be supported if they are consistent with:

A. the target housing supply for the period 2010 to 2030 set by the draft CEC Local Plan for Holmes Chapel as a Local Service Centre;
B. the growth and demographic changes in population in the Plan area;
C. being of no higher density per acre of all adjoining existing and proposed developments in the Plan area;
D. the density per acre of housing development decreasing the further the proposed development is from the village centre;
E. the development being on the west side of the village and within the Plan area.

Justification

The number of house applications approved since 2010 already exceeds the expected level for Holmes Chapel as a Local Service Centre [12].

The Housing Density report [62] shows the density per acre across all built areas of the Plan area. It is clear that recent developments in the last five years have been approved with a far higher density, a lower level of road space and a haphazard provision for open space and pathways.

Residents have stated a preference for limiting any further development until there is substantiated need established and the current infrastructure and services are sufficient for meeting the requirements of the community and adjacent parishes [5].

Consideration has been given in preparing this Plan to possible future areas within the Parish boundary but outside the current Settlement Boundary, where housing and other development could be considered. This would be dependent on substantial contributions towards infrastructure improvements, such as roads, education, health services and open spaces as these are already severely stretched.

Location of any further development must also be driven by the need to ensure that all existing services and infrastructure are not degraded in any way. This directs consideration of any development being on the west side of the village towards the M6 motorway junction 18. The access routes on the east side of the village are over two narrow bridges over the mainline railway and there are already issues of traffic congestion along these routes especially for HGVs.
Holmes Chapel already has very limited open green space within and around all existing developments and falls well short of recommended levels.

The ‘Saved Policies’ of the Congleton BC Local Plan are also relevant to support this NP policy and other policies shown later in the Plan. [35], [37].

Reference Documents for Policy HO4
HO16 Holmes Chapel Housing Stock Report 2016 [12]
HO50 Housing Density Report [62]
SG66 Village Questionnaire Survey Results [5]
CE37 Report on Open Spaces, outdoor recreational & environmentally important spaces within the village [20]
SG83 Congleton BC Local Plan first review [35]
SG84 Congleton BC Local Plan Saved Policies Schedule [37]
HO49 Jodrell Radio Telescope Direction 1973 [63]
SG87 Cheshire County Council Structure Plan 2016 Alteration [64]
SG66 NP Questionnaire Survey Results [5]
HO43 CEC SHMA 2010 Economic Viability of Affordable Housing [71]
Holmes Chapel Neighbourhood Plan

Policy HO5: Early Consultations

Objective

To encourage early discussions of all planning proposals and to satisfy infrastructure and environmental requirements within the Plan boundary.

Policies

New housing and commercial developments which meet the policies of this plan and meet the criteria below will be supported:

A. An active agreement before formal submission of an application on design, access and all other matters that affect infrastructure.
B. For any proposal of 10 dwellings or more, the Design and Access Statement shall include an infrastructure evaluation which will quantify the likely impact on the community infrastructure; including, but not limited to, the effect on the medical facilities, schools, sewers, traffic, parking and public transport.
C. To the extent that this evaluation indicates improvements to the existing infrastructure will be necessary to maintain existing quality of services, the proposal shall either incorporate the necessary improvements or include a contribution towards such improvement by whatever charging system CEC has in place.

Justification

To ensure that all the facilities and services identified in the research reports and the Village consultations are addressed by all proposals at the earliest possible stage.

The Community Infrastructure Levy (CIL) is a national scheme which allows local planning authorities to set local charges for new development to fund the provision of infrastructure.

Money raised by CIL from new development within the Plan area can be used to support local infrastructure projects that the local community feels is appropriate as the impact of the scale of development envisaged is seen within the Plan area, with 25 percent of the revenues from the CIL arising from these developments being made available for local priorities.

Planning agreements under section 106 of the Planning Act are intended to mitigate the impact of development on local communities. For all development schemes with a local impact, CEC should agree with the developer a package of measures to limit the impacts on the local environment and residents. This policy provides CEC as the local planning authority with guidance as to the priorities for funding within Holmes Chapel, namely but not limited to the effect on the health/medical facilities, schools, sewers, traffic, parking and public transport.

Supporting Action to be taken:

Holmes Chapel Parish Council will generate a list of community project priorities immediately following the adoption of the NP.

Reference Documents for Policy HO5

SG33 CEC Draft Local Plan [34]
Policy HO6: Affordable Homes

Objective

To provide affordable homes for people of limited means, an older generation with lesser accommodation requirements, and starter homes for first time buyers.

Policies

A. Proposals for developments that result in a net gain of three or more dwellings will be expected to provide a minimum of 30% of affordable housing, rounded up to the next whole number, and fully integrated into the development. A change to the 30% minimum could be made if a Financial Viability Assessment or other material considerations demonstrates a robust justification for a different percentage. In agreed circumstances a financial contribution could be made in lieu of some or all of the affordable properties.

B. Tenancy Mix proposals for developments will need to consider local housing need and should normally provide a tenure mix of 35% of the affordable homes being for shared ownership (intermediate) housing unless viability or a specific housing needs survey, carried out by the developer, shows a robust justification for a different mix.

C. Proposals for low cost market housing will be supported for first time buyers, and where there is a requirement established to meet the needs of living accommodation for ‘key workers’ within the Plan area,

(See Glossary for NPPF definitions of Affordable Housing)

Justification

This policy is designed to ensure that sufficient homes are provided to meet the demographics profile. The sustainability and balance of the community is threatened as young people brought up in Holmes Chapel are forced to move away because the village is unable to meet their housing needs in the open market. Starter homes and shared green space are priorities for a community that needs to retain its young families.

The Village Questionnaire result for the question “Affordable housing should be built to meet the needs of those having a local connection to the village” show 84% (1612) agreed with this statement.

This policy has been drafted to be consistent with the CEC Local Plan draft policies related to Affordable Homes (Policy SC5) [34] and the CEC Housing Advice Note [42]

The average salary of younger residents has been shown to be insufficient to support the purchase on mortgage of many of the current and planned 3-4 bed homes in Holmes Chapel unless there is some type of mortgage support available. See HO51 Holmes Chapel Housing Advice Note [42].
There is a high number of detached and 3 and 4 bed homes, much greater than the Cheshire East and UK average [12]. There is a need for more homes in terraced blocks or flats with fewer bedrooms and at a lower price to satisfy the need of the groups covered by this policy.

The following groups should be given priority for any intermediate affordable housing, subject to them being unable to afford market priced housing:

• young and elderly people with family living in Holmes Chapel;
• individuals with jobs in, or near to Holmes Chapel, who would ideally live in Holmes Chapel to do their job effectively,

The above requirements should be set in context of a community desire that the principle of affordable housing should be to give a leg-up to those unable to afford market priced housing and not a windfall gain as a result of their being able to subsequently sell on any ‘affordably’ acquired property at market price. All new affordable housing should be retained in perpetuity as affordable stock.

Reference Documents for Policy HO6
SG33 CEC Draft Local Plan [34]
HO51 CEC Housing Advice Note [42]
HO16 Housing stock report [12]
HO50 CEC Housing Density Report [62]
3.2 Community and wellbeing

Key Issues:

The Plan lays down a framework for all future development in Holmes Chapel over the next 15 years. It is about land usage and the Plan highlights the planning requirements for expanding educational and healthcare services.

This Plan addresses the need to ensure that services required by Holmes Chapel and the neighbouring settlements can develop in line with an increasing population and changes in demographics. The plan addresses specific issues that affect the health and wellbeing of the community, including the following:

- Holmes Chapel provides many of the key services, such as health, education and child care, for both the village itself and nearby settlements. The possible growth in the population of Holmes Chapel and those nearby settlements will put pressure on the capacity of those key services during the period 2010 to 2030.

- The centre of the village is prioritised around the road system rather than use by pedestrians. This raises pollution levels and discourages exercise to the detriment of the wellbeing of residents and visitors. There is thus a need to balance development that improves traffic flows and parking with the needs of pedestrians so as to enhance the overall environment.

Leisure

Recently the Holmes Chapel Parish Council has purchased on behalf of the community a social, recreation and sports facility within the parish and is in the process of working with Everybody Sport & Recreation to refurbish and reopen all the facilities as the Holmes Chapel Community Centre.

The use of these buildings, land and facilities as well as those in neighbouring parishes is expected to provide playing field capacity for the period of this Plan. A report CW38 on available Sports and Leisure facilities in and around the Plan area shows all the current facilities. [65] The CEC Green Spaces Report defines the amount of land that should be available for playing fields and Holmes Chapel has some way to go to reach the recommended minimums. [20]
Policy CW1: Outdoor Play and Recreational Areas

Objective

To ensure all children and adults have easy and safe access to outdoor play space.

Policies

A. Existing play areas and outdoor recreational spaces must be protected within the context of the NPPF Paragraph 74 and any proposals for their enhancement will be supported;
B. New developments of 10 dwellings or more must contribute to the provision of land and facilities, where viable, for consolidated play areas;

Justification

These policies support the Vision that Holmes Chapel will be an attractive place to live and play for people of all ages;

The draft CEC Local Plan calls for improved access to play areas on the west and southern edges of Holmes Chapel [CE15 Cheshire East Council Draft Local Plan Green Space Strategy page 46 [31] also Policy SC3 in report SG88 [66]].

The Cheshire East standard is 0.8ha per 1,000 population – for a kick about area, landscaping and equipped play – and should be centrally located or split between different sites (equates to 20m2 per family dwelling).

Reference Documents for policy CW1
CE15 CEC Local Plan green space strategy (9.13 on page 49) [31]
SG88 CEC Local Plan strategy proposed changes consultation [66]
SG84 Congleton BC ‘Saved Policies’ schedule [37]
CE37 Report on Open Space [20]
Policy CW2: Holmes Chapel Comprehensive School and 6th Form College

Objective

To support the provision of excellent education facilities that are essential for delivery of our Vision of being an attractive place to live, work and play and to meet any defined increase in population up to 2030.

Policies

Sustainable developments, subject to other policies in the Plan, which provide for any required extension of the facilities of Holmes Chapel Comprehensive School (HCCS), will be supported.

Justification

The working group for Community Well-being has met all school authorities and discussed current building and land use and possible development needs over the period covered by this Plan.

HCCS has made a commitment to take all pupils provided by seven feeder primary schools in the local area. [49]

The potential growth in Holmes Chapel and the nearby settlements over the next 15 years may lead to an increase in potential school age population in excess of the threshold for school expansion [49][50]

The results of the NP Questionnaire stating 73% of respondents prefer expanding provision on the current site. [5];

Feedback from HCCS stating two possible options if they need to expand - one option is to expand on site; the second option is to have an annexe to the school on a different site. [49];


Reference Documents for Policy CW2
CW08 Report on Consultation with HCCS; [49]
SG66 Slide 8 Residents’ Questionnaire Analysis; [5]
CW31 Further meetings with HCCS; [50]
CW08 HCCS Meeting Notes ; [49]
CW09 Letter from HCCS Governors.[51]
Policy CW3: Primary Schools

Objectives

To support the provision of excellent education facilities that are essential for the delivery of our Vision of being an attractive place to live, work and play.

To support any proposals for extension on the existing sites or for an additional primary school within the Plan area, should the existing two schools become full and are unable to offer places to children from Holmes Chapel, even after reducing their catchment area.

Policies

A. Sustainable developments, subject to other policies in this Plan, to extend primary school facilities on the existing sites or which provide an additional school for primary school children, within the Plan boundary and with safe access for any area of Holmes Chapel will be supported.

B. Any such developments should include provision for child care facilities in conformance with policy CW4.

Justification

The Holmes Chapel primary schools take the majority of their pupils from within Holmes Chapel, with other pupils commuting from the nearby settlement of Cranage that do not have primary education facilities (See Appendix 4 for catchment areas).

There is a possibility of some growth in the population of Holmes Chapel and Cranage up to 2030, which could cause the two primary schools to exceed their capacity even after restricting their catchment area. [52]

Both schools felt they could accommodate growth in the population of Holmes Chapel children without need for more classes or school building. Currently both schools have a very small proportion of pupils from outside their catchment areas. If the numbers of children increased in Holmes Chapel both schools would accept these children before offering places to children outside their catchment areas (See Appendix 4).

52% of NP Questionnaire respondents support expansion on current sites [5].

Reference Documents for Policy CW3

SG66 Village Questionnaire results analysis Slide 9 [5]
CW13 Meeting with Primary School Headteachers [52]
Policy CW4: Child Care Facilities

Objective

To ensure that excellent child care facilities remain at the core of our Vision by supporting proposed expansion of day nurseries and pre-schools, play schools and out of school clubs adjacent to current primary schools.

Policies

A. Any proposals, subject to other policies in the Neighbourhood Plan, for new child care facilities will be supported;
B. Development at the existing primary schools that provides for associated pre-school and after-school activities will be supported;

Justification

Demand for childcare places may increase as a result of the proposed increase in free child care hours. [53]

This is reinforced by the ‘Saved Policies’ of Congleton BC Local Plan RC13 on support for planning permission for day nurseries. [37];

72% of respondents to the Village Questionnaire agree with the statement that it is important to have pre-schools, play schools and out of school clubs on the same sites as the primary schools. [5].

Reference Documents for Policy CW4
SG66 Village Questionnaire results analysis slide 11 [S]
CW23 Consultation with Happy Days Nursery [53]
CW24 Consultation with HC Community Pre-School [54]
CW13 Meeting with Primary School Headteachers [52]
SG84 Congleton BC Local Plan ‘Saved Policies’ schedule [37]
Policy CW5: Health Centre Facilities

Objective

To support the possible expansion of health services facilities within the Plan boundary for residents in Holmes Chapel and other settlements in the catchment area (defined by the Clinical Commissioning Group (CCG)).

Policies

A. Proposed developments, subject to other policies in the Neighbourhood Plan, that include provision of new or extended facilities to provide enhanced community based health services will be supported;

B. Such developments should include adequate parking facilities and pedestrian accessibility in conformance with policy TT3 in this Plan.

Justification

The Holmes Chapel Health Centre provides services to a catchment area that includes Holmes Chapel, Lower Peover, Allostock, Goostrey, Cranage, Twemlow, Swettenham, Somerford, Brereton and other small rural villages as shown by the map below.

See Appendix 7 Figure 12 for a map of the catchment area

The current building is nearing capacity and would need alterations to accommodate more staff to support more registrants [55], These could be:

• extensions to the current building;
• new build on the current site;
• new build on a new site;

Many of the residents of the neighbouring settlements use the Holmes Chapel Health Centre. Growth in those settlements could bring the requirement for an additional GP forward to 2020 and almost certainly to 2022.

The number of registrants at the Health Centre (the Centre) has not significantly changed over the last 10 years. However, the Centre reports that the significant change in demographics with a much older population locally in its catchment area and an increase in the health services provided have meant many changes in working practices.

The increase in population in the Plan area needed to give a minimum list size for a separate additional practice (6,000) is unlikely to be reached in the plan period. [10] [42]

The GPs have considered, but rejected, the idea of forming a ‘super practice’ in conjunction with other Congleton practices, on an alternative site away from Holmes Chapel;
The increase in population in the Plan area needed to give a minimum list size for a separate additional practice (6,000) is unlikely to be reached in the plan period. [10] [42]

The GPs have considered, but rejected, the idea of forming a ‘super practice’ in conjunction with other Congleton practices, on an alternative site away from Holmes Chapel;

Holmes Chapel Health Centre states that each increase in its list size by multiples of 2,000 would trigger the need for an additional GP.[38] [10].

Given that the Holmes Chapel Health Centre serves a wide geographic area, many patients need to visit the practice using their cars. Parking on the current site is already insufficient and any expansion in patient numbers will put even more pressure on the available space and thus the village in general. The Health Centre staff and users would benefit generally from better car parking facilities. At the same time, investment is needed to promote healthier local alternatives, e.g. walking or cycling to the Health Centre rather than driving. [55]

Reference Documents for Policy CW5
CW27 Health Centre Practice Manager’s report [55]
CW35 Health Centre Public Open Meeting [38]
H051 CEC Holmes Chapel Housing Advice Note [42]
H046 CEC Local Plan SD019 Population Report 2014 [10]
3.3 Countryside and Environment

Key Issues:

1. As the village grows, the need to connect current and any new developments to the rest of the village and to the surrounding countryside in a structured manner becomes increasingly important. There is a danger that access routes for pedestrians and cyclists will be lost under new developments and policies are needed to specify where routes should be preserved and/or included. Recent evidence from a planning application (CEC planning ref: 13/0041C) is an example that inadequate provision is given to these requirements.

2. Holmes Chapel has grown since 1960 and open green space available for community use has been lost especially towards the centre of the village. Replacement provision as part of developments has been inadequate and in relation to CEC guidelines the village is substantially below green space provision for children and adults. A policy is included within the Plan to redress that balance and ensure that all developments in the future take this need for green space into consideration.

3. The importance of substantial trees within, as well as on, the fringes of developments has been recognised. The planning controls in place when developments have taken place since the 1960s have failed to provide a significant tree canopy and the NP will be used to rectify this on future developments.

4. The design of any new housing in terms of layout, density and materials is important in making Holmes Chapel an attractive place to visit and live. CEC have recently produced a Design Guide to ensure a high standard of development throughout the borough and we would expect this to be adopted for the Plan area. In order to ensure the design approach by any developer is specific to the village a supplement has been produced which will be referred to in the Plan policy.

5. Holmes Chapel has a defined Conservation Area, which should provide extra protection for buildings within this zone. However, there is evidence that the requirements have not always been adhered to, especially with regard to signage. The policies will give the Conservation Area a higher profile to support the community awareness of the need to protect our village heritage.

6. The village relies on the sewage plant situated on the Cranage side of the Dane valley north of the parish boundary. This has adequate capacity provided that current guidelines for wastewater and run off, supplied by the water company are applied. A policy will be used to reinforce this requirement.
Policy CE1: Footpaths and Cycleways

**Objective**

To improve access to the countryside and through the Plan area.

**Policies**

A. The provision of additional footpaths as proposed in Appendix 4 will be strongly supported in order to provide sufficient links to existing public footpaths and allow easy access into the countryside for walkers and cyclists (where appropriate) from the village.

B. Any development on the land related to the footpaths in A. above should allow for the provision of these footpaths within their design, and forthcoming developer contributions as a result of new development will be sought to help finance their provision.

C. Any new developments should not prevent the future creation of these routes as footpaths.

D. Any contribution to a safe circular walking/cycling route around the village, which would encourage walking for the benefit of the health and well-being of the community, will be supported.

**Justification**

The desire for access to the countryside is strongly supported by the community of Holmes Chapel as demonstrated by consultation exercises. The lack of a coordinated pathway system is demonstrated in HCNP Report [60] and improvements are strongly supported by a CEC Draft Cycling Strategy [18] and the Rights of Way improvement plan [29].

The policy seeks to deliver one of the NPPF’s [1] key planning aims of conserving and enhancing the natural environment, and also of promoting healthy communities. Para 75 of the NPPF indicates that policies should protect and enhance public rights of way and that opportunities should be sought to provide better facilities for users, for example by adding links to existing public rights of way networks.

CEC Local Plan Draft policy SE6 Green Infrastructure [34] highlights that Cheshire East aims to deliver a good quality, and accessible network of green spaces for people to enjoy, and development should contribute to the creation of a good quality, integrated and accessible multi-functional network of green spaces.

**Supporting Action to be taken:**

Holmes Chapel Parish Council will generate a list of community project priorities immediately following the adoption of the Plan.

**Reference Documents for Policy CE1**

CE34 Improved Access to the Countryside from the Village of Holmes Chapel, HCNP Report October 2015 [60]


SG66 HCNP Main Questionnaire Sept 2015[5]

CE54 CEC Draft Cycling Strategy [18]

CE56 CEC Rights of Way Improvement Plan [29]

SG76 National Planning Policy Framework [1]

SG33 Cheshire East Local Plan Draft Policy SE6 [34]
Policy CE2: Connectivity Links around the Village

Objective

To provide safe pedestrian and cycling routes that will allow residents to access the centre of the village and locations of all other infrastructure services.

Policies

A. Any developments requiring new or changed highway access must provide connectivity and linkages across the village. It will be expected that new developments will provide routes for pedestrian and cycle traffic separate from motor traffic and link with existing roads and pathways.

B. Site design should accommodate linkages to any potential development sites so that safe routes can continue to be maintained in the future. These potential routes should be protected as part of the highways system.

Justification

This policy is strongly supported by the community as established by consultation exercises. It is also an aim of the Rights of Way Improvement Plan, the CEC Draft Cycling Strategy [18] and the CEC Local Air Quality Strategy [19].

There is recent evidence that developers have not paid sufficient attention to this need leading to ‘island’ estates with inadequate linkages to the rest of the village [60].

Para 35 of the NPPF [1] indicates that developments should be located and designed where practical to give priority to pedestrian and cycle movements, and create safe and secure layouts, which minimise conflicts between traffic and cyclists or pedestrians.

CEC Local Plan Draft Policy CO1 [34] – Sustainable Travel and Transport seeks to encourage a move towards cycling and walking, ensuring that development gives priority to walking and cycling, improving cycling facilities and walking facilities and creating safe and pleasant links for cyclists.

Supporting Action to be taken:
Holmes Chapel Parish Council will generate a list of community project priorities immediately following the adoption of the Plan.

Reference Documents for Policy CE2
CE34 Improved Access to the Countryside from the Village of Holmes Chapel, HCNP Report, October 2015[60]
SG66 HCNP Main Questionnaire Sept 2015 [5]
CE54 CEC Draft Cycling Strategy [18]
CE56 CEC Rights of Way Improvement Plan [29]
CE55 CEC Air Quality Strategy [19]
SG33 Cheshire East Local Plan Draft Policy CO1 [34]
SG76 National Planning Policy Framework [1]
Objectives

To ensure sufficient open space is kept in accessible parts of the village to provide for all the criteria defined in the CEC Green Space Strategy. [31]

To restore to a reasonable level the categories of green space in the village.

To ensure future provision not only satisfies the minimum requirements for a specific development but aims to meet the needs of the village as a whole.

Policies

A. All new developments must provide the proportion of green space defined in the CEC Green Space strategy. [31]

B. The provision of additional public open spaces to correct the existing shortfall will be strongly supported.

C. Should further development take place, contributions from S106 or CIL should be used in the village for the provision of a kick about space for teenagers, a park, allotments and children’s play facilities.

D. Any developments in the village centre that provide a green area with seating and planting will be encouraged, subject to other policies in the Plan.

Justification

The levels of green and open space specified for a village the size of Holmes Chapel in the CE15 CEC Local Plan Green Space Strategy [31] is currently well below that level in most categories. CE37 Report on Open Space [20].

For example with a population of nearly 6000 the provision for children’s and teenagers’ play spaces amounts to 0.3Ha (about half the size of a football pitch) whereas current recommendations would require about 4.5Ha. Other categories such as amenity green space, allotments, outdoor sports facilities are all well below recommended levels.

Village wide consultation has shown that the community are aware of the problem and would like some remedial action [21].

Cheshire East Local Plan Draft Policy SD2 [34] –Sustainable Development Principles states that all new development will be expected to provide open space appropriate to the development and the local community.

The policy seeks to help deliver the NPPF [1] aim of promoting healthy communities. Para 73 states that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.

Supporting Action to be taken:
Holmes Chapel Parish Council will generate a list of community project priorities immediately following the adoption of the Plan.

Reference Documents for Policy CE3
CE15 CEC Green Space Strategy [31]
CE34 Improved Access to the Countryside from the Village of Holmes Chapel, HCNP Report, October 2015[60]
SG66 HCNP Main Questionnaire Sept 2015 [5]
CE54 CEC Draft Cycling Strategy [18]
CE56 CEC Rights of Way Improvement Plan [29]
CE55 CEC Air Quality Strategy [19]
SG33 Cheshire East Local Plan Draft Policy CO1 [34]
SG76 National Planning Policy Framework [1]
CE37 Open Space, Outdoor Recreation and Environmentally Important Spaces within the Village of Holmes Chapel, October 2015 [20].
Policy CE4: Trees

Objectives

To ensure the presence of mature trees within new developments to complement older areas in the village.

To protect existing large trees and plant large trees on the open green space of new developments where they can be protected and allowed to grow to maturity.

Policies

A. Hedgerows and trees must be preserved, and development, which would adversely impact upon them, will not normally be supported unless substantial public benefits can be demonstrated.

B. In exceptional circumstances, where the benefits of development are considered to outweigh the benefit of preserving trees and hedgerows, development will be permitted subject to adequate compensatory provision being made.

C. Large mature trees within new developments should be protected and all developments should be designed to accommodate and retain mature and protected trees in the public realm.

D. Where no mature trees exist, developers of sites of greater than 10 dwellings will be expected to create a plan to incorporate a number of (ultimately) large trees on common open space. New plantings should be protected and subject to ‘Tree Preservation Order’ status as soon as feasible so that a mature canopy is allowed to develop within, as well as, around the development.

Justification

Considering the size of Holmes Chapel the number of large trees is relatively low Refs: [20] [22] and hardly any exist on the estates built during the 1970s and 1980s. To remedy this, a positive policy is required to ensure large native trees have a presence throughout the village.

The policy is in conformity with Cheshire East Local Plan draft Policy SE5 [34] – Trees, Hedgerows and Woodland which states that development proposals which will result in the loss of trees or hedgerows that provide a significant contribution to the amenity and landscape character of an area will not normally be permitted except where there are clear overriding reasons for allowing the development and there are no suitable alternatives.

Supporting Action to be taken:

Holmes Chapel Parish Council will generate a list of community project priorities immediately following the adoption of the NP.

The CEC and Holmes Chapel Parish Council will seek to ensure the sustainable management of trees and hedgerows, including new planting, in new developments. The policy helps to deliver one of the key aims of the NPPF of conserving and enhancing the natural environment.

Reference Documents for Policy CE4

CE37 Open Space, Outdoor Recreation and Environmentally Important Spaces within the Village of Holmes Chapel, October 2015 [20].

CE50 Report on Environmental Matters Affecting Holmes Chapel October 2015 [22]

SG33 CEC Draft Local Plan Policy SE5 [4] [34]

SG76 National Planning Policy Framework [1]
Policy CE5: Character and Design

Objective

To ensure that new buildings blend with the landscape and the village environment. Many characteristics of construction may influence this and the intention is to provide buildings of variety and interest while not restricting building to any historical style.

Policies

A. All development should follow the guidance provided by the CEC Draft Design Guide and the Holmes Chapel Supplementary Guidance thus ensuring buildings, characteristic features, and materials are representative of the settlement character of Holmes Chapel.
B. Strong support will be given to sympathetic building design such that the development will blend with the village environment.
C. Larger developments should vary the appearance of individual houses in terms of position, characteristic features, and materials within the palette appropriate to Holmes Chapel, as shown in the CEC Draft Design Guide and the Holmes Chapel Supplementary Guidance.

Justification

Holmes Chapel sits in attractive and varied scenery [23], which is valued by the community. Every effort needs to be adopted to ensure new developments respect this. Cheshire East Local Plan Draft Policy SD2 [34] – Sustainable Development Principles stresses that all new development should respect and, where possible, enhance the landscape character of the area.

Holmes Chapel has a historic heart surrounded by developments of modern housing mainly from the 1970s and 1980s. More needs to be done to ensure the character of the original village is not entirely lost. This should be achieved by application of the CEC Design Guide and supplementary information relating directly to Holmes Chapel [24] This is supported by Local Plan Policies SE1 and SE4 which seek to apply one of the core principles of the NPPF - to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (Para 17). Cheshire East Local Plan Draft Policy SE1 – Design states that developments should make a positive contribution to their surroundings in terms of their sense of place, design quality, sustainability, liveability and safe design.

Reference Documents for Policy CE5
CE57, CE58 CEC Draft Design Guide, Supplementary Planning Document [27] [28].
CE59 Report on Design Guidance for Developments in Holmes Chapel [24],
SG33 and SG75 CEC Draft Local Plan Policy SE1 and SE4 and SD2 [34],[4]
SG76 National Planning Policy Framework [1]
Policy CE6: Heritage

**Objective**

To protect the heritage and historical assets of the Plan area – the Parish of Holmes Chapel.

**Policies**

A. Proposals will be supported if they conserve and enhance Holmes Chapel’s historical assets and their settings, both above and below ground, maintaining local distinctiveness, character and sense of place.

B. All proposals for development must take into account the scale of any harm or loss and the significance of any heritage assets and will only be supported where it can be demonstrated that substantial public benefits will be achieved.

C. Any proposal for a new building or external modification to any existing building within the Conservation Area shall be designed to ensure a truly contextual and harmonising change that will enhance the character of the Conservation Area. Such proposals must take account of any potential detriment to the existing appearance and unique identity of the adjacent area as described in the Conservation Area documentation. All street furniture lighting columns etc. within the conservation area shall be in character with existing similar items.

**Justification**

The community has expressed a clear view that they want to see our historical centre preserved. There is evidence that the appropriate planning controls have not always been enforced in the past and the reference in the Neighbourhood Plan will make it clearer.

These policies are in line with the CEC draft Local Plan policy SE7 [34] and NP document CE53 [25].

One of the core planning principles of the NPPF [1], detailed in Para 17, is to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Draft Policy SE7 of the Cheshire East Local Plan states that the character, quality and diversity of Cheshire East’s historic environment will be conserved and enhanced. In all heritage contexts, high quality design should be achieved, [25] CEC Local Plan draft policy SE1 – Design, states that development should ensure a sensitivity of design in proximity to designated and local heritage assets and their settings.

**Supporting Action to be taken:**
Holmes Chapel Parish Council will generate a list of community project priorities immediately following the adoption of the Plan.

**Reference Documents for Policy CE6**

- CE53 Review of Conservation Area and other Structures of Historical Importance in Holmes Chapel [25]
- SG66 HCNP Main Questionnaire Sept 2015 [5]
- SG33 and SG75 CEC Draft Local Plan Policy SE7 and SE1 [34],[4]
- SG76 National Planning Policy Framework [1]
Policy CE7: Water Management on new developments

Objective

To ensure new developments adopt the best practice to handle surface water under storm conditions and thus reduce the risk of foul water release into any watercourses.

Policy

A. All new developments will be required to follow the latest guidelines from the water supply and wastewater company to protect the environment.

Justification

All properties in the Plan area on mains drainage use the sewage works across the River Dane in Cranage. Under storm conditions the pipework is designed to overflow and discharge water into the River Dane although this should occur very infrequently. New developments will increase the risk of this problem but this can be minimised by following the guidelines provided by the local wastewater company.

Reference NP Report on Environmental matters affecting Holmes Chapel [22], CEC Local Plan draft Policy SE13 [34] – Flood Risk and Water Management indicates that new developments should be designed to manage surface water.

The policy seeks to help to deliver one of the key aims of the NPPF in meeting the challenge of climate change, flooding and coastal change.

Reference Documents for Policy CE7

CE50 Report on Environmental Matters Affecting Holmes Chapel October 2015 [22]
SG33 and SG75 Cheshire East Draft Local Plan Policy SE13 [34], [4]
SG76 National Planning Policy Framework [1]
3.4 Employment And Skills

Background

The last significant developments in infrastructure and retail which provide employment occurred when the shopping precinct, comprehensive school, library and health centre were built in the period 1960-79 in parallel with substantial house building. However, the village subsequently lost its only large hotel in the 1990’s.

Although many of its residents think of Holmes Chapel as a delightful rural village, Holmes Chapel has a long history as a manufacturing centre. Information on this is provided in section 2.1 About Holmes Chapel.

Holmes Chapel continues to have excellent transport links, being situated at junction 18 of the M6 and on the main Crewe to Manchester railway line, now with direct links to Manchester Airport. It also has high speed broadband.

The location of Holmes Chapel and its closeness to the M6, Major Cities, Towns, Manchester Airport and major employers has been the key driver in the village becoming a desirable commuter location in which to live.

The major housing expansion schemes which were built in 1960’s to 1990’s concentrated on 4/5 Bedroom housing at mid-price levels, catering for professional people with 2 children and possibly making a 2nd or 3rd property move. Property expansion was driven by re-location and expansion of major employers within the North West.

This has created the present imbalance of types of housing in the village with small low cost housing for younger people being in short supply.

Employment in the village falls into three main categories
• retail;
• commercial and industrial business;
• self-employed.

Current Employment Situation

As part of the neighbourhood planning process a survey was carried out of all businesses in Holmes Chapel – 169 businesses were identified of which 52 returned detailed questionnaires [67].

The analysis of the survey showed the number of people working in the Village as 1,844 of which 84% are full time. There are two very large employers (Sanofi and Fine Arts) and the five largest employers together provide 40% of the jobs. The remaining employers are mostly retail/services/self-employed, with some 30% being sole traders.

The average household income in 2010 was £40,700 [59] which was substantially higher than the Cheshire East average. The village has a highly educated population with 40% of those over 16 having at least a first degree.
Land for employment use within Holmes Chapel is currently situated as follows:

- Within the core of the village, primarily the conservation area - this is mainly retail, inns and restaurants, personal services and professional services. Some non-ground floor space is used for offices and for residential use.

- Around and adjacent to the shopping precinct on the A50—primarily retail but also contains the public library and health centre.

- In an industrial area to the east of the village, comprising two industrial estates on Manor Lane; another at the railway station on the A54; and the wallpaper factory site on Macclesfield Road. One of the industrial estates on Manor Lane is largely vacant with planning applications for retail development extant. Planning permission for the development of the wallpaper site for residential purposes is being considered.

- At a large pharmaceutical plant on the southern border of the parish on the A50 and in Brereton Parish – Sanofi UK. Plans for substantial expansion are extant.

- Planning permission exists for a large supermarket on the southern border of the village on the A50.

- A petrol station and retail site on the western edge of the village.

- There are numerous small home-based businesses.

- A long-established agricultural feeds business on the north border of the village in Cranage Parish.

- A small industrial/commercial site close to the M6 junction as well as a small vehicle retail business close by on the A54.
Key Issues:

1. The majority of the residents of Holmes Chapel who are employed, work outside of the village [68], and the majority of persons who work within Holmes Chapel live outside of the village [67]. Excluding self-employed professionals, the types of jobs available within Holmes Chapel do not, in general, provide incomes that support the cost of housing within the village. Further housing developments already approved include some affordable housing but have many mid-to-high cost housing units.

2. The employment pattern outlined in (59) leads to significant commuting, with over 80% of people employed locally travelling by car to the village, with resulting pressure on parking [67]. According to businesses in Holmes Chapel, the latter also deters potential customers. 25% of businesses quoted parking as a barrier to expansion [67]. The HO51 CEC Housing Advice Note [42] also mentions this population movement.

3. Some land currently used for commercial purposes on Macclesfield Road is subject to planning permission for residential use thereby reducing future opportunities for the expansion of employment.

4. Whilst premises and land have been available for some time for the expansion of general commercial (as opposed to retail) activity, there has been little interest from new businesses or other organisations. This demonstrates the need for more active processes to attract businesses – this will be included in the list of projects to be collated and addresses by Holmes Chapel Parish Council.

5. 20% of businesses quoted the lack of suitable premises [6] and high rents as barriers to expansion [68]. 50% of businesses responding to the survey stated that they expected to expand over the plan period [67].

6. 30% of businesses quoted the difficulty of recruiting suitable staff as a barrier to expansion [67].

7. There has been a significant turnover in retail occupancy in the village centre in the past few years and a number of shops in the village core remain vacant.

8. If the population of the village and the neighbouring settlements expands significantly, there could be a need to expand key services which provide employment such as the Health Centre and the schools. Policies which cover this possibility are included in this Plan.

9. Several businesses mention the lack of hotel / conference facilities in the area but it is acknowledged that there a number of hotels within a 6 mile radius of the parish. [67].

10. Holmes Chapel is already the location for an expanding high-tech pharmaceutical company, Sanofi, and is near to Jodrell Bank Observatory. Holmes Chapel is mentioned as a possible site for developments that are part of the Cheshire Science Corridor scheme. Such developments would be an ideal match to the need for high value jobs that Holmes Chapel needs. Additional commercial and industrial development near the M6 could provide an excellent option for such developments.

11. The Village is well placed to benefit from the HS2 Hub at Crewe, due to be built by 2027. With good rail connections to the Hub itself and road links to Crewe, Holmes Chapel is an excellent choice for new businesses.

Reference Documents for E&S Key Issues
SG20 P236-Dane Valley Profile [59]
ES28 P237 Business Survey [67]
SG66 Village Questionnaire Survey Results Slide 22 ; [5]
SG66 Village Questionnaire Survey Results Slide 14; [5]
SG66 Village Questionnaire Survey Results Slide 13 ; [5]
ES29 ONS - Commuting flows to and Cheshire East and its settlements in 2011.[68]
HO51 Holmes Chapel Housing Advice Note [42]
Policy ES1: Maintain the Commercial Heart of the Village Centre

Objective

To preserve and protect the commercial and retail heart of the village which is centred on the area around St. Luke’s Church and the main A50 road through the village. To create a safe and pleasant environment for pedestrians of all ages and physical abilities in the village centre. To improve pedestrian circulation and access to facilities within the village. See Appendix 8, Figure 13 for a map of Holmes Chapel Village Centre

Policies

A. Sustainable developments that offer remodelling to the village centre to create improvements in such a way that improves pedestrians access, will be supported.
B. Proposals that retain ground floor premises in the core of the village for the provision of A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes) and A4 (drinking establishments) uses will be supported.
C. Proposals that include the conversion of upper floor areas in premises in the core of the village to residential use (Use Class C3) will be supported provided that there is no overall loss of employment and that such developments are in line with policies HO1 and HO2.
D. Proposals that provide facilities for new or expanded services in use Class D1 (non-residential institutions, e.g. clinics, health centres and other public buildings [72]), within or in the immediate vicinity of the village core will be supported.

See Glossary for list of Use Classes or report SG86 for more detail [72]

Justification

Our vision for Holmes Chapel is “a vibrant and prosperous hub of the local rural community”; we seek to maintain and develop the core of the village as the location for retail, recreational and other services for use by residents of Holmes Chapel and the neighbouring settlements. The draft CEC Local Plan seeks to promote a Town Centre First Approach to Retail and Commerce and in policy EG5 states that in the Local Service Centres, there will be a focus on convenience and comparison retailing of an appropriate scale, plus opportunities for service uses and small-scale independent retailing of a function and character that meets the needs of the local community.

The Cheshire East Council standard states that each community/town should have adequate open space/park provision, with a range of facilities, which serves the wider community and is a focus for recreation, civic and community activities. This relates to settlements with a population of 4,000 and above and therefore applies to Holmes Chapel [4].

Several ground floor premises that previously provided retail and service opportunities have been empty for some time, leading to a general loss of vitality in the village centre.
Several ground floor premises that previously provided retail and service opportunities have been empty for some time, leading to a general loss of vitality in the village centre.

Results from the Village Questionnaire show:
- 70% of respondents want village centre to be focused on shops and social needs for the village residents [5].
- 96% of respondents to the plan questionnaire said that we should preserve and protect the historic heart of the village [5].
- 91% of respondents said that any new developments should incorporate footpaths and cycle ways to link up parts of the village with its centre [5].
- 94% of respondents said that there is too much road traffic travelling through the village [5].
- 80% of respondents felt that the current roads systems in the village are inadequate for the safe passage of commercial vehicles/HGVs [5].

Remodelling using ‘shared space’ has been successful in other areas, for instance Poynton. See www.sustrans.org.uk/our.../shared-space-busy-intersection-poynton.

Increased traffic flow, due to additional local journeys, will significantly impact in the safety of the routes that children take to and from school [50].

Reference Documents for Policy ES1
SG66 Village Questionnaire Survey Results Slide 3 ; [5]
SG66 Village Questionnaire Survey Results Slide 4 ; [5]
SG66 Village Questionnaire Survey Results Slide 12 ; [5]
SG66 Village Questionnaire Survey Results Slide 14 ; [5]
SG66 Village Questionnaire Survey Results Slide 17 ; [5]
CW09 Letter from HCCS Governors.[51]
CE15 Cheshire East Council Draft Local Plan Green Space Strategy page 50. [31]
SG86 Planning Use Classes [72]
Objective

In pursuit of our Vision to promote Holmes Chapel as “an attractive place to live, work and play”, we wish to encourage the establishment and growth of high quality employment opportunities and if possible reduce residents’ travel to work time.

Policies

A. Proposals that retain land currently used for industrial and commercial purposes (Use Classes B1, B2 and B8) will be supported.

B. Proposals for new industrial and commercial use (Use Classes B1, B2 and B8) close to junction 18 of the M6 will be supported. Development should be landscaped so as to ensure that new development is well screened and does not harm the visual amenity of the approach into Holmes Chapel.

C. Proposals that provide, in conformance with other policies in this plan, services to businesses in the area, specifically Use Class C1 (hotel or other guest accommodation including conference facilities) and Use Class A2 (Business and Professional services) will be supported.

D. Proposals relating to policies A, B and C should include the provision of secure and environmentally sensitive off-street parking that fully meet the needs of employees, visitors and customers, in conformance with policy TT3.

E. Proposals relating to policies A, B, C and D should conform to policy CE5.

Justification

The draft CEC Local Plan Policy EG1 [34] states that proposals for employment development (Use Classes B1, B2 or B8) will be supported in principle within the Principal Towns, Key Service Centres and Local Service Centres.

The draft CEC LOCAL PLAN Policy EG3 [34] seeks to protect existing employment land. Applications have been made for residential development on land currently used for commercial/industrial purposes thereby potentially reducing employment opportunities in the Village.

Holmes Chapel lies within the Cheshire Science Corridor with the draft CEC Local Plan Policy [34] recognising Sanofi as a key employer. Longer term towards the end of the Plan period, Holmes Chapel could also benefit from any commercial development and employment opportunities emerging from the HS2 development at Crewe.

Road links from the east of Holmes Chapel to the M6 are restricted by two narrow bridges over the main Crewe to Manchester railway line and travel through narrow village streets. Any significant commercial/industrial development on the east of Holmes Chapel would put additional strain on those limited links.

Some businesses quote the lack of such key business services such as hotels, conference facilities and professional services as a barrier to expansion [67].
Results from the Village Questionnaire show:

- 70% of respondents want more job opportunities in the village [5].
- 69% of employed residents travel more than five miles to work [5]. Increased employment opportunities within Holmes Chapel would assist in reducing the need for residents to travel outside of the locality for work.
- 57% of employed people work in managerial, professional or associate occupations as against 41% in England overall [5].

There is a highly educated population with 40% of people aged over 16 having at least first degrees. These skills are not fully utilised by the current range of employment available in the village [26].

The 2011 census indicated that 84% of working people in the village commute out of the village to their place of work. [26].

Residents and businesses complain about the lack of sufficient parking [5]. This has an impact on commercial, recreational and social activities in the village, as potential users are deterred by the lack of parking.

**Supporting Action to be taken:**
Holmes Chapel Parish Council to generate a list of actions and priorities immediately following the adoption of the NP to aid the generation of new employment opportunities in the Plan area. This particularly concerns the interaction and possible needs for the Cheshire Science Corridor.

**Reference Documents for Policy ES2**
SG66 Village Questionnaire Survey Results Slide 21 ;[5]
SG66 Village Questionnaire Survey Results Slide 22 ; [5]
ES29 ONS - Commuting flows to and Cheshire East and its settlements in 2011[68]
SG11 Census 2011 ;[26]
ES28 P237 Business Survey [67]
SG66 Village Questionnaire Survey Results Slide 13 . [5]
SG86 Planning Use Classes [72]
3.5 Traffic and Transport

Holmes Chapel is divided by A roads running north/south and east/west through built up areas of the village. The A50 takes traffic north/south; this was the main route in these directions for many hundreds of years before the M6 was built. It is still used extensively by local traffic and frequently becomes over-burdened when there are major problems on the M6, which cause traffic to be diverted through the village.

East/west the A54/B5308 takes traffic to and from the M6 junction 18. The A54 continues from the village eastwards to Congleton, the A535 takes traffic northeast towards Chelford, Alderley Edge and Wilmslow and is also a route for traffic travelling to Manchester Airport and Manchester.

All of these major routes take traffic through the heart of the residential areas of the village. Some roads are so narrow, that large vehicles are unable to pass each other. In 2014/15 HGV traffic was re-routed on some of the ‘A’ roads to try and alleviate this problem. (See Appendix 5 – Figure 1 Holmes Chapel Area 7.5T Weight Restrictions)

At school start and finish times a large number of a large number of school pupils walk along these routes. The vehicle traffic is increased by parents pick up and dropping of pupils as well as a large number of coaches bringing in pupils from surrounding areas. In many places, footpaths are limited in width or absent. The majority of school children in the village need to cross at least one, and often several of these busy roads in order to get to school.

Both of the east/west roads are restricted in width where they cross the main rail line from Crewe to Manchester. This causes further traffic issues; it is not possible for two HGVs to pass at the same time over the bridge by the railway station.

Increased traffic volume and vehicle size on major roads in the Parish are of significant concern.

The Village Questionnaire [5] provided a strong view from residents about traffic.

• 94% (1,802) agreed, “There is too much road traffic travelling through the village”.
• 80% (1,533) of the respondents (Q14) disagreed with the statement “The current roads systems in the village are adequate for the safe passage of commercial vehicles/HGVs”.
• 87% (1,666) of the respondents (Q15) agreed, “A bypass around the village would alleviate many of the problems with traffic in the village”.

Some measures need to be adopted to improve safety for all road users with lower speed limits, traffic calming, improvement and maintenance. The many issues raised by villagers during the Plan consultation process have been passed to Holmes Chapel Parish Council to ensure that they are progressed.
Key Issues:

1. The issue of a relief road for the village is included as a policy in this Plan. It is a strong aspiration of the community in view of the many traffic issues they currently have to contend with. Some discussion of the implications of such a project are therefore included below.

2. Any relief road either north or south of Holmes Chapel would have to pass through the land of adjacent parishes and therefore could be affected by the policies of NPs in these areas.

3. Whatever the timescale, a relief road is going to be required. With continued building around the village options for its route continue to be closed down. Thus, an early assessment of options will at least allow sensible planning decisions in future years.

4. Whatever the timescale, a relief road is going to be required. With continued building around the village options for its route continue to be closed down. Thus, an early assessment of options will at least allow sensible planning decisions in future years.

5. Given some indication of where a relief road would be sensibly defined will inform decisions on development of commercial as well as residential properties. It would allow consideration of how best to allocate and locate new infrastructure such as schools, health centre and shops.
Policy TT1: Promoting Sustainable Transport

**Objective:**

To support the development of an integrated transport system designed to meet the current and future needs of the community and manage levels of congestion whilst supporting planned growth.

**Policies**

In order to improve transport and safety, proposals for new development must:

A. demonstrate safe walking and cycling routes from the proposed site, with consideration of access to village infrastructure services and facilities;

B. demonstrate how the proposals link to public transport;

C. demonstrate the impacts of traffic from the proposed development and indicate how any impacts will be mitigated;

D. demonstrate that the most up to date parking standards required by Cheshire East Council will be met;

E. demonstrate that the proposed site is situated in an acceptable location in relation to the existing highway network, especially from a safety and aggregate congestion viewpoint;

F. demonstrate that the needs of those with disabilities have been positively considered and appropriate facilities within the transport infrastructure have been provided to assist them.

**Justification:**

There are many points made in the introduction to this section, which all support the above policies. In addition NPPF section 4 “Promoting Sustainable Transport” supports policy TT01, clauses 29, 30, 34, 35.

**Reference Documents for Policy TT1**

- NPPF [1]
- TT14 Cycling Analysis Report [69]
- CE34 Improved access to the countryside from the village of Holmes Chapel [60]
- CE54 CEC draft cycling strategy [18]
Objectives:

To ensure all new developments have minimal impact or provide improvements to highway safety and to provide for consideration of a ‘Relief Road’ to serve increased through traffic.

To address congestion issues created by through traffic.

Policies:

A. Developments that will increase the volume of Heavy Goods Vehicle traffic through the village will be strongly opposed unless there are mitigating circumstances and contributions are provided towards road safety and road improvements.

B. Proposals that will provide a ‘Relief Road’ from the junction with the M6 to the A50, A54 and A535, circumventing the centre of Holmes Chapel will be supported.

Justification:

Traffic volumes are already high as shown in policy TT3 and HGV re-routing already raises issues with the use of the Station Road rail bridge.

Appendix 5 shows three maps which demonstrate the road system and its usage.

Figure 1. Holmes Chapel Traffic Area
Figure 2. Holmes Chapel HGV 7.5t restriction
Figure 3. Holmes Chapel Traffic Flows March 2012

More housing and other commercial/industrial development in the Plan area and in other local areas means more traffic through, out of and into the village by residents and businesses.

<table>
<thead>
<tr>
<th>Speed indicated devised installed on main routes into Holmes Chapel</th>
</tr>
</thead>
<tbody>
<tr>
<td>From</td>
</tr>
<tr>
<td>A54 Chester Road - Westbound</td>
</tr>
<tr>
<td>A54 Chester Road - Westbound</td>
</tr>
<tr>
<td>A50 Southbound (South of Traffic lights)</td>
</tr>
<tr>
<td>A50 Southbound (Knutsford Rd entering the village)</td>
</tr>
<tr>
<td>A54 Middlewich Road (Eastbound opp petrol Station)</td>
</tr>
<tr>
<td>B5308 Middlewich Road (Eastbound Bank House Farm)</td>
</tr>
<tr>
<td>B5308 Middlewich Road (Eastbound Nr Brookfield Drive)</td>
</tr>
<tr>
<td>A535 Macclesfield Road - Westbound (Opp 69)</td>
</tr>
<tr>
<td>A535 Macclesfield Road - Eastbound (Opp 59/57)</td>
</tr>
<tr>
<td>A54 Station Road - Eastbound</td>
</tr>
</tbody>
</table>

Note: only vehicles that exceed 25mph are counted
There has been an accident almost every day for five years on the stretch of the M6 through Cheshire, according to figures released to the Northwich Guardian following a Freedom of Information request.

Highways England reported that between December 2010 and December 2015, from Junction 18 to Junction 20, both northbound and southbound, there were 1,567 vehicle collisions.

- The data shows that the most treacherous stretch of the motorway lies on the southbound carriageway between Junction 19 at Knutsford for Junction 18 at Holmes Chapel with 570 incidents in the past five years. In comparison, the northbound carriageway from 18 to 19 had 457 crashes in the same period of time.

The total number of accidents for each year appears to have decreased slightly from 2014, where there were 317 crashes in total, which is 0.87 a day to 297 in 2015.

Highways England collected the figures from its operational incident management system and includes information of all collisions, irrespective of injuries or fatalities. These accidents have a significant effect on Holmes Chapel. The alternative route for traffic that diverts from the M6, either going north or south, is through Holmes Chapel, often causing severe congestion.

(Reference: Northwich Guardian 5 April 2016)
The ‘Saved Policies’ of the Congleton BC Local Plan [37] and the draft CEC Local Plan and Infrastructure Plan are also relevant to support this NP policy and other policies shown in the Plan [35], [37]. In particular, Policy PS12 Strategic Transport Corridors of the Congleton BC Local Plan [4] supports:

- Middlewich eastern bypass (southern section)
- A54 through Middlewich to junction 18 of M6
- Junction of A50, A54 and A535 at Holmes Chapel

**Junction of A50, A54 and A535 at Holmes Chapel** - there is concern regarding volumes of traffic, in particular heavy goods vehicles, gaining access to and from the motorway through the centre of Holmes Chapel. Whilst a series of traffic management measures have been agreed for the centre, these do not address the fundamental transportation issue and there is long-term consideration for a bypass within the former County Council’s programme.

### Reference Documents for Policy TT2

- TT01 CEC HGV Re-routing report [70]
- SG66 Village Questionnaire Survey Results [5]
- SG83 Congleton BC Local Plan first review [35]
- SG84 Congleton BC Local Plan saved policies schedule [37]
Objective:

To support the provision of sufficient parking facilities that meet the needs of residents, local businesses and visitors, by providing levels of car parking in line with published car parking standards.

Policies:

A. The retention and provision of adequate short stay parking spaces in the village centre will be encouraged to support local businesses and their customers. Developments, which lead to the loss of car parking spaces within the village centre, will be opposed.

B. Where development proposals require the loss of any publicly available spaces serving the village centre or elsewhere in the Plan area, these should be replaced on site or nearby as part of the development scheme.

C. All business development should have adequate spaces to provide for the needs of the business and of their visitors to the minimum standard specified in the Parking Standards Report by the Planning Service [41].

D. Proposals to provide short and long-stay parking for car sharing and commuting near to the M6 junction 18 and near to the Rail Station will be supported as long as they are consistent with all other policies in this Plan.

Justification:

Residents and businesses complain about the lack of sufficient parking [6]. This also has an impact on recreational and social activities, and thus overall well-being in the village as residents and visitors may be deterred by the lack of parking. The lack of parking within the village was identified as a major issue by people for attending U3A classes, and other activities [57].

Car sharing is to be encouraged, possibly by facilities at Junction 18 of the M6 [4];

There are 370 car park spaces in the village centre with an additional 94 spaces at the Holmes Chapel Community Centre. [43] Many of these have some specific regulations on parking limits and availability. Figure 11 in Appendix 6 provides details of these car parking spaces.

Reference Documents for Policy TT3
ES28 P237 Business survey results [67]
SG66 Village Questionnaire survey results slide 13 [5]
CW24 Consultation with Pre-School [54]
CW12 Consultation with Communicare [56]
CW14 Consultation with U3A [57]
TT20 Report on car parking in Holmes Chapel [43]
TT23 CEC Car parking strategy report [40]
Section 4: Supporting Information

4.1 Glossary Of Terms

**Affordable Housing** – (as defined in the NPPF-2012): This covers social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing is not available on the open market. It is available as social rented, affordable rented or as shared ownership housing, and is managed by a Registered Social Landlord, who may be the local authority. Homes that do not meet the above definition of affordable housing, such as “low cost market” housing may not be considered as affordable housing for planning purposes.

**Affordable Rent:** This is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

**Cheshire East Council (CEC) replaced Congleton Borough Council.**

**Cheshire East Council Local Plan (CEC LP)** sets planning policies and allocates sites for development. It is the Statutory Development Plan for Cheshire East and is the basis for deciding planning applications. The new Local Plan for Cheshire East, which is currently being prepared and will guide development up to 2030.

**Community Infrastructure Levy (CIL)** is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. Development may be liable for a charge under the Community Infrastructure Levy (CIL), if your local planning authority has chosen to set a charge in its area. CIL is a general levy on all development, designed to raise funds for infrastructure needed generally as a result of an increase in development in an area, which is where it differs from S.106 agreements.

**Green Belt:** The Government attaches great importance to Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open: the essential characteristics of Green Belt are their openness and their permanence. There is no Green Belt land adjacent to Holmes Chapel. Further information is available in the NPPF [1].

**Green Belt:** The Government attaches great importance to Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open: the essential characteristics of Green Belt are their openness and their permanence. There is no Green Belt land adjacent to Holmes Chapel. Further information is available in the NPPF [1].

**Green Space Designation:** This is a way of providing special protection against development for green areas of particular importance to local communities.

**Intermediate Housing:** This is a category of homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

**Low Cost Market Housing:** Low cost (discounted) open market housing is housing provided at a discount to the full market value, usually between 20% and 40% below market value. The purchaser owns the whole property; there is no third party. The discount will be tied to a Section 106 Agreement and will be held in perpetuity. The purchaser will never be able to benefit from the full market value.

**Neighbourhood Plan (NP):** A Neighbourhood Plan allows town and parish councils to allocate land and write planning policies that will shape development.
New Homes Bonus: The New Homes Bonus is a grant paid by central government to local councils to reflect and incentivise housing growth in their areas. The New Homes Bonus is currently paid each year for 6 years. It is based on the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use. There is also an extra payment for providing affordable homes.

Open Countryside: This is generally considered to be land, which is undeveloped for housing, commercial, or transport purposes, and is not designated as Green Belt land. For a more comprehensive description see SG85 National Land Use database (2006) [39].

Plan: This refers to the Holmes Chapel Neighbourhood Plan.

Planning Use Classes: List of classifications used in planning to identify different uses:
- A1: Shops
- A2: Financial & Professional services
- A3: Restaurants & Cafes
- A4: Drinking establishments
- A5: Hot food takeaways
- B1: Business offices (other than those in A2)
- B2: General industrial (other than those in A2 & B1)
- B8: Storage & distribution operations
- C1: Hotels
- C2: Residential institutions
- C2A: Secure residential institutions
- C3: Dwelling houses including sub-categories C3a, C3b & C3c
- C4: Houses in multiple occupation
- D1: Non-residential institutions
- D2: Assembly & leisure facilities
- Sui Generis category
For more detailed information see report SG86 HCPC Website[72]

S.106 - Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as s106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site-specific mitigation of the impact of development. S106 agreements are often referred to as ‘developer contributions’ along with highway contributions and the Community Infrastructure Levy (CIL). They are specific to the site that is proposed for development, which is where it differs from CIL.

Saved Policies: Saved policies are planning policies from previous Local Plans that remain part of the statutory development plan for Cheshire East and can still be used in determining planning applications. The relevant ‘saved policy’ for Holmes Chapel is the Congleton Borough Local Plan First Review [36].

Settlement Boundary/Zone: This is a line drawn on a plan around a village, which reflects its built form. It is used as a policy tool reflecting the area where a set of plan policies is to be applied. It does not necessarily have to cover the full extent of the village, nor be limited to the built area.

Social Rented Housing: This is housing owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

SID – Speed Indicator Devices: There are 12 posts installed on major routes through the village. There are four devices and these are moved between the posts to display data on traffic speeds to passing vehicles, collect data on the speed recorded and volumes of traffic. They are used as passive speed monitors but information is passed to Cheshire Police for monitoring of excessive speed recorded.
4.2. Acknowledgements

All the organisations listed below have been consulted and contributed to the preparation of this Neighbourhood Plan. Our thanks go to these organisations for their assistance.

Holmes Chapel Parish Council
Holmes Chapel Partnership
Holmes Chapel Health Centre
The Hermitage Primary School
Holmes Chapel Primary School
Holmes Chapel Comprehensive School
Holmes Chapel Library
Brereton Parish Council
Cranage Parish Council
Goostrey Parish Council
Twemlow Parish Council
Somerford Parish Council
Allostock Parish Council
Sproston Parish Council
Cheshire East Council
Cheshire Community Action
Local Businesses
South Cheshire Print Ltd

Our Residents and particularly the 100+ people who volunteered to help on the Policy Working Groups and in other capacities such as the delivery and collection of the Village Questionnaires and subsequent data entry and analysis.

Many Holmes Chapel community organisations

Property Developers and local landowners

Photographs used in this document are believed to be freely available to use. If we have infringed any copyright, please let us know and what corrective action you wish to be taken.
4.3 List Of Reference Documents

Documents and reports listed below may be accessed via the following link unless otherwise specified:

http://holmeschapelparishcouncil.gov.uk/neighbourhood_plan/supporting_documents

6. COM19 NP Questionnaire Master V1.3 15_08_15.
8. SG41 LDF Background Report: Determining the Settlement Hierarchy (Nov. 2010).
9. HO15 Analysis of Holmes Chapel Demographics, 14-Sep-2015.
11. HO47 CEC Local Plan Spatial Report Appendix 5.
17. CW34 Outdoor Infant Leisure Space (Draft), 14-Dec-2015.
20. CE37 Report on Open Space, Outdoor Recreational and Environmentally Important spaces within the village (Sep 2015).
30. CE36 Victoria Club questionnaire report May 2015
31. CE15 CEC Local Plan Green Space Strategy
32. Blank
33. SG68 Sustainability Statement
34. SG33 CEC Draft Local Plan Submission vn 03/16 document library; http://cheshireeast-consult.limehouse.co.uk/portal/planning/cs/sub1?tab=files
35. SG83 Congleton BC Local_Plan_First_Review, Written_Statement
36. Blank
37. SG84 Congleton BC Saved Policies schedule
38. CW35 Holmes Chapel Health Centre - public meeting - 04 11 15 minutes
39. SG85 National Land Use Classification Database
40. TT23 Parking Strategy - CE Council 2010
41. TT24 Parking Standards – The Planning Service
42. HO49 Holmes Chapel Housing Advice Note (Draft V1)
43. TT20 Car Parking report
44. TT26 Sid Data Analysis Report Summary (To 12 Dec 2015)
45. TT25 SID Locations 2015 131215
46. Blank
47. Blank
48. CE26 CEC Supplementary planning guidance note: provision of public open space in new residential developments
49. CW08 Meeting with Holmes Chapel Comprehensive School (HCCS) 20-04-15
50. CW31 Meeting with HCCS 15-10-15
51. CW09 Letter from HCCS Governors re: new housing development
52. CW13 Meeting with HC Primary School head teachers
53. CW23 Meeting with Happy Days Nursery2
54. CW24 Meeting with HC Community Pre-School
55. CW27 HC Health Centre report
56. CW12 Meeting with Communicare
57. CW14 Meeting with U3A Group
58. CW20 Meeting with Janet Haslam, Physiotherapist
59. SG20 Dane Valley Profile statistics
60. CE34 Improved access to the countryside from the village of Holmes Chapel
61. HO48 Why has Britain stopped building bungalows (BBC)
62. HO50 Holmes Chapel Housing Density
67. ES28 Business Survey
68. ES29 ONS Commuting Flows to Cheshire East & its settlements.
69. TT14 Cycling analysis report.
70. TT01 CEC HGV Re-routing report.
71. HO43 CEC SHMA 2010 Economic viability of affordable housing.
72. SG86 Planning use Classes.
73. SG89 Report on assessment of Sites around Holmes Chapel
74. SG89 Appendix A - Holmes Chapel Areas of Search Map
75. SG89 Appendix B - Holmes Chapel NDP Natural Environment Constraints Map
76. SG89 Appendix C - Holmes Chapel NDP Policy and Built Environment Constraints Map
77. SG89 Appendix D - Holmes Chapel NDP Sites Map
78. SG90 Sustainability Assessment Tool for Site Assessment (V1 26 Apr 2016)
79. SG91 Site Assessment Matrix V1 (26 April 2016)
Appendix 1 - Figure 2 - Map of Holmes Chapel Settlement Boundary (Congleton Local Plan as adopted)
Appendix 1 - Figure 3 - Map of Holmes Chapel Proposed Revised Settlement Boundary

The areas shown in green cover the proposed expansion of the settlement boundary. These regularise the current position where housing was approved outside the settlement boundary.
### Appendix 2 – Figure 4 - Cheshire East Local Plan – Local Service Centres Housing Development Allocation

The table below shows the housing application totals advised by CEC as at September 2015 for all LSC’s. The second table provides the details for Holmes Chapel.

<table>
<thead>
<tr>
<th>Households at 2011 Census</th>
<th>% proportion of total for LSCs</th>
<th>Est. Target for each LSC (3,500 overall)</th>
<th>Commitments (Full &amp; Outline since 2010)</th>
<th>Difference required to meet CEC LP</th>
<th>Housing completions as September 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Alderley Edge</td>
<td>2,403</td>
<td>10.9%</td>
<td>380</td>
<td>80</td>
<td>300</td>
</tr>
<tr>
<td>2 Audlem</td>
<td>1,658</td>
<td>7.5%</td>
<td>262</td>
<td>216</td>
<td>46</td>
</tr>
<tr>
<td>3 Bollington</td>
<td>3,437</td>
<td>15.5%</td>
<td>543</td>
<td>343</td>
<td>200</td>
</tr>
<tr>
<td>4 Bunbury</td>
<td>869</td>
<td>3.9%</td>
<td>137</td>
<td>8</td>
<td>129</td>
</tr>
<tr>
<td>5 Chelford</td>
<td>558</td>
<td>2.5%</td>
<td>88</td>
<td>186</td>
<td>(98)</td>
</tr>
<tr>
<td>6 Disley</td>
<td>1,956</td>
<td>8.8%</td>
<td>309</td>
<td>220</td>
<td>89</td>
</tr>
<tr>
<td>7 Holmes Chapel Rural</td>
<td>1,594</td>
<td>7.2%</td>
<td>252</td>
<td>14</td>
<td>238</td>
</tr>
<tr>
<td>8 Haslington</td>
<td>1,912</td>
<td>8.6%</td>
<td>302</td>
<td>495</td>
<td>(193)</td>
</tr>
<tr>
<td>9 Holmes Chapel</td>
<td>2,419</td>
<td>10.9%</td>
<td>382</td>
<td>618</td>
<td>(236)</td>
</tr>
<tr>
<td>10 Mobberley</td>
<td>1,324</td>
<td>6.0%</td>
<td>209</td>
<td>4</td>
<td>205</td>
</tr>
<tr>
<td>11 Prestbury</td>
<td>1,442</td>
<td>6.5%</td>
<td>228</td>
<td>36</td>
<td>192</td>
</tr>
<tr>
<td>12 Shavington</td>
<td>1,757</td>
<td>7.9%</td>
<td>278</td>
<td>256</td>
<td>22</td>
</tr>
<tr>
<td>13 Wrenbury</td>
<td>810</td>
<td>3.7%</td>
<td>128</td>
<td>35</td>
<td>93</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>22,139</strong></td>
<td><strong>100.0%</strong></td>
<td><strong>3,500</strong></td>
<td><strong>2,511</strong></td>
<td><strong>989</strong></td>
</tr>
</tbody>
</table>

Notes:

1 Holmes Chapel commitments of 618 includes 20 houses (18 affordable + 2 others) immediately outside the south boundary of the parish on the border with Brereton PC. These commitments were granted on appeal and the Inspectors decisions make direct reference to contributing towards the housing total and requirements for Holmes Chapel.

2 Policy PG2 of the Local Plan states in paragraph 8.34 “In the case of Goostrey which adjoins Holmes Chapel, a larger Local Service Centre, it is anticipated that development needs will largely be provided for in Holmes Chapel”. Clarity on this statement has been requested as the LP seems to refer in part to Goostrey as part of the ‘Holmes Chapel Rural’ area comprising the parishes of Goostrey, Cranage, Twemlow and Swettenham.
### Local Service Centres

<table>
<thead>
<tr>
<th>Gross Total</th>
<th>Dwellings</th>
<th>Completions</th>
<th>Remaining</th>
<th>Net Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>2115</td>
<td>216</td>
<td>47</td>
<td>349</td>
<td>2115</td>
</tr>
<tr>
<td>485</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>485</td>
</tr>
<tr>
<td>1081</td>
<td>85</td>
<td>4</td>
<td>0</td>
<td>1081</td>
</tr>
<tr>
<td>333</td>
<td>85</td>
<td>38</td>
<td>0</td>
<td>333</td>
</tr>
</tbody>
</table>

**Summary Totals**

<table>
<thead>
<tr>
<th>Full Permission</th>
<th>Outline Permission</th>
<th>Under Construction</th>
<th>Outline Permission (Sept 2015)</th>
<th>Remaining Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full Permission</td>
<td>110</td>
<td>224</td>
<td>24</td>
<td>114</td>
</tr>
<tr>
<td>Outline Permission</td>
<td>260</td>
<td>114</td>
<td>24</td>
<td>260</td>
</tr>
<tr>
<td>Under Construction</td>
<td>224</td>
<td>114</td>
<td>24</td>
<td>224</td>
</tr>
<tr>
<td>Full Permission</td>
<td>24</td>
<td>1</td>
<td>109</td>
<td>109</td>
</tr>
</tbody>
</table>

### Appendix 2 – Figure 5 - CEC LSC Housing Nos since 2010

The table below shows the housing application totals advised by CEC at September 2015 for all LSCs. The second table provides the details for Holmes Chapel.
**Homes Chapel Primary School**

1. The Trustees have set its admissions number (PAN) at 60 pupils per year group, although are willing to admit over PAN (up to 64 pupils) in KS2. The total number of pupil places possible at the school is 420 (436 if over PAN used). The school has not exceeded 400 in total.

2. The number of pupils in each year at present – January 2016
   - Reception – 60
   - Year 1 – 52
   - Year 2 – 55
   - Year 3 – 60
   - Year 4 – 46
   - Year 5 – 58
   - Year 6 – 54
   - Total Pupils currently on record – 385

3. Does the school have any further plans for future accommodation needs in the next 5 years?

   - The school has no plans to expand classroom accommodation, the school has 35 available places throughout the school and this is seen as an ongoing trend.

**Hermitage Primary School**

1. The total number of pupils possible in the school. 30 in Reception and 30 each of Years 1 to 6 making a possible total of 210 (Could be 218 if over PAN in KS2 used).

2. The school may be over for many reasons, sometimes a little less. The school cannot admit more than 30 in KS1 (R1, Yr1 & Yr2)

3. The number of pupils in each year at present – January 2016
   - R1 30
   - Yr1 28
   - Yr2 29
   - Yr3 29
   - Yr4 29
   - Yr5 31
   - Yr6 30
   - Total Pupils currently on record – 206

3. Does the school have any further plans for future accommodation needs in the next 5 years?

   - There are no plans at this present time to expand the numbers within school.
Appendix 5 – Figure 9 Holmes Chapel Traffic Area – 7.5T weight Restriction
### Car Parking Spaces in the Village Centre and Holmes Chapel Community Centre

<table>
<thead>
<tr>
<th>CAR PARK</th>
<th>PUBLIC or PRIVATE</th>
<th>CAR SPACES</th>
<th>DISABLED SPACES</th>
<th>RESERVED SPACES</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sainsburys - Middlewich Rd</td>
<td>Pte</td>
<td>27</td>
<td>4</td>
<td>0</td>
<td>90 minute parking limit enforced</td>
</tr>
<tr>
<td>Co-op / St Lukes</td>
<td>Pte</td>
<td>31</td>
<td>3</td>
<td>3</td>
<td>+5 unmarked at side of shop</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>+4 on Parkway</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>60 minute parking limit</td>
</tr>
<tr>
<td>Docker Enterprises - Parkway</td>
<td>Pte</td>
<td>0</td>
<td>0</td>
<td>12</td>
<td>Staff parking only. Penalty charge for unauthorised parking. May be available for public parking at weekends and in the evenings.</td>
</tr>
<tr>
<td>Parkway - opposite Fire Station</td>
<td>Pub</td>
<td>15</td>
<td>0</td>
<td>0</td>
<td>Cheshire East Council owned</td>
</tr>
<tr>
<td>Shopping Precinct - London Road</td>
<td>Pte</td>
<td>68</td>
<td>2</td>
<td>0</td>
<td>2 hour parking limit</td>
</tr>
<tr>
<td>CEC Library - London Road</td>
<td>Pub</td>
<td>25</td>
<td>3</td>
<td>4</td>
<td>+2 motor cycle spaces</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Cheshire East Council owned</td>
</tr>
<tr>
<td>Holmes Chapel Health Centre</td>
<td>Pte</td>
<td>7</td>
<td>2</td>
<td>19</td>
<td>Health Centre users only</td>
</tr>
<tr>
<td>Holmes Chapel Train Station</td>
<td>Pte</td>
<td>31</td>
<td>2</td>
<td>0</td>
<td>Pay &amp; Display</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>To be enlarged 2016</td>
</tr>
<tr>
<td>Red Lion - London Road</td>
<td>Pte</td>
<td>40</td>
<td>2</td>
<td>0</td>
<td>Pay &amp; Display</td>
</tr>
<tr>
<td>George &amp; Dragon - Middlewich Rd</td>
<td>Pte</td>
<td>38</td>
<td>2</td>
<td>0</td>
<td>Patrons only (some latitude given, e.g.Church)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Parking controls under consideration</td>
</tr>
<tr>
<td>Sam Dales - Macclesfield Rd</td>
<td>Pte</td>
<td>25</td>
<td>0</td>
<td>0</td>
<td>Customers &amp; staff only</td>
</tr>
<tr>
<td>Mandevilles - Macclesfield Rd</td>
<td>Pte</td>
<td>5</td>
<td>0</td>
<td>0</td>
<td>Customers &amp; staff only. Locked after shop closure.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>312</strong></td>
<td><strong>20</strong></td>
<td><strong>38</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HC Community Centre</td>
<td>Pub</td>
<td>80</td>
<td>4</td>
<td>0</td>
<td>For HCCC users. Gates locked at night.</td>
</tr>
<tr>
<td>HC Community Centre – Station parking</td>
<td>Pub</td>
<td>10</td>
<td>0</td>
<td>0</td>
<td>Location to be advised</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>90</strong></td>
<td><strong>4</strong></td>
<td><strong>0</strong></td>
<td></td>
</tr>
</tbody>
</table>
Appendix 8 – Figure 13 - Holmes Chapel Village Centre Map